

BANNON LAKES
Community Development District

December 16, 2025

AGENDA

Bannon Lakes

Community Development District

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

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December 9, 2025

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Meeting is scheduled for **December 16, 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 November 18, 2025 Meeting
- IV. Discussion Items:
 - A. Fitness Center Expansion
 - B. Amenity Center and CDD Enhancements
- V. Consideration of Free Little Library Installation
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. General Manager – Report
- VII. Audience Comments
- VIII. Supervisor's Requests
- IX. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending October 31, 2025
 - B. Assessment Receipt Schedule

C. Approval of Check Register

X. Next Scheduled Meeting: January 20, 2026 at 6:00 p.m. at Bannon Lakes
Amenity Center

XI. 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, November 18, 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:

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

Also present were:

Matt Biagetti	District Manager, GMS
Wes Haber <i>by phone</i>	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 6:00 p.m. Five Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Biagetti opened the public comment period for agenda items only. Hearing no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 21, 2025 Meeting

Mr. Biagetti presented the minutes of the October 21, 2025 meeting, which were included in the agenda package. There were no changes.

On MOTION by Ms. Crenier seconded by Ms. Gehring with all in favor the Minutes of the October 21, 2025 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

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

Mr. Biagetti stated this resolution is amending the budget for auditing purposes to keep it clean.

On MOTION by Mr. Ter Louw seconded by Mr. Cooper with all in favor Resolution 2026-01, Amending the Fiscal Year 2025 Capital Reserve Fund Budget was approved.

FIFTH ORDER OF BUSINESS

Discussion Items:

A. Fitness Center Expansion

The Fitness Center expansion Scheme B was discussed by Board and staff. The discussion included a retractable wall versus a permanent wall as well as storage areas being part of the divider wall. There was a question from the audience of the occupancy for the Fitness Center. The response was the existing Fitness Center is 24 and the proposed Scheme B Aerobics Area #1 is 23 and Aerobics Area #2 is 35. This expansion will increase from 24 existing now up to 82 in total.

B. Amenity Center Enhancements

Mr. Biagetti opened discussion for Amenity Center enhancements. After brief discussion, the Board decided to table this discussion until February 2026 to focus on the Fitness Center expansion.

On MOTION by Ms. Gehring seconded by Ms. Crenier with all in favor Table Discussion of Amenity Center Enhancements until February was approved.

SIXTH ORDER OF BUSINESS

Consideration of:

A. Free Little Library

Mr. Biagetti presented the idea of installing a Free Little Library to the CDD property for community members to exchange books. This idea was presented for the Board's consideration. A resident provided three library options. After discussion, it was decided to add this item to the next agenda for the resident to present proposal options for the Board to consider.

B. Mulch Proposals

Mulch proposals were presented to the Board for consideration. After discussion, the Board decided to accept the proposal from U.S. Mulching excluding the playground mulch. This will be installed in January. There was also discussion regarding the playground and dog park shade structures, which will be installed the week of December 8th. Rubber versus wood mulch was discussed and more input will be provided at the next meeting.

On MOTION by Mr. Cooper seconded by Mr. Ter Louw with all in favor, the Proposal from U.S. Mulching, installation in January was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided an update stating shortly after their last meeting, they submitted the second amendment to the roof repair agreement which resulted in TAMKO having all documents. They followed up a couple weeks thereafter to see where they were in the review process, and they received a response late last week that said it's still under review and they could not give a deadline of when they will get a response. He noted they are presently working on sending the final correspondence unless they get a more definitive answer from them.

B. Engineer

The District Engineer was not present, but Mr. Biagetti updated the Board on items related to the District Engineer.

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

Mr. Biagetti reviewed the Fiscal Year 2025 goals and objectives. He stated they have achieved all goals and objectives.

On MOTION by Mr. Cooper seconded by Ms. Crenier with all in favor, the Fiscal Year 2025 Goals & Objectives was approved.

D. General Manager– Report

Ms. Wright presented the General Manager Report, which was included in the agenda package. The report included the upcoming and completed events. There was discussion regarding the vendor village and if they should continue this event due to lack of participation.

Mr. Johnson provided the operations manager updates, which included the completed projects. He added a few items to the report, which included putting dog pods stations on Duran Drive. He presented a proposal to install two new dog pods on Duran Drive for \$500 total. Discussion ensued and the Board approved the purchase of up to four additional dog waste stations, NTE \$1,000. It will be two stations on Duran Drive and two stations on Bannon Lakes or add cans to existing stations.

On MOTION by Mr. Ter Louw seconded by Ms. Crenier with all in favor, the Purchase of up to Four Additional Dog Waste Stations, NTE \$1,000 was approved.

Mr. Johnson noted the lights that have went out on Bannon Lake Boulevard have been reported and they are monitoring it, but it will take some time to fix. He also discussed the IGP viburnum hedge extension. He requested to present a proposal to the Board at the next meeting to increase the extension to help with the road noise. He also proposed adding a secondary light at the basketball court. After discussion, this item of discussion was tabled because it could possibly require policy changes.

EIGHTH ORDER OF BUSINESS

Audience Comments

Resident (Sandra Lovett, 244 Lake Bridge Road), the Master HOA Vice President and Secretary, asked for permission for HOA to utilize message board from CDD.

On MOTION by Ms. Crenier seconded by Ms. Gehring with all in favor, HOA to Utilize Message Board from CDD was approved.

Resident (Tom Kelly, 178 Ash Breeze Cove) asked for an update on Lennar's pond conveyance. The response was that they have not received an update regarding that matter.

NINTH ORDER OF BUSINESS**Supervisor's Requests**

There was a Supervisor's request regarding future locations of bus stops for bike rack installations. Mr. Biagetti responded that they would work with the Chairman on this item.

TENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending September 30, 2025**

Mr. Biagetti presented the unaudited financials through September 30, 2025.

B. Assessment Receipt Schedules

Mr. Biagetti The assessment receipt schedule shows that the CDD was 101.41% collected.

C. Approval of Check Register

Mr. Baigetti presented the Check Register totaling \$188,160.75.

On MOTION by Ms. Gehring seconded by Mr. Ter Louw with all in favor Check Register Totaling \$188,160.75 was approved.

ELEVENTH ORDER OF BUSINESS**Next Scheduled Meeting – December 16, 2025
at 6:00 p.m. at Bannon Lakes Amenity Center**

Mr. Biagetti announced that the next meeting was scheduled for December 16, 2025 at 6:00 p.m. at the Bannon Lakes Amenity Center.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Crenier seconded by Ms. Gehring with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

SIXTH ORDER OF BUSINESS

D.



