

Bannon Lakes
Community Development District

March 17, 2026

AGENDA

Bannon Lakes

Community Development District

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

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

March 10, 2026

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Meeting is scheduled for **March 17, 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 February 17, 2026 Meeting
- IV. Discussion of:
 - A. Fitness Center Expansion Construction Drawings
 - B. Painted Rock Project
 - C. Amenity Center Hours
 - D. Bike Rack at Southshore
- V. Ratification of Agreement with Lake Doctors for Water Management
- VI. Consideration of Resolution 2026-03, Designating Public Comment Period
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager - Traffic Calming Workshop
 - D. General Manager - Report
- VIII. Audience Comments
- IX. Supervisor's Requests

- X. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending February 28, 2026
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XI. Next Scheduled Meeting: April 21, 2026 at 6:00 p.m. at Bannon Lakes Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS

**MINUTES OF MEETING
BANNON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Tuesday, **February 17, 2026**, at 6:00 p.m. at the Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Michael Sheldon	Chairman
Kim Crenier	Vice Chairperson
Sandy Gehring	Assistant Secretary
John Ter Louw	Assistant Secretary

Also present were:

Matt Biagetti	District Manager, GMS
Jim Oliver	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Jeff Johnson	RMS, Operations Manager
Emily Wright	RMS, Amenity Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti called the meeting to order at 6:00 p.m. Four Supervisors were in attendance in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Biagetti opened the public comment period for agenda items only and reminded speakers that comments were limited to three minutes, must relate to agenda items, and require the speaker's name and address for record. There were no public comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 20, 2026 Meeting

Mr. Biagetti presented the minutes of the January 20, 2026 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 January 20, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion of:

A. Fitness Center Expansion

The Board discussed the fitness center expansion. It was noted that Mr. Lucas was not in attendance; however, pursuant to direction from the prior meeting, the Board had approved preparation of preliminary construction drawings. Staff reported that Mr. Lucas completed approximately 30% design drawings, which were included in the agenda packet. These drawings are not intended for bidding at this stage but will be used by a contractor to prepare a more refined cost estimate. The updated cost estimate is expected to be presented at the March meeting. The Board discussed prior square-foot cost assumptions, previously estimated at approximately \$350-\$375 per-square-foot range. The Board also discussed the future solicitation process. It was confirmed that a Request for Proposals (RFP) will be issued, with the goal of receiving multiple bids, ideally at least three. Mr. Lucas will assist with preparation of the RFP. A Board member asked whether contractors responding to the RFP could present to the Board. Staff confirmed that presentations could be incorporated into the process. No further Board questions were raised at this time.

B. Painted Rock Project

The Board discussed the Painted Rock project, which had been requested by a resident at the prior meeting. It was noted that the resident was not present to provide the requested presentation, like the process previously used for the Free Little Library project. In the absence of a presentation, the Board agreed to table the item until the resident can attend and present the proposal.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, to Table the Painted Rock Project Discussion to a Future Meeting, was approved.

C. Amenity Center Hours

The Board discussed the current policy requiring outdoor amenities, including the playground, basketball court, and tennis/pickleball courts, to close at sundown. The discussion stemmed from resident concerns about early winter sunsets limiting playground access, as well as questions about basketball use after dark. It was noted that any change would require a policy amendment and careful consideration of liability, lighting adequacy, staffing impacts, noise concerns, and increased electrical costs. The playground currently has limited lighting, and additional infrastructure may be required before extending hours.

Staff was directed to review practices at comparable CDD’s, consult with the District’s insurance carrier regarding liability considerations, obtain preliminary information and potential cost estimates for additional lighting, and evaluate potential impacts to utility costs. The item will return at the March 17 meeting for further discussion.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, Tabling the Amenity Center Hours to a Future Meeting Agenda and Directing Staff to Prepare Requested Information, was approved.

D. Bike Rack at Southshore

Mr. Biagetti stated that pursuant to direction from the prior meeting, Supervisor Cooper contacted the Southshore HOA regarding the potential construction of a pad and installation of a bike rack on HOA property. Southshore HOA has not yet met to consider request. The Board agreed to table the item pending a response or confirmation that the HOA has discussed the matter.

Additionally, it was noted that staff will coordinate with the appropriate school district community representative to discuss future bus stop locations in the Preserve area. Once information is obtained, it will be shared with the relevant HOA’s for their consideration.

On MOTION by Mr. Ter Louw, seconded by Ms. Gehring, with all in favor, to Table the Bike Rack at Southshore until South Shore HOA Provides a Response, was approved.

E. Radar Speed Limit Signs**F. Crosswalk Installation**

The Board discussed radar speed limit signs. A vendor quote was included in the agenda package outlining two options: an HOA-grade solar radar sign at approximately \$2,800 per sign and a DOT-compliant radar solar sign at approximately \$3,500 per sign. Based on discussion with the District Engineer, the DOT-compliant option would likely be required for Bannon Lakes Boulevard.

The preliminary estimate for two solar-powered signs, including associated costs, was approximately \$8,500. The solar option was discussed as preferable to avoid the need for manual charging.

Staff noted that installation would require County approval and submission of an application and site survey prepared by the District Engineer. Unlike prior crosswalk discussions, a traffic study would not be required for the radar signs.

The Board discussed potential effectiveness, including whether drivers may become accustomed to the signs over time. Additional considerations included: placement near the amenity center and crosswalk areas, configurable flashing thresholds for speeding vehicles, ongoing electrical costs, whether alternative measures (e.g., off duty law enforcement) may be more effective, and impacts to adjacent communities along Bannon Lakes Boulevard.

The Board also revisited prior discussions regarding roadway striping. It was clarified that prior striping was not pursued due to cost considerations rather than County denial. Striping was discussed as a potentially less complex approval process than traffic calming devices. Given the broader traffic concerns, including speeding and passing complaints, the Board determined that a broader discussion would be beneficial.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, Scheduling a Traffic Calming Workshop, was approved.
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FIFTH ORDER OF BUSINESS

Consideration of Proposals for Pickleball and Basketball Court Lighting

- A. Lumark**
- B. PLP**
- C. Smith Electric**

Staff presented a preliminary lighting proposal for the pickleball, tennis, and basketball courts for cost comparison purposes. A lighting engineer reviewed a conceptual layout and recommended eight LED lights (Lumark fixtures) mounted on composite poles to adequately illuminate the courts. The total estimated cost for equipment and installation is approximately \$42,000. Optional light shields to reduce stray light would cost an additional \$200 per fixture. The estimate includes installation, poles, wiring, and connection to the existing power source but does not include ongoing electrical costs.

The Board discussed the potential lighting needs for the playground area; however, no proposal or estimate has been obtained for that location. Discussion centered on whether lighting should be considered as part of a broader amenity improvement plan rather than as a standalone project. Board members expressed interest in evaluating lighting comprehensively across the amenity center if pursued, including operational costs, liability considerations, and comparisons to other communities. Given that the Board is awaiting costs estimates for the fitness center expansion, members agreed that lighting discussions should be considered in conjunction with that project and upcoming budget planning.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, Tabling the Proposals for Pickleball and Basketball Court Lighting to Discuss During Budget Review, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Renewal with Lake Doctors for Water Management

Mr. Biagetti presented the renewal agreement for Lake Doctors. The contract auto-renews annually; however, formal approval had not yet been documented for Fiscal Year 2026. The renewal term runs from October 1, 2025, through September 30, 2026. There is no increase in cost from the prior fiscal year.

Staff also noted that according to Lake Doctors widespread tilapia die-off like prior years may not occur this season.

On MOTION by Ms. Crenier, seconded by Mr. Ter Louw, with all in favor, Consideration of Renewal with Lake Doctors for Water Management, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing specific to report unless there were questions.

B. Engineer

Mr. Biagetti provided an update on behalf of Mr. Acree regarding the previously discussed crosswalk near Orchard Grove along Bannon Lakes Boulevard. Based on discussions with Mr. Acree, installation of the crosswalk would likely require additional curb work and sidewalk extensions, as reflected in the conceptual drawing provided. Staff provided a preliminary cost estimate of approximately \$15,000 to \$20,000 for construction.

In addition, engineering services to prepare the site plan and submit the required application to the County are estimated at approximately \$2,500. County approval would be required prior to installation.

C. District Manager

Mr. Biagetti discussed a public comment policy update. Mr. Haber presented a draft resolution updating the District’s public comment procedures to align with current practices and statutory requirements. The proposed update clarifies that public comment on agenda items will occur prior to Board action, a separate public comment period will be provided at the end of the meeting for non-agenda items, speakers may be limited to a set time (e.g., two to three minutes), the policy must be applied uniformly, and the Board is not required to engage in dialogue during public comment.

Mr. Haber noted that a 2016 public comment resolution remains in effect; this draft would serve as an updated version. The item will be placed on the next agenda for formal consideration. No action was taken.

Mr. Biagetti reported that Supervisor Cooper contacted the County regarding speeding concerns on Bannon Lakes Boulevard. The County subsequently installed a temporary stealth radar device to collect traffic data. The District is awaiting result, which will be useful for the planned traffic workshop. A County representative may be invited to attend once data is available.

D. General Manager– Report

Ms. Wright reported that the Valentine’s craft event was well attended and successful. Upcoming events include a murder mystery event scheduled for March 14 and an Easter egg hunt on March 21. The Little Free Library continues to be well utilized, with overflow books currently being stored inside the amenity center. Staff is considering adding a small bookshelf to accommodate excess donations.

Mr. Johnson provided an update on the playground shade structure. The dog park shade structure and bench have been completed and installed. The playground canopy required resizing after underground drainage pipes were discovered during installation, requiring slight pole relocation. A custom canopy has been ordered, with anticipation delivery between March 3-9 and installation expected by mid-March. No additional cost was incurred.

The dog park sod was recently installed. Due to winter conditions, establishment may be slower than normal. The vendor will fertilize and water heavily over the next 30 days to promote rooting. Although the area is subject to watering restrictions, new sod installation allows for necessary irrigation. Residents will be notified and signage posted requesting care when using the dog park to prevent damage while the sod establishes.

Mr. Johnson also reported freeze damage to certain landscape areas, particularly plantings surrounding the palm trees. The vendor will evaluate in mid-March to determine whether cutbacks or replacements are necessary. Further updates will be provided once a final assessment is made.

EIGHTH ORDER OF BUSINESS**Audience Comments**

Resident (Ken, 77 Lake Bridge Rd) suggested sharing information with the community regarding the minimal time savings associated with speeding on Bannon Lakes Boulevard, noting that a simple comparison of travel times at various speeds may help encourage compliance. He also suggested that future community surveys could include questions regarding fitness center expansion equipment, amenity lighting, extended hours, and the proposed crosswalk to gauge resident interest given the associated costs.

Resident (Mark Montagna, 194 Flintlock Lane) expressed concern that installing additional lighting at the playground and courts could negatively impact the aesthetics of the community. He also commented on traffic calming measures, stating that radar speed signs may not effectively

reduce speeding and suggesting that physical traffic calming devices, such as speed bumps (installed in accordance with DOT regulations), are generally more effective.

Resident (Hayley, 597 Blind Oak) spoke regarding the amenity hours, particularly during winter months. She suggested adjusting closing times seasonally rather than year-round and expressed that extended access during early evening hours would better accommodate families. She also noted that children were using the playground shortly before dark and expressed the view that residents should have reasonable access to amenities after typical work and dinner hours.

Resident (Michael Manzione, 166 Sage Hen) stated the Preserve community is anticipated to turn over from the developer in the first quarter of 2027, when approximately 10% of the homes remain unsold. He has contacted the school district's transportation department regarding bus stop locations and was advised that stop locations are adjusted based on student population and age demographics. He expressed the view that radar speed signs are generally ineffective, referencing prior comments from local law enforcement. He encouraged the Board to model efficiency to shorten meeting durations.

Resident (Gayle McNulty, 581 Cedar Preserve Lane) raised a concern regarding lighting at the mailbox area, stating that one of the fixtures is obstructed and does not provide adequate illumination at night. The Board clarified that mailbox maintenance is an HOA matter. She also commented that speed bumps are an effective traffic calming measure but noted potential drawbacks for certain vehicles.

Resident (Stacy Wilmoth, 163 BOC) commented that school bus stop locations continue to change based on student enrollment and occupancy levels in the Preserve community, making long-term planning for related amenities (such as bike racks) difficult at this time. She also expressed opposition to radar speed signs, suggesting they may not be effective, and reiterated support for physical traffic calming measures. Additionally, she inquired about lake debris removal. The Board clarified that lakes within the Preserve are currently the responsibility of the Preserve HOA and not the CDD.

Resident (Hayley, 597 Blind Oak) suggested that instead of installing high-intensity lighting at the playground, decorative or low-intensity lighting under the new shade structure could be considered as a more affordable alternative, subject to necessary approvals.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Biagetti opened Supervisor’s request. A Supervisor requested that staff begin preparing the RFP for grounds maintenance services to avoid timing issues experienced in the prior contract cycle. Staff confirmed that preliminary discussions have begun and that a scope of services will be brought forward in the near future. A Supervisor commented on traffic calming measures, noting that gradual, striped speed humps used in other communities may be worth evaluating. Increased law enforcement presence was also discussed as a potential deterrent.

The Board discussed the upcoming traffic workshop and agreed that it should comprehensively address potential options, including striping, speed humps, crosswalks, and related costs, once traffic data from the County is available. The intent is to structure the workshop to evaluate feasible solutions and funding considerations.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending January 31, 2026

Mr. Biagetti presented the unaudited financials through January 31, 2026. The General fund reflects a positive variance of approximately \$17,000. The Capital Reserve Fund reflects prior roof-related expenditures; however, the District received the insurance settlement funds to replenish the reserve account.

B. Assessment Receipt Schedules

Mr. Biagetti stated assessment receipt schedule shows that the CDD is 79.93% collected.

C. Approval of Check Register

Mr. Baigetti presented the Check Register totaling \$1,409,794.90.

On MOTION by Ms. Crenier, seconded by Mr. Sheldon, with all in favor Check Register Totaling \$1,409,794.90, was approved.
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ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 17, 2026 at 6:00 p.m. at Bannon Lakes Amenity Center

Mr. Biagetti announced that the next meeting was scheduled for March 17, 2026 at 6:00 p.m. at the Bannon Lakes Amenity Center.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FOURTH ORDER OF BUSINESS

A.

REVIEW SET

XX-XX-2026

BANNON LAKES FITNESS CENTER

THIS SET OF CONSTRUCTION DOCUMENTS IS INTENDED TO BE READ AS A COMPREHENSIVE SET OF DRAWINGS AND WRITTEN SPECIFICATIONS.

REVISIONS

NO.	DATE	DESCRIPTION	BY

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM & LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



prepared for Bannan Lakes, CDD
BANNON LAKES
 St. Johns County, FL
FITNESS CENTER
 COVER SHEET

DIVISION	CATEGORY	EXTERIOR COMPONENT	MANUFACTURER	MODEL NO. NAME	COLOR	FPA NO.
073113	ROOFING	ASPHALT SHINGLES	CERTAINTEED, LLC	CERTAINTEED LANDMARK PRO	TBD	FL5444.2
073216	ROOFING	CONCRETE ROOF TILES	WESTLAKE ROYAL ROOFING	SAXONY 900	MOUNTAIN BLEND	FL7849.21
074113	ROOFING	EXPOSED FASTENER METAL ROOFING	PETERSON ALUMINUM CORP	5-V CRIMP	SLATE BLUE	FL24423.2
075419	ROOFING	MEMBRANE ROOFING	CARLISLE SYNTEC SYSTEMS	SURE-FLEX PVC KEE ROOFING SYSTEM	WHITE	FL14165.1
077200	ROOF ACCESSORIES	ROOF ACCESS HATCH	THE BILCO COMPANY	TYPE S-50	ALUMINUM MILL FINISH	FL15110
081113	EXTERIOR DOORS	HOLLOW METAL DOORS & FRAMES	ALLEGION	STEELCRAFT STEEL DOORS	PRIMED	PROVIDE CURRENT
081613	EXTERIOR DOORS	FIBERGLASS DOORS & FRAMES	PLASTPRO INC.	TBD	FIELD PAINT	FL15213
081615	EXTERIOR DOORS	VINYL DOORS & FRAMES	PGT INDUSTRIES	WINGUARD VINYL DOOR FD-5555	WHITE	FL253.6
083213	EXTERIOR DOORS	SLIDING ALUMINUM FRAMED GLASS DOORS	YKK AP AMERICA, INC.	YSD 600 TH SLIDING GLASS DOOR	WHITE	FL8753.3
083215	EXTERIOR DOORS	MULTI-SLIDE DOOR SYSTEM	EURO-WALL SYSTEMS, LLC	MS-MULTISLIDE SYSTEM WZ3	WHITE	FL34003
083613	EXTERIOR DOORS	OVERHEAD SECTIONAL DOORS	CLOPAY CORPORATION	INDUSTRIAL SERIES MODEL 524	TBD	FL16848.1
084113	STOREFRONTS	EXTERIOR STOREFRONT WINDOWS, SIDELIGHTS, & TRANSOMS	YKK AP AMERICA, INC.	YHS 50 TU	WHITE	FL14218.13
084113	STOREFRONTS	EXTERIOR STOREFRONT DOORS	YKK AP AMERICA, INC.	35HL MEDIUM STILE DOOR	WHITE	FL16981.2
085313	EXTERIOR WINDOWS	VINYL SLIDING WINDOWS	PGT INDUSTRIES	WINGUARD VINYL ROLLER SGD-5570	WHITE	FL242.6
085313	EXTERIOR WINDOWS	FIXED VINYL WINDOWS	PGT INDUSTRIES	WINGUARD VINYL FIXED PW-5520	WHITE	FL243.5
089119	LOUVERS	ALUMINUM LOUVERS	CONSTRUCTION SPECIALTIES, INC.	DCH-5704	TBD	FL21969



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ST. JOHNS COUNTY, FLORIDA

P R O J E C T T E A M

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 9556 Historic Kings Road S., Suite 102
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 904.346.0671

ARCHITECTURE & LANDSCAPE
 Basham & Lucas Design Group, Inc.
 7645 Gate Parkway | Suite 101
 Jacksonville, Florida 32256
 904.731.2323

INTERIOR DESIGNER
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 4887 Victor Street
 Jacksonville, Florida 32007
 904.683.6625

STRUCTURAL ENGINEERING
 Lowe Structures, Inc.
 11651 Central Parkway | Suite 106
 Jacksonville, Florida 32224
 904.992.0377

MECHANICAL ENGINEER
 Ci-Mech Engineering
 8431 Baymeadows Way | Suite 3
 Jacksonville, Florida 32256
 904.503.1421

ELECTRICAL ENGINEER
 Shaffer Engineering Group LLC
 12058 San Jose Blvd, Suite 203
 Jacksonville, Florida 32223
 904.239.3621

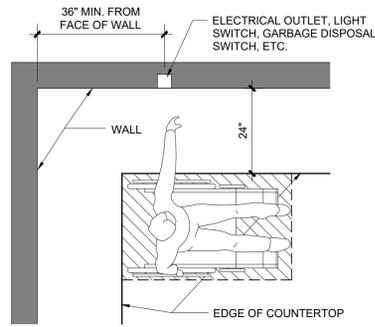
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DRAWN BY
 CHECKED BY
 DATE 09-16-25
 JOB NO. 25-28

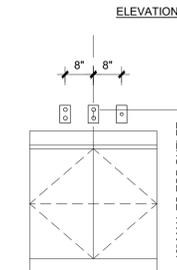
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REVIEW SET

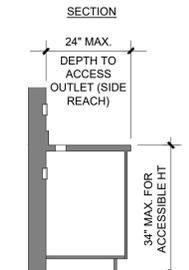
GENERAL NOTE: DIMENSIONS SHOWN ARE CLEAR BETWEEN FINISHES UNLESS NOTED OTHERWISE.



