

***Bannon Lakes***

*Community Development District*

*January 20, 2026*

## *AGENDA*

# *Bannon Lakes*

## *Community Development District*

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

Phone: 904-940-5850 - Fax: 904-940-5899

January 13, 2026

Board of Supervisors  
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Meeting is scheduled for **January 20, 2026 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 December 16, 2025 Meeting
- IV. Discussion of Fitness Center Expansion
- V. Consideration of Pedestrian Crossing Data Study
- VI. Consideration of Resolution 2026-02, General Election Resolution
- VII. Consideration of Proposals:
  - A. Fitness Center Expansion Construction Drawing (*under separate cover*)
  - B. Dog Park Sod
  - C. Pickleball and Basketball Court Lighting (*under separate cover*)
  - D. Bike Rack
  - E. Concrete Pad for Bike Rack
- VIII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
  - D. General Manager – Report

- IX. Audience Comments
- X. Supervisor's Requests
- XI. Financial Reports
  - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending December 31, 2025
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register
- XII. Next Scheduled Meeting: February 17, 2026 at 6:00 p.m. at Bannon Lakes Amenity Center
- XIII. 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, **December 16, 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 <i>by phone</i>	Chairman
Kim Crenier	Vice Chairperson
Sandy Gehring	Assistant Secretary
Thomas Cooper	Assistant Secretary
John Ter Louw	Assistant Secretary

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 6:00 p.m. Four Supervisors were in attendance in person constituting a quorum and one Supervisor joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

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

A member of the public asked if they would discuss the roof item during the attorney report. The response was yes; they assume the attorney will discuss this item.

**THIRD ORDER OF BUSINESS****Approval of Minutes of the November 18, 2025 Meeting**

Mr. Biagetti presented the minutes of the November 18, 2025 meeting, which were included in the agenda package. There were no changes.

On MOTION by Ms. Crenier seconded by Mr. Ter Louw with all in favor the Minutes of the November 18, 2025 Meeting were approved as presented.

**FOURTH ORDER OF BUSINESS****Discussion Items:****A. Fitness Center Expansion**

The Fitness Center expansion Scheme B was discussed by Board and staff. Mr. Biagetti explained that earlier today he sent an email to the Board that highlighted two revisions to the existing drawing of Scheme B, which is the larger of the expanded facilities. He noted that at the last meeting he felt there was Board consensus that they would explore options of the permanent wall dividing the two new spaces versus the moveable wall. He presented two drawings, both with the permanent wall, moving the HVAC system into the attic. They have closets on one of the walls, the four door wall. The second drawing is moving the closets on the new wall, dividing the two spaces, which he explained opens that up a little bit, moving the HVAC and deciding on the permanent wall. He added that doesn't mean they can't go back to the foldable, but he thought that was Board consensus that they solidify that, driven by cost. Mr. Biagetti noted once they go down the line for construction drawings, they will bring a proposal back that the Board would approve to a 30%, which will give them enough to go out to contractors to start receiving bids. But, he added, depending on where the closets are, there would be sound deadening material in the walls, so they don't hear noises. He pointed out that it's not going to be full soundproof, but it will reduce the noises and the impact from the other space. He opened this item up for discussion. He presented and explained the Scheme B expansion on the screen for the Board and staff to review and consider. Discussion ensued regarding the fitness center expansion options.

After discussion, the Board decided to invite Basham & Lucas to bring a proposal to the next meeting, anticipating that they are moving forward with Scheme B Three with the doors orientation to be determined with the open wall in between the two existing space and the new space. There was a suggestion that if they keep the orientation the way it is in order to accomplish a mirror, the closet that's opening into the classroom could possibly be a giant barn door mirror

that slides over the other mirror on the other side, so they still have a mirror at the wall. It was noted after speaking and meeting with the architect that his thought process is keeping the original design in the footprint. It was explained that is why they are working with the space that they are with the contour of the roof. The Board decided to invite Mike Lucas, the architect, in person to the January meeting and to provide the construction drawing proposal for Scheme B Three.

The Board also discussed equipment. Mr. Johnson will set up a meeting with Commercial Fitness for layout and additional equipment. The survey results posted locations were discussed and noted for the community to refer to and review.

### **B. Amenity Center Enhancements**

Mr. Biagetti opened discussion for Amenity Center enhancements. A Supervisor proposed that in February they should start thinking about doing another survey to figure out what enhancements people are looking for on Bannon Lakes Boulevard crosswalks.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Free Little Library**

Mr. Biagetti opened this item for consideration of the Free Little Library. Ms. Alyssa provided a presentation on the Free Little Library for Board consideration. She stated this is an actual company that creates composite wood boxes. She noted there are different options to choose from. She reviewed the four main options with the Board as well as the different pricing options. She recommended the composite wood options because they are more durable. She noted the goal of this is to keep the upkeep as low as possible and that it benefits the neighborhood. It was noted that at the last meeting they discussed putting the library at the Amenity Center, but the suggestion is to not do that because the Amenity Center closes after dark, and this is supposed to be available 24/7. In saying that, it was recommended that the library should go along the sidewalk, maybe in front of the amenity center or on the loop, which is why the post was suggested to go with it, so it has somewhere to stand versus being mounted on the wall. Ms. Alyssa noted this is a self-governing system, so it's an honor code. She stated they also thought and talked about putting a sticker code on one of the doors. She explained as far as upkeep and sustainability, they could put a laminated thing saying which colors are appropriate for each person, which would be an honor code of people donating the books. Ms. Alyssa thanked the Board for listening to her presentation.



On MOTION by Mr. Cooper seconded by Ms. Gehring with all in favor, the Purchase and Installation of a Free Little Library as Presented and Recommended by the Resident Presentation was approved.

Ms. Alyssa stated it takes about six weeks to get these once ordered.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Haber provided the attorney report. He noted the material on the roof is failing. He explained that they concluded that statute of limitations has run on the ability to bring a claim as far as material or construction defect, but there is still time to make a claim for fraudulent misrepresentation on the part of the company who provided the material for making representations that the material would be successful in Florida weather. He further explained that TAMCO has a claims process on its website, and they have filled in the process with some success. He stated they sent a representative to inspect. He also stated that at the last meeting he communicated that TAMCO said they were still reviewing the claim, and they don't have a timeframe to get a response. In response to that, he stated he sent a letter directly to their office and also filed it in their claims process saying that response from TAMCO was unacceptable and if they don't hear something soon, they would consider taking further action outside their claims process. Coincidentally, he noted he received an email from them today. He read the letter aloud to the audience stating, *"First, I'd like to apologize for the delay in processing your client's claim. It appears that we had a system error that resulted in some claims not being elevated for settlement review. I certainly understand that is no excuse. I will personally review your client's claim and have a response to you in the next three to five business days."* Mr. Haber stated that he is hopeful that come January, they will know where they stand, which will then give this Board the opportunity to make a decision on what to do next. He stated the total claim is approximately \$112,000. He concluded his report stating he will have more information to provide the Board in January.

#### **B. Engineer**

The District Engineer was not present, but Mr. Biagetti updated the Board on items related to the District Engineer. He informed the Board that they have looked at the radar signs of what it

would take along Bannon Lakes Parkway, as well as most recently, the flashing crosswalk signs. He noted that Alex has followed up on the proposal, but they do not have the proposal. He explained that this is in relation to the traffic engineer getting that together. He added that it could be in relation to the amenity project of what they hope to do along the parkway. He anticipates that proposal at the January meeting.

Mr. Sheldon asked about an item that was looking at property lines on some issues regarding trees. Mr. Biagetti responded that regarding that item, the Board initially authorized Matthews to perform the survey of the lots to determine whose property the trees on the bank belong to, which was subject to further investigation before they move further with the survey. After further review, they ultimately determined that the roots of the trees, no matter who owned the tree, would not be the responsibility to take care of those roots with that, it would be the homeowner or whoever owned the limbs or roots encroaching onto the homeowner's property and they, the homeowner, would have the ability to trim back the limbs or trim back the roots. In saying that, the Board agreed at a prior meeting to not move forward with having those trees surveyed. There was brief discussion on adding more crosswalks. It was decided to wait to discuss more crosswalks when they get to Bannon Lakes enhancement project. Mr. Biagetti stated that he will certainly preload that into the Engineer's information so that they are aware that this is probably going to be a Board ask of additional crosswalks, so they can start gathering information. He also provided the Board an option to authorize for a representative to be on the phone or in person so they can provide a more direct answer. The Board agreed.

#### **C. District Manager**

Mr. Biagetti reminded the Board to complete their ethics training by the end of this year.

#### **D. General Manager– Report**

Ms. Wright presented the General Manager report, which was included in the agenda package. She stated they had a few events at the beginning of December, which included Murder Mystery, which went really well, and they received good feedback from all the residents. She noted that it went so well, they are now making it a quarterly event and she will be adding on to it more and more every time they do it. Another event was the Winter Wonderland, and they had over 100 kids show up to see Santa. She added that the weather was not good this day and they had to postpone the bouncers. She stated they are doing another event in January, which will be a Polar

Bear/Snow event and the bouncers that were postponed from the Winter Wonderland event will be there along with hot chocolate and some dessert stations. She also stated she met with the Champion Swim School for swim training during the summer. She explained that the swim school just wants to make it official, and they will pay 10% of their revenue fee for renting out the facilities to train. She pointed out that it is not for outside residents. The rent will be for a small portion of the swimming pool. Mr. Haber stated he has an agreement that he will prepare that the Swim School will sign. Then, he added, they will specify the area that they're entitled to use, whether they can use the bathrooms, the fact that they will pay the 10%, insurance identification, and a waiver that everyone's going to need to sign so they can put a little more formality on it. The Board authorized it and delegated authority to the Chair to sign on the District's behalf.

On MOTION by Ms. Crenier seconded by Mr. Cooper with all in favor Champion Swim School to Provide Swim Lessons to Bannon Lakes Residents with a 10% Revenue Share and Delegating Authority to the Chair to Execute Agreement was approved.
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Mr. Johnson provided the Operations Manager report. His report included they installed four dog waste stations along Bannon Lakes Boulevard and Duran Drive, they pressure washed and blew off walkways to remove goose poop daily, they continued treatment of all CDD ponds due to algae concerns, and the onsite staff continue to work to deter ducks and geese from the Amenity Center. He noted they had slight issues with the shade structure permitting, but all issues have been resolved to their best judgement. He stated they don't have an installation date yet, but they should have the date in the next couple of weeks. He also stated that he got a proposal to remove the tree that is behind the fitness center that will be in the way of the construction. He explained that he has a company that will come in and bring in a big scooper, and they will scoop up the tree, pick it up, and relocate it within the Amenity Center grounds. He presented the proposal for the Board to consider. The proposal total is \$2,300. The recommended relocation of the tree is on the opposite side of the pool deck in the open area. The Board stated they definitely want to do that, but they don't necessarily need to do it right this minute. Mr. Johnson stated the dog park grasses that are inside the dog park is nothing but dirt, mud and just a big mess. He offered to gather a proposal for sod replacement for Board consideration. The Board agreed on gathering a proposal to be presented to the Board at the next meeting. He also stated he had some requests on

the lights around the tennis courts and basketball court. He explained that he is in the process of working with an electrician now on the installation and costs of the lights, so he will bring this item back to the next meeting as well to present to the Board for consideration. The time the lights will be on was briefly discussed. The last item on his report was rubber mulch. He explained that the mulch companies that he has communicated with were not able to give him anything on that. He also spoke with counsel, and they are going to recommend some contacts. He noted that he is going to look more into the idea of rubber mulch. He stated he has been getting opinions from both sides and he isn't getting a positive response. Mr. Biagetti stated the most common and cheaper approach for playgrounds is the certified playground mulch, the wood fiber mulch. He also pointed out that they would still have to replace the rubber mulch over time. It was noted that they are currently slated to receive certified wood playground mulch unless the Board decided to do something different. Mr. Johnson concluded his presentation of his report.

## **SEVENTH ORDER OF BUSINESS**

### **Audience Comments**

Resident Sandeep Manthena (589 Cedar Preserve Lane) commented in favor of a future proposal for Board consideration to expand the half basketball court to full court.

Resident Kim (246 Rock Spring Loop) commented concern of a safety issue with the basketball almost hitting her when it comes over the fence. She asked for the hoops to be moved to the other side.

Resident (Charles Landi, 267 River Mist Drive) asked about putting covers over the playground. The response was that it was supposed to be installed at the beginning of December, but there was a permitting issue. It was noted that the installation should be next month.

Resident (Alyssa Chiodo, 36 Flintlock Lane) asked if they denied the dog coverage as well. The response was no, all that is covered. It was explained that the shade structures will be over the playground equipment and in the dog park, they are going to have a shade structure on either side of the fence, one for the small and one for the large with benches underneath. He added that there will be an additional two other benches that will go in the large dog park around the backside.

Resident (Cindy Byrne, 322 Ash Breeze Cove) thanked the Board for their consideration of lights for the pickleball courts, tennis courts, and basketball courts. She asked for consideration of automatic shutoff lights.

Resident (Beechnut Circle) asked for the Board's consideration to put a door between the two new workout rooms. The Board responded that this would be a good question for the architect who will be invited to a future meeting.

Resident (Richard Mather, 304 River Mist) commented that he has a number of complaints about Duran Drive. He also commented on dead palm fronds, which was noted to be on the homeowner. He also asked about the maintenance of trees where the high-rise apartments are going and who owns them. The response was that they would investigate this further.

Supervisor Cooper stated that he and the sheriff patrolling Bannon Lakes have tried to get together a couple of times over the last few weeks, but because of the holidays, they were unable to do so. He stated that he is going to ride with him next week and they are going to put together a letter to send to the residents by the next meeting about some of the things that he has found.

There was a comment on adding additional Southshore bike racks on Bannon Lakes Boulevard. A proposal will be brought back for the Board's consideration for a concrete or mulch pad and bike racks.

Resident (Richard Mather, 304 River Mist) commented the bike rack should be HOA's responsibility. He also asked for the Board's consideration to put out guidance for the e-bikes. Supervisor Cooper responded that was part of what he spoke to the sheriff about and this issue will be a part of the ride and part of the letter he noted previously. Mr. Haber noted that the law on e-bikes is that the CDD isn't able to impose any regulations that are stricter than county or state regulations on sidewalks or roads.

Resident (Sandra Lovett, 244 Lake Bridge Road) commented that in her professional opinion, the mulch instead of concrete would be a waste of money.

Resident (Duane Dodwell, 251 Rock Spring Loop) commented on the e-bikes speed.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. Biagetti opened Supervisor's request.

A Supervisor commented that she has received feedback about the apartment residents walking their dogs along Duran and Bannon Lakes Boulevard and not picking up after them. She requested for communication to the apartment complex manager to reinforce this issue with their residents. Ms. Wright responded that she reached out to them, and they said they will be mailing personal letters to everyone that owns a dog.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

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

Mr. Biagetti presented the unaudited financials through October 31, 2025.

**B. Assessment Receipt Schedules**

Mr. Biagetti stated assessment receipt schedule shows that the CDD is 12.08% collected.

**C. Approval of Check Register**

Mr. Baigetti presented the Check Register totaling \$117,180.34, which also includes the \$25,000 payment out of the capital reserve for the roof project.

On MOTION by Ms. Gehring seconded by Mr. Ter Louw with all in favor Check Register Totaling \$117,180.34 was approved.

**TENTH ORDER OF BUSINESS**

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

Mr. Biagetti announced that the next meeting was scheduled for January 20, 2026 at 6:00 p.m. at the Bannon Lakes Amenity Center.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

*FIFTH ORDER OF BUSINESS*

December 26, 2025

Alex Acree, PE  
VP of Production  
Matthews | DCCM  
7 Waldo Street, St. Augustine, FL 32084  
P: (904) 593-8699, C: (904) 874-2307  
Email: aacree@dccm.com

Re: Bannon Lakes CDD – Pedestrian Crossing RRFB/Speed Data Study

Mr. Acree,

Thank you for this opportunity to present a Pedestrian Crossing RRFB/Speed Data Study proposal for Bannon Lakes CDD in St. Johns County, Florida.

Enclosed please find CTSi's standard "Agreement for Professional Consulting Services", along with Scope of Services and Compensation sections for your review. If the proposal is acceptable to you, please execute and return one (1) signed copy as a notice to proceed with the included services.

If you have any questions or concerns, please do not hesitate to call me at (904) 619-3368.

Sincerely,



Rajesh K. Chindalur, P.E., PTOE  
*President*  
**Chindalur Traffic Solutions, Inc.**

CC: Proposal File

Attachments:

- Agreement for Professional Consulting Services
- Scope of Services
- Method of Compensation
- Standard Hourly Rate Schedule



## AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2025 by and between the Consultant, **CHINDALUR TRAFFIC SOLUTIONS, INC. (CTSi)**, 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, FL 32216 (hereinafter referred to as "CTSi") and **MATTHEWS | DCCM** \_\_\_\_\_  
*Client Name*  
**7 WALDO STREET, ST. AUGUSTINE, FL 32084** \_\_\_\_\_ (hereinafter referred to as "CLIENT") on the terms and conditions listed below.  
*Client Address*

**Project No.:** \_\_\_\_\_ **Project Name:** **BANNON LAKES CDD – PEDESTRIAN CROSSING RRFB/SPEED DATA STUDY**

**Record Owner of Property (if not CLIENT):** \_\_\_\_\_

(CLIENT understands and agrees that, if the CLIENT is not the Record Owner of the property, CTSi may, at its option, send a "Notice to Owner" to the Record Owner in accordance with Florida Statutes 713.06).

**Legal Description/Parcel ID of Project Site:** \_\_\_\_\_

**Description of Services to be Performed:** See "Attachment A – Scope of Services"

**I. FEES:**

The Compensation to be paid CTSi for providing the requested services is as follows:

- |     |  |   |
|-----|--|---|
| (1) | A Lump Sum Charge                            | <u>See "Attachment B – Compensation"</u>                  |
| (2) | Current Hourly Rates                         | <u>See "Attachment C – Standard Hourly Rate Schedule"</u> |
| (3) | Not to exceed Time and Expenses charge of \$ | <u>See "Attachment B – Compensation"</u>                  |

Fees outlined in this Agreement are subject to change from time to time. Should the fees outlined in this Agreement become subject to a Service Tax, or other similar State, Federal or Local tax, those taxes will be included in future invoices and are to be paid by the CLIENT. Credit for payment of any invoice will first be made against such taxes; second to any accrued interest; third to expenses and administrative charges thereon; with the remainder being applied to the invoiced fees.