Amenity & Operations Manager's Reports

Date of report: 12/16/2025

Submitted by: Emily Wright

Amenity Manager Updates

CLUBS/PROGRAMS ACTIVE AT BANNON LAKES

- Monday: Yoga 10:00-11:00 am
Mahjong 1:00pm-5:00pm
- Tuesday: Book Club 7:00pm-10:00pm (2nd Tuesday Monthly)
- Wednesday: Women's Card Club 1:00pm-5:00pm
Men's Card Club 5:30-9:00 pm
Zumba 6:00pm-7:00pm
- Thursday: Games Club 1:00pm-5:00pm
- Friday: Yoga 10:00-11:00 am
Bunco 7:00pm-10:00pm (2nd Friday Monthly)
- Saturday: Zumba 9:00am-10:00pm

Upcoming & Completed Events

- December 5th – Murder Mystery 6:00pm-8:00pm
- December 7th – Winter Wonderland 11:00am-2:00pm

Operations Manager Updates

Completed Projects

- ◊ Installed 4 new Dog waste stations along Bannon Lakes Blvd. and Duran Dr.
- ◊ Pressure washed and blew off walkways to remove goose poop (Daily)
- ◊ Continued Treatment of all CDD Ponds (algae concerns)
- ◊ Onsite staff continues to work to deter Ducks and Geese from the Amenity Center

NINTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
October 31, 2025



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

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account - Hancock	\$ 193,020	\$ -	\$ -	\$ 633	\$ 193,653
Due from General Fund	-	14,992	-	-	14,992
Due from Capital Fund	-	-	-	-	-
Due from Developer	-	-	-	-	-
Due from Capital Reserve	19,571	-	-	-	19,571
Due from Governmental Units	-	-	-	-	-
<u>Investments:</u>					
State Board of Administration (SBA)	78,528	-	-	905	79,433
<u>Series 2016</u>					
Reserve	-	370,375	-	-	370,375
Interest	-	254,050	-	-	254,050
Sinking	-	230,000	-	-	230,000
Revenue	-	182,582	-	-	182,582
Prepayment	-	25,000	-	-	25,000
Construction	-	-	-	-	-
<u>Series 2021</u>					
Reserve	-	206,950	-	-	206,950
Interest	-	124,138	-	-	124,138
Prepayment	-	5,000	-	-	5,000
Revenue	-	72,467	-	-	72,467
Sinking	-	545	-	-	545
Construction	-	-	34,702	-	34,702
<u>Series 2022</u>					
Reserve	-	259,400	-	-	259,400
Revenue	-	168,859	-	-	168,859
Interest	-	56,671	-	-	56,671
Prepayment	-	5,000	-	-	5,000
Sinking	-	596	-	-	596
Construction	-	-	901,530	-	901,530
Prepaid Expenses	-	-	-	-	-
Deposits	50	-	-	-	50
Total Assets	\$ 291,169	\$ 1,976,626	\$ 936,232	\$ 1,538	\$ 3,205,565
Liabilities:					
Accounts Payable	\$ 29,367	\$ -	\$ -	\$ -	\$ 29,367
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due to Capital Reserve	-	-	-	-	-
Due to General Fund	-	-	-	19,571	19,571
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 Liabilities	\$ 44,359	\$ -	\$ -	\$ 19,571	\$ 63,930
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	-	\$ -	\$ -
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	1,976,626	-	-	1,976,626
Capital Project	-	-	936,232	-	936,232
Assigned for:					
Capital Reserve Fund	-	-	-	(18,033)	(18,033)
Capital Reserves	-	-	-	-	-
Unassigned	246,760	-	-	-	246,760
Total Fund Balances	\$ 246,810	\$ 1,976,626	\$ 936,232	\$ (18,033)	\$ 3,141,635
Total Liabilities & Fund Balance	\$ 291,169	\$ 1,976,626	\$ 936,232	\$ 1,538	\$ 3,205,565

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,087,348	\$ -	\$ -	\$ -
Interest	15,000	1,250	636	(614)
Facility Revenue	2,500	208	600	392
Commercial	2,436	-	-	-
Total Revenues	\$ 1,107,284	\$ 1,458	\$ 1,236	\$ (222)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	1,000	\$ 800	\$ 200
PR-FICA	918	77	61	15
Engineering	10,000	833	388	446
Attorney	18,000	1,500	1,354	146
Annual Audit	4,015	-	-	-
Assessment Administration	8,348	8,348	8,348	-
Arbitrage Rebate	1,800	-	-	-
Dissemination Agent	10,029	836	836	-
Trustee Fees	18,700	6,450	6,450	-
Management Fees	57,974	4,831	4,831	-
Information Technology	2,123	177	177	-
Website Maintenance	1,415	118	118	-
Telephone	200	17	49	(33)
Postage & Delivery	750	63	138	(76)
Meeting Room Rental	1,000	83	-	83
Insurance General Liability/Public Officials	8,971	8,971	7,885	1,086
Printing & Binding	1,000	101	101	-
Legal Advertising	1,000	83	71	12
Other Current Charges	500	308	308	-
Office Supplies	250	21	1	20
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 159,167	\$ 33,991	\$ 32,091	\$ 1,900

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

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 30,581	\$ 30,581	\$ 27,946	\$ 2,635
Utilities				
Phone/Internet/Cable	4,300	358	318	41
Electric	25,000	2,083	1,846	238
Water/Irrigation	15,000	1,250	703	547
Refuse	4,266	356	307	49
Security				
Security Monitoring	6,694	575	575	-
Off-Duty Security - RollKall	12,000	4,281	4,281	-
Access Cards	1,000	-	-	-
Management Contracts				
Facility Management	81,467	6,789	6,789	-
Facility Attendant	8,820	735	84	651
Field Mgmt / Admin	30,000	2,500	2,500	-
Pool Maintenance	14,865	1,239	1,239	-
Pool Chemicals	12,679	1,057	1,105	(49)
Janitorial	10,188	849	819	30
Janitorial Supplies	1,840	153	-	153
Facility Maintenance	40,000	3,333	3,850	(517)
Repairs & Maintenance	55,000	6,542	6,542	-
Special Events	15,000	-	-	-
Holiday Decorations	5,000	-	-	-
Fitness Center Repairs/Supplies	7,000	583	246	337
Office Supplies	1,500	125	291	(166)
ASCAP/BMI Licenses	500	500	-	500
Pest Control	3,800	317	260	57
Nuisance Animal Control	4,788	249	249	-
Subtotal Amenity Center Expenditures	\$ 391,288	\$ 64,454	\$ 59,948	\$ 4,507
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ 6,900	\$ 6,900	\$ -
Landscape Maintenance	188,916	15,743	15,743	-
Landscape Contingency	45,000	-	-	-
Tree Removals	15,000	-	-	-
Lake Maintenance	10,234	853	820	33
Grounds Maintenance	19,600	1,633	1,633	-
Pump Repairs	10,000	-	-	-
Streetlights	13,000	1,083	994	89
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	3,631	3,631	-
Miscellaneous	5,000	-	-	-
Reclaim Water	40,000	3,333	2,374	959
Storm Cleanup	4,000	-	-	-
Capital Reserve	158,079	-	-	-
Subtotal Grounds Maintenance	\$ 556,829	\$ 33,176	\$ 32,095	\$ 1,081
Total Operations & Maintenance	\$ 948,117	\$ 97,630	\$ 92,043	\$ 5,587
Total Expenditures	\$ 1,107,284	\$ 131,621	\$ 124,133	\$ 7,488
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (122,897)	
Net Change in Fund Balance	\$ -		\$ (122,897)	\$ -
Fund Balance - Beginning	\$ -		\$ 369,708	
Fund Balance - Ending	\$ -		\$ 246,810	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	636	-	-	-	-	-	-	-	-	-	-	-	636
Facility Revenue	600	-	-	-	-	-	-	-	-	-	-	-	600
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 1,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,236