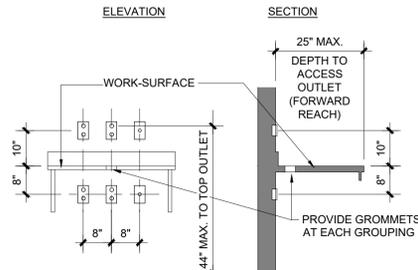
PLAN AT CORNER OF 'L-SHAPED' MILLWORK



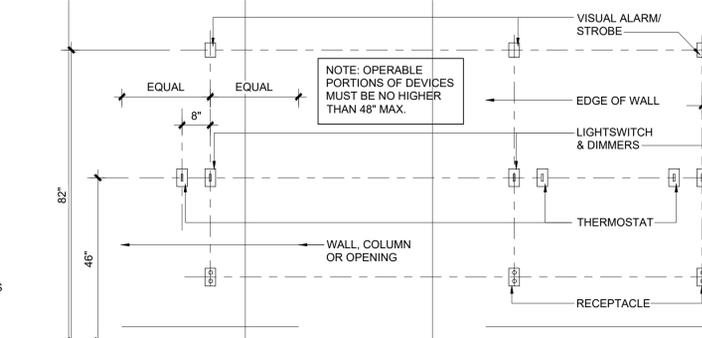
TYPICAL GROUPING ABOVE MILLWORK



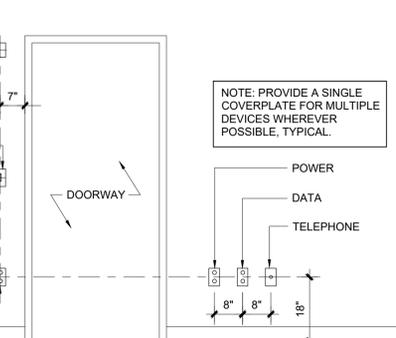
TYPICAL GROUPING ABOVE / BELOW COUNTERTOP



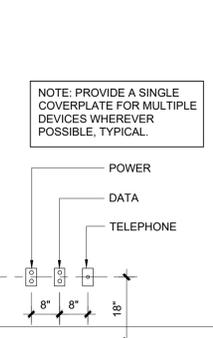
TYPICAL GROUPING BETWEEN DOORS, COLUMNS AND OPENINGS



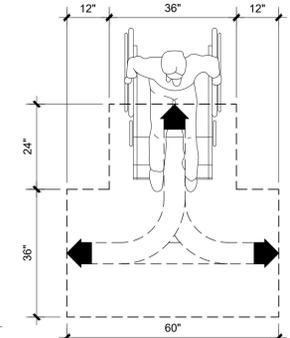
TYPICAL GROUPING AT PARTITION CORNER



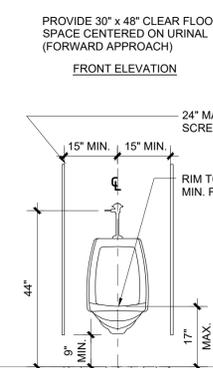
TYPICAL GROUPING AT DOOR/DOORWAY



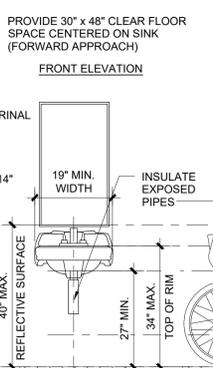
TYPICAL ELECTRICAL DEVICES GROUPING



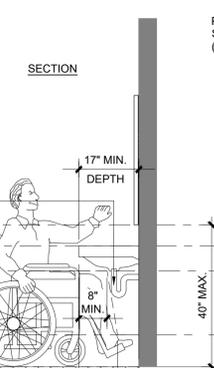
T-SHAPED TURNING SPACE



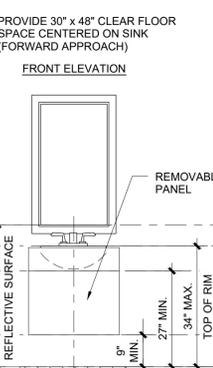
ACCESSIBLE URINAL MOUNTING HEIGHTS



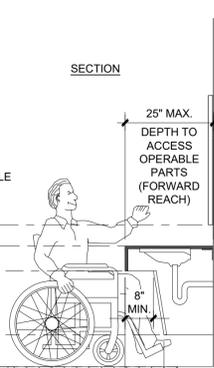
ACCESSIBLE LAVATORY MOUNTING HEIGHTS



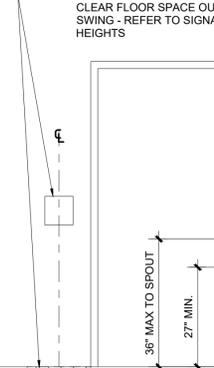
ACCESSIBLE VANITY MOUNTING HEIGHTS



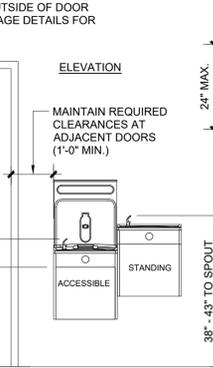
ACCESSIBLE LAVATORY MOUNTING HEIGHTS



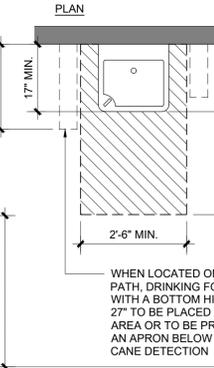
ACCESSIBLE VANITY MOUNTING HEIGHTS



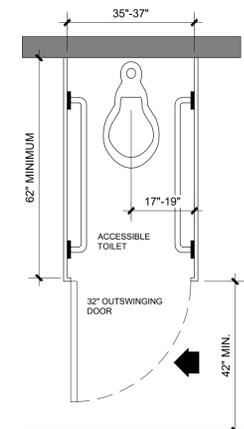
DRINKING FOUNTAIN / ELECTRIC WATER COOLER



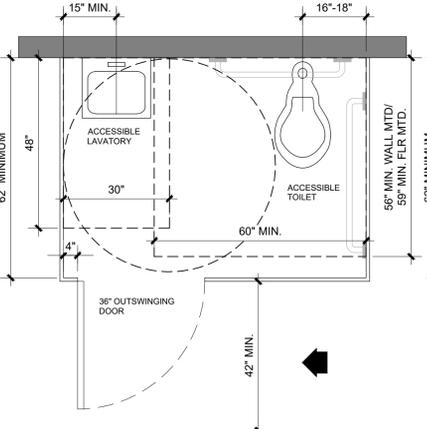
PROTRUDING OBJECTS



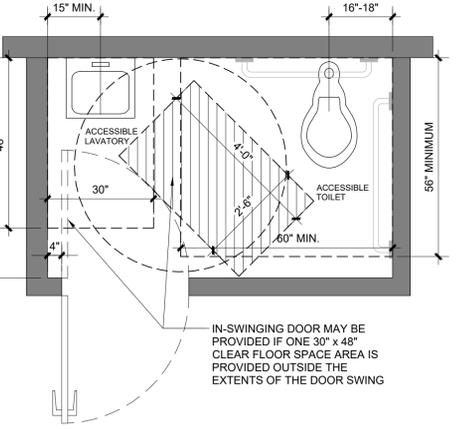
TURNING SPACE



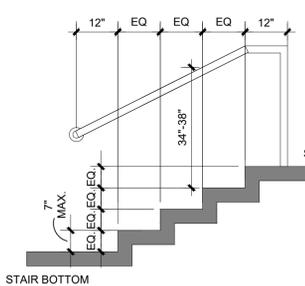
AMBULATORY ACCESSIBLE TOILET COMPARTMENT



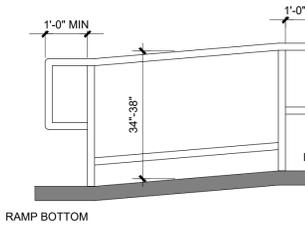
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT



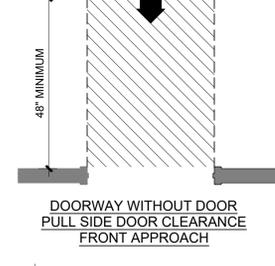
WHEELCHAIR ACCESSIBLE SINGLE USER TOILET ROOM



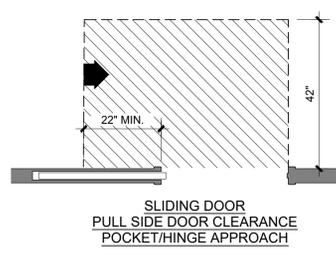
HANDRAIL HEIGHT AND EXTENSIONS AT STAIRS



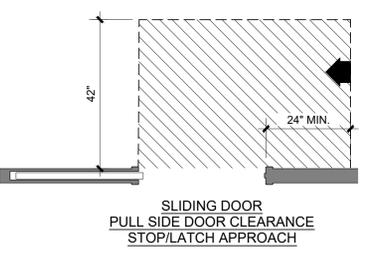
HANDRAIL HEIGHT AND EXTENSIONS AT RAMP



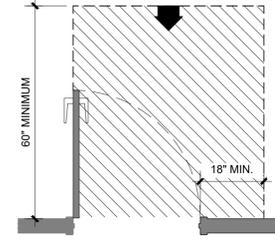
DOORWAY WITHOUT DOOR PULL SIDE DOOR CLEARANCE FRONT APPROACH



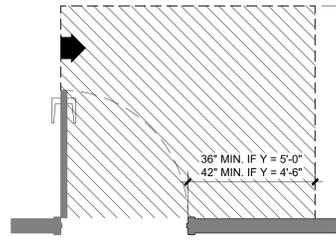
SLIDING DOOR PULL SIDE DOOR CLEARANCE POCKET/HINGE APPROACH



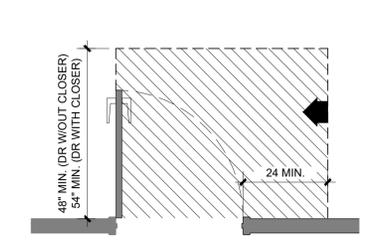
SLIDING DOOR PULL SIDE DOOR CLEARANCE STOP/LATCH APPROACH



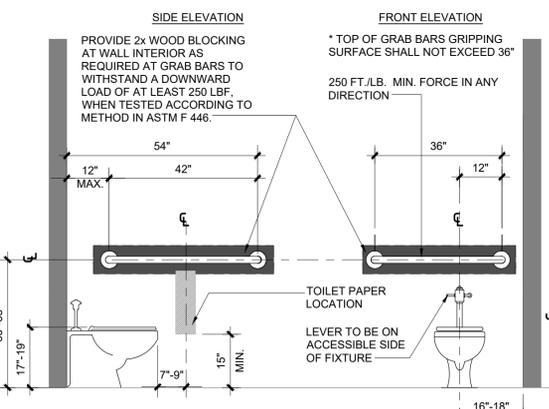
SWINGING DOOR/GATE PULL SIDE DOOR CLEARANCE FRONT APPROACH



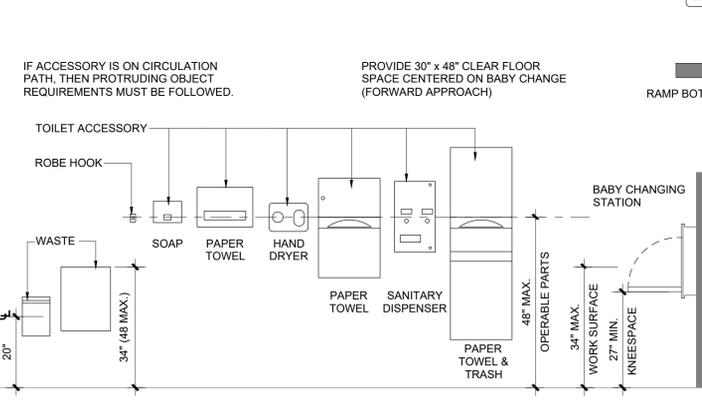
SWINGING DOOR/GATE PULL SIDE DOOR CLEARANCE HINGE APPROACH



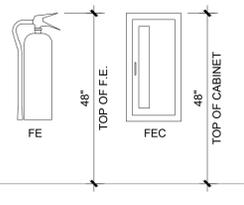
SWINGING DOOR/GATE PULL SIDE DOOR CLEARANCE LATCH APPROACH



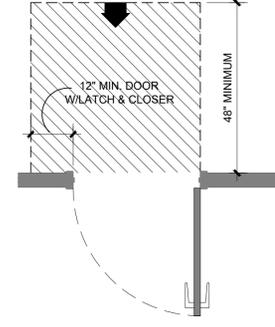
WHEELCHAIR ACCESSIBLE TOILET MOUNTING HEIGHTS



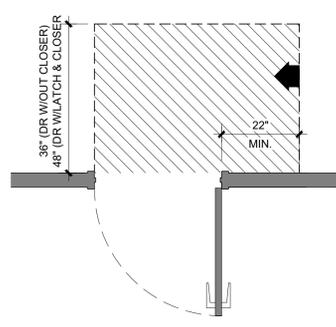
TOILET ACCESSORIES



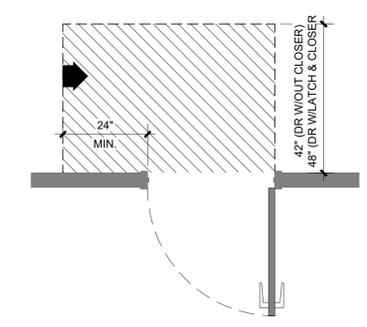
FIRE EXTINGUISHERS AND CABINETS



SWINGING DOOR/GATE PUSH SIDE DOOR CLEARANCE FRONT APPROACH



SWINGING DOOR/GATE PUSH SIDE DOOR CLEARANCE HINGE APPROACH



SWINGING DOOR/GATE PUSH SIDE DOOR CLEARANCE LATCH APPROACH

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FITNESS CENTER
 MOUNTING HEIGHTS AND FLOOR CLEARANCES

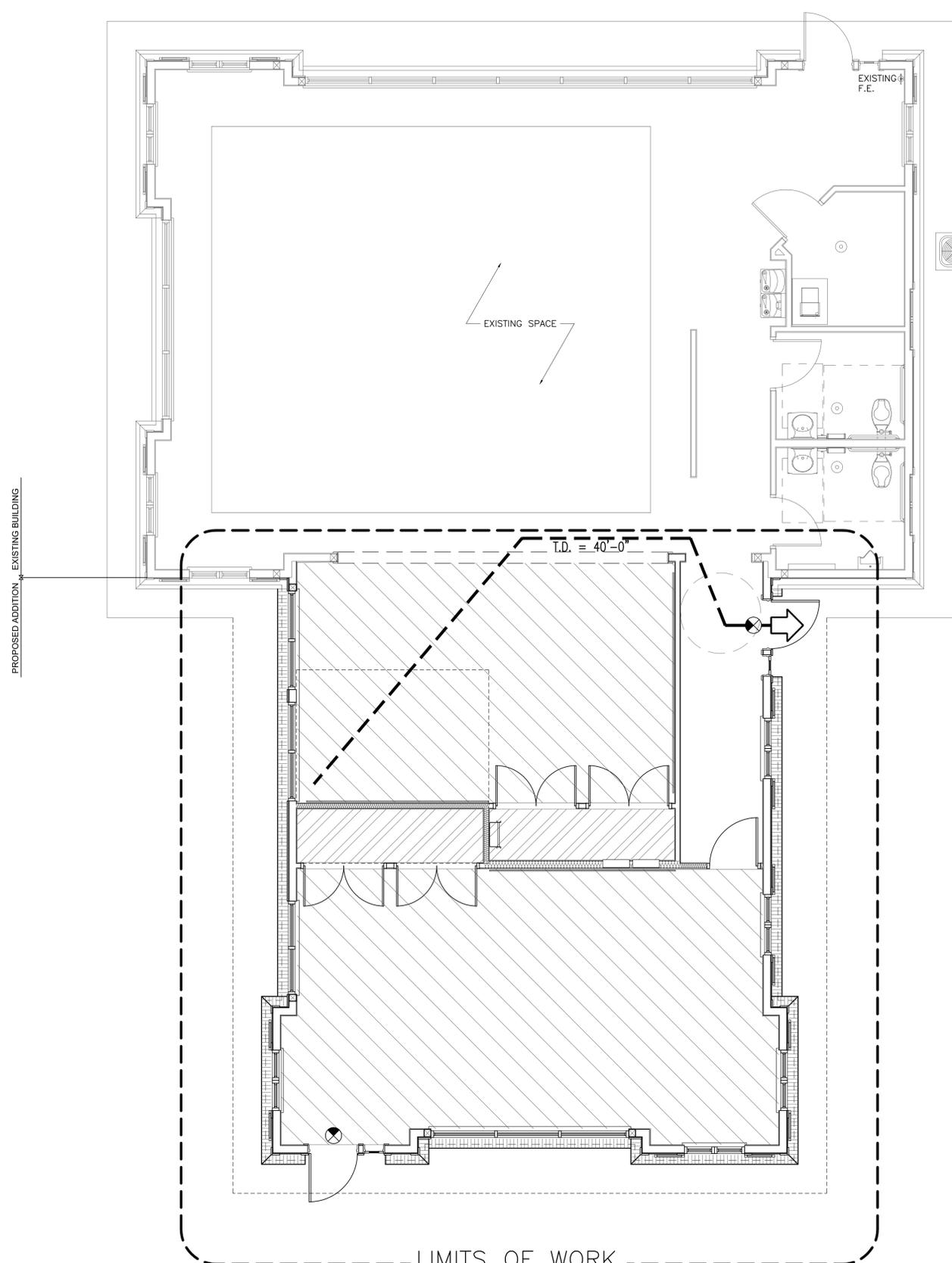


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ABBREVIATIONS / SYMBOLS

- F.E.C. = FIRE EXTINGUISHER CABINET
- E.A.T.D. = EXIT ACCESS TRAVEL DISTANCE
- E.A.T.D. = XXX' (COMMON PATH OF EGRESS) (PATH OF EGRESS)
- CLEAR DOOR WIDTH
- 33"
- 165
- NUMBER OF OCCUPANTS DOOR CAN EGRESS

NOTE: PER FBC 2023 TABLE 1006.2.1 AN OCCUPANT LOAD OF 49 OR LESS IS PERMITTED TO HAVE ONE EXIT.

