

Bannon Lakes
Community Development District

April 21, 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

April 14, 2026

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Workshop is scheduled for **April 21, 2026 at 5:00 p.m.** at Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095. Immediately following will be the Board of Supervisors Regular Meeting.

Following is the advance agenda for this meeting:

Workshop

- I. Call Order
- II. Audience Comments
- III. Discussion of Traffic Calming
- IV. Supervisor's Requests & Audience Comments
- V. Adjournment

Board of Supervisors Meeting

- I. Call Order
- II. Public Comments
- III. Approval of Minutes of the March 17, 2026 Meeting
- IV. Discussion of Fitness Center Expansion
- V. Consideration of Basham & Lucas Proposal for Construction Drawings for Fitness Center Expansion
- VI. Consideration of Amenity Center Proposals
 - A. Lighting
 - B. Landscaping

- VII. Consideration of Public Facilities Report Proposal
- VIII. Board Discussion and Guidance for Preparation of Proposed Fiscal Year 2027 Budget
- IX. Consideration of RFP Manual for Landscape and Irrigation Maintenance
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. General Manager - Report
- XI. Audience Comments
- XII. Supervisor's Requests
- XIII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending March 31, 2026
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XIV. Ratification of Requisition No. 52
- XV. Ratification of Requisition No. 53
- XVI. Next Scheduled Meeting: May 19, 2026 at 6:00 p.m. at Bannon Lakes Amenity Center
- XVII. Adjournment

THIRD ORDER OF BUSINESS



Bannon Lakes Speed Study

Prepared by: Paul "Chip" Carey

Reviewed by: Michael Grunewald

February 19th, 2026

Study Background

A Thomas Cooper (Supervisor on Board of Directors Bannon Lakes CDD) wrote to Ann Taylor (County Commissioner) complaining of high speeding vehicles on Bannon Lakes Blvd between Lk Brg Rd and Bluejack Ln:

To: Ann Taylor

From: Thomas Cooper

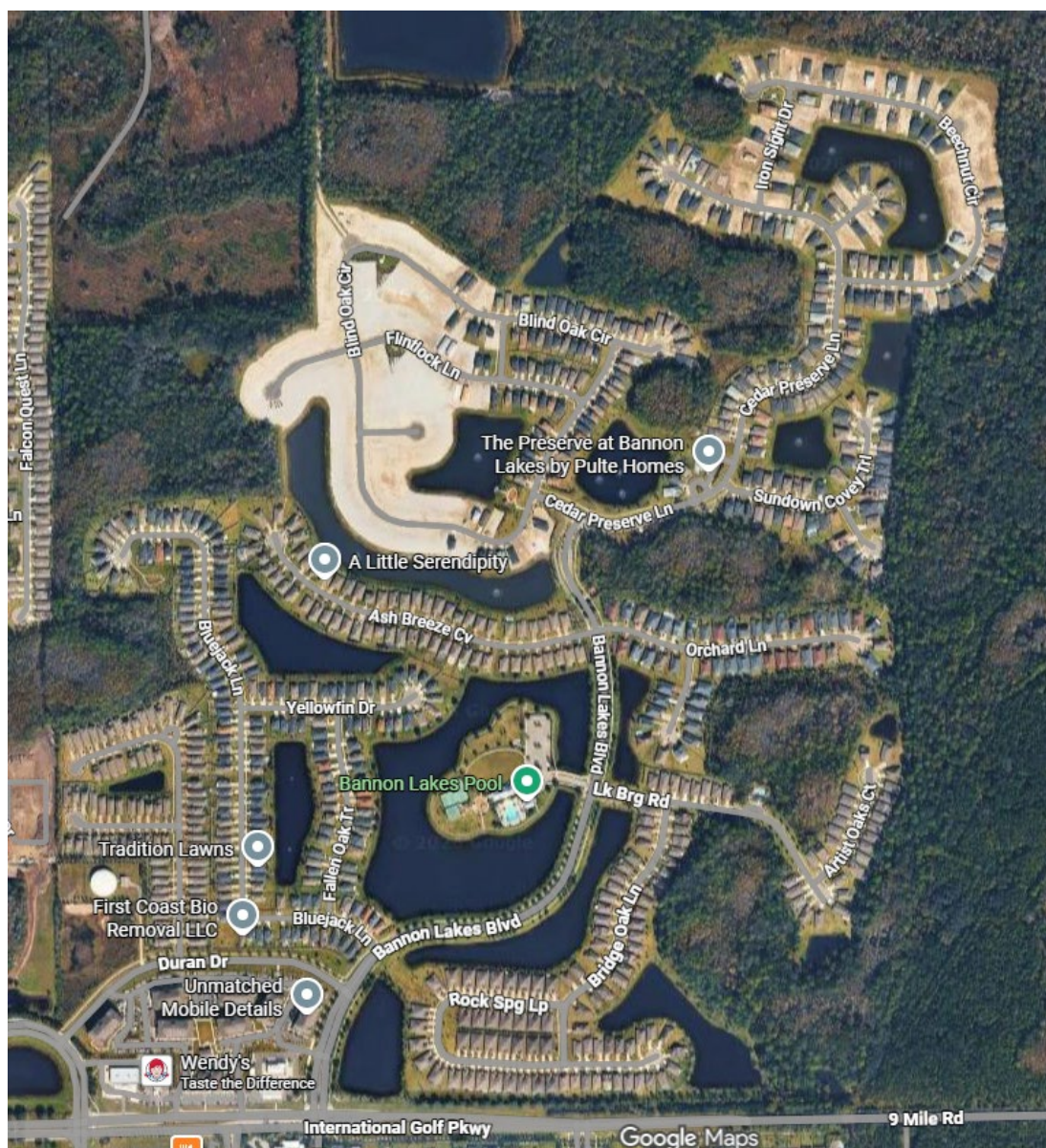
Ann: I am a supervisor on the board of directors of the Bannon Lakes CDD. I am also president of the Grove HOA. Last year with Kim Kendall's help I had a sheriffs department stealth speed radar camera installed for a week. The top speed on Bannon Lakes blvd was recorded at 73 MPH with over 26,000 vehicles being monitored. We now have off duty sheriffs patrolling Bannon Lakes 3 times weekly, this has certainly helped but feel a 4 way stop sign on the intersection of Bannon Lakes blvd & Lake Bridge road would be beneficial. We do not meet the minimum requirements based on yearly accidents and traffic coming from Lake Bridge road for the county to install a 4 