In addition to the above fee, the CLIENT shall also be responsible for all CTSi's out-of-pocket expenses, which shall be charged at cost plus a 20% administrative charge. Typical out-of-pocket expenses shall include, but not be limited to, travel, lodging, meals when traveling on the CLIENT's behalf, long distance toll calls, printing and reproduction costs, all costs associated with outside ENGINEERS, and other similar costs. CLIENT shall also be responsible for agency submittal and review fees.

**II. BILLING PROCEDURES & TERMS:** Invoices are mailed once a month or sooner if CTSi's tasks are completed earlier. CLIENT will notify CTSi if the Project invoice address is different from CLIENT's main office address. Invoices are due and payable upon receipt. If CLIENT contests an invoice, CLIENT may withhold only that portion so contested and must pay the undisputed portion. Billing questions should be directed to CTSi upon receipt of invoice. Unpaid invoices shall accrue interest at 1-1/2% per month after they have been outstanding for 30 days. If unpaid invoices reach 30 days, CTSi reserves the right to stop providing services until all overdue invoices are paid in full. Statements of outstanding invoices will be sent monthly.

**III. RETAINER:** Before services can begin, a retainer in the amount of \$\_\_\_\_\_ must be received by CTSi. This amount will be applied to the final invoice. If the amount of the retainer exceeds the amount of the final invoice, any excess will be returned to the CLIENT.


**IV. PROVISIONS:**

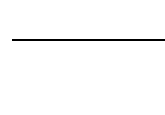
- Basic Services** - This Agreement provides for the performance of services referred to as "Basic Services" (See Attachment A). The requirements for performance of said services are limited to these services explicitly stated in the Agreement. Any services that are required which are not covered in this Agreement shall be considered "Additional Services" and shall qualify for additional compensation at CTSi's current hourly rates.
- Authorization to Proceed** - Execution of this Agreement by the CLIENT will be authorization for ENGINEER to proceed with the services, unless otherwise provided for in this Agreement.
- Cost Opinions** - Any cost opinions or Project economic evaluations provided by CTSi will be on the basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, CTSi cannot warrant that bids, ultimate construction cost, or Project economics will not vary from these opinions. Any services required to modify specifications or plans originally produced under this Agreement to bring the construction cost within limitations established by the CLIENT will be considered "Additional Services" and shall qualify for additional compensation at CTSi's current hourly rates.
- Confidentiality** - All financial, statistical, personal, technical, or other data and information relative to the CTSi's operations, which are designated confidential by CTSi and made available to the CLIENT in order to carry out this Agreement, shall be protected by the CLIENT from unauthorized use and disclosure, and shall not be made available to any individual or organization by CLIENT without the prior written approval of CTSi. Permission to disclose information on one occasion, or a public hearing held by CTSi relating to this Agreement, shall not authorize the CLIENT to further disclose such information, or disseminate the same on any other occasion. All information related to the construction estimate is confidential and shall not be disclosed by the CLIENT to any entity other than CTSi. Any subcontract entered into by CLIENT relating to this Agreement, shall bind the subcontractor to all of the provisions of this Article by incorporating the provisions of this Article in any such subcontract, and substituting the name of the subcontractor in place of the word "CLIENT" where it appears in this Article.
- Termination** - This Agreement may be terminated for convenience on 30 days' written notice, or for cause if either party fails substantially to perform through no fault of the other and does not commence correction of such nonperformance within 5 days of written notice and diligently complete the correction thereafter. On termination, CTSi will be paid for all authorized services performed up to the termination date plus termination expenses, such as, but not limited to, reassignment of personnel, subcontract termination costs, and related closeout costs. If no notice of termination is given, relationships and obligations created by this Agreement, except Articles 4 through 8, will be terminated upon completion of all applicable requirements of this Agreement.
- Limitation of Liability; Waiver of Consequential Damages** - To the maximum extent permitted by law, CTSi's liability for CLIENT's damages will not exceed the compensation received by CTSi under this Agreement. CTSi is not responsible for the duties and responsibilities that belong to the owner(s), developer(s), construction contractor(s), designer(s), testing laboratories, full-time inspector(s), or other parties associated with the Project not in the employ of or a subcontractor to CTSi. The limitations of liability will apply whether CTSi's liability arises under breach of contract or warranty; tort, including negligence; strict liability; statutory liability; or any other causes of action; and shall apply to CTSi's officers, employees, and subcontractors. Due to the

inherent risk involved in the type of services in this Agreement, at the CLIENT's discretion, and upon payment of an additional fee to be negotiated, CTSi's liability for the services can be increased. Notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, CTSi and CLIENT hereby waive all claims against the other and the other's officers, directors, agents, employees and consultants for special, incidental, indirect and consequential damages related to or arising out of this Agreement or the services performed hereunder, including but not limited to all claims for special, incidental, indirect and consequential damages which arise or which are alleged to arise out of negligence, professional errors or omissions, strict liability, breach of contract or breach of express or implied warranties.

7. Indemnification - Each party hereto ("Indemnitor") agrees to hold harmless, defend and indemnify the other party hereto and its officers, directors, agents, employees, subcontractors and consultants ("Indemnitees"), from any and all claims, actions, causes of action, damages and liabilities to the extent arising out of the negligence or intentional misconduct of the Indemnitor or its officers, directors, agents, employees, subcontractors or consultants on the Project. It is the intent of the parties to provide CTSi the fullest indemnification, defense, and "hold harmless" rights allowed under the law. If any word(s) contained herein are deemed by a court to be in contravention of applicable law, said word(s) shall be severed from this Agreement and the remaining language shall be given full force and effect.
8. Severability and Survival - If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability shall survive termination of this Agreement for any cause.
9. Governing Law; Venue; Attorneys' Fees - This Agreement shall be interpreted, governed and enforced in accordance with the laws of the State of Florida. In the event of any litigation related to or arising out of this Agreement or the services provided hereunder: (i) Duval County, Florida shall be the sole and exclusive venue for such litigation, except in cases where CTSi has a construction lien against real property located in a county other than DUVAL County, in which case the county where such real property is located shall be an alternative venue; and (ii) the prevailing party shall be entitled to recover its attorneys' fees against the non-prevailing party.
10. No Third Party Beneficiaries - This Agreement gives no rights or benefits to anyone other than the CLIENT and CTSi and has no third party beneficiaries.
11. Ownership and Use of Documents and Electronic Data - All documents and electronic data (including but not limited to drawings and specifications) prepared by ENGINEER are instruments of service and owned/Leased by CTSi. CTSi grants CLIENT a limited license to use such documents and electronic data on the Project, which license shall be automatically revoked in the event the CLIENT fails to pay CTSi for services performed hereunder. Such documents and electronic data may not be used on any other project without CTSi's prior, written consent, which consent may be withheld by CTSi at its sole discretion and which consent may be conditioned upon further payments to CTSi. CLIENT recognizes and agrees that it may only rely upon documents in printed form, signed and sealed by CTSi; and that electronic files may be provided for information purposes only and cannot be relied upon by CLIENT in any way. CLIENT agrees to hold harmless, defend and indemnify CTSi from all claims and damages related to or arising from the unauthorized use of CTSi's instruments of service.
12. CLIENT Supplied Data - Information, data, studies, plans, etc. provided to CTSi by the CLIENT or the CLIENT's ENGINEERS, consultants, agents, etc. will be relied upon by CTSi as being accurate and correct. Unless specifically noted in the Scope of Services, CTSi will not verify the accuracy or correctness of these documents and will not be held responsible, in any way, for errors, additional work, etc. brought about by its reliance on these documents.
13. Agency Requirements - Services required due to additional laws, regulations, or policies promulgated by government agencies subsequent to the date of this Agreement shall be considered "Additional Services" and shall qualify for additional compensation (as described in Section IV.1).
14. Operations/Maintenance - CLIENT recognizes and agrees that the facilities designed and/or permitted by CTSi hereunder will require ongoing maintenance in order to achieve their useful lives. Accordingly, CLIENT agrees to timely and properly operate and maintain the facilities and to provide written notice of the need for such maintenance to any third party to whom CLIENT conveys or turns over the facilities and/or the Project, including but not limited to any homeowners' association or Community Development District. CLIENT further agrees to hold harmless, defend and indemnify CTSi from any claims which directly or indirectly arise out of the operation or lack of maintenance of such facilities.
15. Entire Agreement - This Agreement represents the entire, integrated agreement between the parties hereto and supersedes all prior discussions, understandings and agreements, oral or written, between the parties with respect to the subject matter hereof.
16. FLORIDA STATUTE §558.0035 LIMITATION OF LIABILITY - PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE § 558.0035, THE INDIVIDUAL DESIGN PROFESSIONAL EMPLOYEES OR AGENTS OF CTSI MAY NOT BE HELD INDIVIDUALLY LIABLE FOR ANY DAMAGES RESULTING FROM NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF THIS CONTRACT, PROVIDED SUCH DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT. CTSI MAINTAINS ANY PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT.

V. **ACCEPTANCE:** The undersigned CLIENT, as owner or authorized agent for the Owner of the above-described real property, and having proper authority to execute this Agreement, hereby agrees to the terms and conditions as outlined above. This Agreement is not assignable by the CLIENT without the prior written consent of CTSi. Notwithstanding the foregoing, if this Agreement is assigned with or without CTSi's prior written consent, this Agreement will be binding on such successors or assigns.

**SIGNED:**   
**TYPED NAME:** RAJESH RAMAKRISHNA K. CHINDALUR, P.E., PTOE  
**TITLE:** PRESIDENT  
**DATE:** 12/26/2025

**CLIENT:** MATTHEWS | DCCM  
**SIGNED:**   
**TYPED NAME:** ALEX ACREE, PE  
**TITLE:** VP OF PRODUCTION  
**DATE:**

**ATTACHMENT A – SCOPE OF SERVICES**

Bannon Lakes CDD  
Pedestrian Crossing RRFB/Speed Data Study  
St. Johns County, Florida

Client Name: Matthews | DCCM

Project Name: Bannon Lakes CDD

Study Type: Pedestrian Crossing RRFB/Speed Data Study

<i>Due Diligence Memorandum</i>	<i>Trip Generation Memorandum</i>
<i>Traffic Impact Analysis/Study (TIA/TIS)</i>	<i>Intersection Control Evaluation (ICE)</i>
<i>Traffic Study (Operational)</i>	<i>Traffic Study (Safety)</i>
<i>Land Development Traffic Assessment (LDTA)</i>	<i>Design Traffic Analysis</i>
<i>Traffic Speed/Calming Study</i>	

Site Plan Date: N/A Source: DCCM

**Location**

Description: Bannon Lakes CDD – Pedestrian Crossing RRFB/Speed Data Study

City: St. Augustine County: St. Johns

Access Points: Bannon Lakes Blvd at Lake Bridge Road

Parcel ID(s): \_\_\_\_\_

Jurisdiction: ☐ FDOT ☒ County ☐ City ☐ MPO/TPO \_\_\_\_\_

**Project Type**

☐ Residential ☐ Commercial ☐ Mixed Use ☒ Other: Residential Neighborhood

Residential Use(s)		Commercial Use(s)		Other Use(s)		
ITE	No. Dwelling	ITE	Total Size	ITE	Size	Variable
Land Use Code	Units	Land Use Code	(SF / other)	Land Use Code		
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
Total: _____		Total: _____		_____	_____	_____

**Development Schedule**

Begin Year N/A Completion Year N/A

Client **MUST** provide a phase breakdown table and site plan identifying land use, size and buildout year.

**Scope of Work**

Based on the project information provided, and our knowledge of the maintaining agencies and/or metropolitan/transportation planning organizations (MPO/TPO), we propose the following Scope of Work.

**A. Methodology**

- ☐ Segment Significance Analysis (TPO Requirement)
- ☐ Methodology Memorandum

**B. Analysis****Data Collection and Review**

- ☒ Field Review/Observations  
☐ Turning Movement Counts ☐ AM/ PM Peak ☐ 13-hour  
☐ Average Annual Daily Traffic (AADT)  
☒ Speed Data Collection
- No. Locations: \_\_\_\_\_ No. Days: \_\_\_\_\_  
 No. Locations: \_\_\_\_\_ No. Days: \_\_\_\_\_  
 No. Locations: \_\_\_\_\_ No. Days: \_\_\_\_\_  
 No. Locations: 1 No. Days: 7

**Traffic Projections**

- ☐ Trip Generation  
☐ Trip Distribution ☐ Existing Traffic Trends ☐ Transportation Model (Internal)  
☐ Growth Analysis ☐ Trends Analysis ☐ FDOT/County Data ☐ Model Forecast  
☐ Traffic Volume Forecasts  
☐ Trip Assignment

**Segment Analysis**

- ☐ Planned and Programmed Improvements (FDOT, Local Government, Other)  
☐ Roadway Segment Analysis  
 \_\_\_\_\_ mile radius study area

**Operational Analysis**

- \_\_\_\_\_ Buildout Year  
 \_\_\_\_\_ Study Intersections (number)  
 \_\_\_\_\_ Access Driveways (number)  
☐ Intersection Capacity Analysis  
☐ Existing Year  
☐ Background Year ☐ Background + Mitigation  
☐ Buildout Year ☐ Buildout + Mitigation  
☐ Queue Analysis  
☐ Turn Lane Evaluations ☐ Existing ☐ Proposed

Phased Projects Only			
Phase	Year	Phase	Year

**Additional Analysis**

- ☐ Proportionate Share Calculations ☐ Roadway ☐ Intersections  
☐ Multi-modal Analysis

**C. Other Analysis/Studies/Services****Safety Analysis**

- ☐ Crash Analysis (table only)  
☐ Crash Report Reviews  
☐ Collision Diagram  
☐ Highway Safety Manual Crash Prediction  
☐ Countermeasures  
☐ Cost Estimate  
☐ Benefit-Cost Analysis (B/C)  
☐ Net Present Value (NPV)

**Signal Warrant Analysis**

☐ Existing ☐ Proposed

- ☐ Trip Generation / Spatial Distribution / Temporal Distribution  
☐ Preliminary Analysis – Warrant 2 only (4 hours)  
☐ Full Warrants Analysis

**Intersection Control Evaluation (ICE)**

☐ Stage 1 ☐ Stage 2 ☐ Stage 1 & 2 HYBRID (includes concept and cost estimate) ☐ Stage 3

**Speed Study/Traffic Calming Analysis**

- ☒ Speed Study/Analysis  
☒ Ped Crossing RRFB/Traffic Calming or Speed Management Countermeasures

**School Study**

- ☐ Operations Field Observations
- ☐ Additional Traffic Count Collection (School PM Peak Hour)
- ☐ On-Site Queue Analysis
- ☐ Countermeasures
- ☐ Cost Estimate
- ☐ Transportation Management Plan

**Additional Tasks**

- ☐ Applications (Permits, Concurrency, etc.)
- ☐ 30% Concept
- ☐ Cost Estimate
- ☐ Peer Review

**D. Documentation**

Report

\_\_\_\_\_ Multiple Part Submittal (number), typically applicable to Design Traffic Analysis and LDТА

**Miscellaneous Services**

Services provided on an hourly basis in accordance with the attached rate schedule (Attachment C). Services may include but not be limited to:

- Meetings (*Client, Agency, Public Hearings, PZA, BOCC, etc.*)
- Response to Comments (*Client, Agency, Public Hearings, PZA, BOCC, etc.*)
- Reimbursable (T/M/E) expenses associated with professional services including reproduction/copies, courier, overnight delivery, mileage provided will be billed at cost plus 20%.

**Additional Services (If required)**

Additional services include (not limited to) any other services requested by the Client and/or Reviewing Agencies that are not described in the Scope of Work (above) will be negotiated under a separate contract addendum. No work to be performed until the addendum has been signed and returned.

**Schedule**

Work will commence within two (2) weeks of notice to proceed (NTP). The anticipated time frame for the original agency submittal is 3 to 4 weeks (*not applicable to multiple part documents*). Work will be conducted diligently and in keeping with project timelines and schedule. Schedule is subject to change pending client and agency review.

**Fees**

The Client will be invoiced periodically as work is conducted. All invoices are due upon receipt. Reimbursable costs and authorized work outside the scope will be billed on a time and materials basis in accordance with the attached rate schedule (Attachment C). The fees do not include application, review, permit, or other fees required by public agencies.

**ATTACHMENT B – METHOD OF COMPENSATION**

Bannon Lakes CDD  
Pedestrian Crossing RRFB/Speed Data Study  
St. Johns County, Florida

**Lump Sum Fee**

The Client agrees to compensate Chindalur Traffic Solutions, Inc. for the professional services called for under Attachment A to this Agreement at the Fees as specified below:

<b>Study Services</b>	<b>Fee</b>
Speed Analysis (1 Location)/RRFB Study per FDOT TEM	\$3,900.00
Traffic Calming Countermeasures	\$2,500.00
Documentation	\$2,900.00
Meetings (Time Charge Per Attachment C)	Time Charge
Coordination with Other Consultants/Teams (Time Charge Per Attachment C)	Time Charge
<b>Sub-Consultant Services</b>	<b>Fee</b>
Speed Data Collection (Speed Data – 7 Days @ 1 Locations)	\$1,000.00

**Miscellaneous Services**

*Services provided on hourly basis in accordance with the attached rate schedule (Attachment C).*

Meetings (Client, Agency, Public Hearings, PZA, BOCC, etc.) TBD

Response to Comments (Client, Agency, Public Hearings, PZA, BOCC, etc.) TBD

Reimbursable (T/M/E) expenses associated with professional services including reproduction/copies, courier, overnight delivery, mileage provided will be billed at cost plus 15%. TBD

**Additional Services**

*Additional services include (not limited to) any other services requested by the Client and/or Reviewing Agencies that are not described in the Scope of Services (Attachment A) will be negotiated under a contract addendum.*

Interchange Operation Analysis Report (IOAR) (If required by staff) TBD

Signal Warrant Analysis (If required by staff) TBD

Transportation Model Expansion TBD

## **Attachment C – Standard Hourly Rate Schedule**

Effective Date: January 01, 2025

The following rates for personnel apply to any additional services or hourly rate agreements in accordance with General Conditions. These rates shall be held for at least one year.