SYMBOL LEGEND

- EMERGENCY WALL MOUNTED LIGHT
- EXIT SIGN
- EMERGENCY RECESSED DOWNLIGHT
- EMERGENCY LIGHT FIXTURE
- (1) 36" WIDE DOOR, 33" (CLEAR WIDTH OPENING) / 0.2 (PER PERSON) = 165 OCCUPANTS

PARTITION LEGEND

- REFER TO PARTITION SCHEDULE FOR DETAILS
- NON-RATED STUD WALL
- SOUND ATTENUATION BLANKET

GENERAL NOTES:

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2. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR CONFLICTS BETWEEN THE ARCHITECTURAL DRAWINGS AND THOSE OF THE ENGINEERS, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- LIFESAFETY & FLORIDA ACCESSIBILITY NOTES:**
 1. LOCKS ON EXIT DOORS OR ACCESS EXIT DOORS SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE UNLESS THEY MEET THE REQUIREMENTS OF NFPA 101, 7.2.1.5.
 2. EXITS OTHER THAN THE MAIN EXTERIOR EXIT DOORS THAT ARE OBVIOUSLY CLEAR AND IDENTIFIABLE AS EXITS SHALL BE MARKED BY AN APPROVED SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EXIT ACCESS PER NFPA 101, 7.10.1.2.
 3. CONTRACTOR TO USE A LICENSED FIRE EXTINGUISHER CONTRACTOR FOR IDENTIFYING THE LOCATION & TYPE OF EXTINGUISHERS USED ON SITE PER FS 633.061 AND NFPA 13.6.2.5. FOR OUTDOOR APPLICATIONS, UTILIZE CABINETS OF NON-CORROSIVE MATERIAL SUITABLE FOR EXTERIOR CONDITIONS.
 4. FIREFIGHTER SAFETY WARNING SIGNS (MALTESE CROSS) SHALL BE PLACED IN ACCORDANCE WITH FS 633.027 AND FAC 69A-60.008.
 5. CONTRACTOR TO PROVIDE PROPER SIGNAGE DIRECTING CUSTOMERS AND VISITORS TO RESTROOMS AND OTHER SPACES AS REQUIRED BY FAC 216.3.
 6. CONTRACTOR TO PROVIDE BUILDING ADDRESS NUMBERS THAT ARE A MINIMUM OF 6" HIGH ON THE BUILDING. LETTERS TO BE VISIBLE FROM THE STREET AND MAY REQUIRE BEING LARGER THAN 6" HIGH PER NFPA 1, 10.11.1.2.
 7. CONTRACTOR TO PROVIDE REQUIRED SIGNAGE. THE OCCUPANT LOAD SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN ENTRANCE/EXIT FROM THE ROOM. REFER TO THE BUILDING CALCULATIONS TABLE ON THE CODE INFORMATION SHEET AS TO THE APPROVED MAXIMUM OCCUPANT LOAD TO BE POSTED, UNLESS OTHERWISE NOTED BY THE FIRE MARSHAL. THE POSTING SHALL READ "MAXIMUM OCCUPANT LOAD XXX PERSONS, BY ORDER OF THE FIRE MARSHAL" PER NFPA 101, 12.7.9.3. CONFIRM LOCATION OF ALL SIGNAGE WITH OWNER & ARCHITECT PRIOR TO INSTALLATION. TACTILE EXIT SIGNAGE WILL BE PROVIDED PER NFPA 101 7.10.1.3.
 8. IN ALL NEW CONSTRUCTION A MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE CONTRACTOR SHALL HAVE A THIRD PARTY PUBLIC SAFETY RADIO ENGINEERING FIRM CONDUCT A TWO-WAY RADIO COMMUNICATION TEST IN ACCORDANCE WITH NFPA 111:1.10 AND NFPA 1225 BY THE TIME OF FRAMING INSPECTION OR SUCH TIME DETERMINED BY THE AHJ. THE CONTRACTOR SHALL PROVIDE A COPY OF THE REPORT TO THE FIRE DEPARTMENT FOR EVALUATION AND ACCEPTANCE.
 9. AT TIME OF FINAL FIRE INSPECTION, CONTRACTOR SHALL ENSURE THAT THE FIRE DEPARTMENT ACCESS ROAD IDENTIFICATION SIGNS ARE IN PLACE.

FIRE EXTINGUISHER CALCULATIONS

FIRE EXTINGUISHER = UL RATED, 3-A: 40BC 5 LBS.
 PER TABLE 906.3(1) FOR ORDINARY HAZARD OCCUPANCY, THE MINIMUM NUMBER OF FIRE EXTINGUISHERS SHALL BE:
 UNIT OF A = 3 x 1500 = 4,500 S.F.
 3,598 S.F. (TOTAL BUILDING AREA) / 4,500 S.F. = 0.79
 FIRE EXTINGUISHERS PROVIDED: 2

OCCUPANT AREAS

- ASSEMBLY WITHOUT FIXED SEATS
15 SF NET PER OCCUPANT LOAD
FBC 2023 (TABLE 1004.5) / FIFPC, 8TH EDITION (TABLE 7.3.1.2)
- ACCESSORY STORAGE | MECHANICAL ROOMS
300 SF GROSS PER OCCUPANT LOAD
FBC 2023 (TABLE 1004.5) / FIFPC, 8TH EDITION (TABLE 7.3.1.2)
- NON-HABITABLE AREA
N/A

OCCUPANCY CALCULATIONS

OCCUPANCY TYPE "A-3" F/ PLUMBING FIXTURES			
ROOMS	AREA (s.f.)	AREA PER PERSON (s.f.)	OCCUPANCY (ALLOWABLE)
FITNESS AREA - EXISTING	1,178	50	24
AEROBICS AREA #1	341	50	7
AEROBICS AREA #2	522	15	35
TOTAL BUILDING OCCUPANCY			66

PLUMBING FIXTURE REQUIREMENTS					
LOCATION	GENDER	OCCUPANCY (TOTAL)	REQUIRED FIXTURES		
			T.O.I.L.T.	L.A.V.	D.F.
BUILDING BASED ON A-3	MEN	41	1	0	
	WOMEN	41	1	1	1
TOTAL PROVIDED	MEN		1	1	0
	WOMEN		1	1	1

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St. Johns County, FL

FITNESS CENTER
LIFE SAFETY PLAN



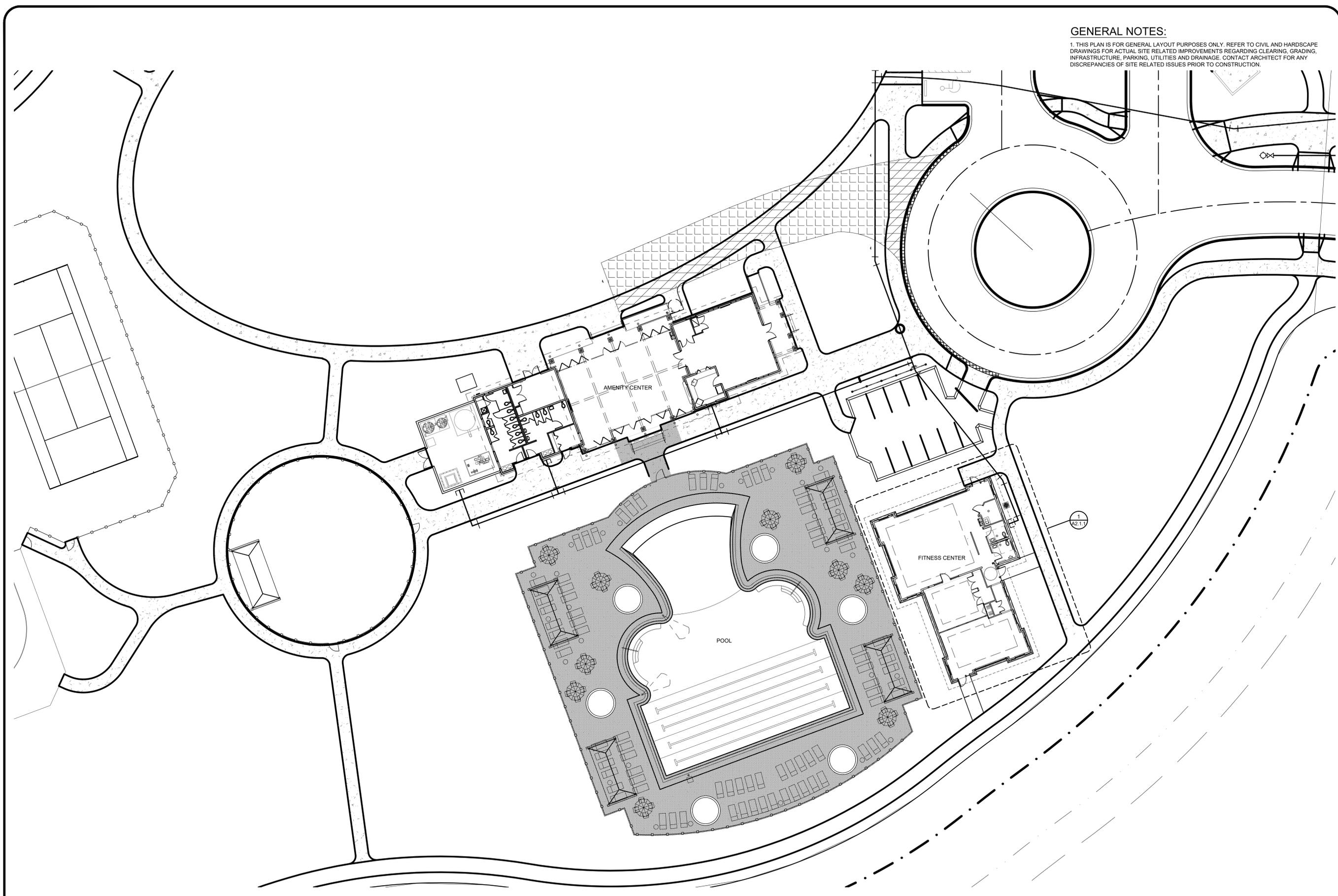
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GENERAL NOTES:
 1. THIS PLAN IS FOR GENERAL LAYOUT PURPOSES ONLY. REFER TO CIVIL AND HARDSCAPE DRAWINGS FOR ACTUAL SITE RELATED IMPROVEMENTS REGARDING CLEARING, GRADING, INFRASTRUCTURE, PARKING, UTILITIES AND DRAINAGE. CONTACT ARCHITECT FOR ANY DISCREPANCIES OF SITE RELATED ISSUES PRIOR TO CONSTRUCTION.

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 ARCHITECTURAL SITE PLAN



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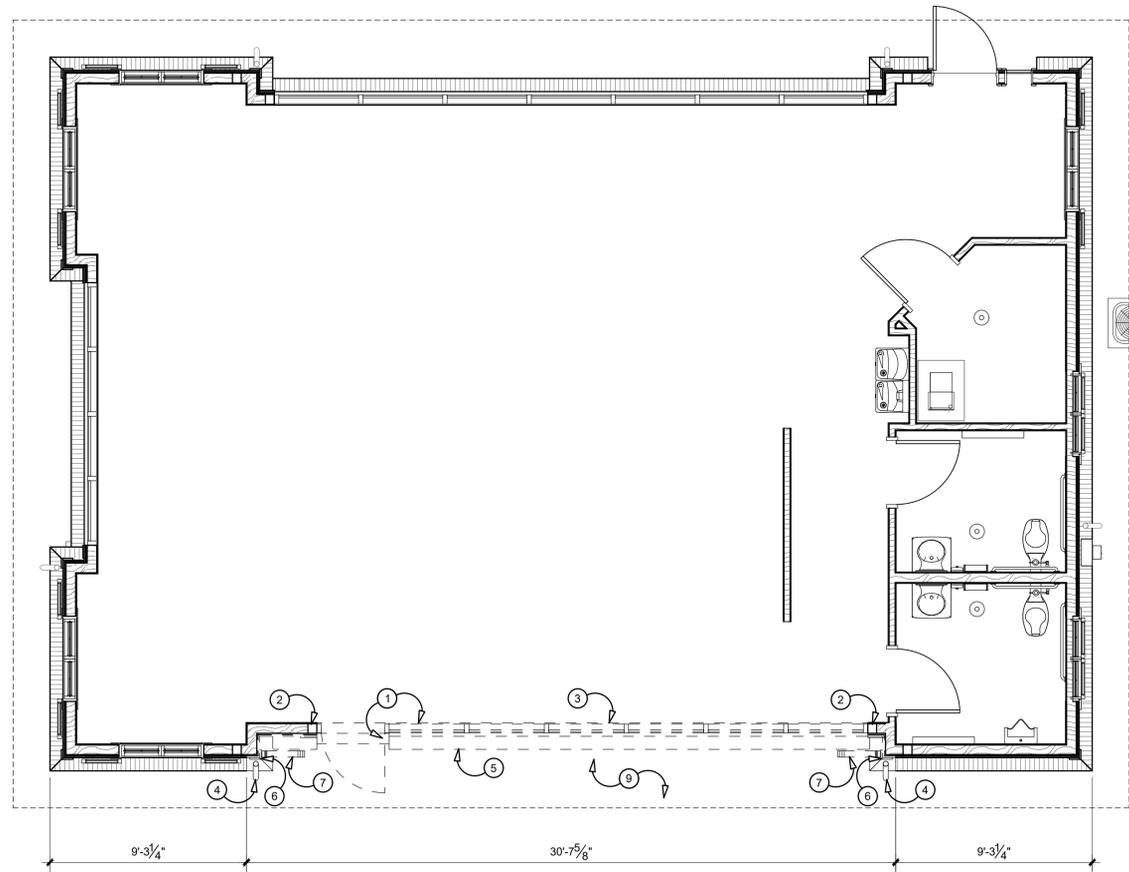
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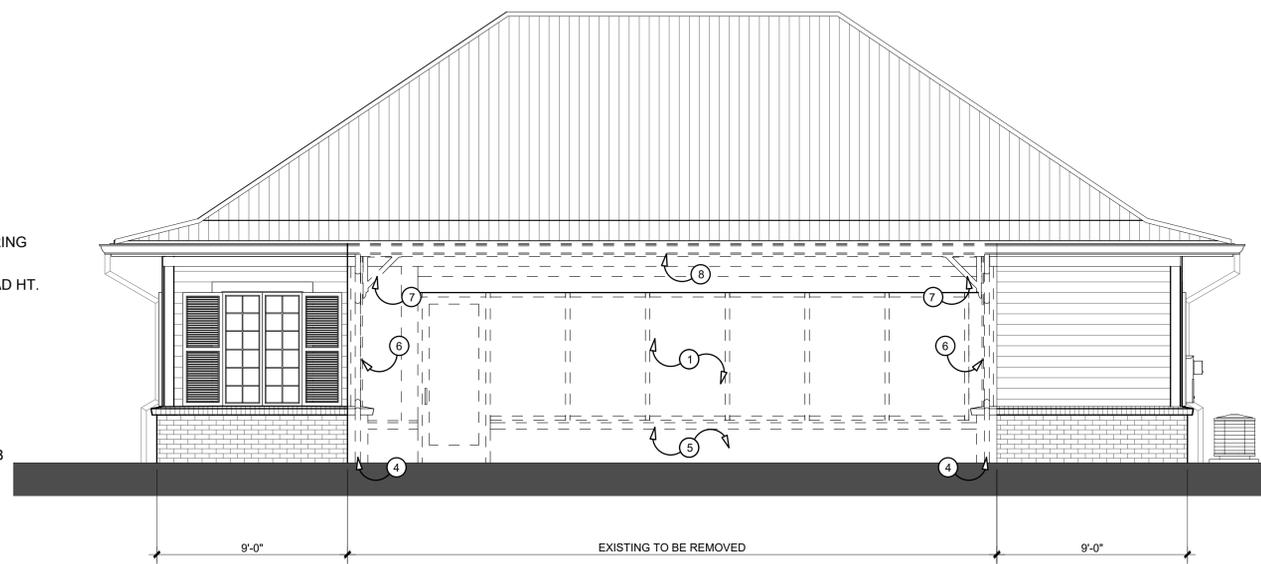
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 **1** ARCHITECTURAL SITE PLAN
 SCALE: 1/16" = 1'-0"



1 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



2 DEMOLITION ELEVATION
 SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

1. DEMOLITION CONSISTS OF REMOVING ALL OR PARTIAL REMOVAL OF EXISTING CONSTRUCTION WHICH IN ITS PRESENT POSITION WILL INTERFERE WITH THE COMPLETED NEW CONSTRUCTION AND TO PERFORM ANY OTHER CUTTING OR PATCHING OF EXISTING CONSTRUCTION AS SHOWN ON THE CONSTRUCTION DOCUMENTS.
2. DEBRIS RESULTING FROM DEMOLITION AND CONSTRUCTION SHALL BE REMOVED FROM THE CONSTRUCTION SITE ON A DAILY BASIS TO A WASTE AREA PROVIDED BY THE CONTRACTOR.
3. THE CONTRACTOR IS INSTRUCTED TO KEEP DEMOLITION DEBRIS OUT OF BUILDING CORRIDORS AND AWAY FROM TENANT OCCUPIED AREAS.
4. DRAWING INDICATES ONLY DEMOLITION OR EXISTING CONSTRUCTION TO REMAIN.
5. ALL EXISTING FINISHES WHERE DEMOLITION OR DAMAGE OCCURS, SHALL BE PATCHED, PAINTED, OR REPLACED AS REQUIRED.
6. IF EXISTING CONDITIONS ARE DISCOVERED TO BE AT VARIANCE WITH INFORMATION SHOWN ON DEMOLITION PLANS, IT IS THE INTENT OF THESE DRAWINGS TO HAVE THE CONFLICTING ITEM(S) REMOVED TO THE EXTENT REQUIRED TO FACILITATE INSTALLATION OF THE NEW CONSTRUCTION.
7. PATCH AND SEAL ALL PENETRATIONS THROUGH RATED WALLS AND FLOORS (1HR, 2HR, SMOKE, ETC.) RESULTING FROM DEMOLITION OPERATION AND AS ENCOUNTERED IN AREAS NOT SCHEDULED FOR RENOVATION.
8. REMOVE ALL ABANDONED POWER AND COMMUNICATIONS OUTLETS, BOXES, AND COVERPLATES – PATCH WALLS (OR FLOORS) TO RECEIVE NEW FINISHES.
9. REFER TO THE INTERIOR DESIGN DRAWINGS FOR THE REMOVAL ALL EXISTING CEILING TILE, CEILING TRACK, GYPSUM BOARD, LIGHT FIXTURES, SUPPLY DIFFUSERS / RETURNS AND ANY OTHER CEILING DEVICES WITHIN LIMITS OF WORK. MAINTAIN SPRINKLER SYSTEM AND HEADS IN WORKING ORDER. COORDINATE NEW SPRINKLER DISTRIBUTION AND HEAD LAYOUT WITH FUTURE TENANT DESIGN AND FIRE PROTECTION DRAWINGS.
10. NO DEMOLITION WORK SHALL OCCUR IN THE EXISTING RESTROOMS.