way stop sign or flashing sign. I believe this would have a significant impact on cars speeds & hopefully prevent a serious accident involving the numerous kids now riding e-bikes & scooters in Bannon Lakes. Geese have also been killed on this road. Can you help or point us in the right direction?

Sincerely Thomas Cooper 219-613-4894



Characteristics:

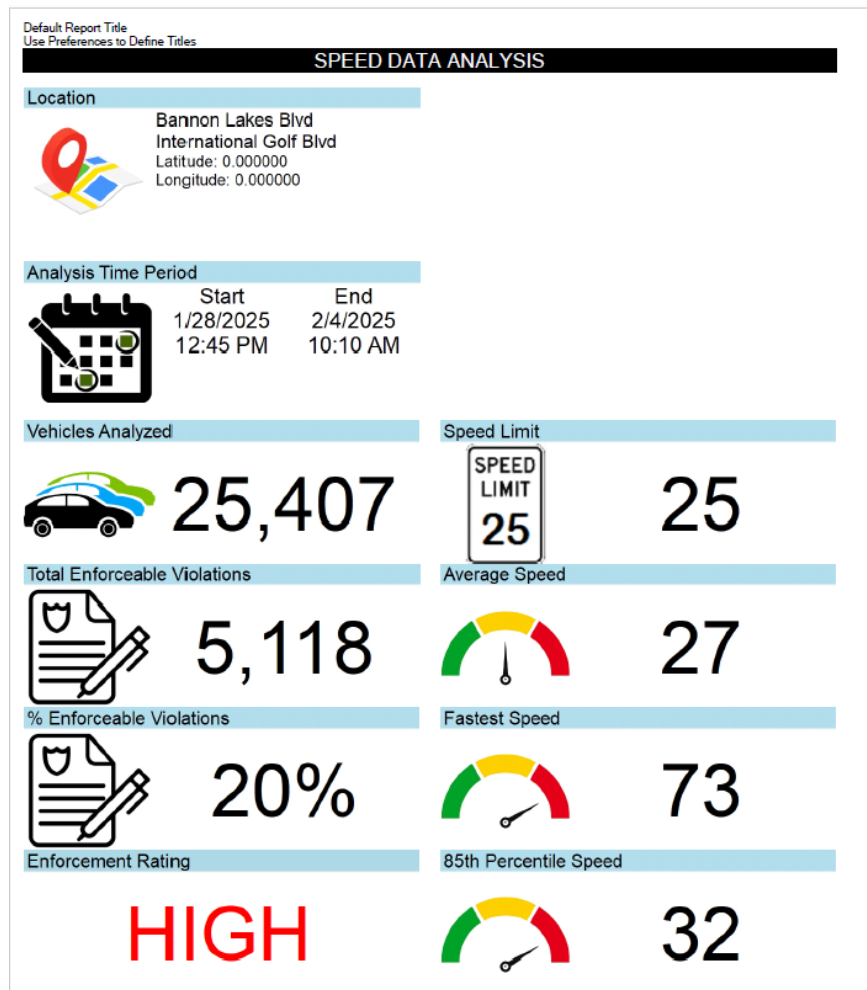
Bannon Lakes Blvd is a “collector road” for several residential roads that feed into it. It is entered from International Golf Pkwy at the south and it ends at a stop sign where Bannon Lakes Blvd meets Cedar Preserve Ln in the north. There are no residences on Bannon Lakes Blvd itself. It has a posted speed limit of 25 MPH. See map below:





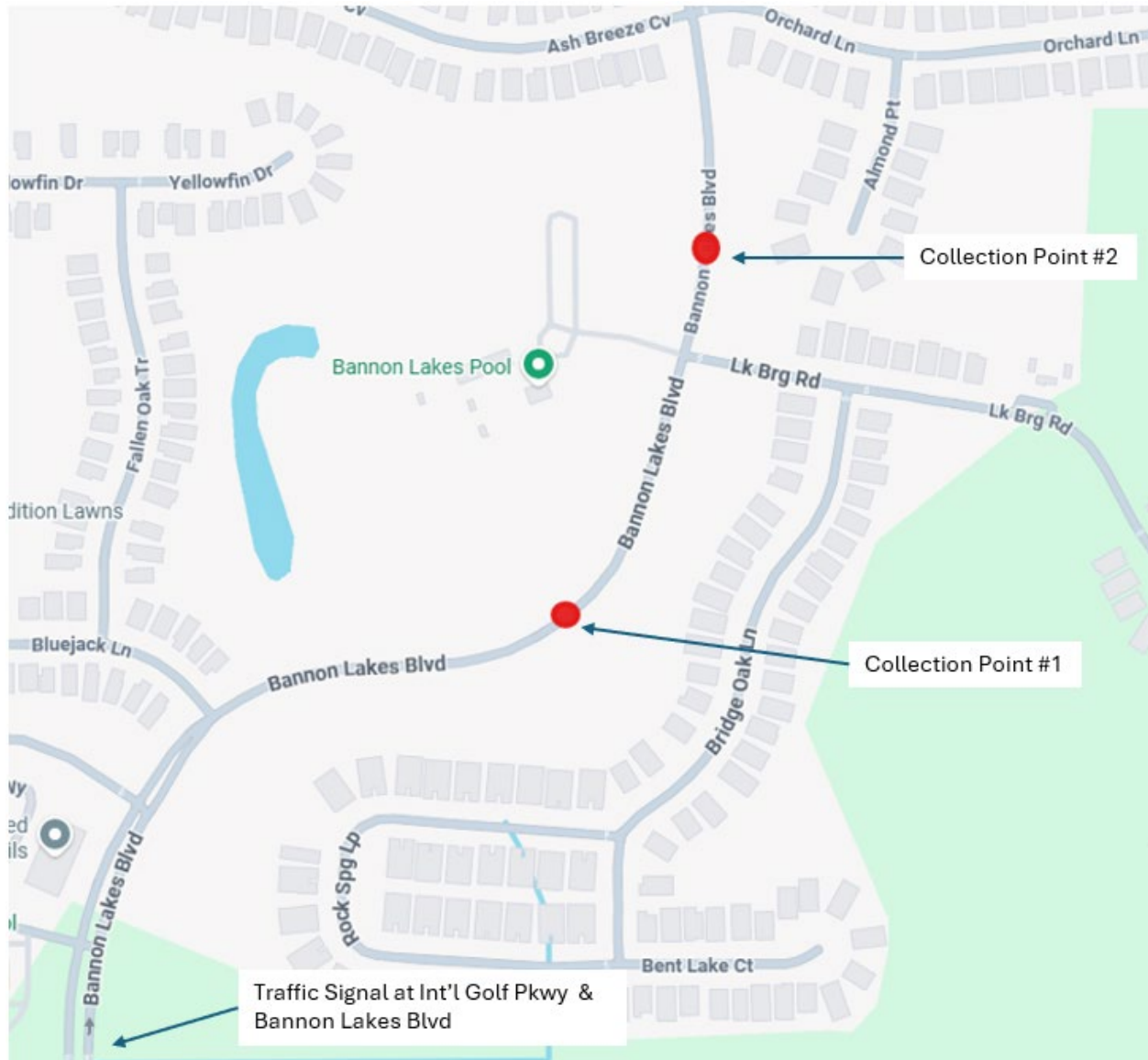
Speed Data

As referenced by Thomas Cooper in his email, St. Johns County Sheriff's Department performed a radar speed study between January 1, 2025 (12:45 PM) and February 4, 2025 (10:10 AM). See summary report below:





St. Johns County Traffic collected count and speed data from January 30th, 2026 (12:00 PM) through February 6th, 2026 (12:00 PM), a total of 7 days. See map below for a visual of the two collection points, each one collecting both north and southbound traffic.





Collection Point #1 (Southbound):

- Total Recorded Volume: 11,210 vehicles
- Peak 15 Minute Volume: 80 vehicles (Monday, February 2nd 7:45 AM – 8:00 AM)
- AADT: 1,601 vehicles
- At least half of all vehicles travel in the 25 – 30 MPH range
- Average Speed of all Vehicles: 30 MPH
- 0.31% of the total vehicles travel in excess of 55 MPH
- Mode Speed: 25 MPH
- 85th percentile: 34.27 MPH

Collection Point #1 (Northbound):

- Total Recorded Volume: 11,021 vehicles
- Peak 15 Minute Volume: 59 vehicles (Wednesday, February 4th 3:45 PM – 4:00 PM)
- AADT: 1,574 vehicles
- At least half of all vehicles travel in the 25 – 30 MPH range
- Average Speed of all Vehicles: 31 MPH
- 1.10% of the total vehicles travel in excess of 55 MPH
- Mode Speed: 25 MPH
- 85th percentile: 34.58 MPH

Collection Point #2 (Southbound):

- Total Recorded Volume: 9,731 vehicles
- Peak 15 Minute Volume: 76 vehicles (Tuesday, February 3rd 7:45 AM – 8:00 AM)
- AADT: 1,390 vehicles
- At least half of all vehicles travel in the 25 – 30 MPH range
- Average Speed of all Vehicles: 30 MPH
- 0.41% of the total vehicles travel in excess of 55 MPH
- Mode Speed: 25 MPH
- 85th percentile: 34.73 MPH