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
PR-FICA	61	-	-	-	-	-	-	-	-	-	-	-	61
Engineering	388	-	-	-	-	-	-	-	-	-	-	-	388
Attorney	1,354	-	-	-	-	-	-	-	-	-	-	-	1,354
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	836	-	-	-	-	-	-	-	-	-	-	-	836
Trustee Fees	6,450	-	-	-	-	-	-	-	-	-	-	-	6,450
Management Fees	4,831	-	-	-	-	-	-	-	-	-	-	-	4,831
Information Technology	177	-	-	-	-	-	-	-	-	-	-	-	177
Website Maintenance	118	-	-	-	-	-	-	-	-	-	-	-	118
Telephone	49	-	-	-	-	-	-	-	-	-	-	-	49
Postage & Delivery	138	-	-	-	-	-	-	-	-	-	-	-	138
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability/Public Officials	7,885	-	-	-	-	-	-	-	-	-	-	-	7,885
Printing & Binding	101	-	-	-	-	-	-	-	-	-	-	-	101
Legal Advertising	71	-	-	-	-	-	-	-	-	-	-	-	71
Other Current Charges	308	-	-	-	-	-	-	-	-	-	-	-	308
Office Supplies	1	-	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,091

Operations & Maintenance

Amenity Center Expenditures

Insurance	\$ 27,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,946
Utilities													
Phone/Internet/Cable	318	-	-	-	-	-	-	-	-	-	-	-	318
Electric	1,846	-	-	-	-	-	-	-	-	-	-	-	1,846
Water/Irrigation	703	-	-	-	-	-	-	-	-	-	-	-	703
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	307	-	-	-	-	-	-	-	-	-	-	-	307
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Monitoring	575	-	-	-	-	-	-	-	-	-	-	-	575
Off-Duty Security - RollKall	4,281	-	-	-	-	-	-	-	-	-	-	-	4,281
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Contracts													
Facility Management	6,789	-	-	-	-	-	-	-	-	-	-	-	6,789
Facility Attendant	84	-	-	-	-	-	-	-	-	-	-	-	84
Field Mgmt / Admin	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500

Bannon Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Pool Maintenance	1,239	-	-	-	-	-	-	-	-	-	-	-	1,239
Continued Amenity Center Expenditures													
Pool Chemicals	1,105	-	-	-	-	-	-	-	-	-	-	-	1,105
Janitorial	819	-	-	-	-	-	-	-	-	-	-	-	819
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	3,850	-	-	-	-	-	-	-	-	-	-	-	3,850
Repairs & Maintenance	6,542	-	-	-	-	-	-	-	-	-	-	-	6,542
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness Center Repairs/Supplies	246	-	-	-	-	-	-	-	-	-	-	-	246
Surety Bond	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	291	-	-	-	-	-	-	-	-	-	-	-	291
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	-	-	-	-	-	-	-	-	-	-	-	260
Nuisance Animal Control	249	-	-	-	-	-	-	-	-	-	-	-	249
Subtotal Amenity Center Expenditures	\$ 59,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,948
Grounds Maintenance													
Hydrology Quality/Mitigation	\$ 6,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,900
Landscape Maintenance	15,743	-	-	-	-	-	-	-	-	-	-	-	15,743
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	820	-	-	-	-	-	-	-	-	-	-	-	820
Grounds Maintenance	1,633	-	-	-	-	-	-	-	-	-	-	-	1,633
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	994	-	-	-	-	-	-	-	-	-	-	-	994
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	3,631	-	-	-	-	-	-	-	-	-	-	-	3,631
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	2,374	-	-	-	-	-	-	-	-	-	-	-	2,374
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 32,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,095
Total Operations & Maintenance	\$ 92,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,043
Total Expenditures	\$ 124,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,133
Excess (Deficiency) of Revenues over Expenditures	\$ (122,897)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (122,897)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (122,897)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (122,897)

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 740,176	\$ -	\$ -	\$ -
Interest Income	30,000	2,500	3,325	825
Total Revenues	\$ 770,176	\$ 2,500	\$ 3,325	\$ 825
Expenditures:				
Interest - 11/01	\$ 254,050	\$ -	\$ -	\$ -
Principal - 11/01	230,000	-	-	-
Interest - 5/01	248,875	-	-	-
Special Call - 5/01	-	-	-	-
Total Expenditures	\$ 732,925	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 37,251	\$ 2,500	\$ 3,325	\$ 825
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,251	\$ 2,500	\$ 3,325	\$ 825
Fund Balance - Beginning	\$ 660,772		\$ 1,066,682	
Fund Balance - Ending	\$ 698,023		\$ 1,070,007	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 416,052	\$ -	\$ -	\$ -
Interest Income	15,000	1,250	1,281	31
Total Revenues	\$ 431,052	\$ 1,250	\$ 1,281	\$ 31
Expenditures:				
Interest - 11/01	\$ 124,138	\$ -	\$ -	\$ -
Principal - 5/01	165,000	-	-	-
Interest - 5/01	124,138	-	-	-
Total Expenditures	\$ 413,275	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 17,777	\$ 1,250	\$ 1,281	\$ 31
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,777	\$ 1,250	\$ 1,281	\$ 31
Fund Balance - Beginning	\$ 198,003		\$ 412,316	
Fund Balance - Ending	\$ 215,781		\$ 413,597	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 520,023	\$ -	\$ -	-
Interest Income	15,000	1,250	1,536	286
Total Revenues	\$ 535,023	\$ 1,250	\$ 1,536	\$ 286
Expenditures:				
Interest - 11/01	\$ 168,859	\$ -	-	\$ -
Principal - 5/01	180,000	-	-	-
Interest - 5/01	168,859	-	-	-
Total Expenditures	\$ 517,719	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 17,305	\$ 1,250	\$ 1,536	\$ 286
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,305	\$ 1,250	\$ 1,536	\$ 286
Fund Balance - Beginning	\$ 226,230		\$ 491,486	
Fund Balance - Ending	\$ 243,535		\$ 493,022	

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 October 31, 2025

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 109	\$ 2,823
Total Revenues	\$ 109	\$ 2,823
Expenditures:		
Capital Outlay	\$ -	\$ -
Total Expenditures	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 109	\$ 2,823
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ 109	\$ 2,823
Fund Balance - Beginning	\$ 34,593	\$ 898,707
Fund Balance - Ending	\$ 34,702	\$ 901,530

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 158,079	\$ -	\$ -	\$ -
Interest	2,500	208	3	(205)
Total Revenues	\$ 160,579	\$ 208	\$ 3	\$ (205)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	10,000	833	-	833
Roof Replacement	80,000	44,571	44,571	-
Other Service Charges	840	70	95	(25)
Total Expenditures	\$ 90,840	\$ 45,474	\$ 44,666	\$ 808
Excess (Deficiency) of Revenues over Expenditures	\$ 69,739		\$ (44,663)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 69,739		\$ (44,663)	
Fund Balance - Beginning	\$ 34,977		\$ 26,630	
Fund Balance - Ending	\$ 104,716		\$ (18,033)	

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 FY26 Assessment Receipts

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	SERIES 2022 DEBT SERVICE ASMNT	O&M ASMNT	TOTAL ASMNTS
TAX ROLL ASSESSED	986	738,484.29	416,052.05	518,260.67	1,089,786.08	2,762,583.09

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	2,601,378.22	43,092.75	24,277.85	30,242.04	63,592.24	161,204.87

TAX ROLL RECEIPTS

[illegible]

PERCENT COLLECTED TAX ROLL	5.84%	5.84%	5.84%	5.84%	5.84%
----------------------------	-------	-------	-------	-------	-------

C.