- Professional Engineer (P.E.) \$330.00 per hour
- Project Manager (P.E.) \$290.00 per hour
- Project Engineer/Sr. Designer \$225.00 per hour
- Designer/Sr. CAD Technician \$195.00 per hour
- CAD Technician \$155.00 per hour
- Clerical \$110.00 per hour

Note: All reimbursable expenses shall be invoiced at 1.20 times the cost.



**Chindalur Traffic Solutions, Inc.**

8833 Perimeter Park Boulevard, Suite 103 | Jacksonville, FL 32216

Office: (904) 619 3368 | Cell: (904) 422 6923

Chindalur@ctrafficsolutions.com | www.ctrafficsolutions.com

## *SIXTH ORDER OF BUSINESS*



## RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Bannon Lakes Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated St. Johns County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Thomas Cooper, Seat 4, currently held by John Ter Louw Jr. and Seat 5, currently held by Michael Sheldon, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 20th day of January, 2026.

ATTEST:

**BANNON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairman, Board of Supervisors

**Exhibit A:** Form of Notice

## **EXHIBIT A**

### **NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Bannon Lakes Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101 St. Augustine, Florida 32095, Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Bannon Lakes Community Development District has three (3) seats up for election, specifically seats 2, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

**Publish on or before May 25, 2026.**

## *SEVENTH ORDER OF BUSINESS*

*B.*



## Proposal #1366

Date: 1/7/2026

### Customer:

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

### Property:

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

## Dog Park Sod Replacement

Install new Bermuda sod at the dog park at Bannon Lakes Amenity.

### Sod Replacement

#### Replace Sod

Items	Quantity	Unit	Price/Unit	Price
Labor-Removal and prep	4.00	hr	\$45.00	\$180.00
Sod Cutter w/ Operator	1.00	hr	\$100.00	\$100.00
Bermuda Sod, Certified Pallet	2.00	pallet	\$500.00	\$1,000.00
Labor for sod installation	8.00	hr	\$45.00	\$360.00
Labor to write sod program in irrigation controller	1.00	hr	\$45.00	\$45.00

**Replace Sod:** \$1,685.00

<b>Subtotal</b>	\$1,685.00
<b>Estimated Tax</b>	\$0.00
<b>Total</b>	<b>\$1,685.00</b>

### Terms & Conditions

By \_\_\_\_\_

**David Jackson**

Date 1/7/2026

By \_\_\_\_\_

Date \_\_\_\_\_

**Bannon Lakes CDD**

*D.*



Highland Products Group/The Park Catalog  
931 Village Blvd Ste 905-354  
West Palm Beach, FL 33409  
Phone : 561-620-7878  
Email : sales@theparkcatalog.com

## Quote#124670

Sales Rep: Cristy Clinard  
Email: [cristy.clinard@theparkcatalog.com](mailto:cristy.clinard@theparkcatalog.com)  
Phone: 800-695-3503 Ext 60309

Quote Date	Quote Expiration Date
Jan 9, 2026	Feb 7, 2026 ( 29 days )

### Bill to:

Jeff Johnson  
Bannon Lakes Community  
Development District  
1001 Bradford Way  
Kingston, Tennessee, 37763  
United States  
T: 904-907-4346

### Ship to:

Jeff Johnson  
Bannon Lakes Community  
Development District  
435 Bannon Lakes Blvd  
St. Augustine, Florida, 32095  
United States  
T: 904-660-3669  
C: 904-759-8061

Product Name	Item #	QTY	Price	Your Price	Unit Discount	Subtotal
<b>5 Bike Sonic Wave Rack (2 3/8" Heavy-Duty)</b>						
Color: Telegray 4	<a href="#">536-1408-1-52</a>	1	\$390.00	\$360.00	\$30.00	\$360.00
Mounting Option: Surface Mount						
<b>9 Bike Sonic Wave Rack (2 3/8" Heavy-Duty)</b>						
Color: Telegray 4	<a href="#">536-1412-2-52</a>	1	\$673.00	\$623.00	\$50.00	\$623.00
Mounting Option: In-Ground Mount						

### Quote Notes:

FREIGHT INCLUDES: NOTIFY BEFORE DELIVERY RESIDENTIAL ACCESS

Total Discount	-\$80.00
Subtotal	\$983.00
Shipping & Handling	\$442.00
Tax	\$0.00
<b>Grand Total</b>	<b>\$1,425.00</b>

This quote comes with our BEST PRICE GUARANTEE! If we are not your lowest delivered quote for equivalent product, we will BEAT it! (Exclusions may apply)

Any questions contact us at 800-695-3503 or [cristy.clinard@theparkcatalog.com](mailto:cristy.clinard@theparkcatalog.com)

**PAY NOW**  
WITH A CREDIT CARD

Quote Expiration Date: Feb 7, 2026

IF YOUR QUOTE HAS EXPIRED, PLEASE CONTACT  
YOUR SALES REP BEFORE SUBMITTING PAYMENT



## TERMS & CONDITIONS

### SHIPPING:

Deliveries are made during normal business hours, 8am - 5pm Monday - Friday. Unless otherwise noted, shipping charges include standard delivery only. Standard delivery charges are for Tailgate delivery to any commercial location on a commercial truck route; the truck driver will not offload the delivery. It is Customers responsibility to provide adequate personnel and/or equipment to unload the shipment from the truck when it arrives. The truck driver is under no obligation to help you unload. If you require anything other than standard delivery, we have the following additional services available for purchase at time of order placement:

### Additional Delivery Services

- **Residential Delivery:** If the ship to address is not a commercial location, on a commercial truck route or is in a residential area, you must order "Residential Delivery Service" at an additional charge.
- **Limited Access Delivery:** This is common LTL delivery for small businesses, restaurants, schools, churches, concert venues, theaters, or other locations that do not have a loading dock.
- **Liftgate Service:** This service includes the driver utilizing a lift gate on the rear of the truck. The driver is responsible for lowering your shipment to the ground only. Once delivery is at ground level it is your responsibility to move the shipment from the delivery point to its destination
- **Notify Before Delivery:** Notify before delivery indicates that the receiver needs to be called before arrival. The carrier will call 24-48 hours prior to make a delivery appointment. If the receiver cannot be reached, these shipments can result in significant delays or additional redelivery fees.
- **Inside Delivery:** If this service is required, please reach out to one of our Sales Representative as we cannot be responsible for online quotes with this service. This service requires specifics that must be communicated to the carrier prior to getting a shipping quote.
- **Redelivery Fee:** This charge will occur when a delivery is unsuccessful on the first try and the carrier must try to deliver the shipment a second time. Redeliveries occur within the carrier's available timeframe.
- **Construction Site Delivery:** This charge is for any destination that is under construction and requires an LTL truck to navigate a construction site.

**Shipping Service Discrepancies** - If there is a discrepancy in the services requested and the minimum services required to deliver the product, the Customer agrees to pay and The Park Catalog reserves the right to charge the customer for any necessary additional services provided at the time of delivery.

**Shipment Inspection Required** - It is the customer's responsibility to inspect all deliveries for possible damage, correct quantities and to note any discrepancies on the freight bill PRIOR to signing the delivery receipt provided by the driver. All damage claims MUST be recorded on the delivery receipt and reported within 48 hours of delivery. The Park Catalog does NOT GUARANTEE replacements parts or products FREE of charge due to concealed or unreported damages.

### Assembly May Be Required:

Most of our product's ship Knocked down and on commercial pallets to minimize freight damages and reduce freight cost.

### CANCELLATIONS:

No order can be cancelled unless first authorized and confirmed in writing by The Park Catalog Team. Made-to-Order items already in production may not be cancelled. If a cancellation is authorized, charges may apply based on the stage the order is in.

### RETURNS:

We will accept returns of unopened/unused products, up to 30 days from the shipping date, subject to ALL the following terms and conditions:

- **Approval:** Written approval and instructions must be issued by our Customer Service Department before any merchandise can be returned.
- **Shipping Returns:** All merchandise must be returned in its original packaging, freight Prepaid. No Collect shipments are accepted.
- **Re-Stocking & Shipping Fees:** The customer is responsible for a minimum 25% re-stocking fee and all related shipping charges on product returned for reasons other than damage or defect. Original shipping charges will not be refunded.
- **Online Orders:** For online orders, The Park Catalog is not responsible if the customer orders incorrect product or colors. All return and restock fees apply.
- **Personalized** - These items are **NOT** eligible for return unless a defect in manufacturing is presented to us with pictures prior to return.
- **Refunds:** refunds will be issued on returned merchandise **AFTER** shipment is received and inspected at our warehouse and the goods are deemed to be resaleable and free of damages.

### Payment options:

**Credit Card:** To maintain a safe environment for credit card transactions, we utilize a credit card processing company that partners with companies who transmit or process card information in a secure environment which complies with the Payment Card Industry Data Security Standard (PCI DSS). In compliance with the payment card industry data security standards, The Park Catalog cannot accept credit card payment information via Email/Fax/US Mail/Telephone/Voice Mail. A secure payment link will be sent via email to allow your transaction to be completed.

**Check:** Payable to Highland Products Group or The Park Catalog, 931 Village Blvd Ste 905-354, West Palm Beach, FL 33409

**ACH:** You will find ACH/Wire information on the pages following your proposal

**Purchase Order:** We accept purchase orders from Government/Municipal entities, Public Schools, non-private Colleges, and Universities to name a few. All other customer types must speak with a sales representative for qualifications to utilize a purchase order.

### Force Majeure:

No Party to this Agreement shall be responsible for any delays or failure to perform any obligation under this agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbances, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

To accept this proposal:

Sign Here: \_\_\_\_\_ Date: \_\_\_\_\_



To Whom It May Concern:

This is in response to your request for a W-9 from a single member LLC, disregarded for income tax purposes. All receipts and federal taxes for this entity are reported on a consolidated tax return under Playcore Group, Inc & Subsidiaries, federal identification number (FEIN) 82-2297804, and as such, we will not require a 1099 issued since we are a U. S. corporation.

Please find the following enclosed documents:

- A W-9 for Playcore Group, Inc & Subsidiaries with FEIN 82-2297804. Lines 5, 6, and 7 all list the business address, name, and FEIN of the disregarded LLC entity.

**Aside from making a 1099 determination for federal income tax, the LLC's name and address should be used for *all other business purposes* including, but not limited to: invoicing, licensing, signing / executing contracts, creating customer / vendor accounts, etc.**

Should you have any questions regarding the attached, please do not hesitate to reach out to our department at [tax@playcore.com](mailto:tax@playcore.com).

Sincerely,

Scott Hooker  
Senior Tax Accountant  
[shooker@playcore.com](mailto:shooker@playcore.com)  
**PLAYCORE**  
Building communities through play

**Request for Taxpayer  
Identification Number and Certification**

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give form to the  
requester. Do not  
send to the IRS.

**Before you begin.** For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) <b>PlayCore Group, Inc.</b>	
	<b>2</b> Business name/disregarded entity name, if different from above. <b>Highland Products Group LLC DBA The Park Catalog (FEIN 82-0888519)</b>	
	<b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) <u>5</u>  Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) <u>N/A</u>  (Applies to accounts maintained outside the United States.)
	<b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/>	
	<b>5</b> Address (number, street, and apt. or suite no.). See instructions. <b>931 Village Blvd STE 905-354</b>	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <b>West Palm Beach, FL 33409</b>		
<b>7</b> List account number(s) here (optional)		

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>	
<div></div>	<div></div>
<b>or</b>	
<b>Employer identification number</b>	
<div>8</div>	<div>2</div>
<div>-</div>	<div>2</div>
<div>2</div>	<div>9</div>
<div>7</div>	<div>8</div>
<div>0</div>	<div>4</div>

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person 	Date <u>2/5/2025</u>
------------------	--	----------------------

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**What's New**

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



November 27, 2023

To Whom It May Concern:

This letter is to confirm that **Playcore Wisconsin Inc DBA Highland** maintains a Demand Deposit Account with Fifth Third Bank.

Account Name: **Highland**

Account Type: Commercial Analyzed DDA

Account Number: 7361880227

Routing Number for ACH: 064103833

Routing Number for Wire Transfers: 042000314

Swift Code for International Wires: FTBCUS3CXXX

Sincerely,

A handwritten signature in black ink that reads 'Amanda Robertson'.

Amanda Robertson

Client Advisor

Fifth Third Bank

424 Church St Suite 600

Nashville, TN 37219

615-687-3162

*E.*

# ESTIMATE



## Prepared For

Bannon Lakes CDD  
435 Bannon Lakes Blvd  
St Augustine, Florida 32095  
(904) 660-3669

## 2 Men Concrete

11001 old Saint Augustine Rd, Apartment 2110  
Jacksonville, Florida 32257  
Phone: (904) 404-6889  
Email: 2menconcretejax@gmail.com

Estimate # 2093

Date 12/29/2025

## Description

---

### Concrete Slab

Level and prep area, pour new concrete (2" Concrete base, to 6" concrete Slab, +3000PSI) , broom finish and clean.

Measurements: 10'x14'

Total Area: 140 sf

---

### Warranty Concrete

1-year guarantee for concrete services, this guarantee can be used for any signs that the durability of the work has been affected. The date begins after the last receipt of the final payment that must be collected at the end of the service.

---

### Total Prices

The total price includes tax, materials, labor and transportation of disposals.

The deposit is collected when the job is already started, 50% and the rest when is finish.

Insurances and licenses from the company is attached with this document you will find scrolling down the estimate.

---

<b>Subtotal</b>	\$2,565.00
<b>Total</b>	<b>\$2,565.00</b>
<b>Deposit Due</b>	<b>\$1,282.50</b>

By signing this document, the customer agrees to the services and conditions outlined in this document.

---

Bannon Lakes CDD



*EIGHTH ORDER OF BUSINESS*

*D.*



## **Amenity & Operations Manager's Reports**

**Date of report: 1/20/2026**

**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 (2<sup>nd</sup> Friday Monthly)
- Saturday: Zumba 9:00am-10:00pm

#### **Upcoming & Completed Events**

- January 10<sup>th</sup> – Polar Bear 10:00am-1:00pm
- January 24<sup>th</sup> – Blood Drive 9:00am-2:00pm

## Operations Manager Updates

### Completed Projects

- ◊ Removed roof tar off the patio and stairs
- ◊ Cleaned windows on the Fitness Center and Clubhouse
- ◊ Pressure washed patio and patio furniture
- ◊ Continued Treatment of all CDD Ponds (algae concerns)
- ◊ Onsite staff continues to work to deter Ducks and Geese from the Amenity Center

## *ELEVENTH ORDER OF BUSINESS*

*A.*

***Bannon Lakes***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2025***



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11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>
13	<u>Check Register Summary</u>



**Bannon Lakes**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account - Hancock	\$ 519,918	\$ -	\$ -	\$ 6,482	\$ 526,400
Due from General Fund	-	292,364	-	-	292,364
Due from Capital Fund	-	-	-	-	-
Due from Developer	-	-	-	-	-
Due from Capital Reserve	23,021	-	-	-	23,021
Due from Governmental Units	-	-	-	-	-
<b>Investments:</b>					
State Board of Administration (SBA)	79,062	-	-	911	79,974
<b>Series 2016</b>					
Reserve	-	370,375	-	-	370,375
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	195,704	-	-	195,704
Prepayment	-	-	-	-	-
Construction	-	-	-	-	-
<b>Series 2021</b>					
Reserve	-	206,950	-	-	206,950
Interest	-	88	-	-	88
Prepayment	-	6	-	-	6
Revenue	-	79,027	-	-	79,027
Sinking	-	549	-	-	549
Construction	-	-	34,915	-	34,915
<b>Series 2022</b>					
Reserve	-	259,400	-	-	259,400
Revenue	-	120	-	-	120
Interest	-	61,572	-	-	61,572
Prepayment	-	4	-	-	4
Sinking	-	600	-	-	600
Construction	-	-	907,057	-	907,057
Prepaid Expenses	-	-	-	-	-
Deposits	50	-	-	-	50
<b>Total Assets</b>	<b>\$ 622,051</b>	<b>\$ 1,466,758</b>	<b>\$ 941,972</b>	<b>\$ 7,393</b>	<b>\$ 3,038,175</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 4,649	\$ -	\$ -	\$ -	\$ 4,649
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due to General Fund	-	-	-	23,021	23,021
Due to Capital Reserve	-	-	-	-	-
Due to Other	-	-	-	6,000	6,000
Due to Debt Service - Series 2016	129,069	-	-	-	129,069
Due to Debt Service - Series 2021	72,716	-	-	-	72,716
Due to Debt Service - Series 2022	90,579	-	-	-	90,579
<b>Total Liabilities</b>	<b>\$ 297,013</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,021</b>	<b>\$ 326,034</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ -	\$ -	-	\$ -	\$ -
Deposits	50	-	-	-	50
<b>Restricted for:</b>					
Debt Service	-	1,466,758	-	-	1,466,758
Capital Project	-	-	941,972	-	941,972
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	-	(21,628)	(21,628)
Capital Reserves	-	-	-	-	-
Unassigned	324,989	-	-	-	324,989
<b>Total Fund Balances</b>	<b>\$ 325,039</b>	<b>\$ 1,466,758</b>	<b>\$ 941,972</b>	<b>\$ (21,628)</b>	<b>\$ 2,712,141</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 622,051</b>	<b>\$ 1,466,758</b>	<b>\$ 941,972</b>	<b>\$ 7,393</b>	<b>\$ 3,038,175</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments - Tax Roll	\$ 1,087,348	\$ 190,468	\$ 190,468	\$ -
Interest	15,000	3,750	1,170	(2,580)
Facility Revenue	2,500	1,100	1,100	-
Commercial	2,436	-	-	-
<b>Total Revenues</b>	<b>\$ 1,107,284</b>	<b>\$ 195,318</b>	<b>\$ 192,787</b>	<b>\$ (2,531)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	3,000	\$ 2,800	\$ 200
PR-FICA	918	230	214	15
Engineering	10,000	2,500	388	2,113
Attorney	18,000	4,500	1,354	3,146
Annual Audit	4,015	-	-	-
Assessment Administration	8,348	8,348	8,348	-
Arbitrage Rebate	1,800	-	-	-
Dissemination Agent	10,029	2,507	2,507	-
Trustee Fees	18,700	6,450	6,450	-
Management Fees	57,974	14,493	14,494	-
Information Technology	2,123	531	531	-
Website Maintenance	1,415	354	354	-
Telephone	200	50	152	(102)
Postage & Delivery	750	188	578	(391)
Meeting Room Rental	1,000	250	-	250
Insurance General Liability/Public Officials	8,971	8,971	7,885	1,086
Printing & Binding	1,000	250	185	66
Legal Advertising	1,000	250	209	41
Other Current Charges	500	125	318	(193)
Office Supplies	250	63	2	61
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 159,167</b>	<b>\$ 53,234</b>	<b>\$ 46,942</b>	<b>\$ 6,291</b>