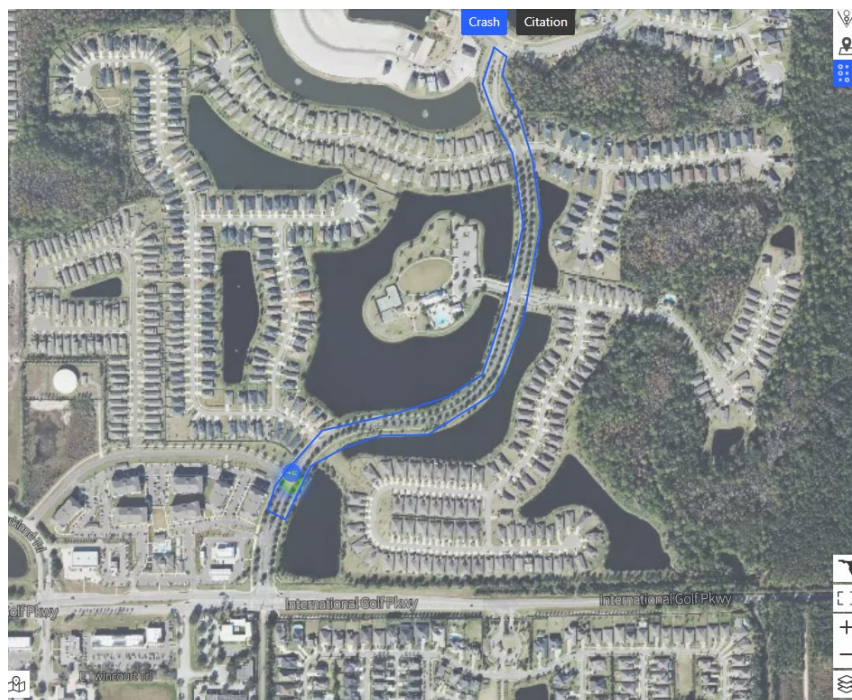
Collection Point #2 (Northbound):

- Total Recorded Volume: 9,637 vehicles
- Peak 15 Minute Volume: 56 vehicles (Wednesday, February 4th 7:45 AM – 8:00 AM)
- AADT: 1,377 vehicles
- At least half of all vehicles travel in the 30 – 35 MPH range
- Average Speed of all Vehicles: 33 MPH
- 0.59% of the total vehicles travel in excess of 55 MPH
- Mode Speed: 30 MPH
- 85th percentile: 38.28 MPH

The 85th percentile speed, commonly known as the "operating speed," is the speed at which 85% of the vehicles are traveling at or below.

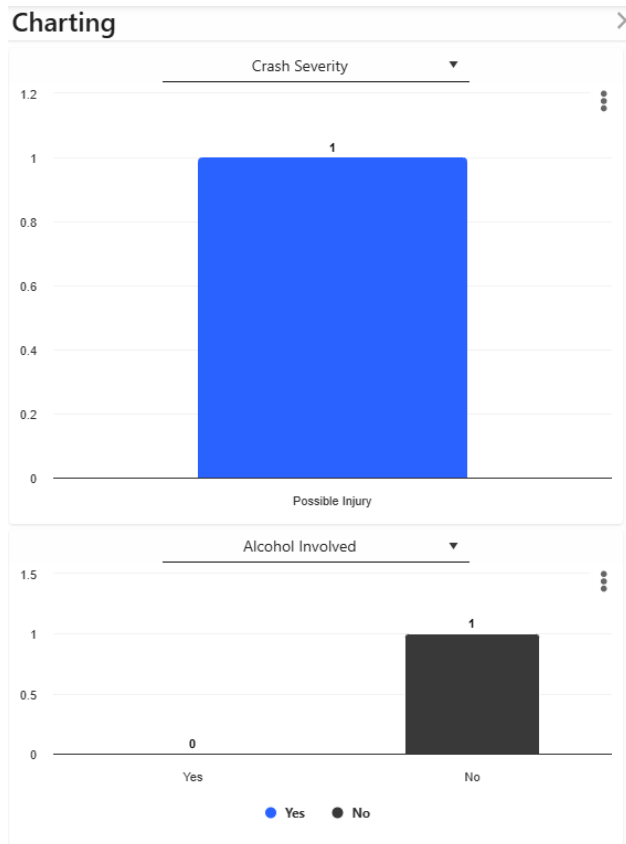
Crash Data (Signal4 Analytics)