LEGEND

- ==== EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- ⌣ DOOR TO REMAIN
- ⌣ DOOR TO BE REMOVED

KEY NOTES:

1. REMOVE EXISTING STOREFRONT SYSTEM.
2. EXISTING WOOD COLUMN TO REMAIN.
3. REMOVE EXISTING LOW WALL.
4. REMOVE EXISTING DOWNSPOUT.
5. REMOVE EXISTING BRICK ROWLOCK AND BRICK VENEER BELOW TO EXTENTS SHOWN.
6. REMOVE EXISTING SIDING AND TRIM TO EXTENTS SHOWN.
7. REMOVE AND SALVAGE EXISTING DECORATIVE BRACKET FOR FUTURE USE.
8. REMOVE EXISTING SOFFIT AND GUTTER TO EXTENTS SHOWN.
9. REMOVE AND SALVAGE EXISTING LIGHT FIXTURES FOR FUTURE USE.

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 DEMOLITION PLAN



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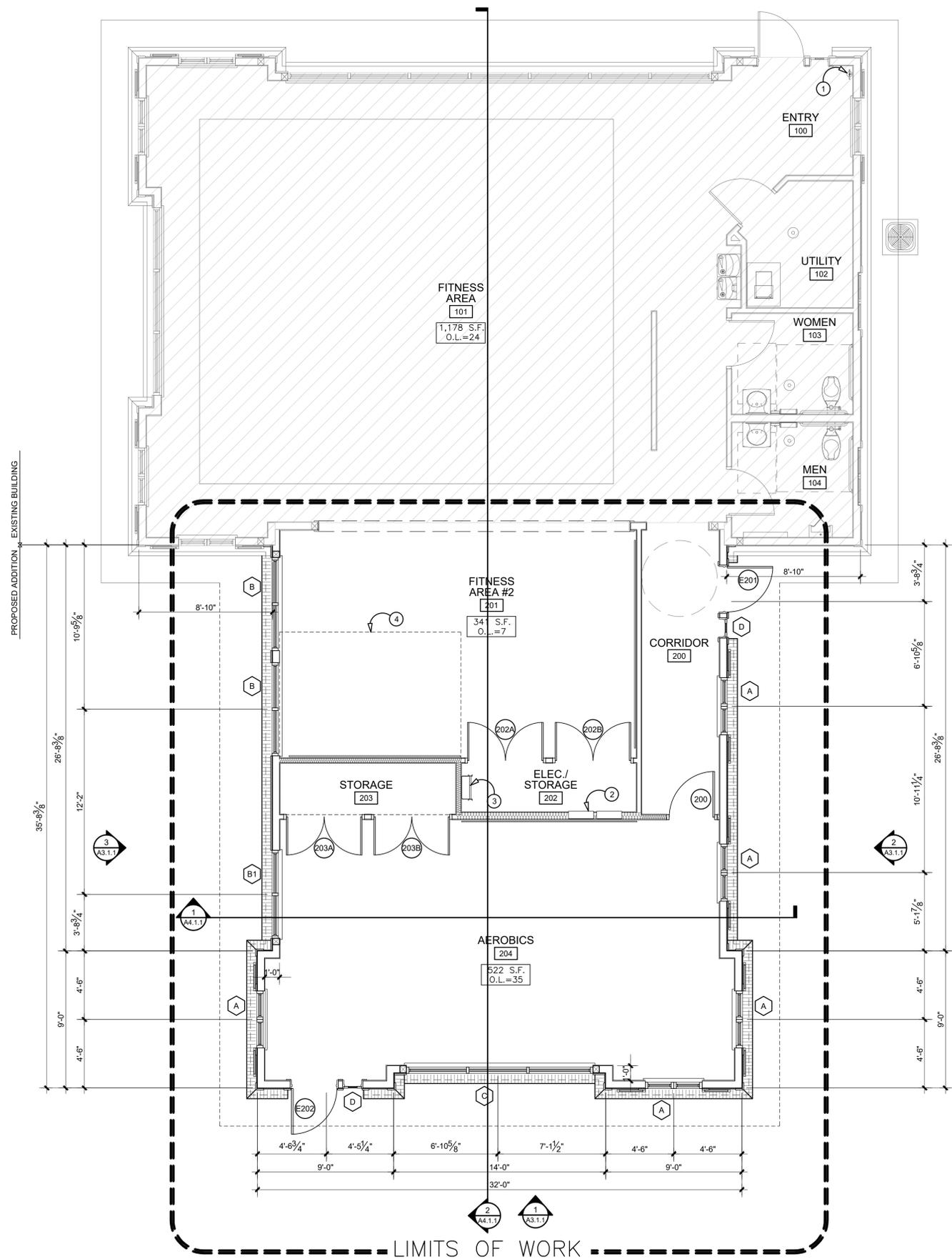
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1 FLOOR PLAN

SCALE 1/4" = 1'-0"
 FLOOR UNIT AREA:
 EXISTING - 1,452 S.F.
 ADDITION - 1,105 S.F.
 TOTAL - 2,557 S.F.

GENERAL NOTES:

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- IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR CONFLICTS BETWEEN THE ARCHITECTURAL DRAWINGS AND THOSE OF THE ENGINEERS, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- ALL INTERIOR AND EXTERIOR DIMENSIONS GIVEN ARE FROM FACE OF BLOCK, STUD, OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED (U.N.O.).
- ALL DOORS TO BE LOCATED 6" (VERIFY WIDTH OF DOOR TRIM W/I.D. DRAWINGS) FROM ADJACENT WALL OR COUNTER OR CENTERED IN WALL (U.N.O.).
- MOISTURE RESISTANT GWB IN RESTROOMS TYP
- PROVIDE TERMITE PROTECTION PER FBC 1816. REFER TO SPECIFICATIONS.

KEY NOTES:

- EXISTING FIRE EXTINGUISHER
- ELECTRICAL PANELS, RE: ELECTRICAL
- LADDER TO MECHANICAL PLATFORM ABOVE
- OUTLINE OF MECHANICAL PLATFORM ABOVE

PLAN LEGEND

- INDICATES STUD WALL
- INDICATES SOUND BATT INSULATION AT INTERIOR PARTITIONS - ALL EXTERIOR STUD WALLS TO RECEIVE BATT INSULATION - REFER TO WALL SECTIONS

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 FLOOR PLAN



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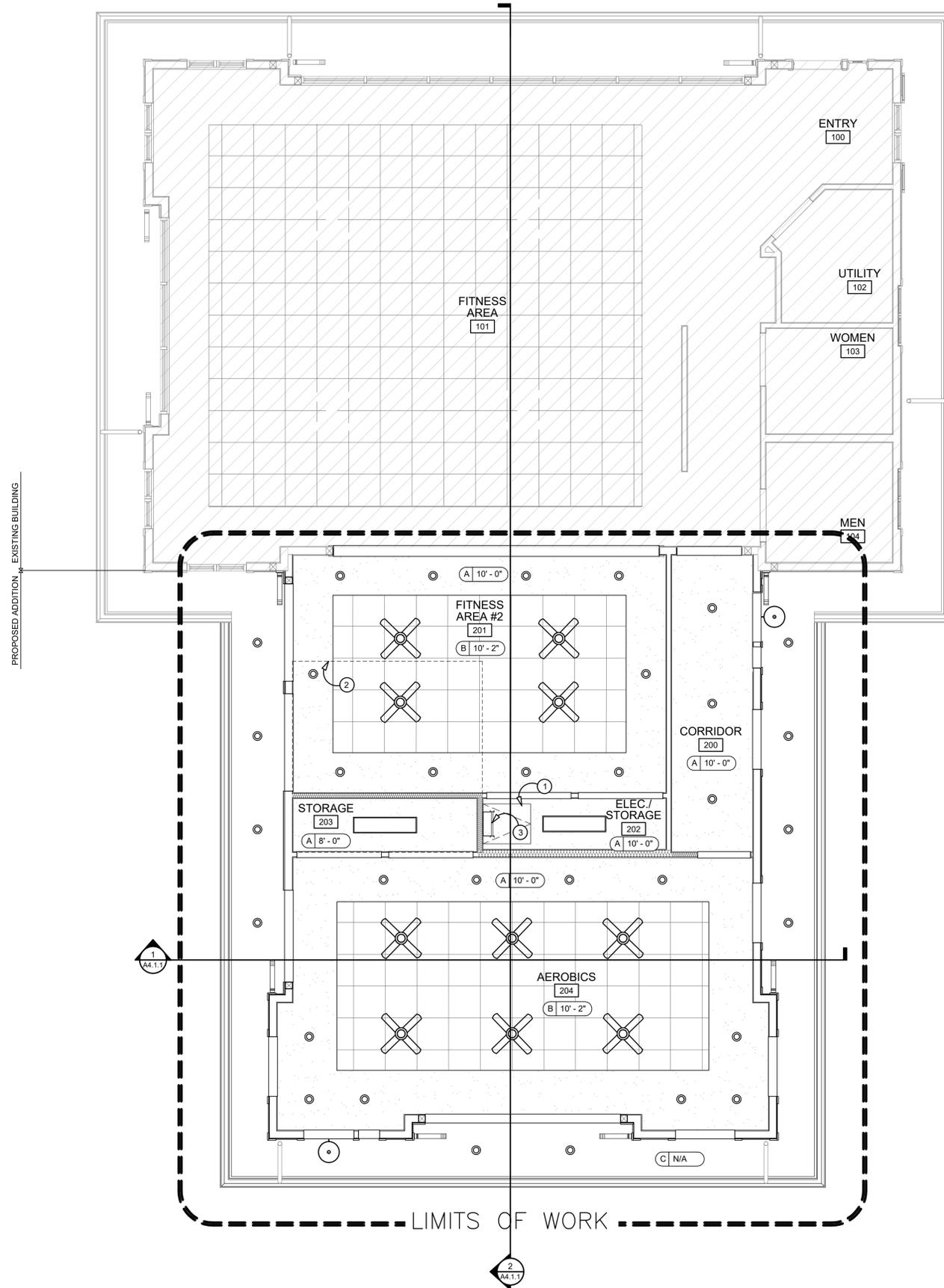
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- COORDINATE LOCATION OF ALL LIGHTING, CEILING DIFFUSERS, EXIT SIGNAGE AND OTHER CEILING DEVICES WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- PER FBC 2803.4 SPRAY FOAM INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY AN APPROVED THERMAL BARRIER OF 1/2" (MIN.) GYPSUM BOARD OR ANOTHER APPROVED MATERIAL. WHERE A CEILING FINISH OCCURS OTHER THAN GYPSUM BOARD, SUCH AS ACOUSTICAL CEILING TILE AND GRID, GYPSUM BOARD OR AN INTUMESCENT BARRIER SHALL BE PROVIDED ABOVE THE CEILING FINISH TO MAINTAIN THE THERMAL BARRIER REQUIREMENTS. WHERE NO CEILING FINISH OCCURS AND SPRAY FOAM INSULATION IS EXPOSED TO THE INTERIOR OF THE BUILDING, AN APPROVED THERMAL BARRIER SHALL BE PROVIDED.
- ALL CEILINGS SECURED TO THE BOTTOM OF TRUSSES SHALL BE INSTALLED OVER 1" FURRING OR PLYWOOD TO PROVIDE A LEVEL SURFACE. FINISH MATERIAL SECURED DIRECTLY TO THE BOTTOM OF TRUSSES IS NOT ACCEPTABLE.
- CEILING FIXTURES INCLUDING MECHANICAL DIFFUSERS AND SPEAKERS SHALL BE PAINTED TO MATCH ADJACENT FINISHES. WHERE ADJACENT FINISH IS STAINED, CONSULT WITH ARCHITECT ON FINISH COLOR.
- CONTRACTOR TO CONFIRM WITH ARCHITECT WHERE CONCEALED VS EXPOSED SPRINKLER HEADS SHALL BE INSTALLED. AT CONCEALED LOCATIONS, SPRINKLER HEAD CAPS SHALL BE PAINTED TO MATCH ADJACENT FINISHES.

KEY NOTES:

- 30x36 ATTIC ACCESS HATCH, PAINTED TO MATCH ADJACENT CEILING FINISH - CONFIRM HATCH SIZING WITH MECHANICAL - COORDINATE OPENING WITH TRUSS LAYOUT
- MECHANICAL PLATFORM
- LADDER TO MECHANICAL PLATFORM

CEILING TYPE LEGEND:

- A - GYPSUM BOARD CEILING
- B - 2x2 ACOUSTIC CEILING TILE CEILING
- C - SMOOTH FIBER CEMENT SOFFIT PANEL

CEILING MATERIAL LEGEND:

- GYPSUM BOARD CEILING
- 2X2 ACOUSTIC TILE CEILING GRID
- SMOOTH FIBER CEMENT SOFFIT PANEL TO MATCH EXISTING

LIGHTING LEGEND:

- 1x4 LIGHT FIXTURE
- EMERGENCY LIGHT
- RECESSED LIGHT FIXTURE
- WALL SCONCE LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- 2X2 LIGHT FIXTURE IN ACT GRID
- EXIT SIGN

HVAC LEGEND:

- HVAC SUPPLY AIR DIFFUSER
- HVAC RETURN AIR DIFFUSER
- EXHAUST FAN
- CEILING FAN - PROVIDE BLOCKING SUPPORT AS REQUIRED - VERIFY DESIRED HEIGHT OF FAN BLADES & IF EXTENSION ROD IS REQUIRED.

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 REFLECTED CEILING PLAN



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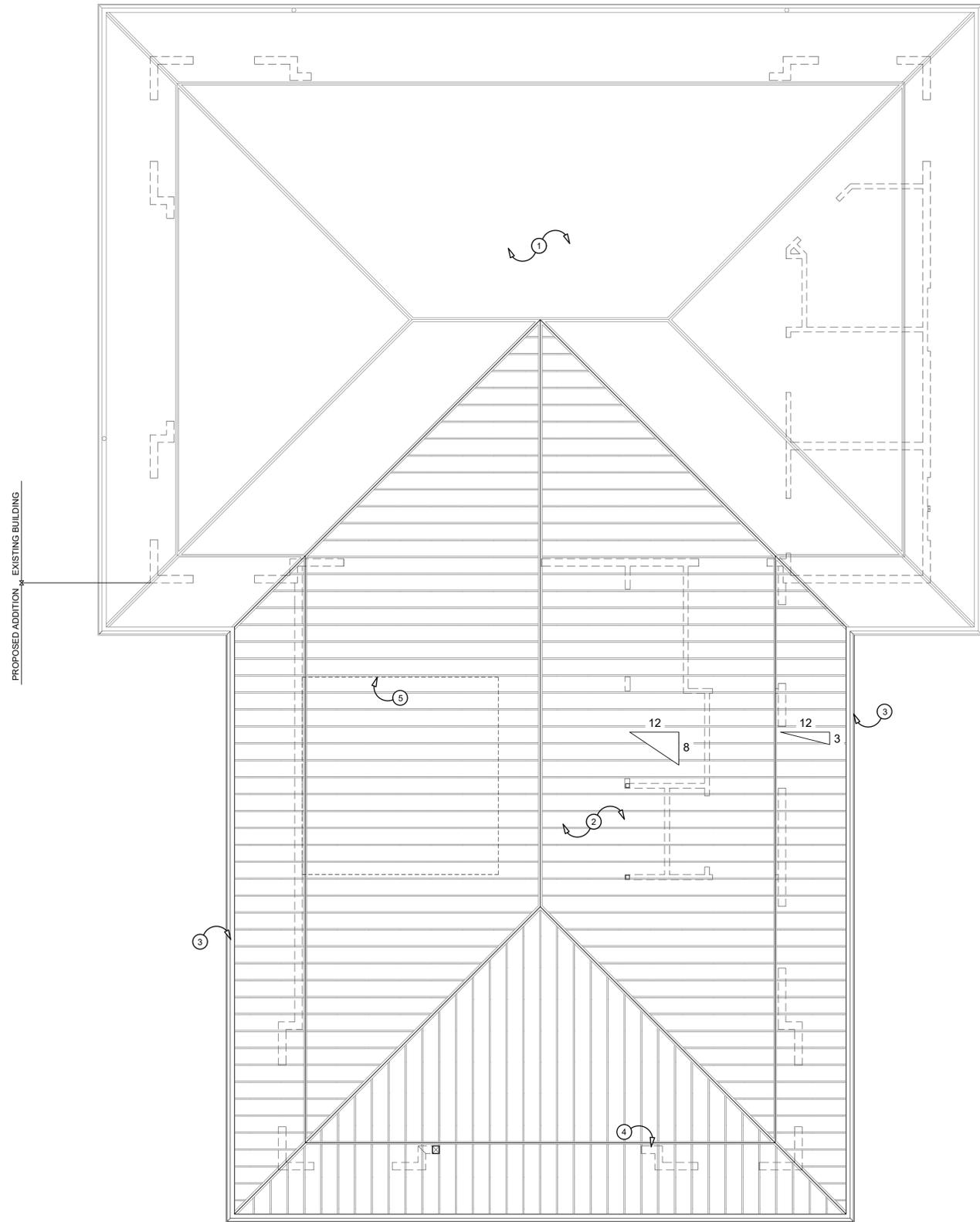
A2.2.1