Bannon Lakes
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
10/7/25	1865-1869	\$10,810.59	
10/14/25	1870-1877	40,939.70	
10/16/25	1878-1880	19,748.24	
10/28/25	1881-1884	8,508.34	
Total General Fund Checks			\$80,006.87
Capital Reserve			
10/16/25	41	\$25,000.00	
Total Capital Reserve Checks			\$25,000.00
Autopayments			
10/1/25	RollKall	\$462.00	
10/6/25	AT&T	74.90	
10/7/25	Republic Services	306.66	
10/8/25	RollKall	\$694.05	
10/13/25	RollKall	\$781.20	
10/20/25	SJCUD	3,077.20	
10/21/25	RollKall	781.20	
10/21/25	AT&T	242.75	
10/22/25	FL Commerce	175.00	
10/24/25	IRS FICA Payment	122.40	
10/28/25	FPL	2,839.90	
10/28/25	Wells Fargo Credit Card	1,053.81	
10/29/25	RollKall	781.20	
10/31/25	RollKall	781.20	
Total Paid Electronically			\$12,173.47
Total Paid Checks and Electronically			\$117,180.34

* Fedex Invoices will be available upon request

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 12/04/25		PAGE 1	
*** CHECK DATES 10/01/2025 - 10/31/2025 ***		BANNON LAKES - GENERAL FUND													
		BANK A BANNON LAKES-GENERAL													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/07/25	00122	10/01/25 761050	202510 320-57200-34500	VIDEO MONITORING - NOV25	*	574.59	
				HIDDEN EYES LLC			574.59 001865
10/07/25	00003	9/15/25 138	202510 310-51300-31400	FY26 ASSESSMENT ADMIN	*	8,348.00	
				GOVERNMENTAL MANAGEMENT SRVCS LLC			8,348.00 001866
10/07/25	00128	10/01/25 260412	202510 320-57200-45300	OCT JANITORIAL SERVICES	*	819.00	
				HIGH TECH COMMERCIAL CLEANING			819.00 001867
10/07/25	00017	10/01/25 312238B	202510 330-53800-46800	OCT LAKE MAINTENANCE	*	820.00	
				THE LAKE DOCTORS INC			820.00 001868
10/07/25	00074	10/01/25 38317	202510 320-57200-54510	WILDLIFE MANAGEMENT-HOGS	*	249.00	
				QUICK CATCH INC			249.00 001869
10/14/25	00030	8/27/25 1199266	202508 320-57200-54500	ANL TERMITE REN-AMENITY	*	360.00	
				FREEDOM PEST CONTROL			360.00 001870
10/14/25	00003	10/01/25 137	202510 310-51300-34000	OCT MANAGEMENT FEES	*	4,831.17	
		10/01/25 137	202510 310-51300-53000	OCT WEBSITE ADMIN	*	117.92	
		10/01/25 137	202510 310-51300-35100	OCT INFORMATION TECH	*	176.92	
		10/01/25 137	202510 310-51300-31600	OCT DISSEMINATION SVCS	*	835.75	
		10/01/25 137	202510 310-51300-51000	OFFICE SUPPLIES	*	.75	
		10/01/25 137	202510 310-51300-42000	POSTAGE	*	138.03	
		10/01/25 137	202510 310-51300-42500	COPIES	*	100.65	
		10/01/25 137	202510 310-51300-41000	TELEPHONE	*	49.34	
				GOVERNMENTAL MANAGEMENT SRVCS LLC			6,250.53 001871
10/14/25	00013	10/01/25 951	202510 330-53800-46200	OCT LANDSCAPE MAINTENANCE	*	15,743.00	
				LANDCARE GROUP INC			15,743.00 001872

BANL -BANNON LAKES- TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/28/25	00040	10/23/25 13	202510 310-51300-49000		*	100.00	
		AMORT SE2016 PREPAY \$5K					
		10/23/25 13	202510 310-51300-49000		*	100.00	
		AMORT SE2021 PREPAY \$5K					
		10/23/25 13	202510 310-51300-49000		*	100.00	
		AMORT SE2022 PREPAY \$5K					
DISCLOSURE SERVICES LLC							300.00 001881
10/28/25	00030	10/22/25 1208320	202510 320-57200-54500		*	160.00	
		OCT PEST CONTROL					
		10/22/25 1208320	202510 320-57200-54500		*	100.00	
		OCT RODENT CONTROL					
FREEDOM PEST CONTROL							260.00 001882
10/28/25	00014	10/16/25 270	202509 330-53800-46100		*	1,633.00	
		GROUNDS MAINTENANCE-SEP					
		10/16/25 270	202509 320-57200-45100		*	2,968.00	
		FACILITY MAINTENANCE-SEP					
		10/16/25 270	202509 320-57200-60000		*	1,166.34	
		REPAIRS & MAINTENANCE-SEP					
RIVERSIDE MANAGEMENT SERVICES INC							5,767.34 001883
10/28/25	00062	10/16/25 0016550	202510 320-57200-60000		*	2,181.00	
		AC REPLMTS PARTS/REPAIRS					
THIGPEN HEATING AND COOLING INC.							2,181.00 001884
TOTAL FOR BANK A						80,006.87	
TOTAL FOR REGISTER						80,006.87	

BANL -BANNON LAKES- TLEE

Envera

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

Invoice

Invoice Number
761050

Date
10/01/2025

Customer Number
400558

Due Date
11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Bannon Lakes CDD	400558		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
3047 - CCTV - Bannon Lakes CDD - Bannon Lakes Blvd, Saint Augustine, FL				
1.00	Active Video Monitoring 11/01/2025 - 11/30/2025	1.00	\$206.00	\$206.00
1.00	Passive Standard Camera 11/01/2025 - 11/30/2025	1.00	\$128.75	\$128.75
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$239.84	\$239.84
Subtotal:				\$574.59
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$574.59

Approved 10/2/25
Jeff Johnson

Security: 001.320.57200.34500
TRL

RECEIVED

By Tara Lee at 8:56 am, Oct 02, 2025

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	761050	Monitoring Services	\$574.59	\$574.59

Envera

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

Invoice

Invoice Number
761050

Date
10/01/2025

Customer Number
400558

Due Date
11/01/2025

Net Due: \$574.59

Amount Enclosed: _____

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

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

Invoice #: 138
Invoice Date: 9/15/25
Due Date: 9/15/25
Case:
P.O. Number:

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

Total	\$8,348.00
Payments/Credits	\$0.00
Balance Due	\$8,348.00

By Tara Lee at 9:30 am, Oct 01, 2025



HIGH TECH

COMMERCIAL CLEANING

Invoice

Date	Invoice #
10/1/2025	260412

Bill To

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

Please Remit Payment To:

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

Questions about billing?

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

Questions about service?