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Amenity Center Expenditures</b>				
Insurance	\$ 30,581	\$ 30,581	\$ 27,946	\$ 2,635
<b>Utilities</b>				
Phone/Internet/Cable	4,300	1,075	954	121
Electric	25,000	6,250	6,082	168
Water/Irrigation	15,000	3,750	2,656	1,094
Refuse	4,266	1,067	1,046	20
<b>Security</b>				
Security Monitoring	6,694	1,724	1,724	-
Off-Duty Security - RollKall	12,000	3,000	9,228	(6,228)
Access Cards	1,000	-	-	-
<b>Management Contracts</b>				
Facility Management	81,467	20,367	20,367	-
Facility Attendant	8,820	2,205	84	2,121
Field Mgmt / Admin	30,000	7,500	7,500	-
Pool Maintenance	14,865	3,716	3,716	-
Pool Chemicals	12,679	3,170	2,914	255
Janitorial	10,188	2,547	2,457	90
Janitorial Supplies	1,840	460	-	460
Facility Maintenance	40,000	10,000	7,355	2,645
Repairs & Maintenance	55,000	13,750	7,704	6,046
Special Events	15,000	994	994	-
Holiday Decorations	5,000	3,925	3,925	-
Fitness Center Repairs/Supplies	7,000	1,750	1,601	149
Office Supplies	1,500	375	334	41
ASCAP/BMI Licenses	500	-	-	-
Pest Control	3,800	950	780	170
Nuisance Animal Control	4,788	2,247	2,247	-
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 391,288</b>	<b>\$ 121,403</b>	<b>\$ 111,615</b>	<b>\$ 9,787</b>
<b>Grounds Maintenance</b>				
Hydrology Quality/Mitigation	\$ 28,000	\$ 6,900	\$ 6,900	\$ -
Landscape Maintenance	188,916	47,229	47,229	-
Landscape Contingency	45,000	1,260	1,260	-
Tree Removals	15,000	-	-	-
Lake Maintenance	10,234	2,558	2,460	98
Grounds Maintenance	19,600	4,127	4,127	-
Pump Repairs	10,000	-	-	-
Streetlights	13,000	3,250	1,989	1,261
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	3,631	3,631	-
Miscellaneous	5,000	-	-	-
Reclaim Water	40,000	10,000	11,303	(1,303)
Storm Cleanup	4,000	-	-	-
Capital Reserve	158,079	-	-	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 556,829</b>	<b>\$ 78,955</b>	<b>\$ 78,898</b>	<b>\$ 57</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 948,117</b>	<b>\$ 200,357</b>	<b>\$ 190,513</b>	<b>\$ 9,844</b>
<b>Total Expenditures</b>	<b>\$ 1,107,284</b>	<b>\$ 253,591</b>	<b>\$ 237,456</b>	<b>\$ 16,135</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (44,669)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (44,669)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 369,708</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 325,039</b>	

**Bannon Lakes**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 63,592	\$ 126,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	190,468
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	636	268	267	-	-	-	-	-	-	-	-	-	1,170
Facility Revenue	600	-	500	-	-	-	-	-	-	-	-	-	1,100
Miscellaneous	-	-	49	-	-	-	-	-	-	-	-	-	49
<b>Total Revenues</b>	<b>\$ 1,236</b>	<b>\$ 63,860</b>	<b>\$ 127,691</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>192,787</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800
PR-FICA	61	77	77	-	-	-	-	-	-	-	-	-	214
Engineering	388	-	-	-	-	-	-	-	-	-	-	-	388
Attorney	1,354	-	-	-	-	-	-	-	-	-	-	-	1,354
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	836	836	836	-	-	-	-	-	-	-	-	-	2,507
Trustee Fees	6,450	-	-	-	-	-	-	-	-	-	-	-	6,450
Management Fees	4,831	4,831	4,831	-	-	-	-	-	-	-	-	-	14,494
Information Technology	177	177	177	-	-	-	-	-	-	-	-	-	531
Website Maintenance	118	118	118	-	-	-	-	-	-	-	-	-	354
Telephone	49	89	14	-	-	-	-	-	-	-	-	-	152
Postage & Delivery	138	326	115	-	-	-	-	-	-	-	-	-	578
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability/Public Officials	7,885	-	-	-	-	-	-	-	-	-	-	-	7,885
Printing & Binding	101	63	21	-	-	-	-	-	-	-	-	-	185
Legal Advertising	71	69	69	-	-	-	-	-	-	-	-	-	209
Other Current Charges	308	10	-	-	-	-	-	-	-	-	-	-	318
Office Supplies	1	0	1	-	-	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 32,091</b>	<b>\$ 7,595</b>	<b>\$ 7,257</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>46,942</b>

**Operations & Maintenance**

**Amenity Center Expenditures**

Insurance	\$ 27,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,946
Utilities													
Phone/Internet/Cable	318	318	318	-	-	-	-	-	-	-	-	-	954
Electric	1,846	1,668	2,568	-	-	-	-	-	-	-	-	-	6,082
Water/Irrigation	703	974	980	-	-	-	-	-	-	-	-	-	2,656
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	307	369	371	-	-	-	-	-	-	-	-	-	1,046
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Monitoring	575	575	575	-	-	-	-	-	-	-	-	-	1,724
Off-Duty Security - RollKall	4,281	2,344	2,604	-	-	-	-	-	-	-	-	-	9,228
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Contracts													
Facility Management	6,789	6,789	6,789	-	-	-	-	-	-	-	-	-	20,367
Facility Attendant	84	-	-	-	-	-	-	-	-	-	-	-	84
Field Mgmt / Admin	2,500	2,500	2,500	-	-	-	-	-	-	-	-	-	7,500

**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	1,239	-	-	-	-	-	-	-	-	-	3,716
<b>Continued Amenity Center Expenditures</b>													
Pool Chemicals	1,105	435	1,374	-	-	-	-	-	-	-	-	-	2,914
Janitorial	819	819	819	-	-	-	-	-	-	-	-	-	2,457
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	3,850	3,447	59	-	-	-	-	-	-	-	-	-	7,355
Repairs & Maintenance	6,542	891	271	-	-	-	-	-	-	-	-	-	7,704
Special Events	-	994	-	-	-	994	-	-	-	-	-	-	994
Holiday Decorations	-	3,925	-	-	-	-	-	-	-	-	-	-	3,925
Fitness Center Repairs/Supplies	246	109	1,247	-	-	-	-	-	-	-	-	-	1,601
Surety Bond	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	291	43	-	-	-	-	-	-	-	-	-	-	334
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	-	-	-	-	-	-	-	-	-	780
Nuisance Animal Control	249	249	1,749	-	-	-	-	-	-	-	-	-	2,247
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 59,948</b>	<b>\$ 27,947</b>	<b>\$ 23,721</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>111,615</b>
<b>Grounds Maintenance</b>													
Hydrology Quality/Mitigation	\$ 6,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,900
Landscape Maintenance	15,743	15,743	15,743	-	-	-	-	-	-	-	-	-	47,229
Landscape Contingency	-	405	855	-	-	-	-	-	-	-	-	-	1,260
Lake Maintenance	820	820	820	-	-	-	-	-	-	-	-	-	2,460
Grounds Maintenance	1,633	2,494	-	-	-	-	-	-	-	-	-	-	4,127
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	994	994	-	-	-	-	-	-	-	-	-	-	1,989
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	3,631	-	-	-	-	-	-	-	-	-	-	-	3,631
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	2,374	4,009	4,919	-	-	-	-	-	-	-	-	-	11,303
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 32,095</b>	<b>\$ 24,466</b>	<b>\$ 22,337</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>78,898</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 92,043</b>	<b>\$ 52,412</b>	<b>\$ 46,058</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>190,513</b>
<b>Total Expenditures</b>	<b>\$ 124,133</b>	<b>\$ 60,007</b>	<b>\$ 53,315</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>237,456</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (122,897)</b>	<b>\$ 3,853</b>	<b>\$ 74,376</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(44,669)</b>
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (122,897)</b>	<b>\$ 3,853</b>	<b>\$ 74,376</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(44,669)</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 740,176	\$ 129,069	\$ 129,069	\$ -
Interest Income	30,000	7,500	8,448	948
<b>Total Revenues</b>	<b>\$ 770,176</b>	<b>\$ 136,569</b>	<b>\$ 137,516</b>	<b>\$ 948</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 254,050	\$ 254,050	\$ 254,050	\$ -
Principal - 11/01	230,000	230,000	230,000	-
Special Call - 11/01	-	-	25,000	(25,000)
Interest - 5/01	248,875	-	-	-
<b>Total Expenditures</b>	<b>\$ 732,925</b>	<b>\$ 484,050</b>	<b>\$ 509,050</b>	<b>\$ (25,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 37,251</b>	<b>\$ (347,481)</b>	<b>\$ (371,534)</b>	<b>\$ 25,948</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 37,251</b>	<b>\$ (347,481)</b>	<b>\$ (371,534)</b>	<b>\$ 25,948</b>
<b>Fund Balance - Beginning</b>	<b>\$ 660,772</b>		<b>\$ 1,066,682</b>	
<b>Fund Balance - Ending</b>	<b>\$ 698,023</b>		<b>\$ 695,148</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 416,052	\$ 72,716	\$ 72,716	\$ -
Interest Income	15,000	3,750	3,442	(308)
<b>Total Revenues</b>	<b>\$ 431,052</b>	<b>\$ 76,466</b>	<b>\$ 76,157</b>	<b>\$ (308)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 124,138	\$ 124,138	\$ 124,138	\$ -
Special Call - 11/01	-	-	5,000	(5,000)
Principal - 5/01	165,000	-	-	-
Interest - 5/01	124,138	-	-	-
<b>Total Expenditures</b>	<b>\$ 413,275</b>	<b>\$ 124,138</b>	<b>\$ 129,138</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 17,777</b>	<b>\$ (47,672)</b>	<b>\$ (52,980)</b>	<b>\$ 4,692</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 17,777</b>	<b>\$ (47,672)</b>	<b>\$ (52,980)</b>	<b>\$ 4,692</b>
<b>Fund Balance - Beginning</b>	<b>\$ 198,003</b>		<b>\$ 412,316</b>	
<b>Fund Balance - Ending</b>	<b>\$ 215,781</b>		<b>\$ 359,335</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 520,023	\$ 90,579	\$ 90,579	-
Interest Income	15,000	3,750	4,068	318
<b>Total Revenues</b>	<b>\$ 535,023</b>	<b>\$ 94,329</b>	<b>\$ 94,648</b>	<b>\$ 318</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 168,859	\$ 168,859	\$ 168,859	\$ -
Special Call - 11/01	-	-	5,000	(5,000)
Principal - 5/01	180,000	-	-	-
Interest - 5/01	168,859	-	-	-
<b>Total Expenditures</b>	<b>\$ 517,719</b>	<b>\$ 168,859</b>	<b>\$ 173,859</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 17,305</b>	<b>\$ (74,530)</b>	<b>\$ (79,212)</b>	<b>\$ 5,318</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 17,305</b>	<b>\$ (74,530)</b>	<b>\$ (79,212)</b>	<b>\$ 5,318</b>
<b>Fund Balance - Beginning</b>	<b>\$ 226,230</b>		<b>\$ 491,486</b>	
<b>Fund Balance - Ending</b>	<b>\$ 243,535</b>		<b>\$ 412,275</b>	



**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 December 31, 2025**

	Series	Series
	2021	2022
<b>Revenues</b>		
Interest Income	\$ 321	\$ 8,350
<b>Total Revenues</b>	<b>\$ 321</b>	<b>\$ 8,350</b>
<b>Expenditures:</b>		
Capital Outlay	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 321</b>	<b>\$ 8,350</b>
<b>Other Financing Sources/(Uses)</b>		
Transfer In/(Out)	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 321</b>	<b>\$ 8,350</b>
<b>Fund Balance - Beginning</b>	<b>\$ 34,593</b>	<b>\$ 898,707</b>
<b>Fund Balance - Ending</b>	<b>\$ 34,915</b>	<b>\$ 907,057</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 158,079	\$ -	\$ -	\$ -
POA Contribution	-	-	-	-
Interest	2,500	625	9	(616)
<b>Total Revenues</b>	<b>\$ 160,579</b>	<b>\$ 625</b>	<b>\$ 9</b>	<b>\$ (616)</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	10,000	-	-	-
Roof Replacement	80,000	48,021	48,021	-
Other Service Charges	840	210	246	(36)
<b>Total Expenditures</b>	<b>\$ 90,840</b>	<b>\$ 48,231</b>	<b>\$ 48,267</b>	<b>\$ (36)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 69,739</b>		<b>\$ (48,257)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 69,739</b>		<b>\$ (48,257)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 34,977</b>		<b>\$ 26,630</b>	
<b>Fund Balance - Ending</b>	<b>\$ 104,716</b>		<b>\$ (21,628)</b>	

**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)
Less: November 1, 2025	(\$230,000)
Less: November 1, 2025 (Prepayment)	(\$25,000)
<b>Current Bonds Outstanding</b>	<b>\$9,930,000</b>

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)
Less: November 1, 2025 (Prepayment)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$6,780,000</b>

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)
Less: November 1, 2025 (Prepayment)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$8,720,000</b>

<b>Total Bonds Outstanding</b>	<b>\$25,430,000</b>
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*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	2,279,751.56	129,068.89	72,715.65	90,579.21	190,467.80	482,831.53

## TAX ROLL RECEIPTS

[illegible]

PERCENT COLLECTED TAX ROLL	17.48%	17.48%	17.48%	17.48%	17.48%
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*C.*

**Bannon Lakes**  
**Community Development District**  
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
10/1/2025 - 10/31/2025	1865-1884	\$80,006.87	
11/1/2025 - 11/30/2025	1885-1908	68,053.76	
12/1/2025 - 12/31/2025	1909-1929	61,929.16	
<b>Total General Fund Checks</b>			<b>\$209,989.79</b>
Capital Reserve			
10/1/2025 - 10/31/2025	41	\$25,000.00	
<b>Total Capital Reserve Checks</b>			<b>\$25,000.00</b>
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	3,077.23	
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	1,053.77	
10/29/25	RollKall	781.20	
10/31/25	RollKall	781.20	
11/5/25	AT&T	74.90	
11/6/25	Republic Services	368.92	
11/10/25	RollKall	781.20	
11/17/25	RollKall	781.20	
11/18/25	SJCUD	4,983.35	
11/18/25	AT&T	243.08	
11/20/25	IRS FICA Payment	153.00	
11/21/25	RollKall	781.20	
11/25/25	FPL	2,661.93	
11/28/25	Wells Fargo Credit Card	1,739.61	
12/1/25	RollKall	520.80	
12/8/25	AT&T	74.90	
12/9/25	Republic Services	370.75	
12/15/25	RollKall	781.20	
12/18/25	IRS FICA Payment	153.00	
12/19/25	SJCUD	5,898.89	
12/22/25	RollKall	1,302.00	
12/22/25	AT&T	243.08	
12/23/25	FPL	2,568.48	
12/29/25	Wells Fargo Credit Card	371.94	
<b>Total Paid Electronically</b>			<b>\$37,026.89</b>
<b>Total Paid Checks and Electronically</b>			<b>\$272,016.68</b>

\* 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

AP300R  
\*\*\* CHECK NOS. 001885-001929

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
BANNON LAKES - GENERAL FUND  
BANK A BANNON LAKES-GENERAL

RUN 1/12/26

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		11/01/25 271	202511 320-57200-34000		*	6,788.92	
			NOV FACILITY MANAGEMENT				
		11/01/25 271	202511 320-57200-60000		*	235.07	
			TELESCOPIC POOL POLE				
		11/01/25 271	202511 320-57200-45210		*	74.65	
			POOL CHEMS-NATRL ENZYMES				
				RIVERSIDE MANAGEMENT SERVICES INC			10,837.39 001902
11/18/25 00126		11/15/25 00100297	202511 330-53800-46100		*	151.00	
			PET WASTE BAGS/LINERS				
				DOODYCALLS OF JACKSONVILLE FL			151.00 001903
11/18/25 00125		11/11/25 194183	202510 310-51300-31100		*	387.50	
			OCT ENGINEERING SERVICES				
				MATTHEWS DESIGN GROUP LLC			387.50 001904
11/18/25 00019		11/13/25 13129563	202511 320-57200-45210		*	190.00	
			SODIUM BICARBONATE				
		11/13/25 13129563	202511 320-57200-45210		*	75.00	
			STABILIZER/CYA-BAG				
				POOLSURE			265.00 001905
11/18/25 00014		11/14/25 273	202510 320-57200-45100		*	3,333.00	
			FACILITY MAINTENANCE-OCT				
		11/14/25 273	202510 330-53800-46100		*	1,633.00	
			GROUPS MAINTENANCE-OCT				
		11/14/25 273	202510 320-57200-60000		*	1,639.62	
			REPAIRS & MAINTENANCE-OCT				
				RIVERSIDE MANAGEMENT SERVICES INC			6,605.62 001906
11/18/25 00026		11/17/25 11172025	202511 310-51300-42000		*	239.04	
			2025 REAL ESTATE POSTAGE				
				ST. JOHNS COUNTY TAX COLLECTOR			239.04 001907
11/18/25 00132		10/16/25 7931496	202510 310-51300-32300		*	1,250.00	
			CUSTODY ACCOUNT FEE				
				US BANK			1,250.00 001908
12/02/25 00126		11/19/25 00100298	202511 330-53800-46100		*	1,000.00	
			(4) PET WASTE STATIONS				
				DOODYCALLS OF JACKSONVILLE FL			1,000.00 001909
12/02/25 00122		12/01/25 763288	202512 320-57200-34500		*	574.59	
			VIDEO MONITORING - JAN26				
				HIDDEN EYES LLC			574.59 001910
				BANL -BANNON LAKES- TLEE			