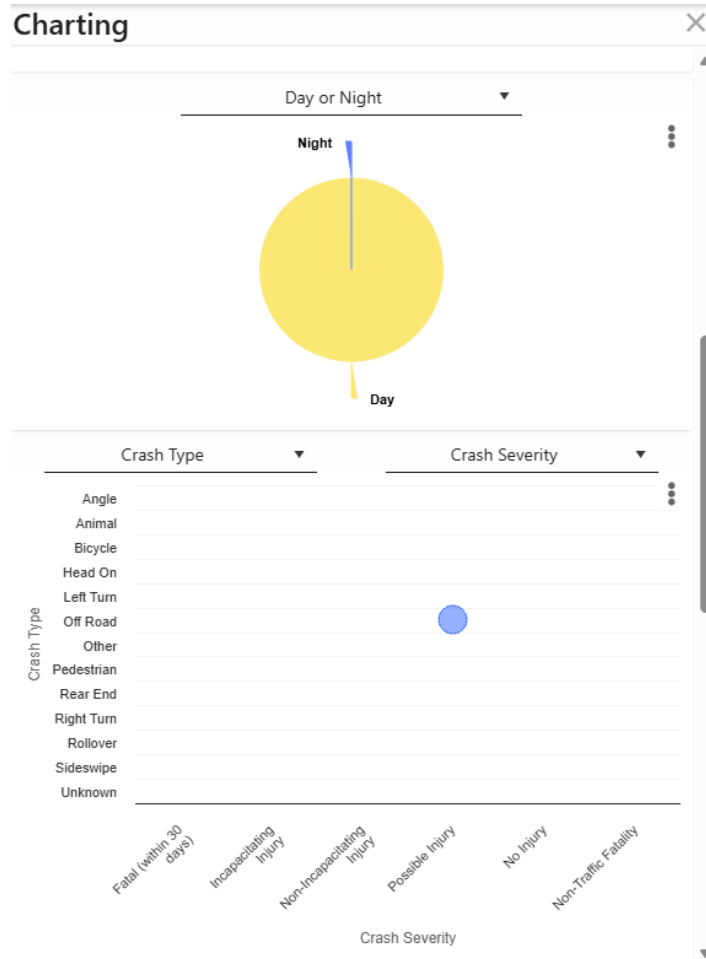
There was one reported crash during the five-year period from January 6th, 2021 to January 6th, 2025 (latest crash data available). One possible injury but no fatalities or serious injuries. The data indicates that speeding is not a factor contributing to crashes on Bannon Lake Blvd.





Injury Summary					
	Total	Fatal Crashes	Serious Injury Cras...	Injury Crashes	Property Damage ...
Crashes	1	0	0	1	0
Fatal (within 30 days)	0	0	0	0	0
Incapacitating Injuries	0	0	0	0	0
Non-Incapacitating Injuries	0	0	0	0	0
Possible Injuries	1	0	0	1	0
No Injuries	0	0	0	0	0
Non-Traffic Fatalities	0	0	0	0	0







All-Way Stop Control Warrants:

Section 2B.13 All-Way Stop Control Warrant A: Crash Experience

Option:

- 01 All-way stop control may be installed at an intersection where an engineering study indicates that:
 - A. For a four-leg intersection, there are five or more reported crashes in a 12-month period or six or more reported crashes in a 36-month period that were of a type susceptible to correction by the installation of all-way stop control.
 - B. For a three-leg intersection, there are four or more reported crashes in a 12-month period or five or more reported crashes in a 36-month period that were of a type susceptible to correction by the installation of all-way stop control.

Warrant 2B.13 A: Not Met (B is not applicable)

Section 2B.14 All-Way Stop Control Warrant B: Sight Distance

Option:

- 01 All-way stop control may be installed at an intersection where an engineering study indicates that sight distance on the minor-road approaches controlled by a STOP sign is not adequate for a vehicle to turn onto or cross the major (uncontrolled) road.

Support:

- 02 At such a location, a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop.

Warrant 2B.14: Not Met

Section 2B.15 All-Way Stop Control Warrant C: Transition to Signal Control or Transition to Yield Control at a Circular Intersection

Option:

- 01 All-way stop control may be installed at locations where all-way stop control is an interim measure that can be installed to control traffic while arrangements are being made for the installation of a traffic control signal (see Chapter 4C) at the intersection or for the installation of yield control at a circular intersection.

Warrant 2B.15: Not Applicable

Section 2B.17 All-Way Stop Control Warrant E: Other Factors

Option:

- 01 All-way stop control may be installed at an intersection where an engineering study indicates that all-way stop control is needed due to other factors not addressed in the other all-way stop control warrants. Such other factors may include, but are not limited to, the following:
 - A. The need to control left-turn conflicts,
 - B. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where all-way stop control would improve traffic operational characteristics of the intersection, or
 - C. Where pedestrian and/or bicyclist movements support the installation of all-way stop control.