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of October 2025</p> <p>Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259</p> <p>FL DR-14 85-8017166046C-0 Expires 01/31/2027</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon</p> <p>Approved 9/19/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300</p> <div>RECEIVED <i>By Tara Lee at 3:08 pm, Sep 19, 2025</i></div>	819.00	819.00
Thank you for your business.		Total	\$819.00

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

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

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	10/1/2025	\$820.00

0000000011652200100000003122380000008200065

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 10/11/2025

Invoice 312238B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
10/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00
<p>Please remit payment for this month's invoice.</p> <p>Approved 10/1/25 Jeff Johnson Lake Maintenance 1.330.53800.46800</p> <div> RECEIVED By Tara Lee at 9:35 am, Oct 01, 2025 </div>					
Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.				Credits	\$0.00
				Adjustment	\$0.00
					AMOUNT DUE

Total Account Balance including this invoice:

\$820.00

This Invoice Total:

\$820.00

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

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

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

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

INVOICE

QUICK CATCH INC

12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 38317
Terms: Net 14
Invoice date: 10/01/2025
Due date: 10/15/2025

P.O. Number: OSKX

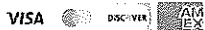
Approved 10/1/25
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

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

Total

\$249.00

Ways to pay



Note to customer

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

RECEIVED

By Tara Lee at 9:36 am, Oct 01, 2025

View and pay

FREEDOM
PEST CONTROL



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

Service Slip/Invoice

INVOICE: 1199266
DATE: 08/27/2025
ORDER: 1199266

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	08:49 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	08/27/2025		09:39 AM
			Lic:JE276424	

Service	Description	Price
TC-10RP	Annual Termite Control Renewal	\$360.00
		SUBTOTAL \$360.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$360.00

AMOUNT DUE \$360.00

Approved 8/27/25
Jeff Johnson
Pest Control
1.320.57200.54500

RECEIVED

By Tara Lee at 11:08 am, Oct 09, 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.

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

Invoice #: 137
Invoice Date: 10/1/25
Due Date: 10/1/25
Case:
P.O. Number:

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

Total	\$6,250.53
Payments/Credits	\$0.00
Balance Due	\$6,250.53

By Tara Lee at 8:49 am, Oct 08, 2025



Invoice Number	951
Invoice Date	10/01/25
Payment Terms	Net 30
PO Number	
Sales Rep	David Jackson

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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$18,501.75	\$0.00	\$0.00	\$0.00	\$0.00



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Batch Number 988
Invoice Date 10/08/25
Payment Terms Net 30
PO Number
Sales Rep Matt Speckman

Bill To

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

Description	Qty / UOM		Rate	Ext. Price	Amount
Service Location: Bannon Lakes CDD					
Amenity Center					
09/08/2025 9:31 AM -Scott Martin					
Irrigation repair Irrigation Maintenance #1|Work ticket #9340|# -					
Billable Irrigation - 09/29/2025					
Labor - 09/08/25	0.56	Hrs	\$45.00	\$25.20	
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	1.00	ea	\$5.14	\$5.14	
Hunter MP Rotator MP2000 Nozzle Radius 13 ft. - 21 ft. 210 Degree - 270 Degree (Material)	1.00	ea	\$7.95	\$7.95	
Amenity Center					
09/10/2025 1:41 PM -Scott Martin					
Irrigation repairs Irrigation Maintenance #1|Work ticket #9398|# -					
Billable Irrigation - 09/10/2025					
Labor - 09/10/25	0.85	Hrs	\$45.00	\$38.25	
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 210 Degree - 270 Degree (Material)	1.00	ea	\$7.95	\$7.95	
Hunter MP Rotator MP2000 Nozzle Radius 13 ft. - 21 ft. 210 Degree - 270 Degree (Material)	1.00	ea	\$7.95	\$7.95	
Rain Bird 5004 Part-Circle Non-Potable Rotor 4 in. Riser (Material)	1.00	ea	\$17.89	\$17.89	
Sch 40 PVC Cap 1/2 in. FIPT (Material)	1.00	ea	\$0.99	\$0.99	

Bannon Lakes Blvd.

09/11/2025 12:51 PM -Scott Martin

Irrigation repairs

Irrigation Maintenance #1|Work ticket #9430|# -

Billable Irrigation - 09/29/2025

Labor - 09/11/25

1.06 Hrs

\$45.00

\$47.70

Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet
(Material)

2.00 ea

\$5.14

\$10.28

Hunter MP Rotator MP2000 Nozzle Radius 13 ft. - 21 ft. 210
Degree - 270 Degree (Material)

2.00 ea

\$7.95

\$15.90

Bannon Lakes Blvd.

09/23/2025 11:26 AM -Scott Martin

Replaced 1 pop up at zone 50 Bannon Lakes Blvd.

Irrigation Maintenance #1|Work ticket #9669|# -

09/23/2025 11:24 AM -Scott Martin

Reset controller for Amenity Center due to kids being moved to
Bannon Lakes Blvd street for bus pick up (flower zones
running changed to run later)

Irrigation Maintenance #1|Work ticket #9669|# -

Billable Irrigation - 09/23/2025

Labor - 09/23/25

3.03 Hrs

\$45.00

\$136.35

Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet
(Material)

1.00 ea

\$5.14

\$5.14

Hunter MP Rotator MP2000 Nozzle Radius 13 ft. - 21 ft. 210
Degree - 270 Degree (Material)

1.00 ea

\$7.95

\$7.95

Dog Park fence

Irrigation system repairs.

Billable Irrigation - 09/24/2025

Labor - 09/24/25

5.18 Hrs

\$45.00

\$233.10

Sch 40 PVC Female Adapter 1/2 in. Socket x FIPT (Material)

1.00 ea

\$0.59

\$0.59

Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket (Material)	3.00	ea	\$0.48	\$1.43	
Sch 40 PVC Coupling 1/2 in. Socket (Material)	1.00	ea	\$0.35	\$0.35	
Hunter MP Rotator MP2000 Nozzle Radius 13 ft. - 21 ft. 210 Degree - 270 Degree (Material)	2.00	ea	\$7.95	\$15.90	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.) (Material)	7.00	FT	\$0.98	\$6.86	
Sch 40 PVC Cap 1/2 in. FIPT (Material)	1.00	ea	\$0.99	\$0.99	
Sch 40 PVC Tee 1/2 in. Socket (Material)	1.00	ea	\$0.64	\$0.64	
Total for Bannon Lakes CDD					\$594.50

Approved 10/10/25
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

Invoice Subtotal:	\$594.50
Sales Tax:	\$0.00
Invoice Total:	\$594.50
Credits/Payments:	\$0.00
Balance Due:	\$594.50

RECEIVED

By Tara Lee at 12:39 pm, Oct 10, 2025

Project Manager Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

October 09, 2025

Invoice # 194044

Project 0000002619.0000 Bannon Lakes CDD

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

- CDD Meeting
- Site Landscape Inspection
- Speed Radar Sign Review
- Arborist Report

RECEIVED

By Tara Lee at 10:46 am, Oct 13, 2025

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 September 30, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	2.00	290.00	580.00	
Landscape Architecture Division Lead	8.00	275.00	2,200.00	
Sr. Landscape Architect 1	1.00	220.00	220.00	
Project Administrator	.25	120.00	30.00	
Total Labor				3,030.00
Total Due:				3,030.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	3,030.00	8,592.50	11,622.50
Totals	3,030.00	8,592.50	11,622.50

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

LICENSE #26535, LB8590, LA6666877

Invoices are due upon receipt.