AP300R  
\*\*\* CHECK NOS. 001885-001929

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
BANNON LAKES - GENERAL FUND  
BANK A BANNON LAKES-GENERAL

RUN 1/12/26

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/02/25	00030	11/20/25 1212108	202511 320-57200-54500	NOV PEST CONTROL	*	160.00	
		11/20/25 1212108	202511 320-57200-54500	NOV RODENT CONTROL	*	100.00	
				FREEDOM PEST CONTROL			260.00 001911
12/02/25	00128	12/01/25 262173	202512 320-57200-45300	DEC JANITORIAL SERVICES	*	819.00	
				HIGH TECH COMMERCIAL CLEANING			819.00 001912
12/02/25	00078	11/21/25 3657651	202510 310-51300-31500	OCT GENERAL COUNSEL	*	1,354.15	
				KUTAK ROCK LLP			1,354.15 001913
12/02/25	00078	11/21/25 3657609	202508 310-51300-31500	AUG GENERAL COUNSEL	*	2,570.00	
		11/21/25 3657609	202509 310-51300-31500	SEP GENERAL COUNSEL	*	2,386.60	
				KUTAK ROCK LLP			4,956.60 001914
12/02/25	00017	12/01/25 328593B	202512 330-53800-46800	DEC LAKE MAINTENANCE	*	820.00	
				THE LAKE DOCTORS INC			820.00 001915
12/02/25	00131	11/22/25 MDR145-4	202511 300-13100-10500	TONGUE & GROVE REPLACEMNT	*	3,450.00	
				NK ROOFING CORPORATION			3,450.00 001916
12/02/25	00074	12/01/25 38442	202512 320-57200-54510	WILDLIFE MANAGEMENT-DEC	*	249.00	
				QUICK CATCH INC			249.00 001917
12/09/25	00080	12/05/25 120525	202512 320-57200-60000	REPLED OUTDOOR GFCI OUTLT	*	155.00	
				ALFRED W GROVER			155.00 001918
12/09/25	00116	11/30/25 187488	202510 330-53800-46000	MITIGATION MOITORING RPT	*	1,200.00	
				BIO-TECH CONSULTING INC			1,200.00 001919
12/09/25	00116	11/30/25 187489	202510 330-53800-46000	BI-ANN MAINT-MITIGATION	*	2,400.00	
		11/30/25 187489	202510 330-53800-46000	SJRWMD-ON SITE MEETING	*	1,200.00	
				BIO-TECH CONSULTING INC			3,600.00 001920

BANL -BANNON LAKES- TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
12/09/25	00116	11/30/25	187490	202510	330	53800	46000			*	2,100.00		
			QUARTERLY MAINT-PONDS										
									BIO-TECH CONSULTING INC			2,100.00	001921
12/09/25	00092	11/30/25	7454156	202511	310	51300	48000			*	68.64		
			NOTICE OF MEETING-11/18										
									GANNETT FLORIDA LOCALIQ			68.64	001922
12/09/25	00003	12/01/25	140	202512	310	51300	34000			*	4,831.17		
			DEC MANAGEMENT FEES										
		12/01/25	140	202512	310	51300	53000			*	117.92		
			DEC WEBSITE ADMIN										
		12/01/25	140	202512	310	51300	35100			*	176.92		
			DEC INFORMATION TECH										
		12/01/25	140	202512	310	51300	31600			*	835.75		
			DEC DISSEMINATION SVCS										
		12/01/25	140	202512	310	51300	51000			*	.60		
			OFFICE SUPPLIES										
		12/01/25	140	202512	310	51300	42000			*	114.68		
			POSTAGE										
		12/01/25	140	202512	310	51300	42500			*	20.85		
			COPIES										
		12/01/25	140	202512	310	51300	41000			*	13.79		
			TELEPHONE										
									GOVERNMENTAL MANAGEMENT SRVCS LLC			6,111.68	001923
12/09/25	00013	12/02/25	1181	202510	330	53800	46400			*	3,630.54		
			OCT IRRIGATION SVC/REPRS										
									LANDCARE GROUP INC			3,630.54	001924
12/09/25	00014	12/01/25	274	202512	320	57200	45200			*	1,238.75		
			DEC POOL MAINTENANCE SVCS										
		12/01/25	274	202512	320	57200	46001			*	2,500.00		
			DEC FIELD OPS MGMT										
		12/01/25	274	202512	320	57200	34000			*	6,788.92		
			DEC FACILITY MANAGEMENT										
		12/01/25	274	202512	320	57200	45210			*	149.29		
			POOL CHEMS-NATRL ENZYMES										
									RIVERSIDE MANAGEMENT SERVICES INC			10,676.96	001925
12/16/25	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	001926

BANL -BANNON LAKES- TLEE

AP300R  
\*\*\* CHECK NOS. 001885-001929

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
BANNON LAKES - GENERAL FUND  
BANK A BANNON LAKES-GENERAL

RUN 1/12/26

PAGE 6

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/16/25	00013	12/01/25 1165	202512 330-53800-46200		*	15,743.00	
			DEC LANDSCAPE MAINTENANCE				
				LANDCARE GROUP INC			15,743.00 001927
12/22/25	00030	12/16/25 1215745	202512 320-57200-54500		*	160.00	
			DEC PEST CONTROL				
		12/16/25 1215745	202512 320-57200-54500		*	100.00	
			DEC RODENT CONTROL				
				FREEDOM PEST CONTROL			260.00 001928
12/22/25	00014	12/17/25 275	202511 320-57200-45100		*	3,333.00	
			FACILITY MAINTENANCE-NOV				
		12/17/25 275	202511 330-53800-46100		*	1,307.00	
			GROUPS MAINTENANCE-NOV				
				RIVERSIDE MANAGEMENT SERVICES INC			4,640.00 001929
				TOTAL FOR BANK A		129,982.92	
				TOTAL FOR REGISTER		129,982.92	

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:				<b>\$574.59</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$574.59</b>

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	<b>\$574.59</b>

**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

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

**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](mailto: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><b>RECEIVED</b> <i>By Tara Lee at 3:08 pm, Sep 19, 2025</i></div>	819.00	819.00
Thank you for your business.		<b>Total</b>	\$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> <b>RECEIVED</b>  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

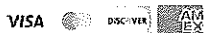
P.O. Number: OSKX

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

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>WILDLIFE MANAGEMENT</b>	-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](mailto: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
		<b>SUBTOTAL</b> \$360.00
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2025		4,831.17	4,831.17
Website Administration - October 2025		117.92	117.92
Information Technology - October 2025		176.92	176.92
Dissemination Agent Services - October 2025		835.75	835.75
Office Supplies		0.75	0.75
Postage		138.03	138.03
Copies		100.65	100.65
Telephone		49.34	49.34

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

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



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

\$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	
<b>Total for Bannon Lakes CDD</b>					<b>\$594.50</b>

Approved 10/10/25  
Jeff Johnson  
Irrigation Repairs  
1.330.53800.46400

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

**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	
<b>Total Labor</b>				<b>3,030.00</b>
<b>Total Due:</b>				<b>3,030.00</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	3,030.00	8,592.50	11,622.50
<b>Totals</b>	<b>3,030.00</b>	<b>8,592.50</b>	<b>11,622.50</b>

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | [www.matthews.dccm.com](http://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

**Invoice #:** 268  
**Invoice Date:** 10/1/2025  
**Due Date:** 10/1/2025  
**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 - October 2025		1,238.75	1,238.75
1.320.57200.46001 - Contract Administration - October 2025		2,500.00	2,500.00
1.320.57200.34000 - Facility Management - Bannock Lakes - October 2025		6,788.92	6,788.92
Pool Chemicals - Trichlor		979.44	979.44
Pool Repair: CMP Light Ring Adapter Install		320.97	320.97
Pool Chemicals - Bicarb		82.50	82.50
Pool Chemicals - Cyanuric Acid		43.34	43.34
<p>Alison Mossing 10-6-25</p>			

Alison Morsing  
10-6-25

Total	\$11,953.92
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Payments/Credits	\$0.00
------------------	--------

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

**RECEIVED**

**By Tara Lee at 10:52 am, Oct 07, 2025**

**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**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
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
<b>TOTAL</b>	<u>22.1</u>		

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

100123

TO Bannan Lakes CDD  
Dog Park

DATE 10/6/25

JOB NO.

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:	
<b>RECEIVED</b> By Tara Lee at 10:03 am, Oct 14, 2025		\$2400.00
	Credit:	
Complete		\$2472.00
Thank you		

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/>.

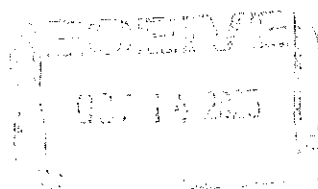
Date	Description	Amount
9/1/25	Balance Forward	\$0.00

## 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 <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

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

<b>Subtotal: AWO Items -</b>	<b>\$4,755.00</b>
------------------------------	-------------------

Roofing Project Total	\$79,632.00
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<b>Subtotal: Invoice</b>	<b>\$44,571.00</b>
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<b>Grand Total</b>	<b>\$44,571.00</b>
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**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:**

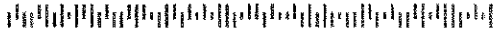
Neil Mahoney  
(904) 600-4840  
nmahoney@mightydogroofing.com



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](http://www.famsp permit.com/StJohnsCounty).

Please complete the registration application at [www.famsp permit.com/StJohnsCounty](http://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](http://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 #)

435 BANNON LAKES BLVD

City:

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 BLAKIE 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

- \$25.00 for Residential
- \$25.00 for Commercial

#### Annual Permit Renewal Fees

- \$25.00 for Residential
- \$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

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

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

- 1<sup>st</sup> 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 style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <b>RECEIVED</b>  <i>By Tara Lee at 9:57 am, Oct 27, 2025</i> </div>	

<b>Total</b>	\$300.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$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](mailto: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
<b>SUBTOTAL</b>		<b>\$260.00</b>
<b>TAX</b>		<b>\$0.00</b>
<b>AMT. PAID</b>		<b>\$0.00</b>
<b>TOTAL</b>		<b>\$260.00</b>
<b>AMOUNT DUE</b>		<b>\$260.00</b>

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*

**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

<b>TOTAL</b>	<u>144</u>
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<b>MILES</b>	<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>\$7.34</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**

<b>Bill To :</b> 122663
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095

<b>Invoice Date :</b> 10/16/2025	<b>Install Date :</b> 06/26/2017
<b>Service Order :</b> 041761	<b>Page :</b> 1 of 3
<b>Serviced At :</b> 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 >



**HEATING & COOLING, INC.**

**Since 1962**

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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**

<b>Bill To :</b> 122663
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095

<b>Invoice Date :</b> 10/16/2025	<b>Install Date :</b> 06/26/2017
<b>Service Order :</b> 041761	<b>Page :</b> 2 of 3
<b>Serviced At :</b> 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
<b>Total Parts for Unit</b>			1,732.00
<b>Total Labor for Unit</b>			0.00
Maintenance Contract :			449.00

See Over < 3 >



**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**

<b>Bill To : 122663</b>
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095

<b>Invoice Date : 10/16/2025</b>	<b>Install Date : 06/26/2017</b>
<b>Service Order : 041761</b>	<b>Page : 3 of 3</b>
<b>Serviced At : 122663</b>	
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**

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

**General Fund**

Date	Amount	Authorized By
November 1, 2025	\$7,999.67	Sheryl Fulks

Bannon Lakes CDD c/o BNY Mellon #37 DS 2016

ASAP	1-300-20700-10200
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[illegible]

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



**General Fund**

Date	Amount	Authorized By
November 1, 2025	\$4,496.60	Sheryl Fulks

Bannon Lakes CDD c/o BNY Mellon #76 DS 2021

ASAP	1-300-20700-10300
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APPROVED USE OF FUNDS REQUEST	
10/9/25 SJC TAX DIST INTEREST 3	32.58
10/28/25 SJC TAX DIST EXCESS FEES	4,464.02
	<u>4,496.60</u>

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

**General Fund**

Date	Amount	Authorized By
November 1, 2025	\$2,495.79	Sheryl Fulks

Bannon Lakes CDD c/o BNY Mellon #113 DS 2022

ASAP	1-300-26700-10400
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[illegible]

**Bannon Lakes Community Development District  
FY25 Assessment Receipts**

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	SERIES 2022 DEBT SERVICE ASMNT	O&M ASMNT	TOTAL 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	110,161.76	-	-	215,507.19	114,978.12	330,485.31
SUBTOTAL ADMIN O&M	110,161.76	-	-	215,507.19	114,978.12	330,485.31
TAX ROLL RECEIPTS	(36,662.91)	752,726.18	423,106.38	234,841.12	788,294.85	2,198,968.53
TOTAL RECEIPTS / DUE	73,498.85	752,726.18	423,106.38	450,348.31	903,272.97	2,529,453.84

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

**TAX ROLL RECEIPTS**

ST. JOHNS COUNTY DISTRIBUTION	DATE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/05/24	4,365.02	2,453.57	1,361.83	4,571.27	12,751.69
2	11/15/24	17,496.01	9,834.48	5,458.54	18,322.75	51,111.78
3	11/19/24	34,780.69	19,550.18	10,851.14	36,424.19	101,606.20
4	12/06/24	53,834.14	30,260.10	16,795.58	56,377.98	157,267.80
5	12/18/24	113,952.98	64,052.82	35,551.90	119,337.62	332,895.32
6	01/09/25	451,192.48	253,614.71	140,766.39	472,512.74	1,318,086.32
INTEREST 1	01/14/25	1,599.71	899.20	499.09	1,675.31	4,673.31
7	02/20/25	38,982.99	21,912.29	12,162.20	40,825.05	113,882.53
8	04/08/25	14,055.22	7,900.42	4,385.05	14,719.39	41,060.08
INTEREST 2	04/14/25	790.27	444.21	246.56	827.62	2,308.66
9 - Tax Sale	06/16/25	4,944.97	2,779.56	1,542.77	5,178.63	14,445.93
10	07/10/25	8,732.02	4,908.25	2,724.28	9,144.63	25,509.18
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	8,316.96	23,200.39
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		752,726.18	423,106.38	234,841.12	788,294.85	2,198,968.53

PERCENT COLLECTED DIRECT	0.00%	0.00%	75.00%	75.00%	75.00%
PERCENT COLLECTED TAX ROLL	101.70%	101.70%	101.70%	101.70%	101.70%
PERCENT COLLECTED	101.70%	101.70%	86.89%	97.29%	97.18%

34.2%      19.2%      10.7%      35.8%      100.0%

Envera

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

Invoice	
Invoice Number 762175	Date 11/03/2025
Customer Number 400558	Due Date 12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Bannon Lakes CDD	400558		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
3047 - CCTV - Bannon Lakes CDD - Bannon Lakes Blvd, Saint Augustine, FL				
1.00	Active Video Monitoring 12/01/2025 - 12/31/2025	1.00	\$206.00	\$206.00
1.00	Passive Standard Camera 12/01/2025 - 12/31/2025	1.00	\$128.75	\$128.75
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$239.84	\$239.84
Subtotal:				\$574.59
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$574.59

Approved 11/4/25  
Jeff Johnson  
Security  
1.320.57200.34500

**RECEIVED**  
By Tara Lee at 11:51 am, Nov 04, 2025

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	762175	Monitoring Services	\$574.59	\$574.59

Envera

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

Invoice	
Invoice Number 762175	Date 11/03/2025
Customer Number 400558	Due Date 12/01/2025

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



ACCOUNT NAME		ACCOUNT #	INV DATE
Bannon Lakes Cdd - Gms		764131	10/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007405417	Oct 1- Oct 31, 2025	\$71.36	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$71.36	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: NOVEMBER 30, 2025
Bannon Lakes Cdd - Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> 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. <b>All funds payable in US dollars.</b>

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or [smb@ccc.gannett.com](mailto: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
10/1/25	Balance Forward	\$152.24
10/21/25	PAYMENT - THANK YOU	-\$152.24

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/13/25	11686725	SAG St Augustine Record	Bannon Lakes Oct mtg	Bannon Lakes Oct mtg	\$71.36

**RECEIVED**

By Tara Lee at 1:09 pm, Nov 03, 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	\$71.36
Service Fee 3.99%	\$2.85
*Cash/Check/ACH Discount	-\$2.85
*Payment Amount by Cash/Check/ACH	\$71.36
Payment Amount by Credit Card	\$74.21

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bannon Lakes Cdd - Gms		764131		0007405417		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$71.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71.36
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$74.21
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

00007641310000000000000074054170000713667177

# 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:

SAG St Augustine Record 10/13/2025  
SAG staugustine.com 10/13/2025

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 10/13/2025

  
\_\_\_\_\_  
Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$71.36	
Tax Amount:	\$0.00	
Payment Cost:	\$71.36	
Order No:	11686725	# of Copies:
Customer No:	764131	1
PO #:	Bannon Lakes Oct mtg	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### **NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Bannon Lakes Community Development District will hold a workshop on **Tuesday October 21, 2025 at 6:00 p.m. at World Golf Village Renaissance Hotel, 500 S. Legacy Trail, St. Augustine, Florida 32092.** Immediately following will be with regular meeting of the Board of Supervisors. 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: 10/13/25 #11686725



# HIGH TECH

COMMERCIAL CLEANING

## Invoice

Date

Invoice #

11/1/2025

261286

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](mailto: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 November 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 10/21/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300</p> <p><b>RECEIVED</b> By Tara Lee at 8:13 am, Oct 27, 2025</p>	819.00	819.00
Thank you for your business.		Total	\$819.00

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

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

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**RECEIVED***By Tara Lee at 11:44 am, Oct 28, 2025*