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1 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



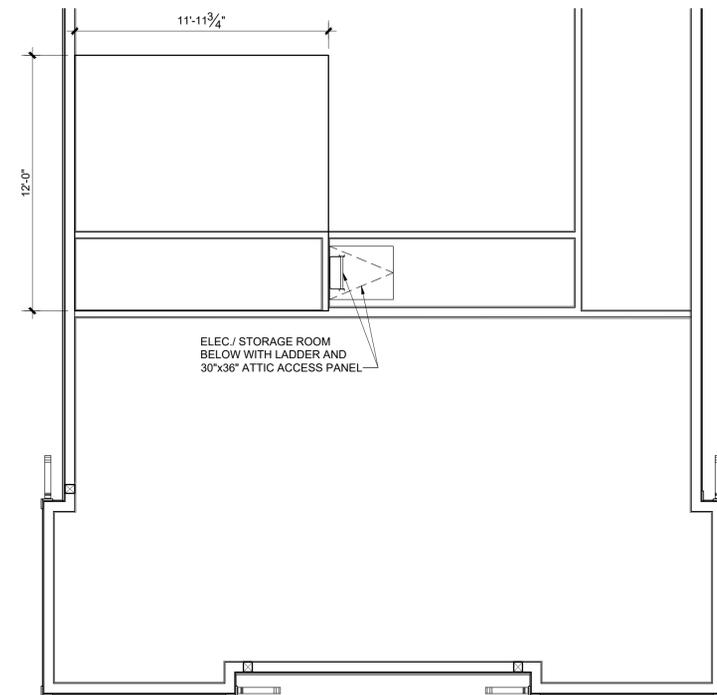
1 ROOF PLAN
SCALE: 1/4" = 1'-0"
NORTH

ROOFING GENERAL NOTES:

1. REFER TO MECHANICAL AND PLUMBING PLANS FOR ROOF PENETRATION LOCATIONS. PAINT ALL ROOF PENETRATION TO MATCH ROOFING MATERIAL.
2. REFER TO BUILDING AND WALL SECTIONS FOR OVERHANG LENGTHS AND TRUSS PROFILES.
3. REFER TO WALL SECTIONS FOR SIZE AND TYPE OF VENTING AT EAVES.
4. --- DENOTES GUTTER WITH DOWNSPOUT. TIE ALL DOWNSPOUTS INTO STORM SEWER, REFER TO CIVIL DRAWINGS.
5. E.F. = EXHAUST FAN - REFER TO MECHANICAL DRAWINGS
6. VTR = VENT THRU ROOF - REFER TO PLUMBING DRAWINGS

KEY NOTES:

1. EXISTING ROOF
2. NEW STANDING SEAM METAL ROOF
3. PREFINISHED GUTTER AND DOWNSPOUTS TO MATCH EXSTING, TIE INTO STORM SEWER, RE: CIVIL
4. OUTLINE OF WALLS BELOW
5. MECHANICAL ATTIC PLATFORM BELOW



2 MECHANICAL ATTIC PLATFORM PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY

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prepared for Bannan Lakes, CDD

BANNON LAKES
St. Johns County, FL

FITNESS CENTER

ROOF PLAN



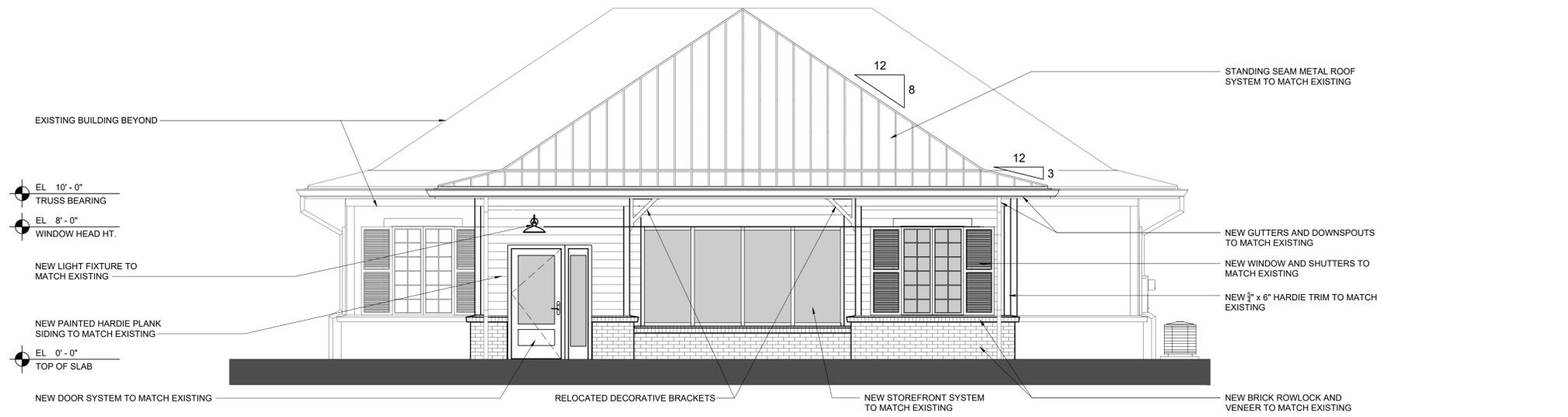
BASHAM & LUCAS
DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
(904) 731-2323 • bashamlucas.com
LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY
CHECKED BY
DATE 09-16-25
JOB NO. 25-28

A2.3.1

REVIEW SET



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY

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BANNON LAKES
 St. Johns County, FL
FITNESS CENTER
 EXTERIOR ELEVATIONS



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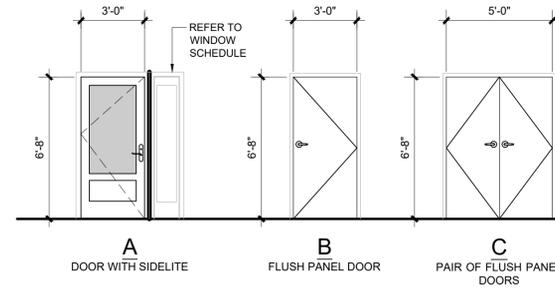
A3.1.1
 REVIEW SET

DOOR SCHEDULE													
DOOR NO.	DOOR TYPE	DOOR WIDTH	DOOR HT.	DOOR MAT'L	DOOR FIN.	FRAME MAT'L	FRAME FIN.	FRAME DETAILS			DR LABEL	HW SET	REMARKS
								HEAD	JAMB	SILL			
E201	A	3'-0"	6'-8"	FIBERGLASS / GLASS	PREFINISHED	WOOD	PAINT	-	-	-	-		MATCH EXISTING
E202	A	3'-0"	6'-8"	FIBERGLASS / GLASS	PREFINISHED	WOOD	PAINT	-	-	-	-		MATCH EXISTING
200	B	3'-0"	6'-8"	FIBERGLASS	PREFINISHED	WOOD	PAINT	-	-	-	-		MATCH EXISTING
202A	C	5'-0" (PAIR)	6'-8"	FIBERGLASS	PREFINISHED	WOOD	PAINT	-	-	-	-		MATCH EXISTING
202B	C	5'-0" (PAIR)	6'-8"	FIBERGLASS	PREFINISHED	WOOD	PAINT	-	-	-	-		MATCH EXISTING
203A	C	5'-0" (PAIR)	6'-8"	FIBERGLASS	PREFINISHED	WOOD	PAINT	-	-	-	-		MATCH EXISTING
203B	C	5'-0" (PAIR)	6'-8"	FIBERGLASS	PREFINISHED	WOOD	PAINT	-	-	-	-		MATCH EXISTING

EXTERIOR DOORS

INTERIOR DOORS

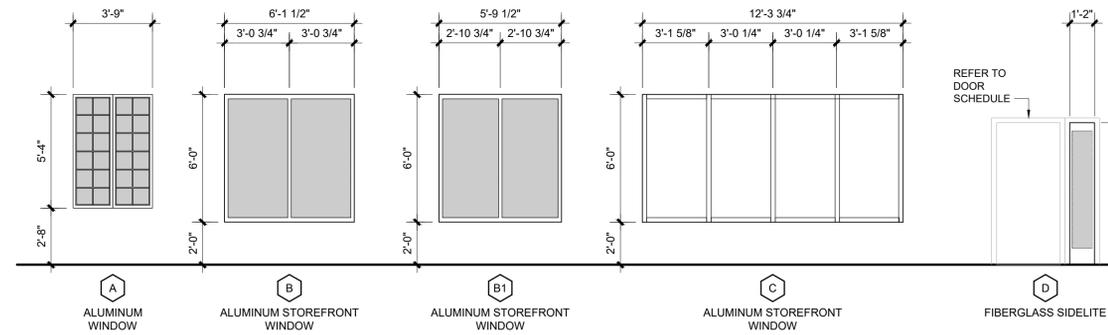
DOOR TYPES



DOOR NOTES

- ALL HARDWARE TO COMPLY WITH ANSI A117.1 - 2017.
- ALL GLAZING IN ALL DOORS AND SIDELITES SHALL BE FULLY TEMPERED UNLESS OTHERWISE NOTED.
- REFER TO SPECIFICATION SECTION 087100 FOR DOOR HARDWARE SETS.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. EGRESS DOOR HARDWARE SHALL COMPLY WITH SECTIONS 1010.2.1 THROUGH 1010.2.4 OF THE 2023 FLORIDA BUILDING CODE, 8th EDITION. ENGINEERED SHOP DRAWINGS AND DOCUMENTED DOOR TESTING SHALL BE SUBMITTED FOR REVIEW.
- EXTERIOR DOORS SHALL BE DESIGNED AND INSTALLED TO WITHSTAND IMPACT AND WIND LOADS AS SHOWN ON THE STRUCTURAL DRAWINGS AS DEFINED BY THE 2023 FLORIDA BUILDING CODE, 8th EDITION. ENGINEERED SHOP DRAWINGS AND DOCUMENTED DOOR TESTING SHALL BE SUBMITTED FOR REVIEW.

WINDOW TYPES



WINDOW NOTES

- ALL WINDOW WIDTH & HEIGHT DIMENSIONS ARE GIVEN AS FRAME OPENING SIZES. COORDINATE WITH FLOOR PLANS, SECTIONS AND DETAILS TO FRAME CORRECT ROUGH OR MASONRY OPENING SIZE.
- GENERAL CONTRACTOR TO VERIFY COUNT OF WINDOWS. WINDOW DESIGNATIONS INDICATED OCCURS AT MULTIPLE LOCATIONS.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.
- (T) = FULLY TEMPERED GLASS.
- PRIOR TO INSTALLING SEALANT AND BACKER RODS, ENSURE THAT ALL JOINTS ARE DRY AND FREE FROM DEBRIS.
- COLOR OF SEALANT SHALL MATCH COLOR OF WINDOW FRAME.
- GLAZING IN EXTERIOR STOREFRONTS SHALL BE INSULATED.

REVISIONS

NO.	DATE	DESCRIPTION	BY

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prepared for Bannan Lakes, CDD
BANNON LAKES
 St. Johns County, FL
FITNESS CENTER
 DOOR SCHEDULE & DETAILS



BASHAM & LUCAS
DESIGN GROUP, INC.

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LN: AR0016514 • LA6666906

NOT FOR CONSTRUCTION

DRAWN BY
CHECKED BY
DATE 09-16-25
JOB NO. 25-28

A7.2.1

REVIEW SET

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
 Phone: 800-695-3503 Ext 60309

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

Bill to:	Ship to:
Jeff Johnson Bannon Lakes Community Development District 1001 Bradford Way Kingston, Tennessee, 37763 United States T: 904-907-4346	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
5 Bike Sonic Wave Rack (2 3/8" Heavy-Duty) Color: Telegrey 4 Mounting Option: Surface Mount	536-1408-1-52	1	\$390.00	\$360.00	\$30.00	\$360.00
9 Bike Sonic Wave Rack (2 3/8" Heavy-Duty) Color: Telegrey 4 Mounting Option: In-Ground Mount	536-1412-2-52	1	\$673.00	\$623.00	\$50.00	\$623.00

Quote Notes:

FREIGHT INCLUDES: NOTIFY BEFORE DELIVERY RESIDENTIAL ACCESS

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

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](tel:800-695-3503) or 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.

Sincerely,

Scott Hooker
Senior Tax Accountant
shooker@playcore.com

Request for Taxpayer Identification Number and Certification

Go to 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 <i>Specific Instructions</i> on page 3.	1	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.) PlayCore Group, Inc.
	2	Business name/disregarded entity name, if different from above. Highland Products Group LLC DBA The Park Catalog (FEIN 82-0888519)
	3a	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) Note: 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) _____
	3b	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"/> <i>(Applies to accounts maintained outside the United States.)</i>
	5	Address (number, street, and apt. or suite no.). See instructions. 931 Village Blvd STE 905-354
	6	City, state, and ZIP code West Palm Beach, FL 33409
	7	List account number(s) here (optional)
		Requester's name and address (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.

Social security number										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 5%; border: 1px solid black; text-align: center;">-</td> <td style="width: 25%; border: 1px solid black; height: 20px;"></td> <td style="width: 5%; border: 1px solid black; text-align: center;">-</td> <td style="width: 40%; border: 1px solid black; height: 20px;"></td> </tr> </table>		-		-						
	-		-							
or										
Employer identification number										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 12.5%; border: 1px solid black; text-align: center;">8</td> <td style="width: 12.5%; border: 1px solid black; text-align: center;">2</td> <td style="width: 5%; border: 1px solid black; text-align: center;">-</td> <td style="width: 12.5%; border: 1px solid black; text-align: center;">2</td> <td style="width: 12.5%; border: 1px solid black; text-align: center;">2</td> <td style="width: 12.5%; border: 1px solid black; text-align: center;">9</td> <td style="width: 12.5%; border: 1px solid black; text-align: center;">7</td> <td style="width: 12.5%; border: 1px solid black; text-align: center;">8</td> <td style="width: 12.5%; border: 1px solid black; text-align: center;">0</td> <td style="width: 12.5%; border: 1px solid black; text-align: center;">4</td> </tr> </table>	8	2	-	2	2	9	7	8	0	4
8	2	-	2	2	9	7	8	0	4	

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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.

Sign Here	Signature of U.S. person	Date 2/5/2025
------------------	--------------------------	----------------------

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.

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

FIFTH ORDER OF BUSINESS

**EIGHTH AMENDMENT TO THE AGREEMENT FOR POND MANAGEMENT
SERVICES BY AND BETWEEN BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT AND LAKE DOCTORS, INC.**

This Eighth Amendment (“Eighth Amendment”) is made and entered into this 17th day of February, 2026, by and between:

Bannon Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (the “District”), and

The Lake Doctors, Inc., a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 (“Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, on July 19, 2017, the District and the Contractor entered into an agreement for pond maintenance services (the “Original Agreement”), which was subsequently amended on January 16, 2018 (the “First Amendment”), August 21, 2019 (the “Second Amendment”), November 4, 2020 (the “Third Amendment”), November 30, 2021 (the “Fourth Amendment”), October 2022 (the “Fifth Amendment”), November 14, 2023 (the “Sixth Amendment”), and September 23, 2024 (the “Seventh Amendment” together with the Original Agreement, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, and Seventh Amendment the “Agreement”); and

WHEREAS, pursuant to Section 18 of the Original Agreement, the parties desire to amend the Agreement as set forth in more detail below; and

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

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

SECTION 1. The Agreement is hereby affirmed, and the parties hereto agree that it continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Eighth Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Agreement is hereby amended as follows:

A. The term of the Agreement is hereby renewed such that the term of the Agreement shall expire on September 30, 2026, unless terminated earlier in accordance with Section 11 of the Original Agreement. The scope of service and price shall remain unchanged for the term of the renewal.

SECTION 3. All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

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

ATTEST:

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Matt Bragette
EB0F00213000403...
Secretary/Assistant Secretary

Signed by:
Kim Grenier
B875005F043E425...
Chairperson, Board of Supervisors

THE LAKE DOCTORS, INC., a Florida corporation

Signed by:
Jeff Johnson
85CD1484F3A64F4...
By: Operations Manager

Signed by:
Mark Seymore
0B950B845FEF41B...
By: SALES MANAGER



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Water Management Exhibit

MAS/723475R

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) Bannon Lakes Community Development District

MANAGEMENT COMPANY Riverside Management Service of North Florida

INVOICING ADDRESS 475 West Town Place, Suite 114

CITY St. Augustine **STATE** Florida **ZIP** 32092 **PHONE ()** 904-759-8061

EMAIL ADDRESS jjohnson@rmsnf.com **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**
***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER" **REQUESTED START DATE:** _____
PURCHASE ORDER #: _____

The parties hereto agree to the following:

A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Six (6) lakes associated with Bannon Lakes Community Development District, St. Johns Florida.
Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae. The **Term of this agreement shall be October 1, 2025 through September 30, 2026.** Service will continue month-to-month until receipt of an executed or amended agreement or notice of cancellation.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<u>820.00 Monthly</u>
2. Shoreline Grass and Brush Control Program	\$	<u>INCLUDED</u>
3. Additional Treatments, if Required	\$	<u>INCLUDED</u>
4. Free Callback Service	\$	<u>INCLUDED</u>
5. Monthly Service Reporting	\$	<u>INCLUDED</u>
6. Water quality testing and analysis, as required.	\$	<u>INCLUDED</u>
Total of Services Accepted	\$	<u>820.00 Monthly</u>

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in monthly installments of **\$820.00 monthly**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **NA**.

THE LAKE DOCTORS, INC.

CUSTOMER


Mark Seymour, Sales Manager

Signed _____ Dated _____
Name _____

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bannon Lakes Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 286.0114, *Florida Statutes*, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

WHEREAS, Section 286.0114, *Florida Statutes*, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a policy ("Public Comment Policy") for immediate use and application.

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

SECTION 1. DESIGNATING PUBLIC COMMENT PERIODS. The District's Chairperson, his or her designee, or such other person conducting a District meeting ("Presiding Officer"), shall ensure that there is at least one (1) period of time ("Public Comment Period") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

A. An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.

B. Speakers shall be permitted to address any agenda item during the initial Public Comment Period. Speakers shall be permitted to address any non-agenda matters of

personal or general concern during the Public Comment Period provided after the conclusion of the District's business items.

C. Individuals wishing to make a public comment are limited to three (3) minutes per person. Potential speakers may not assign his/her three (3) minutes to extend another speaker's time.

D. The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, *Florida Statutes*. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

SECTION 2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD. Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves by a show of hands at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to proving any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in his or her discretion may elect to apply such Sections to District workshops.