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

Invoice

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

Alison Morsing
10-6-25

Balance Due	\$11,953.92
-------------	-------------

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

Invoice

Invoice #: 269
Invoice Date: 9/30/2025
Due Date: 9/30/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through September 2025	22.1	27.50	607.75
<i>Alison Moring</i> <i>10-8-25</i>			

RECEIVED

By Tara Lee at 10:23 am, Oct 08, 2025

Total	\$607.75
Payments/Credits	\$0.00
Balance Due	\$607.75

BANNON LAKES CDD

FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
22.1	Facility Assistant	\$ 27.50	\$ 607.75
	Covers September 2025		
	TOTAL DUE:		<u>\$ 607.75</u>

Facility Assistant 1.320.57200.34100

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/25	6.03	D.S.	Completed daily checklist and returned calls and emails
9/11/25	8.02	L.H.	Completed daily checklist and returned calls and emails
9/12/25	8.05	L.H.	Completed daily checklist and returned calls and emails
TOTAL	<u>22.1</u>		

Silverman Fence Mfg. Inc
4698 Dusk Court
Jacksonville, Florida 32207
904-730-0882

100123

TO

Bannon Lakes CDD

DATE

10/6/25

JOB NO.

Dog Park

JOB NAME

JOB LOCATION

TERMS

	DESCRIPTION	PRICE	AMOUNT
	Furnish & Install		
	Approx 271' of 4' Black mesh wire		
	down and reinstall existing		
	vinyl rails		
	secure fence line		
	Approved 10/14/25		
	Jeff Johnson		
	Repairs and Maintenance		
	1.320.57200.60000		
		Cash/	
		Check:	
			\$2400.00
		Credit:	
	Complete		\$2472.00
	Thank you		

RECEIVED

By Tara Lee at 10:03 am, Oct 14, 2025

Thank You



Florida

GANNETT

Bannon Lakes Cdd - Gms

764131

09/30/25

INVOICE #

0007353039

INVOICE PERIOD

Sep 1- Sep 30, 2025

CURRENT INVOICE TOTAL

\$152.24

PREPAY
(Memo Info)

\$0.00

UNAPPLIED
(included in amt due)

\$0.00

TOTAL CASH AMT DUE*

\$152.24

BILLING ACCOUNT NAME AND ADDRESS

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



PAYMENT DUE DATE: OCTOBER 31, 2025

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

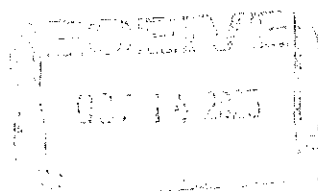
Date	Description	Amount
9/1/25	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/2/25	11614791	SAG St Augustine Record	FY26 Meeting Schedule		\$83.60
9/9/25	11613548	SAG St Augustine Record	September Meeting		\$68.64

RECEIVED

By Tara Lee at 8:54 am, Oct 15, 2025



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

Total Cash Amount Due	\$152.24
Service Fee 3.99%	\$6.07
*Cash/Check/ACH Discount	-\$6.07
*Payment Amount by Cash/Check/ACH	\$152.24
Payment Amount by Credit Card	\$158.31

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT NUMBER 764131		INVOICE NUMBER 0007353039		AMOUNT PAID
CURRENT DUE \$152.24	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$152.24
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$158.31
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641310000000000000073530390001522467173

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/02/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/02/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$83.60	
Tax Amount:	\$0.00	
Payment Cost:	\$83.60	
Order No:	11614791	# of Copies:
Customer No:	764131	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETINGS BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

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

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

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
Pub: Sept. 2, 2025; #11614791

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

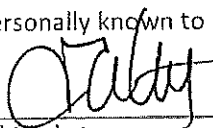
STATE OF WISCONSIN, COUNTY OF BROWN

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

09/09/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/09/2025



Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$68.64	
Tax Amount:	\$0.00	
Payment Cost:	\$68.64	
Order No:	11613548	# of Copies:
Customer No:	764131	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District will be held on **Tuesday September 16, 2025 at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
Pub: September 9, 2025; #



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: MDR148-405-2

Invoice Date: 10/03/2025

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

Deposit (\$39,816.00)

AWO Items -

110' of 2x4 - Decking support needed around the main building 'look-out tower base.	\$1,870.00
13 Rolls of Titanium HT PSU 30 (removed from main building, front section after new guidance from the HOA to replace all wood decking).	\$2,080.00
10 boxes of 8D Coil Decking Nails - New decking needed to be installed per code w/fasteners every 6'	\$805.00

Subtotal: AWO Items - \$4,755.00

Roofing Project Total \$79,632.00

Subtotal: Invoice \$44,571.00

Grand Total \$44,571.00

Invoice Balance Due: \$44,571.00

RECEIVED

By Tara Lee at 10:48 am, Oct 16, 2025

REMIT TO:

98 Paradise Valley Dr.
Ponte Vedra, FL. 32081

Company Representative:

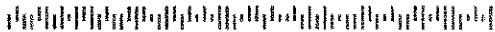
Neil Mahoney
(904) 600-4840
nmahoney@mightydogroofing.com



St. Johns County Sheriff's Office
Alarm Program
P.O. BOX 142916
Irving, TX 75014
Customer Service: 1-888-471-9138

Date: 28-Sep-2025

MDG2025 00008045 01



CURRENT RESIDENT OR BUSINESS
435 BANNON LAKES BLVD
ST. JOHNS COUNTY, FL 32095

REMIT TO ADDRESS

St. Johns County Sheriff's Office Alarm Program
P.O. Box 142916
Irving, TX 75014

Important Notice from St. Johns County Sheriff's Office, FL

CURRENT RESIDENT OR BUSINESS
435 BANNON LAKES BLVD
ST. JOHNS COUNTY, FL 32095

Alarm location: 435 BANNON LAKES BLVD

Subject: Non-Registered Alarm System

The St. Johns County Sheriff's Office responded to the above address on 08/27/2025 06:31:00 because of an alarm activation.

Our records indicate that your alarm system is not registered. In accordance with the St. Johns County, FL Ordinance No. 2010-15, all alarm users are **required** to register their alarm system and pay an annual registration fee with the St. Johns County Sheriff's Office Alarm Program. The County's Alarm Ordinance is available at www.famsp permit.com/StJohnsCounty.

Please complete the registration application at www.famsp permit.com/StJohnsCounty or mail the enclosed registration form to the address below.

Failure to register your alarm system within 30 days shall result in additional administrative penalties.

If you have any further questions or believe this has been sent in error, please contact the St. Johns County Sheriff's Office Alarm Program, Monday through Friday from 9:30 a.m. to 6:30 p.m. Eastern Time, at **1-888-471-9138**, which is the toll-free number dedicated exclusively for the County's Alarm Program.

Thank you in advance for your cooperation.

St. Johns County Sheriff's Office Alarm Program
P.O. Box 142916
Irving, TX 75014
Toll-free Phone: 1-888-471-9138

*Credit card payments are now accepted online at www.famsp permit.com/StJohnsCounty and by telephone at 1-888-471-9138. Credit card processing charges apply.





ST. JOHNS COUNTY Alarm Program, LLC
P.O. Box 142916, Irving, TX 75014, Phone: 1-888-471-9138

BLOCK CAPITAL LETTERS
clearly inside the box.

ALARM PERMIT APPLICATION

(Please print)

Type of Alarm: ☐ Residential ☐ Business ☒ Govt. Entity ☐ Burglary ☐ Robbery/Panic

Name of Registration Holder: **BANNON LAKES CDD**

Business Name:

Name of responsible party:

Alarm Location:
(Include Building/Apt #)
(Include Suite or Unit #)
City: **435 BANNON LAKES BLVD**
St AUGUSTINE State: **FL** Zip: **32095**

Billing Address:
(if different)
City: State: Zip:

Email Address: **JJohnson@RMSNF.com**

Home Phone: Cell Phone: **904 666 3669**

Office Phone:

EMERGENCY CONTACTS

Name: **JEFF JOHNSON Operations Manager**

Phone #1: **904 666 3669** Phone #2:

Name: **Emily Wright Amenity Manager**

Phone #1: **904 907 1100** Phone #2:

SPECIAL CONDITIONS

In order to ensure the safety of our Deputies, the public and to enable the St. Johns County Sheriff's Department to better protect your property, please provide information regarding potentially hazardous circumstances (i.e. guard animals, hazardous substances, etc.)