Invoice No. 3642527  
2723-1

Re: General Counsel

## For Professional Legal Services Rendered

07/03/25	W. Haber	0.30	82.50	Review and respond to inquiry regarding Land Care agreement
07/09/25	W. Haber	1.30	357.50	Review correspondence and prepare pond conveyance agreement
07/10/25	W. Haber	3.90	1,072.50	Prepare for and participate in Board meeting
07/11/25	W. Haber	0.40	110.00	Review and revise claim for roof material
07/11/25	P. O'Bryant	0.50	122.50	Review correspondence from TAMKO; review documents
07/15/25	W. Haber	0.40	110.00	Confer with Oliver and prepare correspondence regarding statute of limitations for defect claim
07/16/25	W. Haber	0.40	110.00	Confer with Biagetti regarding status of roof defect claim and HOA billing
07/17/25	W. Haber	0.30	82.50	Review correspondence and confer with O'Bryant regarding defect claim
07/17/25	P. O'Bryant	0.30	73.50	Review correspondence with TAMKO



**KUTAK ROCK LLP**

Bannon Lakes CDD

October 24, 2025

Client Matter No. 2723-1

Invoice No. 3642527

Page 2

07/18/25	A. Cox	1.40	175.00	Review and prepare agreement for architectural design services with Basham & Lucas Design Group, Inc., and agreement for shade structure dog park
07/22/25	W. Haber	0.20	55.00	Review and respond to inquiry regarding theft
07/28/25	A. Cox	0.40	50.00	Prepare resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
07/28/25	W. Haber	0.30	82.50	Review and revise agreement for shade structure
07/29/25	A. Cox	0.20	25.00	Forward agreement for shade structure dog park installation with Southern Recreation to district manager
07/29/25	W. Haber	1.80	495.00	Prepare for and participate in work shop; confer with O'Bryant regarding contractor claims; respond to auditor inquiry
07/31/25	P. O'Bryant	3.40	833.00	Review documents from client; research claims issues against general contractor

TOTAL HOURS	15.50
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TOTAL FOR SERVICES RENDERED	\$3,836.50
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**DISBURSEMENTS**

Meals	13.63
Travel Expenses	111.67

TOTAL DISBURSEMENTS	<u>125.30</u>
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TOTAL CURRENT AMOUNT DUE	<u><u>\$3,961.80</u></u>
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**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 2025

Mr. Jim Oliver

Bannon Lakes CDD

Governmental Management Services – St. Augustine  
Suite 114

475 West Town Place

St. Augustine, FL 32092

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



**RECEIVED**

**By Tara Lee at 9:45 am, Oct 31, 2025**

Invoice No. 3642528

2723-2

Re: Project Construction

For Professional Legal Services Rendered

07/09/25	W. Haber	0.60	165.00	Confer with bond counsel regarding use of proceeds; confer with Biagetti regarding same
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TOTAL HOURS 0.60

TOTAL FOR SERVICES RENDERED \$165.00

TOTAL CURRENT AMOUNT DUE \$165.00

UNPAID INVOICES:

May 31, 2024	Invoice No. 3397436	110.00
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TOTAL DUE \$275.00

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

ACCOUNT NUMBER	DATE	BALANCE
723475	11/1/2025	\$820.00

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

00000000116522001000000032078000000008200064

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

<b>BANNON LAKES CDD</b>	<b>435 Bannan Lakes Blvd, St Augustine, FL</b>	<b>St Augustine, FL 32092</b>
<b>Invoice Due Date 11/11/2025</b>	<b>Invoice 320780B</b>	<b>PO #</b>

Invoice Date	Description	Quantity	Amount	Tax	Total
11/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

Approved 11/1/25  
Jeff Johnson  
Lake Maintenance  
1.330.53800.46800

**RECEIVED**  
**By Tara Lee at 8:18 am, Nov 03, 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

<b>Total Account Balance including this invoice:</b>	\$820.00	<b>This Invoice Total:</b>	\$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

LifeSafe Services LLC

+18887670050

acctsrec@lifesafeservices.com

www.lifesafeservices.com



## 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 # 111119103

DATE 11/01/2025

DUE DATE 12/01/2025

TERMS Net 30

### EQUIPMENT & SERVICES - EMERGENCY USE ONLY

Basic Service for Client-Owned Automated External  
Defibrillator (AED)  
Annual Billing

Remember... LifeSafe Services offers on-site safety  
training. Please contact us for more information!

QTY	RATE	AMOUNT
1	212.00	212.00

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

SUBTOTAL	212.00
TAX	0.00
TOTAL	212.00
BALANCE DUE	<b>\$212.00</b>

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

Please disregard this invoice if you have already  
submitted payment.

Approved 11/1/25  
Jeff Johnson  
Repairs and Maintenance  
1.320.57200.60000

Pay invoice

**RECEIVED**

**By Tara Lee at 8:21 am, Nov 03, 2025**

# INVOICE

## QUICK CATCH INC

12627 San Jose Blvd Suite 205  
Jacksonville, FL 32223

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



### Bill to

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

### Ship to

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

### Invoice details

P.O. Number: OSKX

Invoice no.: 38383

Terms: Net 14

Invoice date: 11/01/2025

Due date: 11/15/2025

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

Total

**\$249.00**

### Ways to pay



### Note to customer

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

Approved 11/1/25  
Jeff Johnson  
Nuisance Animal control  
1.320.57200.54510

View and pay

**RECEIVED**

**By Tara Lee at 8:20 am, Nov 03, 2025**

# INVOICE

## Bill To

Bannon Lakes CDD  
435 Bannon Lakes Blvd  
ST Augustine , Florida 32095  
(904) 907-1100

## Anything Under The Sun Services

185 East Bannerville Rd  
Palatka, Fl 32177  
Phone: (386) 972-3926  
Email: pondguys@yahoo.com  
Web: www.waterfeaturesandmore.com

Payment terms Due upon receipt  
Invoice # 14141  
Date 11/02/2025

## Description

Holiday Lighting  
installation of all existing holiday lighting

<b>Subtotal</b>	<b>\$3,925.18</b>
<b>Total</b>	<b>\$3,925.18</b>

Approved 11/10/25  
Jeff Johnson  
Holiday Decorations  
1.320.57200.45920

**RECEIVED**

**By Tara Lee at 12:55 pm, Nov 10, 2025**

By signing this document, the customer agrees to the services and conditions outlined in this document.

We require a deposit of 50% down to order materials with the balance due upon completion of installation.

Any needed electrical is the responsibility of the property owner.

A 10% restocking fee will be charged for any canceled orders.

Any unused materials will be removed from the premises by Anything Under The Sun Services, LLC.

Any invoices unpaid after 7 days will have a \$25.00 or 10% of total balance late fee added.

(Whichever is greater)

---

Bannon Lakes CDD

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

# Invoice

**Invoice #:** 139  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**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 - November 2025		4,831.17	4,831.17
Website Administration - November 2025		117.92	117.92
Information Technology - November 2025		176.92	176.92
Dissemination Agent Services - November 2025		835.75	835.75
Office Supplies		0.48	0.48
Postage		86.48	86.48
Copies		63.00	63.00
Telephone		88.80	88.80

**Total** \$6,200.52

**Payments/Credits** \$0.00

**Balance Due** \$6,200.52

**RECEIVED**

*By Tara Lee at 11:25 am, Nov 06, 2025*





35 Enterprise Drive  
Bunnell, FL 32110

# INVOICE

Invoice Number 1078  
Invoice Date 11/01/25  
Payment Terms Net 30  
PO Number  
Sales Rep David Jackson

## Bill To

Bannon Lakes CDD  
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 November 2025				\$15,743.00
<p>Approved 11/3/25 Jeff Johnson Landscape Maintenance 1.330.53800.46200</p>				
			Subtotal:	\$15,743.00
			Sales Tax:	\$0.00
			Invoice Total:	\$15,743.00
			Credits/Payments:	(\$0.00)
			Balance Due:	\$15,743.00

**RECEIVED**

*By Tara Lee at 1:26 pm, Nov 03, 2025*

Current

\$15,743.00

1-30 Days  
Past Due

\$0.00

31-60 Days  
Past Due

\$0.00

61-90 Days  
Past Due

\$0.00

90+ Days  
Past Due

\$0.00



35 Enterprise Drive  
Bunnell, FL 32110

# INVOICE

Invoice Number 1096  
Invoice Date 11/07/25  
Payment Terms Net 30  
PO Number  
Sales Rep David Jackson

## Bill To

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

## Property Address

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

Description	Qty / UOM	Rate	Ext. Price	Amount
<p>Remove dead trees from the berm along the International Golf Parkway.</p> <p>Misc Enhancement - 11/04/2025</p> <p>Approved 11/7/25 Jeff Johnson Landscape Contingency 1.330.57200.46210</p> <div> <b>RECEIVED</b>  <i>By Tara Lee at 2:53 pm, Nov 07, 2025</i> </div>				\$405.00
			Subtotal:	\$405.00
			Sales Tax:	\$0.00
			Invoice Total:	\$405.00
			Credits/Payments:	(\$0.00)
			Balance Due:	\$405.00

Current  
\$16,148.00

1-30 Days  
Past Due  
\$0.00

31-60 Days  
Past Due  
\$0.00

61-90 Days  
Past Due  
\$0.00

90+ Days  
Past Due  
\$0.00



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

**Invoice**

Date 11/5/2025  
Invoice # 131295632974

<b>Terms</b>	Net 20
<b>Due Date</b>	11/25/2025
<b>PO #</b>	
<b>Delivery Ticket #</b>	Sales Order #1356087
<b>Delivery Date</b>	11/5/2025
<b>Delivery Location</b>	Bannon Lakes Pool
<b>Customer #</b>	13BAN025

<b>Bill To</b>	<b>Ship To</b>
Riverside Management Services Bannon Lakes CDD 9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257	Bannon Lakes CDD 435 Bannon Lakes Blvd St. Augustine FL 32095

THANK YOU FOR YOUR BUSINESS!

Item ID	Item	Quantity	Units	Rate	Amount
160-050	Pool Acid bulk by Gallon	30	gal	\$3.19	\$95.70

**Subtotal** \$95.70

**Tax** \$0.00

**Total** \$95.70

**Amount Paid/Credit Applied** \$0.00

**Balance Due** \$95.70

Approved 11/7/25  
Jeff Johnson  
Pool Chemicals  
1.320.57200.45210

[Click Here to Pay Now](#)



**RECEIVED**

*By Tara Lee at 2:55 pm, Nov 07, 2025*



131295632974

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

# Invoice

Invoice #: 272  
Invoice Date: 10/31/2025  
Due Date: 10/31/2025  
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 October 2025	3	28.00	84.00
<i>Alison Moring</i> 11-7-25			

**RECEIVED**

By Tara Lee at 12:11 pm, Nov 07, 2025

**Total** \$84.00

**Payments/Credits** \$0.00

**Balance Due** \$84.00

**BANNON LAKES CDD**

**FACILITY ASSISTANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
3	Facility Assistant	\$ 28.00	\$ 84.00
	Covers October 2025		
	TOTAL DUE:		<u>\$ 84.00</u>

Facility Assistant 1.320.57200.34100

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/31/25	3	T.W.	Halloween Kick Off - set up, assist and clean up
<b>TOTAL</b>	<u>3</u>		

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

# Invoice

**Bill To:**

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

Invoice #: 271  
Invoice Date: 11/1/2025  
Due Date: 11/1/2025  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - November 2025		1,238.75	1,238.75
1.320.57200.46001 - Contract Administration - November 2025		2,500.00	2,500.00
1.320.57200.34000 - Facility Management - Bannon Lakes - November 2025		6,788.92	6,788.92
3- Piece Telescopic Pole		235.07	235.07
Pool Chemicals - Natural Pool Enzymes		74.65	74.65
<div>Alison Mossing 11-7-25</div>			

**Total** \$10,837.39

**Payments/Credits** \$0.00

**Balance Due** \$10,837.39

**RECEIVED**

By Tara Lee at 10:48 am, Nov 07, 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

November 11, 2025

Invoice #                      194183

Project                      0000002619.0000              Bannon Lakes CDD

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

- CDD Meeting
- Site Landscape Inspection
- Pedestrian Crossing Review with SJC and Traffic Engineer

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 October 31, 2025**

Phase                      0001              Engineering Services

	Hours	Rate	Amount	
Vice President of Production	1.00	290.00	290.00	
Project Administrator	.25	120.00	30.00	
Staff Surveyor	.50	135.00	67.50	
<b>Total Labor</b>				<b>387.50</b>
			<b>Total Due:</b>	<b>387.50</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	387.50	11,622.50	12,010.00
<b>Totals</b>	<b>387.50</b>	<b>11,622.50</b>	<b>12,010.00</b>

**RECEIVED**  
**By Tara Lee at 8:58 am, Nov 13, 2025**

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | [www.matthews.dccm.com](http://www.matthews.dccm.com)

LICENSE #26535, LB8590, LA666877

**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 10% annual accrued. We appreciate your business and cooperation with timely payments.



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

# Invoice

Date 11/13/2025  
Invoice # 131295633029

Terms	Net 20
Due Date	12/3/2025
PO #	
Delivery Ticket #	Sales Order #1356155
Delivery Date	11/13/2025
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

Bill To	Ship To
Riverside Management Services Bannon Lakes CDD 9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257	Bannon Lakes CDD 435 Bannon Lakes Blvd St. Augustine FL 32095

THANK YOU FOR YOUR BUSINESS!

Item ID	Item	Quantity	Units	Rate	Amount
135-010	Sodium Bicarbonate 50# bag	5		\$38.00	\$190.00
135-057	Stabllizer/CYA-Bag	1		\$75.00	\$75.00

Subtotal \$265.00

Tax \$0.00

Total \$265.00

Approved 11/17/25  
Jeff Johnson  
Pool Chemicals  
1.320.57200.45210

Amount Paid/Credit Applied \$0.00

Balance Due \$265.00

[Click Here to Pay Now](#)



**RECEIVED**

By Tara Lee at 9:34 am, Nov 17, 2025



131295633029

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

# Invoice

Invoice #: 273  
Invoice Date: 11/14/2025  
Due Date: 11/14/2025  
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 October 1- October 31, 2025	160	40.00	6,400.00
Maintenance Supplies		205.62	205.62
<div>Approved 11/17/25 Jeff Johnson Facility Maintenance 1.320.57200.45100 \$3333.00 Grounds Maintenance 1.330.53800.46100 \$1633.00 Repairs and Maintenance 1.320.57200.60000 \$1639.62</div> <div><i>Alison Morsing</i> 11-18-25</div>			

**RECEIVED**

By Tara Lee at 12:49 pm, Nov 18, 2025

<b>Total</b>	<b>\$6,605.62</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$6,605.62</b>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/25	8	T.W.	Cleaned fitness center doors, correct clubhouse door issue, raked playground and cart park, reset clubhouse and fitness center, checked supplies in fitness center and bathrooms, checked pool water levels and chemicals, blew leaves and debris off walkways, courts, pool deck and patio, checked and changed receptacles, emptied and restocked dog waste receptacles
10/2/25	4	T.W.	Straightened and organized pool deck chairs, removed debris from pond, raked playground, play field maintenance, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/3/25	8	T.W.	Cleaned event field, raked playground and cart park, cart maintenance, 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 pond, checked pool levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/6/25	8	T.W.	Tennis court windscreen repair, stainless surface wipe down in clubhouse, bathrooms and fitness center, 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 pond, checked pool levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/7/25	8	T.W.	Repair playground entrance gate, worked on fitness center wall repair, cleaned out fitness center gutter, 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 pond, checked pool levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/8/25	8	T.W.	Repaint entrance sign, dug drainage ditch at dog park, completed fitness center wall repair, 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 pond, checked pool levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/9/25	4	T.W.	Paint parking signs, raked playground and cart park, straightened and organized pool and patio furniture, checked pool levels and chemicals, reset fitness and pool bathrooms, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/10/25	8	T.W.	Pressure washed patio and furniture, straightened and organized pool and patio furniture, reset clubhouse and fitness center, restocked fitness center and bathrooms, checked pool water levels and chemicals, removed debris around pond and roadways
10/13/25	8	T.W.	Raked playground and cart park, removed several deceased animals, cart maintenance, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, reset

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			clubhouse and fitness rooms, restocked fitness center and bathrooms, removed debris on roadways and pond, checked pool levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/14/25	8	T.W.	Straightened and organized pool and patio furniture, raked playgrounds, removed deceased animals, blew leaves and debris off pool deck, patio, courts and walkways, set up clubhouse and fitness center, restocked bathrooms and fitness center, checked pool water levels and pH levels, removed debris on roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/15/25	8	T.W.	Washed clubhouse windows, paint clubhouse interior walls, fixed tennis court awnings, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, raked playground and cart park, reset clubhouse and fitness center, restocked fitness center and bathrooms, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/16/25	4	T.W.	Washed clubhouse windows, raked playground, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, removed debris from roadways and ponds, reset clubhouse and fitness center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/17/25	8	T.W.	Fixed men's bathroom sink issue, removed spilled concrete from street, fixed tennis court windscreen, blew leaves and debris off pool, patio, courts and walkways, straightened and organized pool deck and patio furniture, reset clubhouse and fitness rooms, restocked fitness center and bathrooms, raked playground and cart park, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/20/25	8	T.W.	Fixed pool information signs, reset two failed air conditioner units, checked pool levels and chemicals, straightened and organized pool and patio furniture, blew leaves and debris off patio, pool deck, walkways and courts, raked playground and cart park, reset clubhouse and fitness center, restocked fitness center and bathrooms, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/21/25	8	T.W.	Paint clubhouse locks doorways, straightened and organized pool and patio furniture, blew leaves and debris off patio, pool deck, walkways and courts, removed debris on roadways and ponds, raked playground and cart park, restocked fitness center and bathrooms
10/22/25	8	T.W.	Fix fountains, complete and running return chairs, straightened and organize pool and patio furniture, raked playground and cart park, blew leaves and debris off pool deck, patio, courts and walkways, concrete removal from main street, checked pool water levels and chemicals, removed debris from pond and roadways, reset fitness center and pool bathrooms, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/23/25	4	T.W.	Removed spilled concrete and debris from roadways and ponds, straightened

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, checked bathrooms, reset clubhouse and fitness center
10/24/25	8	T.W.	Removed paint and tar from walkways, raked playground and cart park, 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 pond, checked pool levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/27/25	8	T.W.	Removed paint and tar from walkways, drain water from playground, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, restocked fitness center and bathrooms, removed debris from pond and roadways, checked pool levels and chemicals, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/28/25	8	T.W.	Drained water from dog park and playground, straightened and organized pool deck and patio furniture, dug drain ditch for dog park, removed debris from roadways and pond, blew leaves and debris off pool deck, patio, parking lot and walkways, reset clubhouse and fitness center
10/29/25	8	T.W.	Installed water drain pine line, lay landscaping grass, straightened and organized pool and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, restocked fitness center and bathrooms, raked playground and cart park
10/31/25	8	T.W.	Pressure washed walkways, straightened and organized pool deck and patio furniture, blew leaves and debris off patio, pool deck, walkways and courts, removed debris on roadways and pond, checked pool levels and chemicals, reset clubhouse and fitness rooms, restocked fitness center and bathrooms, raked playground and cart park, golf cart maintenance

<b>TOTAL</b>	<u>160</u>
--------------	------------

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

**Period Ending 11/05/25**

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
BL BANNON LAKES				
	10/29/25	4" Pipe	47.33	J.J.
	10/29/25	4" Connectoris	5.45	J.J.
	10/29/25	4" Elbow	14.90	J.J.
	10/29/25	Catch Basins	137.93	J.J.
		TOTAL	\$205.62	

November 17, 2025

Bannon Lakes

## INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2025 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

**Postage Due:                      \$        239.04**

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Jennifer Ravan, C.F.C.  
St. Johns County Tax Collector

**RECEIVED**

***By Tara Lee at 12:40 pm, Nov 17, 2025***





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7931496  
Account Number: 296277000  
Invoice Date: 10/16/2025  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Bannon Lakes Community Development District  
Attn Jim Oliver  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092  
United States

Bannon Lakes Community Development District Custody Account

**RECEIVED**

**By Tara Lee at 8:54 am, Nov 14, 2025**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

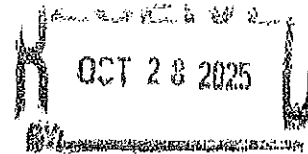
**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

**TOTAL AMOUNT DUE**

**\$1,250.00**

All invoices are due upon receipt.