SECTION 3. PUBLIC DECORUM. The following policies govern public decorum at public meetings and workshops:

A. Each person addressing the Board shall proceed to the place assigned for speaking, and should state his or her name and address in an audible tone of voice for the public record.

B. All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.

C. Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any Board Supervisor, District staff member, or member of the public. The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting.

D. In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:

- i. The Presiding Officer may declare a recess;
- ii. The Presiding Officer may contact the local law enforcement authority; or
- iii. In case the person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, *Florida Statutes*, or other applicable law.

SECTION 4. EXCEPTIONS. The Board recognizes and may apply all applicable exceptions to Section 286.0114, *Florida Statutes*, including those set forth in Section 286.0114(3), *Florida Statutes*, and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

SECTION 5. PURPOSE. The purpose of adopting the Public Comment Policy is to regulate the time, place, and manner of speech only and shall not be applied to restrict expression based on viewpoint.

SECTION 6. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of March, 2026.

ATTEST:

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SEVENTH ORDER OF BUSINESS

D.



Amenity & Operations Manager's Reports

Date of report: 3/17/2026

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 (2nd Friday Monthly)
- Saturday: Zumba 9:00am-10:00pm

Upcoming & Completed Events

- March 14th – Murder Mystery 4:00pm-6:00pm
- March 21st – Spring/Easter Event 10:00am-1:00pm
- March 21st – Blood Drive 9:00am-2:00pm

Operations Manager Updates

Completed Projects

- ◇ New sod has been installed in the dog park

- ◇ Continued Treatment of all CDD Ponds (algae concerns)

- ◇ Onsite staff continues to work to deter Ducks and Geese from the Amenity Center

TENTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Bannon Lakes
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - Hancock	\$ 576,414	\$ -	\$ -	\$ 111,755	\$ 688,169
Assessments Receivable	-	-	-	-	-
Due from Other	4,400	-	-	-	4,400
Due from General Fund	-	306,462	-	-	306,462
Due from Capital Reserve	23,021	-	-	-	23,021
Due from Governmental Units	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	755,833	-	-	917	756,750
Series 2016					
Reserve	-	370,375	-	-	370,375
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	789,592	-	-	789,592
Prepayment	-	-	-	-	-
Construction	-	-	-	-	-
Series 2021					
Reserve	-	206,950	-	-	206,950
Interest	-	89	-	-	89
Prepayment	-	6	-	-	6
Revenue	-	413,425	-	-	413,425
Sinking	-	552	-	-	552
Construction	-	-	35,110	-	35,110
Series 2022					
Reserve	-	259,400	-	-	259,400
Revenue	-	120	-	-	120
Interest	-	477,917	-	-	477,917
Prepayment	-	4	-	-	4
Sinking	-	603	-	-	603
Construction	-	-	912,288	-	912,288
Prepaid Expenses	5,734	-	-	-	5,734
Deposits	50	-	-	-	50
Total Assets	\$ 1,365,453	\$ 2,825,495	\$ 947,398	\$ 112,672	\$ 5,251,018
Liabilities:					
Accounts Payable	\$ 327	\$ -	\$ -	\$ -	\$ 327
Accrued Expenses	4,898	-	-	-	4,898
Due to General Fund	-	-	-	23,021	23,021
Due to Debt Service - Series 2016	135,293	-	-	-	135,293
Due to Debt Service - Series 2021	76,222	-	-	-	76,222
Due to Debt Service - Series 2022	94,947	-	-	-	94,947
Total Liabilities	\$ 311,688	\$ -	\$ -	\$ 23,021	\$ 334,709
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 5,734	\$ -	-	\$ -	\$ 5,734
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	2,825,495	-	-	2,825,495
Capital Project	-	-	947,398	-	947,398
Assigned for:					
Capital Reserve Fund	-	-	-	89,651	89,651
Unassigned	1,047,981	-	-	-	1,047,981
Total Fund Balances	\$ 1,053,765	\$ 2,825,495	\$ 947,398	\$ 89,651	\$ 4,916,309
Total Liabilities & Fund Balance	\$ 1,365,453	\$ 2,825,495	\$ 947,398	\$ 112,672	\$ 5,251,018

Bannon Lakes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,087,348	\$ 1,070,739	\$ 1,070,739	\$ -
Interest	15,000	6,250	2,941	(3,309)
Facility Revenue	2,500	2,150	2,150	-
Commercial	2,436	-	-	-
Total Revenues	\$ 1,107,284	\$ 1,079,139	\$ 1,075,879	\$ (3,260)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	5,000	\$ 4,400	\$ 600
PR-FICA	918	383	337	46
Engineering	10,000	4,167	1,533	2,634
Attorney	18,000	7,500	1,354	6,146
Annual Audit	4,015	-	-	-
Assessment Administration	8,348	8,348	8,348	-
Arbitrage Rebate	1,800	1,800	2,550	(750)
Dissemination Agent	10,029	4,179	4,179	-
Trustee Fees	18,700	18,700	17,916	784
Management Fees	57,974	24,156	24,156	-
Information Technology	2,123	885	885	-
Website Maintenance	1,415	590	590	-
Telephone	200	83	204	(120)
Postage & Delivery	750	313	894	(582)
Meeting Room Rental	1,000	417	-	417
Insurance General Liability/Public Officials	8,971	8,971	7,885	1,086
Printing & Binding	1,000	417	258	159
Legal Advertising	1,000	417	343	73
Other Current Charges	500	208	283	(75)
Office Supplies	250	104	3	101
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 159,167	\$ 86,810	\$ 76,291	\$ 10,519

Bannon Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 30,581	\$ 30,581	\$ 27,946	\$ 2,635
Utilities				
Phone/Internet/Cable	4,300	1,792	1,589	202
Electric	25,000	10,417	9,000	1,416
Water/Irrigation	15,000	6,250	4,267	1,983
Refuse	4,266	1,778	1,818	(41)
Security				
Security Monitoring	6,694	2,298	2,298	-
Off-Duty Security - RollKall	12,000	5,000	12,866	(7,866)
Access Cards	1,000	-	-	-
Management Contracts				
Facility Management	81,467	33,945	33,945	-
Facility Attendant	8,820	3,675	309	3,366
Field Mgmt / Admin	30,000	12,500	12,500	-
Pool Maintenance	14,865	6,194	6,194	-
Pool Chemicals	12,679	5,283	3,239	2,044
Janitorial	10,188	4,245	4,095	150
Janitorial Supplies	1,840	767	-	767
Facility Maintenance	40,000	16,667	15,412	1,254
Repairs & Maintenance	55,000	22,917	14,198	8,719
Special Events	15,000	3,838	3,838	-
Holiday Decorations	5,000	3,925	3,925	-
Fitness Center Repairs/Supplies	7,000	2,917	2,090	827
Office Supplies	1,500	915	915	-
ASCAP/BMI Licenses	500	-	-	-
Pest Control	3,800	1,583	1,300	283
Nuisance Animal Control	4,788	3,045	3,045	-
Subtotal Amenity Center Expenditures	\$ 391,288	\$ 180,530	\$ 164,790	\$ 15,740
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ 10,750	\$ 10,750	\$ -
Landscape Maintenance	188,916	78,715	78,715	-
Landscape Contingency	45,000	15,042	15,042	-
Tree Removals	15,000	-	-	-
Lake Maintenance	10,234	4,264	4,100	164
Grounds Maintenance	19,600	7,695	7,695	-
Pump Repairs	10,000	-	-	-
Streetlights	13,000	5,417	5,113	303
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	9,694	9,694	-
Miscellaneous	5,000	-	-	-
Reclaim Water	40,000	16,667	19,056	(2,389)
Storm Cleanup	4,000	-	-	-
Capital Reserve	158,079	-	-	-
Subtotal Grounds Maintenance	\$ 556,829	\$ 148,243	\$ 150,165	\$ (1,922)
Total Operations & Maintenance	\$ 948,117	\$ 328,773	\$ 314,955	\$ 13,818
Total Expenditures	\$ 1,107,284	\$ 415,583	\$ 391,246	\$ 24,337
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 684,632	
Net Change in Fund Balance	\$ -		\$ 684,632	\$ -
Fund Balance - Beginning	\$ -		\$ 369,133	
Fund Balance - Ending	\$ -		\$ 1,053,765	

Bannon Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 63,592	\$ 126,876	\$ 680,619	\$ 199,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070,739
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	636	268	267	261	1,510	-	-	-	-	-	-	-	2,941
Facility Revenue	600	-	500	475	575	-	-	-	-	-	-	-	2,150
Miscellaneous	-	-	49	-	-	-	-	-	-	-	-	-	49
Total Revenues	\$ 1,236	\$ 63,860	\$ 127,691	\$ 681,354	\$ 201,737	\$ -	\$ 1,075,879						

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
PR-FICA	61	77	77	61	61	-	-	-	-	-	-	-	337
Engineering	388	-	233	913	-	-	-	-	-	-	-	-	1,533
Attorney	1,354	-	-	-	-	-	-	-	-	-	-	-	1,354
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Arbitrage Rebate	-	-	-	1,350	1,200	-	-	-	-	-	-	-	2,550
Dissemination Agent	836	836	836	836	836	-	-	-	-	-	-	-	4,179
Trustee Fees	6,450	-	-	11,466	-	-	-	-	-	-	-	-	17,916
Management Fees	4,831	4,831	4,831	4,831	4,831	-	-	-	-	-	-	-	24,156
Information Technology	177	177	177	177	177	-	-	-	-	-	-	-	885
Website Maintenance	118	118	118	118	118	-	-	-	-	-	-	-	590
Telephone	49	89	14	24	28	-	-	-	-	-	-	-	204
Postage & Delivery	138	326	115	198	118	-	-	-	-	-	-	-	894
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability/Public Officials	7,885	-	-	-	-	-	-	-	-	-	-	-	7,885
Printing & Binding	101	63	21	31	42	-	-	-	-	-	-	-	258
Legal Advertising	71	69	69	67	67	-	-	-	-	-	-	-	343
Other Current Charges	273	10	-	-	-	-	-	-	-	-	-	-	283
Office Supplies	1	0	1	1	1	-	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,056	\$ 7,595	\$ 7,489	\$ 20,872	\$ 8,280	\$ -	\$ 76,291						
Operations & Maintenance													
Amenity Center Expenditures													
Insurance	\$ 27,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,946
Utilities													
Phone/Internet/Cable	318	318	318	318	318	-	-	-	-	-	-	-	1,589
Electric	1,846	1,668	1,574	1,884	2,029	-	-	-	-	-	-	-	9,000
Water/Irrigation	703	974	980	734	877	-	-	-	-	-	-	-	4,267
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	307	369	371	386	386	-	-	-	-	-	-	-	1,818
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Security Monitoring	575	575	575	575	-	-	-	-	-	-	-	-	2,298
Off-Duty Security - RollKall	4,281	2,344	2,604	1,590	2,048	-	-	-	-	-	-	-	12,866
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Contracts													
Facility Management	6,789	6,789	6,789	6,789	6,789	-	-	-	-	-	-	-	33,945
Facility Attendant	84	-	-	225	-	-	-	-	-	-	-	-	309
Field Mgmt / Admin	2,500	2,500	2,500	2,500	2,500	-	-	-	-	-	-	-	12,500

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	1,239	1,239	-	-	-	-	-	-	-	6,194
Continued Amenity Center Expenditures													
Pool Chemicals	1,105	435	1,374	324	-	-	-	-	-	-	-	-	3,239
Janitorial	819	819	819	819	819	-	-	-	-	-	-	-	4,095
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	3,850	3,371	3,392	3,409	1,391	-	-	-	-	-	-	-	15,412
Repairs & Maintenance	6,741	878	2,142	2,638	1,799	-	-	-	-	-	-	-	14,198
Special Events	-	994	775	548	1,521	-	-	-	-	-	-	-	3,838
Holiday Decorations	-	3,925	-	-	-	-	-	-	-	-	-	-	3,925
Fitness Center Repairs/Supplies	246	109	1,247	320	169	-	-	-	-	-	-	-	2,090
Surety Bond	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	291	43	99	433	49	-	-	-	-	-	-	-	915
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	-	-	-	-	-	-	-	1,300
Nuisance Animal Control	249	249	1,749	549	249	-	-	-	-	-	-	-	3,045
Subtotal Amenity Center Expenditures	\$ 60,147	\$ 27,858	\$ 28,805	\$ 25,540	\$ 22,442	\$ -	\$ 164,790						
Grounds Maintenance													
Hydrology Quality/Mitigation	\$ 8,500	\$ -	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,750
Landscape Maintenance	15,743	15,743	15,743	15,743	15,743	-	-	-	-	-	-	-	78,715
Landscape Contingency	-	405	855	97	13,685	-	-	-	-	-	-	-	15,042
Lake Maintenance	820	820	820	820	820	-	-	-	-	-	-	-	4,100
Grounds Maintenance	1,633	2,494	1,633	1,784	151	-	-	-	-	-	-	-	7,695
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	994	994	994	1,065	1,065	-	-	-	-	-	-	-	5,113
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	3,631	2,761	842	2,460	-	-	-	-	-	-	-	-	9,694
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	2,374	4,009	4,919	4,081	3,672	-	-	-	-	-	-	-	19,056
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 33,695	\$ 27,227	\$ 28,057	\$ 26,050	\$ 35,136	\$ -	\$ 150,165						
Total Operations & Maintenance	\$ 93,842	\$ 55,084	\$ 56,862	\$ 51,590	\$ 57,578	\$ -	\$ 314,955						
Total Expenditures	\$ 125,897	\$ 62,679	\$ 64,351	\$ 72,461	\$ 65,858	\$ -	\$ 391,246						
Excess (Deficiency) of Revenues over Expenditures	\$ (124,661)	\$ 1,181	\$ 63,340	\$ 608,893	\$ 135,880	\$ -	\$ 684,632						
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (124,661)	\$ 1,181	\$ 63,340	\$ 608,893	\$ 135,880	\$ -	\$ 684,632						

Bannon Lakes
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 740,176	\$ 725,577	\$ 725,577	\$ -
Interest Income	30,000	12,500	12,051	(449)
Total Revenues	\$ 770,176	\$ 738,077	\$ 737,628	\$ (449)
Expenditures:				
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	-	-	-
Total Expenditures	\$ 732,925	\$ 484,050	\$ 509,050	\$ (25,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 37,251	\$ 254,027	\$ 228,578	\$ 24,551
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,251	\$ 254,027	\$ 228,578	\$ 24,551
Fund Balance - Beginning	\$ 660,772		\$ 1,066,682	
Fund Balance - Ending	\$ 698,023		\$ 1,295,260	

Bannon Lakes
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 416,052	\$ 408,780	\$ 408,780	\$ -
Interest Income	15,000	6,250	5,286	(964)
Total Revenues	\$ 431,052	\$ 415,030	\$ 414,066	\$ (964)
Expenditures:				
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	-	-	-
Total Expenditures	\$ 413,275	\$ 124,138	\$ 129,138	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,777	\$ 290,893	\$ 284,928	\$ 4,036
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,777	\$ 290,893	\$ 284,928	\$ 4,036
Fund Balance - Beginning	\$ 198,003		\$ 412,316	
Fund Balance - Ending	\$ 215,781		\$ 697,244	

Bannon Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 520,023	\$ 509,203	\$ 509,203	-
Special Assessments - Direct	-	-	-	-
Special Assessments -Prepayments	-	-	-	-
Interest Income	15,000	6,250	6,161	(89)
Total Revenues	\$ 535,023	\$ 515,453	\$ 515,364	\$ (89)
Expenditures:				
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	-	-	-
Total Expenditures	\$ 517,719	\$ 168,859	\$ 173,859	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,305	\$ 346,593	\$ 341,505	\$ 4,911
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,305	\$ 346,593	\$ 341,505	\$ 4,911
Fund Balance - Beginning	\$ 226,230		\$ 491,486	
Fund Balance - Ending	\$ 243,535		\$ 832,991	

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 February 28, 2026

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 517	\$ 13,580
Total Revenues	\$ 517	\$ 13,580
Expenditures:		
Capital Outlay	\$ -	\$ -
Total Expenditures	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 517	\$ 13,580
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ 517	\$ 13,580
Fund Balance - Beginning	\$ 34,593	\$ 898,707
Fund Balance - Ending	\$ 35,110	\$ 912,288

Bannon Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 158,079	\$ -	\$ -	\$ -
POA Contribution	-	-	-	-
Interest	2,500	1,042	15	(1,027)
Roof Warranty Proceeds	-	-	111,433	
Total Revenues	\$ 160,579	\$ 1,042	\$ 111,448	\$ (1,027)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	10,000	-	-	-
Roof Replacement	80,000	48,021	48,021	-
Other Service Charges	840	350	406	(56)
Total Expenditures	\$ 90,840	\$ 48,371	\$ 48,427	\$ (56)
Excess (Deficiency) of Revenues over Expenditures	\$ 69,739		\$ 63,021	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 69,739		\$ 63,021	
Fund Balance - Beginning	\$ 34,977		\$ 26,630	
Fund Balance - Ending	\$ 104,716		\$ 89,651	

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)
Current Bonds Outstanding	\$9,930,000

Series 2021 Special Assessment Bonds	
Interest Rate:	2.5% -4.0%
Maturity Date:	5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$206,950
Reserve Fund Balance	206,950
Bonds Outstanding - 1/20/21	\$7,415,000
Less: May 1, 2022	(\$150,000)
Less: May 1, 2023	(\$155,000)
Less: November 1, 2023 (Prepayment)	(\$5,000)
Less: May 1, 2024	(\$155,000)
Less: May 1, 2025	(\$160,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
Less: November 1, 2025 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$6,780,000

Series 2022 Special Assessment Bonds	
Interest Rate:	2.875% -4.0%
Maturity Date:	5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$259,400
Reserve Fund Balance	259,400
Bonds Outstanding - 2/25/22	\$9,135,000
Less: May 1, 2024	(\$170,000)
Less: May 1, 2024 (Prepayment)	(\$60,000)
Less: May 1, 2025	(\$175,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
Less: November 1, 2025 (Prepayment)	(\$5,000)
Current Bonds Outstanding	\$8,720,000

Total Bonds Outstanding	\$25,430,000
--------------------------------	---------------------

B.