Comment:

ALARM INSTALLATION DETAILS

Alarm Installation Date: **10/03/2024** Phone #: **941 556 7066**

Alarm Installation Company: **ENVORA**

Address: **8881 BLAKKIE CT**

Monitoring Company:
(if different)

Address:

Phone #: **941 556 7066**

PLEASE READ THE FOLLOWING AND SIGN:

This is to certify that as the applying principal, my immediate family, tenants, or employees who have access to the protected premises have been given training which includes procedures and practices to follow in the event that the alarm system is accidentally activated. I also acknowledge that the installation company left me a set of written instructions for the alarm system, including written guidelines on how to avoid false alarms. The Sheriff response may be influenced by factors including, but not limited to, the availability of deputies, priority calls, traffic conditions, emergency conditions and staffing levels.

Signature: (Owner) **JEFF JOHNSON OPERATIONS MANAGER** Date: **10/15/2025**

In accordance with the St. Johns County, FL Ordinance No. 2010-15, if you have an active alarm system in the St. Johns County, Florida, it must be registered with the St. Johns County separately. The fee for an alarm registration/renewal and false alarm is set forth below and shall be paid by the alarm user.

- | Initial Permit Registration Fees | Annual Permit Renewal Fees |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| • \$25.00 for Residential | • \$25.00 for Residential • \$25.00 for Commercial |
| • \$25.00 for Commercial | • The renewal fee shall be reduced by 50% (\$12.50) if the location has no false alarms during the previous registration year. |

Burglary/Robbery/Panic/Hold-Up- Registered location Fine Schedule

- 1st false alarm and above : False alarm activation notice shall be sent
- 10th false alarm : Notice of revocation shall be sent

Burglary/Robbery/Panic/Hold-Up response to unregistered permit location

- 1st false alarm and above : Notice of registration shall be sent

For Customer Service Call: 1-888-471-9138
Mail this form and payment to:
St. Johns County Alarm Program
P.O. BOX 142916, IRVING, TX 75014

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/23/2025	13

Bill To
Bannon Lakes CDD C/O GMS

Terms	Due Date
Net 30	11/22/2025

Description	Amount
Amortization Schedule Series 2016 11-1-25 Prepay \$25,000	100.00
Amortization Schedule Series 2021 11-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2022 11-1-25 Prepay \$5,000	100.00
<div>RECEIVED <i>By Tara Lee at 9:57 am, Oct 27, 2025</i></div>	

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

**FREEDOM
PEST CONTROL**



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

Service Slip/Invoice

INVOICE: 1208320
DATE: 10/22/2025
ORDER: 1208320

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
10/22/2025			2MARCUS	12:42 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	10/22/2025		03:02 PM

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

Approved 10/22/25
Jeff Johnson
Pest Control
1.320.57200.54500

RECEIVED

By Tara Lee at 9:59 am, Oct 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.

PLEASE PAY FROM THIS INVOICE

Invoice

Invoice #: 270
Invoice Date: 10/16/2025
Due Date: 10/16/2025
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2025	144	40.00	5,760.00
Maintenance Supplies		7.34	7.34
<p> approved 10/17/25 ff Johnson ounds Maintenance 1.330.53800.46100.\$1633.00 cility Maintenance 1.320.57200.45100. \$ 2968.00 pairs and Maintenance 1.320.57200.60000 \$1166.34 </p>			

RECEIVED

y Tara Lee at 10:00 am, Oct 27, 2025

Approved 10/17/25
Jeff Johnson
Grounds Maintenance 1.330.53800.46100.\$1633.00
Facility Maintenance 1.320.57200.45100. \$ 2968.00
Repairs and Maintenance 1.320.57200.60000 \$1166.34

RECEIVED

By Tara Lee at 10:00 am, Oct 27, 2025

Alison Moring
10-21-25

Total	\$5,767.34
Payments/Credits	\$0.00
Balance Due	\$5,767.34

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/2/25	8	T.W.	Repair tennis court windscreens, wash clubhouse windows, straightened and organized pool and patio tables and chairs, blew leaves and debris off pool deck, patio, courts and walkways, checked supplies in fitness center and bathrooms, removed debris from ponds and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles, checked pool levels and chemicals
9/3/25	8	T.W.	Removed mold from pool chairs, washed clubhouse fans and cleaned windows, checked pool levels and chemicals, reset clubhouse and fitness rooms, blew leaves and debris off walkways, courts, pool deck and patio, straightened and organized pool deck and patio furniture, checked supplies in fitness center and bathrooms, removed debris from ponds and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/4/25	4	T.W.	Checked pool levels and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off walkways and courts, removed debris from street and pond trash, reset clubhouse and fitness rooms, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/5/25	8	T.W.	Fixed crooked street signs, fixed broken trash can container, washed windows in clubhouse, checked pool levels and chemicals, straightened and organized pool deck and patio furniture, blew off leaves and debris off pool deck, patio, walkways and courts, reset clubhouse and fitness rooms, checked supplies in fitness center and bathrooms, removed debris from street and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/8/25	8	T.W.	Fixed sign at entrance, raked playground, blew off playground area, straightened and organized pool and patio tables and chairs, blew leaves and debris off pool deck, patio, courts and walkways, checked supplies in fitness center and bathrooms, removed debris from ponds and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles, checked pool levels and chemicals, reset clubhouse and fitness areas
9/9/25	8	T.W.	Raked playground, blew off event field, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, reset clubhouse and fitness rooms, restocked supplies in fitness center and bathrooms, checked pool levels and chemicals, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/10/25	8	T.W.	Cleaned clubhouse windows, cleaned walkway signs, raked playground, straightened and organized pool and patio furniture, blew leaves and debris off patio, pool deck, walkways and courts, reset clubhouse and fitness rooms, restocked fitness center and bathrooms, removed debris on roadways and lake, checked pool levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/11/25	4	T.W.	Cleaned event field, washed fitness walls and doors, raked playground, reset fitness room, checked pool and fitness bathrooms, blew leaves and debris off walkways, removed debris from roadways, checked and changed trash receptacles
9/12/25	8	T.W.	Fixed tennis court windscreens, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/15/25	4	T.W.	removed debris from roadways and lake, raked playground, golf cart maintenance, checked pool chemicals and levels, reset clubhouse and fitness rooms, restocked supplies in fitness center and bathrooms, checked and changed trash receptacles, emptied and restocked dog waste receptacles Raked playground, blew leaves and debris off pool deck, patio, walkways and courts, straightened and organized pool deck and patio furniture, restocked fitness center and bathrooms, removed debris around pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/16/25	8	T.W.	Replaced pool shower pipes and repaint, paint pool bathroom doors, straightened and organized pool and patio tables and chairs, blew leaves and debris off pool deck, patio, courts and walkways, checked supplies in fitness center and bathrooms, removed debris from ponds and roadways, checked pool water level and chemicals, reset clubhouse and fitness center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/17/25	8	T.W.	Cleaned play field and removed debris, raked playground, straightened and organized pool deck and patio furniture, checked supplies in fitness center and bathrooms, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water levels and chemicals, removed debris from roadways and lake, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/18/25	4	T.W.	Checked pool levels and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off walkways and courts, removed debris from street and pond trash, reset clubhouse and fitness rooms, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/19/25	8	T.W.	Raked playground, blew leaves and debris off pool deck, patio, walkways and courts, straightened and organized pool deck and patio furniture, restocked fitness center and bathrooms, removed debris around pond and roadways, reset clubhouse and fitness rooms, straightened and organized pool and patio furniture, checked pool water levels and chemicals, cart maintenance, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/22/25	8	T.W.	Refreshed paint on fitness center room doors, raked playground, straightened and organized pool and patio tables and chairs, blew leaves and debris off pool deck, patio, courts and walkways, checked supplies in fitness center and bathrooms, removed debris from ponds and roadways, checked pool water level and chemicals, reset clubhouse and fitness center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/23/25	8	T.W.	Paint bike racks, paint area signs, raked playground, checked pool water level and chemicals, reset clubhouse and fitness center, checked supplies in fitness center and bathrooms, removed debris from street and pond, 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 receptacles
9/24/25	8	T.W.	Pressure washed tennis court awnings, checked pool water levels and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, reset clubhouse and