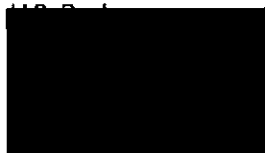


Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Bannon Lakes Community Development District  
Custody Account

Invoice Number: 7931496  
Account Number: 296277000  
Current Due: \$1,250.00  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Wire Instructions:



Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7931496  
Invoice Date: 10/16/2025  
Account Number: 296277000  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Bannon Lakes Community Development District  
Custody Account

Accounts Included 296277000  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
01010 Acceptance Fee	500.00	1.00		\$500.00
<b>Subtotal Acceptance Fees</b>				<b>\$500.00</b>
04050 Custodian	1.00	750.00	100.00%	\$750.00
<b>Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026</b>				<b>\$750.00</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$1,250.00</b>





**DoodyCalls®**  
Pet Waste Management

11/19/2025

## INSTRUCTIONS

Email: [jjohnson@rmsnf.com](mailto:jjohnson@rmsnf.com)

Approved 11/19/25  
Jeff Johnson  
Grounds Maintenance  
1.330.53800.46100

<b>TOTAL DUE BY DATE</b>	<b>\$ 1000.00</b>
--------------------------	-------------------

**By Tara Lee at 3:16 pm, Nov 19, 2025**

Thank you for your business!

**Envera**

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

Approved 12/2/25  
Jeff Johnson  
Security  
1.320.57200.34500

**Invoice**

Invoice Number <b>763288</b>	Date <b>12/01/2025</b>
Customer Number <b>400558</b>	Due Date <b>01/01/2026</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Bannon Lakes CDD	400558		12/01/2025	01/01/2026

Quantity	Description	Months	Rate	Amount
<i>3047 - CCTV - Bannon Lakes CDD - Bannon Lakes Blvd, Saint Augustine, FL</i>				
1.00	Active Video Monitoring 01/01/2026 - 01/31/2026	1.00	\$206.00	\$206.00
1.00	Passive Standard Camera 01/01/2026 - 01/31/2026	1.00	\$128.75	\$128.75
1.00	Service & Maintenance 01/01/2026 - 01/31/2026	1.00	\$239.84	\$239.84
<b>Subtotal:</b>				<b>\$574.59</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
<b>Invoice Balance Due:</b>				<b>\$574.59</b>

**RECEIVED****By Tara Lee at 8:16 am, Dec 02, 2025**

Date	Invoice #	Description	Amount	Balance Due
12/1/2025	763288	Monitoring Services	\$574.59	\$574.59

**Envera**

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

**Invoice**

Invoice Number <b>763288</b>	Date <b>12/01/2025</b>
Customer Number <b>400558</b>	Due Date <b>01/01/2026</b>

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

**FREEDOM  
PEST CONTROL**



3600 Peoria Rd. Ste 205 | Orange Park, FL 32065  
904-272-2847 | [info@freedompestcontrolfl.com](mailto:info@freedompestcontrolfl.com)

**Service Slip/Invoice**

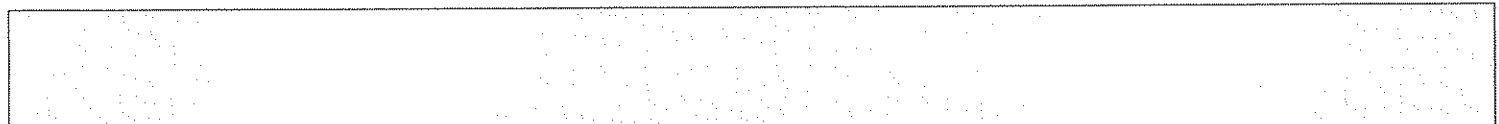
INVOICE: 1212108  
DATE: 11/20/2025  
ORDER: 1212108

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
11/20/2025			2COLTON	01:50 PM

Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	11/20/2025		03:24 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 11/20/25  
Jeff Johnson  
Pest Control  
1.320.57200.54500

**RECEIVED**

By Tara Lee at 10:21 am, Nov 30, 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.

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

PLEASE PAY FROM THIS INVOICE



## Date \_\_\_\_\_

Invoice #

12/1/2025

262173

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

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

**TERMS: NET 10**

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of December 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 11/20/25 Jeff Johnson Janitorial Maintenance 1.320.57200.45300</p> <div style="border: 1px solid black; border-radius: 10px; padding: 10px; text-align: center;"> <p><b>RECEIVED</b></p> <p><b>By Tara Lee at 10:22 am, Nov 30, 2025</b></p> </div>	819.00	819.00
Thank you for your business.		<b>Total</b>	\$819.00

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Mr. Jim Oliver

Bannon Lakes CDD

Governmental Management Services – St. Augustine

Suite 114

475 West Town Place

St. Augustine, FL 32092

**RECEIVED**

*By Tara Lee at 10:24 am, Nov 30, 2025*

Invoice No. 3657651

2723-1

Re: General Counsel

For Professional Legal Services Rendered

10/01/25	A. Cox	0.60	75.00	Review tongue and groove proposal and prepare second amendment to agreement for roof repair with Mighty Dog Roofing and confer with Haber regarding same
10/03/25	W. Haber	0.40	110.00	Review correspondence regarding master HOA; review and revise amendment to roofing agreement
10/21/25	W. Haber	3.40	935.00	Prepare for and participate in Board meeting
10/22/25	P. O'Bryant	0.20	49.00	Review amendments and status
10/28/25	W. Haber	0.20	55.00	Confer with O'Bryant regarding status of Tamko claim
10/29/25	P. O'Bryant	0.20	49.00	Correspondence with TAMKO
TOTAL HOURS		5.00		

**KUTAK ROCK LLP**

Bannon Lakes CDD

November 21, 2025

Client Matter No. 2723-1

Invoice No. 3657651

Page 2

TOTAL FOR SERVICES RENDERED	\$1,273.00
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DISBURSEMENTS

Meals	10.33
Travel Expenses	70.82

TOTAL DISBURSEMENTS	<u>81.15</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$1,354.15</u>
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**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 21, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



Mr. Jim Oliver

Bannon Lakes CDD

Governmental Management Services – St. Augustine  
Suite 114

475 West Town Place

St. Augustine, FL 32092

**RECEIVED****By Tara Lee at 10:25 am, Nov 30, 2025**

Invoice No. 3657609

2723-1

Re: General Counsel

## For Professional Legal Services Rendered

08/01/25	A. Cox	0.40	50.00	Follow up on agreement for architectural design services; forward agreement for architectural design services to district manager; confer with Haber regarding budget documents for review
08/01/25	W. Haber	0.40	110.00	Review and revise Basham & Lucas agreement
08/01/25	P. O'Bryant	0.50	122.50	Review documents received from client
08/04/25	P. O'Bryant	0.50	122.50	Review documents; correspondence with TAMKO regarding document submission
08/05/25	W. Haber	0.20	55.00	Respond to auditor inquiry
08/06/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter update
08/06/25	W. Haber	0.30	82.50	Review and revise budget and O&M assessment resolutions

**KUTAK ROCK LLP**

Bannon Lakes CDD

November 21, 2025

Client Matter No. 2723-1

Invoice No. 3657609

Page 2

08/07/25	A. Cox	0.20	25.00	Confer with district manager regarding resolution adopting FY 2026 budget and FY 2026 annual assessment resolution
08/07/25	W. Haber	0.20	55.00	Review correspondence regarding renewal of landscape maintenance agreement
08/08/25	W. Haber	0.40	110.00	Review correspondence regarding material defect claim; confer with litigation counsel regarding research
08/08/25	P. O'Bryant	0.20	49.00	Correspondence with TAMKO regarding inspection
08/12/25	W. Haber	0.20	55.00	Confer with O'Bryant regarding status of Tamko claim
08/18/25	W. Haber	0.50	137.50	Prepare for Board meeting
08/19/25	W. Haber	4.70	1,292.50	Prepare for and participate in Board meeting
08/22/25	W. Haber	0.30	82.50	Begin preparation of agreement for roof repair
08/25/25	W. Haber	0.90	247.50	Prepare agreement for roof repair; confer with Johnson regarding same; follow up on status of claim against material provider
08/26/25	W. Haber	0.40	110.00	Review correspondence from contractor regarding unit pricing; review and revise agreement for roof repair
08/26/25	P. O'Bryant	0.30	73.50	Correspondence with TAMKO regarding claim status
08/27/25	W. Haber	0.40	110.00	Review correspondence regarding status of claim; review documents related to same
08/27/25	P. O'Bryant	0.50	122.50	Correspondence with TAMKO regarding claim status and documentation
08/29/25	A. Cox	0.80	100.00	Review and prepare agreement for landscape and irrigation maintenance with Landcare and confer with Haber regarding same
09/04/25	P. O'Bryant	0.50	122.50	Correspondence with TAMKO regarding warranty issues

**KUTAK ROCK LLP**

Bannon Lakes CDD

November 21, 2025

Client Matter No. 2723-1

Invoice No. 3657609

Page 3

09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/08/25	A. Cox	0.20	25.00	Follow up with Haber regarding agreement for landscape & irrigation maintenance with landcare
09/11/25	W. Haber	0.50	137.50	Review and revise landscape maintenance agreement
09/12/25	A. Cox	0.40	50.00	Review and forward agreement for landscape and irrigation maintenance with Landcare to district manager
09/15/25	W. Haber	0.20	55.00	Prepare for Board meeting
09/16/25	W. Haber	3.60	990.00	Prepare for and participate in Board meeting
09/18/25	A. Cox	1.20	150.00	Confer with Haber regarding amendment needed for change order; review proposed change order and prepare first amendment to agreement for roof repair with Mighty Dog Roofing
09/22/25	W. Haber	0.30	82.50	Review and revise amendment to agreement for roof repair

TOTAL HOURS 19.70

TOTAL FOR SERVICES RENDERED \$4,827.50

## DISBURSEMENTS

Meals	10.31
Travel Expenses	118.79

TOTAL DISBURSEMENTS 129.10TOTAL CURRENT AMOUNT DUE \$4,956.60

MAKE CHECK PAYABLE TO:

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

ADDRESSEE

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

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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ACCOUNT NUMBER	DATE	BALANCE
723475	12/1/2025	\$820.00

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

00000000116522001000000032859300000008200065

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 12/11/2025

Invoice 328593B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
12/1/2025	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

Approved 12/1/25  
Jeff Johnson  
Lake Maintenance  
1.330.53800.46800

**RECEIVED**

By Tara Lee at 12:14 pm, Dec 01, 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



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

# INVOICE

**Job:** MDR148-405: Bannon Lakes CDD

**Invoice Name:** Repair Invoice

**Invoice Number:** MDR148-405-6

**Invoice Date:** 11/22/2025

**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

AWO - 2' Tongue & Groove Material Replaced Along Building #2 Eaves	\$3,450.00
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<b>Subtotal: Invoice</b>	<b>\$3,450.00</b>
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<b>Grand Total</b>	<b>\$3,450.00</b>
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<b>Invoice Balance Due:</b>	<b>\$3,450.00</b>
-----------------------------	-------------------

**RECEIVED**

*By Tara Lee at 1:13 pm, Dec 01, 2025*

Approved 11/24/25  
Jeff Johnson

**REMIT TO:**

98 Paradise Valley Dr.  
Ponte Vedra, FL. 32081

**Company Representative:**

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

# 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.: 38442  
Terms: Net 14  
Invoice date: 12/01/2025  
Due date: 12/15/2025

P.O. Number: OSKX

**RECEIVED**

**By Tara Lee at 10:09 am, Dec 01, 2025**

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

**Total**

**\$249.00**

### Ways to pay



### Note to customer

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

Approved 12/1/25  
Nuisanes Animal Control  
1.320.57200.54510

[View and pay](#)

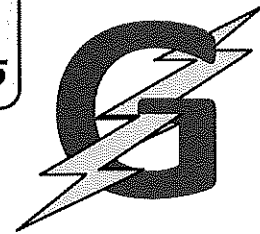
**Alfred W. Grover**  
**Electrical Contractor**  
1304 Padola Road  
St Augustine, FL 32092  
**FL License: EC 13010167**

**DATE:** 12/5/2025  
**INVOICE #** 120525  
**Terms:** Due on receipt

**Bill To:**

Bannon Lakes CDD  
435 Bannon Lake Blvd  
St Augustine, FL 32095  
[jjohnson@rmsnf.com](mailto:jjohnson@rmsnf.com)

**RECEIVED**  
*By Tara Lee at 9:20 am, Dec 08, 2025*



**Job Location:** Bannon Lakes - Amenity

DESCRIPTION OF WORK	AMOUNT
1) Replaced 1 outdoor weather resistant GFCI outlet	
Materials: <div>Approved 12/8/25 Jeff Johnson Repairs and Maintenance 1.320.57200.60000</div>	35.00
Labor: 1 electrician 1.5 hrs @ \$80 per hr	120.00
Worked ordered by Jeff Johnson	
<b>TOTAL</b>	<b>\$ 155.00</b>

**Please make check payable to: Alfred W. Grover**

**THANK YOU FOR YOUR BUSINESS!**



# Bio-Tech Consulting

## Environmental and Permitting

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

# Invoice

Invoice #: 187488  
Invoice Date: 11/30/2025  
Project Manager: JM  
Project #: 979-01 Ban...  
Contract #: 23-834

**Bill To:**

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

Project Name: Bannon Lakes  
(23-834)

**RECEIVED**

By Tara Lee at 2:09 pm, Dec 05, 2025

Terms:

Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
10/22/2025	50-00	Baseline Mitigation Monitoring	2,800.00	2,800.00	2,800.00	0	100.00%	0.00
	50-01	Baseline Mitigation Monitoring Report	1,600.00	1,600.00	1,600.00	0	100.00%	0.00
	50-04	Annual Mitigation Monitoring	4,800.00	1,600.00	1,600.00	0	33.33%	0.00
	50-06	Annual Mitigation Monitoring Report	3,600.00	1,200.00		1	33.33%	1,200.00
	20-11	SJRWMD - On Site Meeting	4,800.00	1,200.00	1,200.00	0	25.00%	0.00
	65-00	General Coordination	3,200.00	3,200.00	1,200.00	0	37.50%	0.00

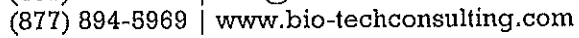
Current Charges \$1,200.00

Payments/Credits \$0.00

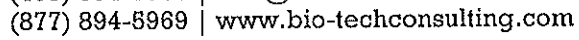
Invoice Total \$1,200.00

\*\*\*We appreciate your business!\*\*\*





**\*\*\*We appreciate your business!\*\*\***



**\*\*\*We appreciate your business!\*\*\***



ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT # 764131	INV DATE 11/30/25
INVOICE # 0007454156	INVOICE PERIOD Nov 1- Nov 30, 2025	CURRENT INVOICE TOTAL \$68.64	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$68.64	

BILLING ACCOUNT NAME AND ADDRESS  Bannon Lakes Cdd - Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: DECEMBER 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 <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a> .	