**Bannon Lakes Community Development District
FY26 Assessment Receipts**

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	SERIES 2022 DEBT SERVICE ASMNT	O&M ASMNT	TOTAL ASMTS
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	48,284.39	725,577.08	408,780.29	509,202.52	1,070,738.83	2,714,298.70

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	11/04/25	3,670.91	2,068.14	2,576.21	5,417.20	13,732.46
2	11/20/25	14,320.13	8,067.77	10,049.72	21,132.30	53,569.92
3	11/24/25	25,101.69	14,141.95	17,616.11	37,042.74	93,902.49
4	12/17/25	46,126.32	25,986.94	32,370.98	68,068.91	172,553.15
5	12/24/25	39,849.82	22,450.85	27,966.19	58,806.65	149,073.51
6	01/14/26	459,606.35	258,936.00	322,547.01	678,244.09	1,719,333.45
INTEREST 1	01/26/26	1,609.02	906.50	1,129.20	2,374.45	6,019.17
7	02/20/26	135,292.82	76,222.14	94,947.10	199,652.49	506,114.55
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		725,577.08	408,780.29	509,202.52	1,070,738.83	2,714,298.70

PERCENT COLLECTED TAX ROLL	98.25%	98.25%	98.25%	98.25%	98.25%
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C.

Bannon Lakes
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
2/3/26	1964-1967	\$2,462.59	
2/10/26	1968-1975	30,642.05	
2/17/26	1976-1986	42,327.62	
2/24/26	1987-1989	3,436.00	
Total General Fund Checks			\$78,868.26
Autopayments			
2/2/26	RollKall	\$546.00	
2/5/26	AT&T	74.90	
2/6/26	Republic Services	385.91	
2/6/26	RollKall	546.00	
2/17/26	RollKall	341.25	
2/18/26	SJCUD	4,549.29	
2/19/26	AT&T	243.00	
2/23/26	IRS FICA Payment	122.40	
2/23/26	RollKall	614.25	
2/24/26	FPL	3,094.23	
Total Paid Electronically			\$10,517.23
Total Paid Checks and Electronically			\$89,385.49

* Fedex Invoices will be available upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00122	2/01/26	765536	202603	320	57200	34500		VIDEO MONITORING - MAR26 HIDDEN EYES LLC	*	574.59	574.59	001964
2/03/26	00128	2/01/26	263830	202602	320	57200	45300		FEB JANITORIAL SERVICES HIGH TECH COMMERCIAL CLEANING	*	819.00	819.00	001965
2/03/26	00017	2/01/26	344030B	202602	330	53800	46800		FEB LAKE MAINTENANCE THE LAKE DOCTORS INC	*	820.00	820.00	001966
2/03/26	00074	2/01/26	38588	202602	320	57200	54510		WILDLIFE MANAGEMENT-FEB26 QUICK CATCH INC	*	249.00	249.00	001967
2/10/26	00003	2/01/26	142	202602	310	51300	34000		FEB MANAGEMENT FEES	*	4,831.17		
		2/01/26	142	202602	310	51300	53000		FEB WEBSITE ADMIN	*	117.92		
		2/01/26	142	202602	310	51300	35100		FEB INFORMATION TECH	*	176.92		
		2/01/26	142	202602	310	51300	31600		FEB DISSEMINATION SVCS	*	835.75		
		2/01/26	142	202602	310	51300	51000		OFFICE SUPPLIES	*	.72		
		2/01/26	142	202602	310	51300	42000		POSTAGE	*	118.06		
		2/01/26	142	202602	310	51300	42500		COPIES	*	42.45		
		2/01/26	142	202602	310	51300	41000		TELEPHONE	*	28.08		
									GOVERNMENTAL MANAGEMENT SRVCS LLC			6,151.07	001968
2/10/26	00013	1/31/26	1469	202601	330	53800	46400		IRRIGATION REPAIRS-JAN26 LANDCARE GROUP INC	*	2,459.93	2,459.93	001969
2/10/26	00014	1/31/26	280	202601	320	57200	49400		JAN SPECIAL EVT ASSISTANT RIVERSIDE MANAGEMENT SERVICES INC	*	380.52	380.52	001970
2/10/26	00014	1/31/26	281	202601	320	57200	34100		JAN FACILITY ASSISTANT RIVERSIDE MANAGEMENT SERVICES INC	*	225.40	225.40	001971

BANL -BANNON LAKES- TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00014	2/01/26	279	202602 320-57200-45200		FEB POOL MAINTENANCE SVCS	*	1,238.75		
2/01/26		279		202602 320-57200-46001		FEB FIELD OPS MANAGEMENT	*	2,500.00		
2/01/26		279		202602 320-57200-34000		FEB FACILITY MANAGEMENT	*	6,788.92		
2/01/26		279		202602 320-57200-60000		POOL REPAIR-STENNER HEAD	*	30.18		
						RIVERSIDE MANAGEMENT SERVICES INC			10,557.85	001972
2/10/26	00052	1/12/26	00252-26	202601 310-51300-32300		FY26 SE2021 TRUSTEE FEE	*	4,266.64		
		1/12/26	00252-26	202601 300-15500-10000		FY27 SE2021 TRUSTEE FEE	*	2,133.36		
						THE BANK OF NEW YORK MELLON			6,400.00	001973
2/10/26	00052	1/14/26	00252-26	202601 310-51300-32300		FY26 SE2015 TRUSTEE FEE	*	2,933.36		
		1/14/26	00252-26	202601 300-15500-10000		FY27 SE2015 TRUSTEE FEE	*	1,466.64		
						THE BANK OF NEW YORK MELLON			4,400.00	001974
2/10/26	00136	1/31/26	7550303	202601 310-51300-48000		NOTICE OF MEETING-1/20/26	*	67.28		
						USA TODAY MEDIA CORP			67.28	001975
2/17/26	00037	2/10/26	02102026	202602 300-20700-10200		1/26 SJC TAX DIST INT 1	*	1,609.02		
						BANNON LAKES CDD C/O BANK OF NEW			1,609.02	001976
2/17/26	00076	2/10/26	02102026	202602 300-20700-10300		1/26 SJC TAX DIST INT 1	*	906.50		
						BANNON LAKES CDD C/O BANK OF NEW			906.50	001977
2/17/26	00113	2/10/26	02102026	202602 300-20700-10400		1/26 SJC TAX DIST INT 1	*	1,129.20		
						BANNON LAKES CDD C/O BANK OF NEW			1,129.20	001978
2/17/26	00116	1/30/26	188191	202512 330-53800-46000		SJRWMD-ON SITE MEETING	*	1,200.00		
						BIO-TECH CONSULTING INC			1,200.00	001979
2/17/26	00116	1/30/26	188192	202512 330-53800-46000		QUARTERLY MAINT-PONDS	*	1,050.00		
						BIO-TECH CONSULTING INC			1,050.00	001980

BANL -BANNON LAKES- TLEE

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/17/26	00012	2/11/26 28707	202602 310-51300-31200	ARBIT SE2016 FYE 12/31/25	*	600.00	
				GRAU & ASSOCIATES			600.00 001981
2/17/26	00012	2/13/26 28709	202602 310-51300-31200	ARBIT SE2021 FYE 12/31/25	*	600.00	
				GRAU & ASSOCIATES			600.00 001982
2/17/26	00013	2/01/26 1420	202602 330-53800-46200	FEB LANDSCAPE MAINTENANCE	*	15,743.00	
				LANDCARE GROUP INC			15,743.00 001983
2/17/26	00125	2/12/26 194587	202601 310-51300-31100	JAN ENGINEERING SERVICES	*	912.50	
				MATTHEWS DESIGN GROUP LLC			912.50 001984
2/17/26	00014	2/13/26 282	202601 320-57200-45100	FACILITY MAINTENANCE-JAN	*	3,333.00	
		2/13/26 282	202601 330-53800-46100	GROUNDS MAINTENANCE-JAN	*	1,633.00	
		2/13/26 282	202601 320-57200-60000	REPAIRS & MAINTENANCE-JAN	*	1,611.40	
				RIVERSIDE MANAGEMENT SERVICES INC			6,577.40 001985
2/17/26	00117	2/09/26 4016	202602 330-57200-46210	INSTALL MULCH/PINE STRAW	*	12,000.00	
				HOME-FIELD ADVANTAGE LANDSCAPING			12,000.00 001986
2/24/26	00116	9/30/25 186713	202510 330-53800-46000	ANN MITIGATION MOITORING	*	1,600.00	
				BIO-TECH CONSULTING INC			1,600.00 001987
2/24/26	00126	2/18/26 100316	202602 330-53800-46100	PET WASTE BAGS/LINERS	*	151.00	
				DOODYCALLS OF JACKSONVILLE FL			151.00 001988
2/24/26	00013	2/19/26 1489	202602 330-57200-46210	REPLACED SOD-DOG PARK	*	1,685.00	
				LANDCARE GROUP INC			1,685.00 001989
TOTAL FOR BANK A						78,868.26	
TOTAL FOR REGISTER						78,868.26	

BANL -BANNON LAKES- TLEE

Envera

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

Approved 2/3/26
Jeff Johnson
Security
1.320.57200.34500

Invoice

Invoice Number 765536	Date 02/01/2026
Customer Number 400558	Due Date 03/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Bannon Lakes CDD	400558		02/01/2026	03/01/2026

Quantity	Description	Months	Rate	Amount
<i>3047 - CCTV - Bannon Lakes CDD - Bannon Lakes Blvd, Saint Augustine, FL</i>				
1.00	Active Video Monitoring 03/01/2026 - 03/31/2026	1.00	\$206.00	\$206.00
1.00	Passive Standard Camera 03/01/2026 - 03/31/2026	1.00	\$128.75	\$128.75
1.00	Service & Maintenance 03/01/2026 - 03/31/2026	1.00	\$239.84	\$239.84
			Subtotal:	\$574.59
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$574.59

RECEIVED
By Tara Lee at 9:53 am, Feb 03, 2026

Date	Invoice #	Description	Amount	Balance Due
2/1/2026	765536	Monitoring Services	\$574.59	\$574.59

Envera

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

Invoice

Invoice Number 765536	Date 02/01/2026
Customer Number 400558	Due Date 03/01/2026

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



HIGH TECH

COMMERCIAL CLEANING

Invoice	
Date	Invoice #
2/1/2026	263830

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

Please Remit Payment To:

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

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of February 2026</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 1/20/26 Jeff Johnson Janitorial Maintenance 1.320.57200.45300</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>RECEIVED By Tara Lee at 2:10 pm, Jan 20, 2026</p> </div>	819.00	819.00
Thank you for your business.		Total	\$819.00

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	2/1/2026	\$820.00

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

00000001165220010000003440300000008200060

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

BANNON LAKES CDD **435 Bannan Lakes Blvd, St Augustine, FL St Augustine, FL 32092**
Invoice Due Date 2/11/2026 **Invoice 344030B** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
2/1/2026	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

RECEIVED
By Tara Lee at 9:17 am, Feb 02, 2026

Approved 2/2/26
Jeff Johnson
Lake Maintenance
1.330.53800.46800

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

Credits \$0.00
Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice: \$820.00

This Invoice Total: \$820.00

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

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

Corporate Address
4651 Sallsbury 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) 859-8585
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.: 38588
Terms: Net 14
Invoice date: 02/01/2026
Due date: 02/15/2026

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

Total \$249.00

Ways to pay



Note to customer

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

Approved 2/2/26
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

[View and pay](#)

RECEIVED
By Tara Lee at 9:16 am, Feb 02, 2026

Governmental Management Services, LLC

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

Invoice

Invoice #: 142
Invoice Date: 2/1/26
Due Date: 2/1/26
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 - February 2026		4,831.17	4,831.17
Website Administration - February 2026		117.92	117.92
Information Technology - February 2026		176.92	176.92
Dissemination Agent Services - February 2026		835.75	835.75
Office Supplies		0.72	0.72
Postage		118.06	118.06
Copies		42.45	42.45
Telephone		28.08	28.08

RECEIVED
By Tara Lee at 8:34 am, Feb 05, 2026

Total	\$6,151.07
Payments/Credits	\$0.00
Balance Due	\$6,151.07



35 Enterprise Drive
Bunnell, FL 32110

Approved 2/9/26
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

INVOICE

Invoice Number 1469
Invoice Date 01/31/26
Payment Terms Net 30
PO Number
Sales Rep David Jackson

Bill To

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

RECEIVED
By Tara Lee at 8:49 am, Feb 09, 2026

Description	Qty / UOM	Rate	Ext. Price	Amount
Service Location: Bannon Lakes CDD				
Irrigation system repairs.				
Irrigation Maintenance #1 January 19, 2026				
Irrigation repairs completed @ Amenity Center				
Scott Martin 01/19/2026 11:10 AM				
Work ticket #12217 # -				
Billable Irrigation - 01/19/2026				
Labor - 01/19/26	1.12 Hrs	\$45.00	\$50.40	
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	\$8.11	\$8.11	
Rain Bird 5004 Part-Circle Non-Potable Rotor 4 in. Riser (Material)	3.00 ea	\$17.89	\$53.68	
Irrigation system repairs.				
Irrigation Maintenance #1 January 15, 2026				
Scott Martin 01/15/2026 1:04 PM				
Work ticket #12076 # -				
Billable Irrigation - 01/15/2026				
Labor - 01/15/26	2.10 Hrs	\$45.00	\$94.50	

Poly Insert 90 Degree Combination Elbow 1/2 in. x 1/2 in. Insert x MIPT (Material)	8.00	ea	\$2.97	\$23.74
HUNTER HDL DRIPLINE CV 0.9 GPH 12 in. 100 ft. (Material)	6.00	FT	\$0.52	\$3.11
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	12.00	ea	\$5.14	\$61.66
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 90 Degree - 210 Degree (Material)	5.00	ea	\$8.11	\$40.53
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree 13 ft. - 21 ft. 90 Degree - 210 Degree (Material)	9.00	ea	\$8.11	\$72.95
Poly Insert Coupling 1/2 in. x 1/2 in. (Material)	8.00	ea	\$1.19	\$9.52
Irrigation system repairs.				
Irrigation Maintenance #1				
January 20, 2026				
Flagged the rest of the broken heads to replace tomorrow				
Scott Martin 01/20/2026 1:07 PM				
Work ticket #12222 # -				
Irrigation Maintenance #1				
January 20, 2026				
Irrigation repairs Bannan Lakes Blvd				
Scott Martin 01/20/2026 7:43 AM				
Work ticket #12222 # -				
Billable Irrigation - 01/20/2026				
Labor - 01/20/26	5.93	Hrs	\$45.00	\$266.85
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	6.00	ea	\$5.14	\$30.83
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 90 Degree - 210 Degree (Material)	3.00	ea	\$8.11	\$24.32
Hunter MP Rotator MP2000 Nozzle Radius 13 ft. - 21 ft. 210 Degree - 270 Degree (Material)	5.00	ea	\$8.11	\$40.53
Rain Bird 5004 Part-Circle Non-Potable Rotor 4 in. Riser (Material)	1.00	ea	\$17.89	\$17.89
Irrigation system repairs.				
Irrigation Maintenance #1 January 21, 2026				
Irrigation repairs completed				
Scott Martin 01/21/2026 1:05 PM				

Work ticket #12512|# -

Irrigation Maintenance #1|January 21, 2026

Continuing irrigation repairs Bannon Lakes Blvd.

Scott Martin 01/21/2026 7:32 AM

Work ticket #12512|# -

Billable Irrigation - 01/21/2026

Labor - 01/21/26	6.04	Hrs	\$45.00	\$271.80
Poly Insert 90 Degree Combination Elbow 1/2 in. x 1/2 in. Insert x MIPT (Material)	2.00	ea	\$2.97	\$5.94
Rain Blrd 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	13.00	ea	\$5.14	\$66.79
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 90 Degree - 210 Degree (Material)	6.00	ea	\$8.11	\$48.64
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)	7.00	ea	\$8.11	\$56.74
KF Black IPS Flex Pipe PVC 1/2 In. x 100 ft. (Sold per ft.) (Material)	2.00	FT	\$0.98	\$1.96

Irrigation system repairs.

Irrigation Maintenance #1

January 22, 2026

Repairing cut drip on front berm viburnum hedge will continue tomorrow am

Scott Martin 01/22/2026 2:45 PM

Work ticket #12537|# -

Front berm repair (drip irrigation)				
Scott Martin 01/22/2026 10:05 AM				
Work ticket #12537 # - Billable Irrigation - 01/22/2026				
Labor - 01/22/26	9.08	Hrs	\$45.00	\$408.60
Sch 40 PVC 90 Degree Elbow 3/4 in. Socket (Material)	1.00	ea	\$0.59	\$0.59
Sch 40 PVC Coupling 3/4 in. Socket (Material)	1.00	ea	\$0.48	\$0.48
Sch 40 PVC Cap 1/2 in. Socket (Material)	1.00	ea	\$0.48	\$0.48
HUNTER HDL DRIPLINE RECLAIMED 12 in. 0.9 GPH 250 ft. (Material)	12.00	FT	\$0.48	\$5.71
Poly Insert Coupling 1/2 in. x 1/2 in. (Material)	14.00	ea	\$1.19	\$16.66
Irrigation system repairs.				
Irrigation Maintenance #1				
January 23, 2026				
Continuing Irrigation repairs on front viburnum hedge				
Scott Martin 01/23/2026 9:50 AM				
Work ticket #12609 # -				
Billable Irrigation - 01/23/2026				
Labor - 01/23/26	5.47	Hrs	\$45.00	\$246.15
HUNTER HDL DRIPLINE CV 0.9 GPH 12 in. 100 ft. (Material)	8.00	FT	\$0.52	\$4.14
Poly Insert Coupling 1/2 in. x 1/2 in. (Material)	10.00	ea	\$1.19	\$11.90
Irrigation system repairs.				
Irrigation Maintenance #1				
January 27, 2026				
Labor only, working on decoder alarm at zone 54. Will continue repair on 1/28				
Scott Martin 01/27/2026 9:09 AM				
Work ticket #12755 # -				
Billable Irrigation - 01/27/2026				
Labor - 01/27/26	4.24	Hrs	\$45.00	\$190.80

Irrigation system repairs.				
Irrigation Maintenance #1				
January 28, 2026				
Continue working on decoder alarm issue zone 54				
Scott Martin 01/28/2026 8:44 AM				
Work ticket #12777 # -				
Billable Irrigation - 01/28/2026				
Labor - 01/28/26	2.27	Hrs	\$45.00	\$102.15
Hunter AC Solenoid Assembly 24 VAC (Material)	1.00	ea	\$16.32	\$16.32
Pro-Trade Black/Gray Wire Connector 100 Pc Canister (Material)	0.04	PK	\$108.00	\$4.32
Hunter Icd Decoder 1 Station for Use With Acc Controllers (Material)	1.00	ea	\$195.65	\$195.65
Total for Bannan Lakes CDD				\$2,459.93
Invoice Subtotal:				\$2,459.93
Sales Tax:				\$0.00
Invoice Total:				\$2,459.93
Credits/Payments:				\$0.00
Balance Due:				\$2,459.93