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/25/25	4	T.W.	fitness center, restocked supplies for fitness center and bathrooms, checked and changed trash receptacles, emptied and restocked dog waste receptacles Blew leaves and debris off parking lot, pool deck, patio, walkways and courts, straightened and organized pool and patio furniture, removed debris from ponds and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles, raked playground, checked supplies in fitness center and bathrooms
9/26/25	8	T.W.	Touch up painted all bathrooms, touch up paint bike racks, straightened and organized pool and patio tables and chairs, blew leaves and debris off pool deck, patio, courts and walkways, checked supplies in fitness center and bathrooms, removed debris from ponds and roadways, checked pool water level and chemicals, reset clubhouse and fitness center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/29/25	4	T.W.	Straightened and organized pool and patio furniture, blew leaves and debris off patio, pool deck, walkways and courts, removed debris from pond and roadways, checked pool water levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
9/30/25	8	T.W.	Fixed pool fence posts, raked playground, checked pool levels and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off patio, pool deck, walkways and courts, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles

TOTAL	<u>144</u>
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MILES	<u>0</u>
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*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
BL BANNON LAKES	9/16/25	Pipe	7.34	J.J.
TOTAL			<u><u>\$7.34</u></u>	

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

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

INVOICE : 0016550

Bill To : 122663
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095

Invoice Date : 10/16/2025	Install Date : 06/26/2017
Service Order : 041761	Page : 1 of 3
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

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

Service Requested :

Service rescheduled from 09/19 per customers request due to roof being replaced ,not a safe work environment for tech .
FILTERS AND/OR BELTS @ SHOP Commercial Maintenance Commercial Maintenance. PAUL ONLY AT THIS
LOCATION, EVEN FOR MAINT! ***CHECK IN WITH SCOTT WITH FINDINGS*** CALL JEFF WHEN
HEADING TO PROPERTY EVERY TIME. HE IS IN CHARGE OF FACILITIES. 1ST THING AM. LVM TO
CONFIRM APPT 9/18/ ML

Service Comments :

10/14/2025. While doing routine maintenance found circuit two low on refrigerant.. found filter dryer for circuit two rusted
on the bottom replaced 1/2 x5/8 filter drier. Pressure treated 250psig for :20 minutes. Pulled vacuum down to 500mic.
Added (8) eight pounds of 410a refrigerant to bring pressure back to factory settings. 111.3 over 296.0. S/H 8.6.. S/C 5.6.
RA78.2*.. SA 45.4* with a 32.8* split. outside temperature 77.9*. System running at this time.

Description	Mfg Name	Model	Serial No
Condenser	MISC	TTA090H300AA	16512L83YA
Qty	Description	Price	Extended
1	5/8" Biflow Filter Drier 16 Cubic inch	0.00	0.00
Total Parts for Unit			0.00
Description	Mfg Name	Model	Serial No
Air Handler	MISC	TWE090E300AA	17033NJABA
Description	Mfg Name	Model	Serial No
Condenser	MISC	14HPX036-230-21	1917B03797

See Over < 2 >



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INVOICE : 0016550

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Invoice Date : 10/16/2025	Install Date : 06/26/2017
Service Order : 041761	Page : 2 of 3
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

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

Description	Mfg Name	Model	Serial No
Air Handler	MISC	CBX25UH-036-230-10	1717B34977

Description	Mfg Name	Model	Serial No
Air Handler	LENNOX	CBX25UH-048-230-10	1717B16907

Description	Mfg Name	Model	Serial No
Heat Pump	LENNOX	14HPX-048-230-21	1917B06555

Qty	Description	Price	Extended
1	A48 Belt	0.00	0.00
3	16x25x1 Pleated Filter	0.00	0.00
1	18x20x1 Pleated Filter	0.00	0.00
1	18x24x1 Pleated Filter	0.00	0.00
1	VACUUM & DRIERS RECLAIM 10 TON CONTAM	1,100.00	1,100.00
8	ADD NEW R410A BY THE POUND 1ST POUND	79.00	632.00
8	REFRIGERANT R410A	0.00	0.00
Total Parts for Unit			1,732.00
Total Labor for Unit			0.00
Maintenance Contract :			449.00

See Over < 3 >



HEATING & COOLING, INC.

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

INVOICE : 0016550

Bill To : 122663
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095

Invoice Date : 10/16/2025	Install Date : 06/26/2017
Service Order : 041761	Page : 3 of 3
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

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

RECEIVED

By Tara Lee at 9:48 am, Oct 17, 2025

Approved 10/17/25
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

PLEASE REMIT TO:
Thigpen Heating & Cooling, Inc
2801 Dawn Road
Jacksonville, FL 32207

Materials:	1,732.00
Misc:	449.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	2181.00
Sales Tax:	0.00
Total:	2181.00 USD
Balance Due:	2181.00 USD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/16/25	00022	10/03/25 MDR1 48- 202510 300-58400-60000 2ND INSTAL-ROOF-A/C & GYM		NK ROOFING CORPORATION	*	25,000.00	
							25,000.00 000041
						TOTAL FOR BANK B	25,000.00
						TOTAL FOR REGISTER	25,000.00



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: MDR148-405-2

Invoice Date: 10/03/2025

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

Deposit (\$39,816.00)

AWO Items -

110' of 2x4 - Decking support needed around the main building 'look-out tower base. \$1,870.00

13 Rolls of Titanium HT PSU 30 (removed from main building, front section after new guidance from the HOA to replace all wood decking). \$2,080.00

10 boxes of 8D Coil Decking Nails - New decking needed to be installed per code w/fasteners every 6' \$805.00

Subtotal: AWO Items - \$4,755.00

Roofing Project Total \$79,632.00

Subtotal: Invoice \$44,571.00

Grand Total \$44,571.00

Invoice Balance Due: \$44,571.00

RECEIVED

By Tara Lee at 10:48 am, Oct 16, 2025

REMIT TO:

98 Paradise Valley Dr.
Ponte Vedra, FL. 32081

Company Representative:

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