Date	Description	Amount
11/1/25	Balance Forward	\$71.36
11/10/25	PAYMENT - THANK YOU	-\$71.36

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/10/25	11763072	SAG St Augustine Record	Bannon Lakes November Meeting		\$68.64

**RECEIVED**

By Tara Lee at 12:32 pm, Dec 02, 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	\$68.64
Service Fee 3.99%	\$2.74
*Cash/Check/ACH Discount	-\$2.74
*Payment Amount by Cash/Check/ACH	\$68.64
Payment Amount by Credit Card	\$71.38

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bannon Lakes Cdd - Gms		764131		0007454156		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$68.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.64
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  \$71.38
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

00007641310000000000000074541560000686467170

# 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

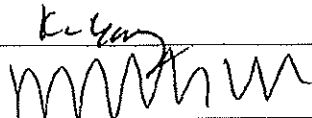
STATE OF WISCONSIN, COUNTY OF BROWN

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:

SAG St Augustine Record 11/10/2025  
SAG staugustine.com 11/10/2025

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 11/10/2025

Legal Clerk 

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$68.64	
Tax Amount:	\$0.00	
Payment Cost:	\$68.64	
Order No:	11763072	# 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, November 18, 2025 at 6:00 p.m. at the Bannon Lakes Amenity Center 435 Bannon Lakes Blvd, 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: 11/10/25 #11763072

**Governmental Management Services, LLC**

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

**Invoice****Invoice #:** 140**Invoice Date:** 12/1/25**Due Date:** 12/1/25**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 - December 2025		4,831.17	4,831.17
Website Administration - December 2025		117.92	117.92
Information Technology - December 2025		176.92	176.92
Dissemination Agent Services - December 2025		835.75	835.75
Office Supplies		0.60	0.60
Postage		114.68	114.68
Copies		20.85	20.85
Telephone		13.79	13.79

**Total** \$6,111.68**Payments/Credits** \$0.00**Balance Due** \$6,111.68**RECEIVED***By Tara Lee at 3:35 pm, Dec 03, 2025*



35 Enterprise Drive  
Bunnell, FL 32110

# INVOICE

Invoice Batch Number 1181  
Invoice Date 12/02/25  
Payment Terms Net 30  
PO Number  
Sales Rep David Jackson

## Bill To

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

Description	Qty / UOM	Rate	Ext. Price	Amount
<b>Service Location: Bannon Lakes CDD</b>				
Irrigation system repairs.				
10/03/2025 9:25 AM -Scott Martin				
.5 labor				
Irrigation Maintenance #1 Work ticket #10039 # -				
10/03/2025 9:24 AM -Scott Martin				
Replaced broken pop-up behind lift station zone 50				
Irrigation Maintenance #1 Work ticket #10039 # -				
Billable Irrigation - 10/03/2025				
Labor - 10/03/25	0.06 Hrs	\$45.00	\$2.70	
Hunter PRO Nozzle 12 ft. Radius Half Circle 12 ft. 180 Degree (Material)	1.00 ea	\$1.13	\$1.13	
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	1.00 ea	\$5.14	\$5.14	
Irrigation system repairs.				
10/07/2025 8:16 AM Scott Martin				
Amenity Center, zone 2, replaced head				
Irrigation Maintenance #1 Work ticket #10087 # -				
Billable Irrigation - 10/07/2025				
Labor - 10/07/25	0.54 Hrs	\$45.00	\$24.30	
Irrigation system repairs.				
10/09/2025 10:45 AM -Scott Martin				
Replaced RBI's solenoid (4) DBYs				
Irrigation Maintenance #1 Work ticket #10144 # -				

10/09/2025 9:46 AM -Scott Martin

Irrigation repair Zone 20 Amenily Center valve not working  
Irrigation Maintenance #1|Work ticket #10144|# -  
Billable Irrigation - 10/09/2025

Labor - 10/09/25	2.33	Hrs	\$45.00	\$104.85
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack (Material)	2.00	PK	\$7.49	\$14.98
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack (Material)	2.00	BG	\$7.49	\$14.98
Rain Bird Solenoid Assembly Kit 24 Vac (075 - Das 100 - Das 075 - Asvf 100 - Asvf All Dv Dvf All Jtv) (Material)	1.00	ea	\$33.21	\$33.21

Irrigation system repairs.

10/13/2025 11:05 AM -Scott Martin

Located leaking valve, tightened the screws on the bonnet, and also the solenoid leak stopped, turned the irrigation back on @ the Amenity Center, front clock still down due to a short in the 2 wire system  
Irrigation Maintenance #1|Work ticket #10194|# -

10/13/2025 10:51 AM -Scott Martin

Locate leaking valve on entry side of Bannon Lakes Blvd.  
Irrigation Maintenance #1|Work ticket #10194|# -  
Billable Irrigation - 10/13/2025

Labor - 10/13/25	1.49	Hrs	\$45.00	\$67.05
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Irrigation system repairs.

Irrigation Repairs

Billable Irrigation - 10/08/2025

Labor - 10/08/25	3.18	Hrs	\$45.00	\$143.10
Hunter PRO Nozzle 15 ft. Radius Half Circle 15 ft. 180 Degree (Material)	2.00	ea	\$1.13	\$2.27
Rain Bird 1806 Spray Body NSI 6 In. Pop Up No Side Inlet (Material)	3.00	ea	\$5.14	\$15.41
Hunter MP Rotator MP1000 Nozzle 8 ft. - 15 ft. 90 Degree - 210 Degree (Material)	2.00	ea	\$7.95	\$15.90
Hunter MP Rotator MP2000 Nozzle Radius 13 ft. - 21 ft. 210 Degree - 270 Degree (Material)	1.00	ea	\$7.95	\$7.95

Irrigation system repairs.

10/15/2025 11:51 AM -Scott Martin

2-wire system down on Bannon Lakes Blvd. due to a short in the 2-wire system. Must cut 2-wires in valve boxes to locate short in the system  
Irrigation Maintenance #1|Work ticket #10260|# -

10/15/2025 2:14 PM -Scott Martin

Located short in system bad decoder and solenoid zone17  
Irrigation Maintenance #1|Work ticket #10260|# -

10/15/2025 2:20 PM -Scott Martin

1- ICD 100 hunter decoder, 1- hunter 12-volt solenoid

Irrigation Maintenance #1|Work ticket #10260|# -

Billable Irrigation - 10/15/2025

Labor - 10/15/25	1.06	Hrs	\$45.00	\$47.70
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack (Material)	2.00	PK	\$7.49	\$14.98
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack (Material)	10.00	PK	\$3.75	\$37.50

Irrigation system repairs.

10/15/2025 12:19 PM -Scott Martin

Replaced broken sprinkler head  
Irrigation Maintenance #1|Work ticket #10261|# -  
Billable Irrigation - 10/15/2025

Labor - 10/15/25	2.26	Hrs	\$45.00	\$101.70
Hunter PRO Nozzle 12 ft. Radius Half Circle 12 ft. 180 Degree (Material)	1.00	ea	\$1.13	\$1.13
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	1.00	ea	\$5.14	\$5.14

Irrigation system repairs.

10/16/2025 2:18 PM -Scott Martin

Zone 54 valve not working correctly replaced decoder and solenoid, valve not closing, will have to shut off the meter and dig the valve up and repair or replace valve  
Irrigation Maintenance #1|Work ticket #10298|# -

10/16/2025 1:01 PM -Scott Martin

Irrigation repairs  
Irrigation Maintenance #1|Work ticket #10298|# -



Billable Irrigation - 10/16/2025			
Labor - 10/16/25	2.78	Hrs	\$45.00
\$125.10			
Irrigation system repairs.			
10/17/2025 2:46 PM - Scott Martin			
Repaired valve zone 54, replaced rotors and 6" spray heads I still have 11 more to replace on Monday took the time off of the zones with broken heads			
Irrigation Maintenance #1 Work ticket #10302 # -			
10/17/2025 8:00 AM -Scott Martin			
Irrigation repairs			
Irrigation Maintenance #1 Work ticket #10302 # -			
Billable Irrigation - 10/17/2025			
Labor - 10/17/25	7.36	Hrs	\$45.00
\$331.20			
Irrigation system repairs.			
10/20/2025 9:48 AM -Scott Martin			
The (21) 6P are rainbird nsi non- potable sprinkler heads			
Irrigation Maintenance #1 Work ticket #10321 # -			
10/20/2025 9:45 AM -Scott Martin			
(2) ICD 100 hunter decoders,1- rainbird solenoid, 1- hunter solenoid			
Irrigation Maintenance #1 Work ticket #10321 # -			
10/20/2025 9:37 AM -Scott Martin			
Irrigation repairs completed			
Irrigation Maintenance #1 Workticket #10321 # -			
10/20/2025 7:38 AM Scott Martin			
Continuing irrigation repairs replacing sprinkler heads and nozzles Bannan lakes Blvd.			
Irrigation Maintenance #1 Work ticket #10321 # -			
Billable Irrigation - 10/20/2025			
Labor - 10/20/25	2.62	Hrs	\$45.00
\$117.90			
Sch 40 PVC Cap 1/2 in. Socket (Material)	4.00	ea	\$0.48
\$1.90			
Rain Bird 1806 Spray Body NSI 6 In. Pop Up No Side Inlet (Material)	21.00	ea	\$5.14
\$107.90			
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 210 Degree - 270 Degree (Material)	8.00	ea	\$7.95
\$63.62			
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack (Material)	16.00	PK	\$3.74
\$59.84			
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree 13 ft. - 21 ft. 90 Degree - 210 Degree (Material)	18.00	ea	\$7.95
\$143.14			
Rain Bird 5004 Part-Circle Non-Potable Rotor 4 In. Riser (Material)	3.00	ea	\$17.89
\$53.68			
Rain Bird Solenoid Assembly Kit 24 Vac (075 - Das 100 - Das 075 - Asvf 100 - Asvf All Dv Dvf All Jtv) (Material)	1.00	ea	\$33.21
\$33.21			

Hunter Icd Decoder 1 Station for Use With Acc Controllers (Material)	2.00	ea	\$194.67	\$389.34
Irrigation system repairs.				
Capping off tree bubblers on Bannon lakes blvd				
Billable Irrigation - 10/22/2025				
Labor - 10/22/25	15.67	Hrs	\$45.00	\$705.15
Sch 40 PVC Cap 1/2 In. Socket (Material)	28.00	ea	\$0.48	\$13.33
Irrigation system repairs.				
Capping off tree bubblers on Bannon lakes Blvd.				
Billable Irrigation - 10/23/2025				
Labor - 10/23/25	5.46	Hrs	\$45.00	\$245.70
Irrigation system repairs.				
Cutting and capping bubblers on oak trees along boulevard.				
Billable Irrigation - 10/24/2025				
Labor - 10/24/25	3.02	Hrs	\$45.00	\$135.90
Irrigation system repairs.				
Capping off bubblers.				
Billable Irrigation - 10/28/2025				
Labor - 10/28/25	2.72	Hrs	\$45.00	\$122.40
Labor - 10/27/25	4.40	Hrs	\$45.00	\$198.00
Sch 40 PVC Cap 1/2 In. Socket (Material)	151.00	ea	\$0.48	\$71.88
Irrigation system repairs.				
10/29/2025 10:37 AM Scott Martin				
Had to lower flex pipe to accommodate new drainage installation by sidewalk at the dog park entrance amenity center				
Irrigation Maintenance #1 Work ticket #10489 # -				
Billable Irrigation - 10/29/2025				
Labor - 10/29/25	1.10	Hrs	\$45.00	\$49.50
Rusco Poly Riser Extension 3/4 In. x 4 In. MIPT (Material)	1.00	ea	\$0.73	\$0.73
<b>Total for Bannon Lakes CDD</b>				<b>\$3,630.54</b>

Approved 12/3/25  
Jeff Johnson  
Irrigation Repairs  
1.330.53800.46400

Invoice Subtotal:	\$3,630.54
Sales Tax:	\$0.00
Invoice Total:	\$3,630.54
Credits/Payments:	\$0.00
Balance Due:	\$3,630.54

**RECEIVED**

*By Tara Lee at 9:01 am, Dec 03, 2025*

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

**Invoice #:** 274  
**Invoice Date:** 12/1/2025  
**Due Date:** 12/1/2025  
**Case:**  
**P.O. Number:**

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

Alison Moring  
12-3-25

**By Tara Lee at 3:41 pm, Dec 03, 2025**

<b>Balance Due</b>	<b>\$10,676.96</b>
--------------------	--------------------

**FREEDOM  
PEST CONTROL**



3600 Peoria Rd, Ste 205 | Orange Park, FL 32065  
904-272-2847 | [info@freedompestcontrolfl.com](mailto:info@freedompestcontrolfl.com)

**Service Slip/Invoice**

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

BHU 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	Marcus Lopez	12:42 PM
Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	10/22/2025		Lic:JE276424	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

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.



35 Enterprise Drive  
Bunnell, FL 32110

# INVOICE

Invoice Number 1165  
Invoice Date 12/01/25  
Payment Terms Net 30  
PO Number  
Sales Rep David Jackson

## Bill To

Bannon Lakes CDD  
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 December 2025				\$15,743.00
<p>Approved 12/1/25 Jeff Johnson Landscape Maintenance 1.330.53800.46200</p>				

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

**RECEIVED**  
**By Tara Lee at 11:58 am, Dec 01, 2025**

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

**FREEDOM  
PEST CONTROL**



3600 Peoria Rd, Ste 205 | Orange Park, FL 32065  
904-272-2847 | [info@freedompestcontrolfl.com](mailto:info@freedompestcontrolfl.com)

**Service Slip/Invoice**

INVOICE: 1215745  
DATE: 12/16/2025  
ORDER: 1215745

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

Work Location: [106210] 904-907-1100  
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
12/16/2025			2MARCUS	11:16 AM
			Marcus Lopez	
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	12/16/2025	Lic:JE276424	01:23 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 12/16/25  
Jeff Johnson  
Pest Control  
1.320.57200.54500

RECEIVED  
By Tara Lee at 1:35 pm, Dec 16, 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.

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

PLEASE PAY FROM THIS INVOICE

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

# Invoice

Invoice #: 275  
Invoice Date: 12/17/2025  
Due Date: 12/17/2025  
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 November 1 - November 30, 2025	116	40.00	4,640.00
Approved 12/18/25 Jeff Johnson Facility Maintenance 1.320.57200.45100 \$3333.00 Grounds Maintenance 1.330.53800.46100 \$1307.00			
<i>Alison Moring</i> 12-19-25			

**RECEIVED**

By Tara Lee at 9:59 am, Dec 19, 2025

**Total** \$4,640.00

**Payments/Credits** \$0.00

**Balance Due** \$4,640.00



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/3/25	8	T.W.	Resurfaced cart park, raked playground, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, checked all clocks time updated, checked pool water levels and chemicals, reset clubhouse and fitness center, restocked fitness center and trash receptacles, emptied and restocked dog waste receptacles
11/4/25	8	T.W.	Straightened and organized pool and patio furniture, raked playgrounds and cart park, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, restocked bathrooms and fitness center, checked pool water levels and pH levels, removed debris on roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/5/25	8	T.W.	Tar removal from walkways, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, raked playground and cart park, reset clubhouse and fitness center, restocked fitness center and bathroom, checked pool levels and chemicals, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/7/25	8	T.W.	Street sign relocation, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, raked playground and cart park, reset clubhouse and fitness center, restocked fitness center and bathrooms, checked pool levels and chemicals, removed debris from pond and roadways, checked and changed trash receptacles, golf cart maintenance, restocked dog waste receptacles
11/10/25	8	T.W.	Tennis court screen damage correction, reset clubhouse and fitness center, restocked fitness center and bathroom supplies, straightened and organized pool deck and patio furniture, removed debris around lakes, parking lot, walkways and roadways, checked pool chemicals and levels and made adjustments, raked playground, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/12/25	8	T.W.	Organized and reset fitness center and clubhouse, restocked supplies as needed in fitness center and bathrooms, straightened and organized pool deck and patio furniture, reset tennis court windscreens, cleaned golf cart, removed debris around patio, pool deck, walkways, parking lot, cart parking area, courts, lakes and roadways, blew leaves and debris off walkways and courts, changed as needed all trash receptacles and dog waste receptacles
11/13/25	4	T.W.	Blew leaves and debris off event field, pool deck, patio, walkways and courts, straightened and organized pool and patio furniture, raked playgrounds and cart park, restocked fitness center and bathrooms, removed debris around amenity center, lakes and roadways, checked and changed trash receptacles as needed, emptied and restocked dog waste receptacles as needed
11/14/25	8	T.W.	Installed office bulletin board, touch up painted exterior doors for clubhouse, office, fitness center and pool bathrooms, raked playground area and cart park, blew leaves and debris off pool deck, patio, walkways, parking lot and courts, restocked clubhouse and fitness center, organized and reset fitness center and clubhouse, removed debris from lake and roadways, checked

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/17/25	8	T.W.	and changed trash receptacles, emptied and restocked dog waste receptacles Fixed clubhouse roof vent, removed mold and cleaned court nets, basketball backboard and pool safety rings, rake playground and cart park, blew leaves and debris off courts, walkways, pool deck and patio, straightened and organized pool deck and patio furniture, reset and organized fitness center and clubhouse, emptied and restocked dog waste receptacles, checked and changed trash receptacles, removed debris around roadways and ponds, restocked bathrooms and fitness center
11/18/25	8	T.W.	Cleaned dirt and mold off pool furniture, reset clubhouse and fitness center, restocked bathrooms and fitness center supplies, raked cart park and playground, removed debris from streets and lakes, blew leaves and debris off pool deck, patio, walkways and courts, checked and changed trash receptacles, emptied and restocked dog waste receptacles, straightened and organized pool deck and patio furniture
11/19/25	8	T.W.	Repaired clubhouse tables, checked water level and pool chemicals, blew leaves and debris off walkways, pool deck, patio and courts, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked bathroom supplies, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles, raked playground and cart park
11/20/25	4	T.W.	Built dog pots for installation, raked playground and cart park, blew leaves and debris off pool deck, patio, walkways and parking lot, straightened and organized pool deck and patio furniture, restocked bathrooms, reset clubhouse and fitness center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/21/25	8	T.W.	Installed three dog pot stations, checked pool level and chemicals, reset clubhouse and fitness center, restocked bathrooms and fitness center, straightened and organized pool and patio furniture, raked playgrounds and cart park, blew leaves and debris off pool deck, patio, courts and walkways, cart maintenance, removed debris around ponds and walkways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/24/25	8	T.W.	Installed one dog pot station, emptied and restocked all dog waste receptacles, raked cart park and playground, checked pool levels and chemicals, blew leaves and debris off walkways, pool deck, patio and courts, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked bathroom supplies and fitness center supplies, removed debris from pond and roadways, checked and changed trash receptacles, reset clubhouse and fitness center
11/25/25	8	T.W.	Light socket repair and light replacement on clubhouse front entrance on two lights, tar removal from clubhouse walkways, raked cart park and playground, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked supplies in bathrooms and fitness center, blew leaves and debris off walkways, pool deck, patio and courts, removed debris at pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles

RMS

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

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<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/26/25	4	T.W.	Fixed tennis court windscreen, reset clubhouse and fitness center, blew leaves and debris off walkways, pool deck, patio and courts, raked the cart park and playground, checked water levels and chemicals, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles

<b>TOTAL</b>	<u>116</u>
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<b>MILES</b>	<u>0</u>
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\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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