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

Invoice

Invoice #: 280
Invoice Date: 1/31/2026
Due Date: 1/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Events Assistant through January 2026 1,320.57200, 49400	13.59	28.00	380.52
<i>Alison Moring</i> 2-9-26			

Total \$380.52

Payments/Credits \$0.00

Balance Due \$380.52

RECEIVED

By Tara Lee at 9:32 am, Feb 09, 2026

BANNON LAKES CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
13.59	Special Event Assistant Covers January 2026	\$ 28.00	\$ 380.52
	TOTAL DUE:		<u>\$ 380.52</u>

Special Event Assistant 1.320.57200,49400

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH JANUARY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/10/26	4.27	P.B.	Polar Bear Event - set up, assist and clean up
1/10/26	4.27	C.P.	Polar Bear Event - set up, assist and clean up
1/10/26	5.05	T.W.	Polar Bear Event - set up, assist and clean up
TOTAL	<u>13.59</u>		

Riverside Management Services, Inc
 475 West Town Place
 Sulte 114
 St. Augustline, FL 32092

Invoice

Invoice #: 281
 Invoice Date: 1/31/2026
 Due Date: 1/31/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facillty Assistant through January 2026 1,320.572 00.34100	8.05	28.00	225.40
<i>Alison Mossing</i> 2-9-26			

Total	\$225.40
Payments/Credits	\$0.00
Balance Due	\$225.40

RECEIVED
 By Tara Lee at 9:32 am, Feb 09, 2026

BANNON LAKES CDD
FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
8.05	Facility Assistant Covers January 2026	\$ 28.00	\$ 225.40
	TOTAL DUE:		<u>\$ 225.40</u>

Facility Assistant 1.320.57200.34100

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
FACILITY ASSISTANT BILLABLE HOURS
THROUGH JANUARY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/24/26	8.05	L.H.	Completed daily checklist and returned calls and emails
TOTAL	<u>8.05</u>		

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

Invoice

Invoice #: 279
 Invoice Date: 2/1/2026
 Due Date: 2/1/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - February 2026		1,238.75	1,238.75
1.320.57200.46001 - Contract Administration - February 2026		2,500.00	2,500.00
1.320.57200.34000 - Facility Management - Bannan Lakes - February 2026		6,788.92	6,788.92
Pool Repair - Replace Bottom Part of Stenner Head		30.18	30.18

Alison Moring
 2-5-26

Total	\$10,557.85
Payments/Credits	\$0.00
Balance Due	\$10,557.85

RECEIVED
 By Tara Lee at 9:42 am, Feb 05, 2026



INVOICE

For: BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
475 WEST TOWN PLACE, SUITE 114
WORLD GOLF VILLAGE
ST. AUGUSTINE, FL 32092
United States

Invoice Number: 00252-26-0096304
Invoice Date: Jan 12, 2026
Due Date: Feb 11, 2026
Account Number: 0687100306-INV
Cycle Date: Jan 29, 2026
Legacy Ref#: CT2011557
Currency: USD

From: The Bank of New York Mellon Trust Company, National Association
333 South Hope Street
Los Angeles, CA, 90071
United States

INVOICE

Total Payable Amount: 6,400.00 USD

Current Period Subtotal:	6,400.00 USD
Current Period Tax:	0.00 USD
Current Period Total:	6,400.00 USD
Satisfied to Date:	0.00 USD
Balance Due:	6,400.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Wire and ACH Payment Instructions:

[Redacted wire and ACH payment instructions]

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

RECEIVED

By Tara Lee at 8:50 am, Feb 09, 2026

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

avani.adaliya@bny.com



Details for Bannan Lakes Community Development District, Special Assessment Bonds Series 2021

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Construction Fund Administration Fee					2,000.00
For the period: Jan 29, 2026 to Jan 28, 2027					
Flat Fee		2,000.00		2,000.00	
Trustee					
Annual Fee					4,400.00
For the period: Jan 29, 2026 to Jan 28, 2027					
Flat Fee		4,400.00		4,400.00	
Total					6,400.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Account Number: 0687100306-INV Invoice Number: 00252-26-0096304

Billing Stub

BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT

Invoice Number: 00252-26-0096304
Account Number: 0687100306-INV
Invoice Date: Jan 12, 2026
Cycle Date: Jan 29, 2026

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



INVOICE

For: BANNON LAKES COMMUNITY DEVELOPMENT
 DISTRICT
 ATTN: JIM OLIVER 475 WEST TOWN PLACE, SUITE 114,
 WORLD GOLF VILLAGE
 ST. AUGUSTINE, FL 32092
 United States

From: The Bank of New York Mellon Trust Company, National
 Association
 333 South Hope Street
 Los Angeles, CA, 90071
 United States

Invoice Number: 00252-26-0096702
 Invoice Date: Jan 14, 2026
 Due Date: Feb 13, 2026
 Account Number: 0608100813-INV
 Cycle Date: Jan 25, 2026
 Legacy Ref#: BANNON2016
 Currency: USD

INVOICE

Total Payable Amount: 4,400.00 USD

Current Period Subtotal: 4,400.00 USD
 Current Period Tax: 0.00 USD
 Current Period Total: 4,400.00 USD
 Satisfied to Date: 0.00 USD
 Balance Due: 4,400.00 USD

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
 Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
 The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

[REDACTED]

Check Payment Instructions:
 The Bank of New York Mellon
 Corporate Trust Department
 P.O. Box 392013
 Pittsburgh, PA 15251-9013
 Please enclose billing stub.

RECEIVED
 By Tara Lee at 8:58 am, Feb 09, 2026

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Details for BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2015

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Administration Fee					4,400.00
For the period: Jan 25, 2026 to Jan 24, 2027					
Flat Fee		4,400.00		4,400.00	
Total					4,400.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Billing Stub

BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT

Invoice Number: 00252-26-0096702
Account Number: 0608100813-INV
Invoice Date: Jan 14, 2026
Cycle Date: Jan 25, 2026

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com

USA TODAY CO.



ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT # 764131	INV DATE 01/31/26
INVOICE # 0007550303	INVOICE PERIOD Jan 1- Jan 31, 2026	CURRENT INVOICE TOTAL \$67.28	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$67.28	

BILLING ACCOUNT NAME AND ADDRESS Bannon Lakes Cdd - Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: FEBRUARY 28, 2026 Legal Entity: USA TODAY 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.
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com FEDERAL ID 47-2390983

Save A Tree! USA TODAY Co. 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
1/1/26	Balance Forward	\$68.64
1/13/26	PAYMENT - THANK YOU	-\$68.64

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
1/12/26	11943823	SAG St Augustine Record	JAN 20 MEETING		\$67.28

RECEIVED
By Tara Lee at 1:32 pm, Feb 04, 2026

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	\$67.28
Service Fee 3.99%	\$2.68
*Cash/Check/ACH Discount	-\$2.68
*Payment Amount by Cash/Check/ACH	\$67.28
Payment Amount by Credit Card	\$69.96

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bannon Lakes Cdd - Gms		764131		0007550303		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$67.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$69.96
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

000076413100000000000000075503030000672867173

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

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

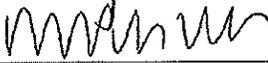
SAG St Augustine Record 01/12/2026
SAG staugustine.com 01/12/2026

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 01/12/2026



Legal Clerk



Notary, State of WI, County of Brown

82526

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	11943823	# 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, January 20, 2026 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

Bannon Lakes
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
February 10, 2026	\$906.50	Sheryl Fulks

Payable to:

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

Date Check Needed:

Budget Category:

ASAP	1-300-20700-10300
------	-------------------

Intended Use of Funds Requested:

1/26/26 SJC TAX DIST INTEREST 1	906.50

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

Bannon Lakes
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
February 10, 2026	\$1,129.20	Sheryl Fulks

Payable to:

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

Date Check Needed:

Budget Category:

ASAP	1-300-20700-10400
------	-------------------

Intended Use of Funds Requested:

1/26/26 SJC TAX DIST INTEREST 1	\$	1,129.20
<p align="right">1,129.20</p>		

(Attach supporting documentation for request.)



Invoice

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

Invoice #: 188191
 Invoice Date: 1/30/2026
 Project Manager: JM
 Project #: 979-01 Ban...
 Contract #: 23-861

Bill To:

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

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

RECEIVED
 By Tara Lee at 1:21 pm, Feb 12, 2026

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
	77-04	Planting - Upland Buffers	15,000.00	15,000.00	15,000.00	0	100.00%	0.00
	50-04	Annual Mitigation Monitoring	12,000.00	2,400.00	4,800.00	0	40.00%	0.00
	50-06	Annual Mitigation Monitoring Report	9,000.00	1,800.00	3,600.00	0	40.00%	0.00
	75-21	Quarterly Maintenance - Mitigation Areas	21,600.00	5,400.00	21,600.00	0	100.00%	0.00
	75-22	Bi-Annual Maintenance - Mitigation Areas	19,200.00	2,400.00	4,800.00	0	25.00%	0.00
12/9/2025	20-11	SJRWMD - On Site Meeting	6,000.00	1,200.00	1,200.00	1	40.00%	1,200.00
	26-43	ACOE - On Site Meeting	1,200.00	1,200.00		0	0.00%	0.00
	65-00	General Coordination	0.00			0		0.00

We appreciate your business!

Current Charges	\$1,200.00
Payments/Credits	\$0.00
Invoice Total	\$1,200.00



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

Invoice

Invoice #: 188192
 Invoice Date: 1/30/2026
 Project Manager: JM
 Project #: 979-01 Ban...
 Contract #: 24-1403

Bill To:

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

Project Name: Bannon Lakes
 (24-1403)

RECEIVED
 By Tara Lee at 1:20 pm, Feb 12, 2026

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
12/30/2025	75-06	Quarterly Maintenance - Ponds	16,800.00	1,050.00	6,300.00	1	43.75%	1,050.00
	65-00	General Coordination	600.00	600.00		0	0.00%	0.00

We appreciate your business!

Current Charges	\$1,050.00
Payments/Credits	\$0.00
Invoice Total	\$1,050.00

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Bannon Lakes Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771*

Invoice No. 28707
Date 02/11/2026

SERVICE	AMOUNT
Project: Arbitrage - Series 2016 FYE 12/31/25	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
	Subtotal: <u>600.00</u>
	Total 600.00
	Current Amount Due \$ <u>600.00</u>

RECEIVED

By Tara Lee at 12:45 pm, Feb 11, 2026

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Bannon Lakes Community Development District
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771*

Invoice No. 28709
Date 02/13/2026

SERVICE	AMOUNT
Project: Arbitrage - Series 2021 FYE 12/31/25 Arbitrage Services Arbitrage	\$ 600.00
Subtotal:	600.00
Total	600.00
Current Amount Due	\$ 600.00

RECEIVED

By Tara Lee at 11:08 am, Feb 13, 2026

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,200.00	0.00	0.00	0.00	0.00	1,200.00

Payment due upon receipt.



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number 1420
 Invoice Date 02/01/26
 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 February 2026				\$15,743.00
Approved 2/2/26 Jeff Johnson Landscape Maintenance 1.330.53800.46200				

RECEIVED
By Tara Lee at 9:44 am, Feb 02, 2026

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

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

Project Manager Alex Acree

Matthews | **DCCM**

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

Engineering - Architecture - Planning - Surveying

February 12, 2026
Invoice # 194587

Project 000002619.0000 Bannon Lakes CDD

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

- CDD Coordination
- Process Requisitions
- Traffic Study Proposal

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 January 31, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	2.75	290.00	797.50	
Project Coordinator 3	1.00	115.00	115.00	
Total Labor				912.50
			Total Due:	912.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	912.50	12,242.50	13,155.00
Totals	912.50	12,242.50	13,155.00

RECEIVED
By Tara Lee at 12:06 pm, Feb 12, 2026

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

Invoice

Invoice #: 282
 Invoice Date: 2/13/2026
 Due Date: 2/13/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2026	159.90	40.00	6,399.20
Maintenance Supplies		178.20	178.20

Approved 2/13/26
 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 \$1611.40

Alison Moring
 2-16-26

Total	\$6,577.40
Payments/Credits	\$0.00
Balance Due	\$6,577.40

RECEIVED
 By Tara Lee at 12:11 pm, Feb 16, 2026

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/26	8	T.W.	Tennis court windscreen repaired, reset clubhouse and fitness center. blew leaves and debris off pool deck, patio, walkways and courts, restocked bathrooms, raked playground and cart park, straightened and organized pool deck and patio furniture, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles, golf cart maintenance
1/5/26	8	T.W.	Started pool fountain repair work, fixed windscreen on courts, reset clubhouse and fitness center, raked cart part and playground, blew leaves and debris off pool deck, patio, walkways and courts, straightened and organized pool deck and patio furniture, restocked all bathrooms and gym, removed debris from roadways and pond, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, checked pool water level and chemicals on pool
1/6/26	8	T.W.	Continues working on pool fountain repair, emergency equipment check, reset clubhouse and fitness center, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, raked cart park and playground, checked pool water levels and chemicals, restocked bathrooms and fitness center, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/7/26	8	T.W.	Continues working on pool fountain repair, removed calcium lime from pool bath sinks, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, reset clubhouse and fitness center, restocked bathrooms, raked playground and cart park, removed debris around roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/8/26	8	T.W.	Removed gum and tar from pool and patio decks and clubhouse walkways, pressure washed patio deck and furniture, reset clubhouse and fitness center, restocked all bathrooms, blew leaves and debris off pool deck, patio, walkways and courts, straightened and organized pool deck and patio furniture, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/9/26	8	T.W.	Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, set up clubhouse and fitness center, restocked pool and fitness bathrooms, raked cart park and playground, checked pool water levels and chemicals, golf cart maintenance, removed debris from roadways and pond, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/12/26	8	T.W.	Fixed lighting in pool women's bathroom, fixed door handle for women's fitness bathroom, checked pool water levels and chemicals, set clubhouse and fitness center, straightened and organized pool deck and patio furniture, raked cart park and playground, blew leaves and debris off pool deck, patio, walkways and courts, restocked bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/13/26	8	T.W.	Fixed dog park gate lock, straightened and organized pool deck and patio furniture, raked cart park and playground, blew leaves and debris off

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/14/26	8	T.W.	pool deck, patio, walkways and courts, reset clubhouse and fitness center, checked pool water level and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/14/26	8	T.W.	Cleaned fitness center walls, raked all mulch in playground to make level, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, raked the cart park, checked pool water level and chemicals, reset clubhouse and fitness center, restocked all bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/15/26	7.98	T.W.	Wiped down clubhouse doors, walls and stainless, straightened and organized pool deck and patio furniture, checked pool water levels and chemicals, reset fitness center and clubhouse, blew leaves and debris off courts, walkways, pool deck and patio, restocked fitness center and bathrooms, raked cart park and playground, removed debris on roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/16/26	8	T.W.	Assembled and installed signs for people-animal control, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, raked cart park and playground, reset clubhouse and fitness center, restocked pool and fitness center bathrooms, golf cart maintenance, removed debris around pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/20/26	8	T.W.	Started dog park rear gate repair, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, raked cart park, set clubhouse and fitness center, restocked bathrooms, removed debris around pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/21/26	8	T.W.	Patched holes in walkways, repaired rear dog park gate, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, raked cart park, reset clubhouse and fitness center, restocked all bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/22/26	8	T.W.	Walkway asphalt repair completed, straightened and organized pool and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, walkways and courts, restocked pool and fitness center bathrooms, raked cart park area, removed debris from roadways and around pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/23/26	8	T.W.	Continued to work on the repair on rear dog park gate, restocked pool and fitness bathrooms, raked cart park area, blew leaves and debris off courts, walkways, pool deck and patio, reset clubhouse and fitness center, straightened and organized pool deck and patio furniture, removed debris around pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles, golf cart maintenance

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/26/26	8	T.W.	Created and installed playground drain grids, finished repair of dog park rear gate, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, reset clubhouse and fitness center, restocked bathrooms, raked cart park area, removed debris from roadways and pond, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/27/26	8	T.W.	Replaced plumbing for two urinals at pool and fitness bathrooms, straightened and organized pool deck and patio furniture, reset clubhouse and patio furniture, restocked pool and fitness bathrooms, raked cart park area and playground, checked pool levels and chemicals, blew leaves and debris off walkways and courts, removed debris from around pond and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/28/26	8	T.W.	Repaired gate locks at dog park, checked pool water level and chemicals, raked cart park and playground area, restocked fitness and pool bathrooms, blew leaves and debris off pool deck, patio, walkways and courts, reset clubhouse and fitness center, straightened and organized pool deck and patio furniture, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/29/26	8	T.W.	Pressure washed playground walkways, raked cart park and playground, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked pool and fitness center bathrooms, blew leaves and debris off pool deck, patio, walkways and courts, checked pool water level and chemicals, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/30/26	8	T.W.	Post construction ground leveling to prepare for new mulch, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, walkways and courts, restocked bathrooms, checked pool water level and chemicals, raked the cart park area, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles

TOTAL 159.98

MILES 0

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

U.S. MULCHING - JACKSONVILLE

409 Queen Anne Court
 St. Augustine, FL 32092



INVOICE

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

Approved 2/9/26
 Jeff Johnson
 Landscape Contingency
 1.330.57200.46210

DATE February 9, 2026
 invoice number 4016
 TERMS Net 20 Days

RECEIVED
 By Tara Lee at 10:46 am, Feb 09, 2026

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
150	Install Brown: Bannon Lakes Amenity center	\$48.00	\$7,200.00
50	Install Certified Playground: Bannon Lakes Amenity center playgro	\$60.00	\$3,000.00
300	Install Pine straw: Bannons Lake	\$6.00	\$1,800.00
		SUBTOTAL	12,000.00
		TAX	0.00
		MAKE ALL CHECKS PAYABLE TO: U.S. Mulching	\$12,000.00
DIRECT ALL INQUIRIES TO: Javi Sowers (904) 422-5927 email: usmulchingjax@bellsouth.net www.usmulchingjax.com		PAY THIS AMOUNT	

THANK YOU FOR YOUR BUSINESS!



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 #: 186713
 Invoice Date: 9/30/2025
 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 1:53 pm, Feb 19, 2026

Terms: Net 30

Date	Item #	Description	Contract	Rate	Prev	Qty	Total %	Amount
	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
8/6/2025	50-04	Annual Mitigation Monitoring	4,800.00	1,600.00		1	33.33%	1,600.00
	50-06	Annual Mitigation Monitoring Report	3,600.00	1,200.00		0	0.00%	0.00
	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

We appreciate your business!

Current Charges	\$1,600.00
Payments/Credits	\$0.00
Invoice Total	\$1,600.00