Warrant 2B.17: Not Met

Conclusion

The 85th percentile speed recorded at the 2 collection points were as follows:

- Collection Point #1 Southbound: 34.27 mph
- Collection Point #1 Northbound: 34.58 mph
- Collection Point #2 Southbound: 34.73 mph
- Collection Point #2 Northbound: 38.28 mph

While this last measure (#2 North) is on the high side, the other three measures are not considered to be so. It is the County's opinion that given Bannon Lakes Blvd is a collector road with no residences on either side, the posted 25 mph speed limit is set artificially low and should be increased to 30 or even 35 mph. This would put the 85th percentile measures on the low side.

Based on the analysis of vehicle count, speed, and crash data as well as observations showing no sight limitations and lacking any pertinent factors related to the All-Way Stop Warrants, St. Johns County Traffic and Transportation does not recommend the installation of a 4-way stop configuration at the intersection of Bannon Lakes Blvd and Lake Bridge Road.

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, **March 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 <i>by phone</i>	Assistant Secretary
John Ter Louw	Assistant Secretary
Thomas Cooper	Assistant Secretary

Also present were:

Matt Biagetti	District Manager, GMS
Wes Haber <i>by phone</i>	District Counsel, Kutak Rock
Emily Wright	RMS, Amenity Manager
Michael Lucas	Basham & Lucas
Clint Thomas	CT Construction

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 February 17, 2026 Meeting**

Mr. Biagetti presented the minutes of the February 17, 2026, meeting which were included in the agenda package. Ms. Crenier noted that the minutes did not reflect the adjournment time and requested that future minutes include both the start and adjournment times.

On MOTION by Mr. Ter Louw, seconded by Ms. Crenier, with all in favor, the Minutes of the February 17, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS**Discussion of:****A. Fitness Center Expansion Construction Drawings**

Mr. Biagetti reviewed the fitness center expansion project from the District's architect and contractor. A 30% design set has been completed and used to develop a detailed construction cost estimate of approximately \$509,000, based on input from subcontractors familiar with the original amenity construction.

Mr. Biagetti noted that the current estimate is intended as a budgeting tool and that full construction documents, including structural, mechanical, electrical, and plumbing plans, would be required prior to formally bidding the project. Staff and counsel outlined the bidding process, including thresholds for formal procurement and the flexibility available depending on final costs.

The Board discussed factors that may impact final costs, including unknown site conditions, electrical capacity, and design details not finalized. It was noted that final bids are expected to be within a reasonable range of the current estimate.

Additional discussion included the need to determine fitness equipment layout and associated electrical requirements, as well as potential upgrades to flooring and interior finishes. The Board also discussed coordinating with vendors to obtain pricing for equipment and ensuring all elements of the project are considered in the total cost.

Staff was directed to continue moving forward with design development and to prepare additional information, including equipment options and layout, for review at the next meeting.

B. Painted Rock Project

Mr. Biagetti reviewed the painted rock project that a resident requested. It was noted that the resident was not present to provide additional information or answer questions, so the item was tabled to a future meeting agenda for discussion.

C. Amenity Center Hours

Mr. Biagetti reviewed the amenity center hours agenda item. The Board discussed the amenity center hours, including potential lighting for the playground and sports courts. Staff presented feedback from the District's insurance provider, which advised that playgrounds are generally recommended to close at dusk due to safety and liability concerns. It was noted that while extended use may be possible with adequate lighting, it is not common practice and would require careful consideration of risk and operational factors.

The Board discussed prior estimates for lighting improvements, noting that such enhancements may need to be considered as part of a future budget cycle due to the projected expense. Additional discussion included concerns regarding the timing of automated announcements at the amenity center, with staff confirming that adjustments are being coordinated with the vendor to ensure accuracy.

Staff was directed to follow up on lighting and costs for the playground area and provide additional information for future consideration.

D. Bike Rack at Southshore

Mr. Biagetti provided an update regarding the proposed bike rack installation at Southshore. A Board member reported ongoing communication with the Southshore HOA leadership regarding responsibility for installation. It was noted that the HOA has been provided with cost estimates and information but has not yet taken formal action.

The Board discussed whether the expense should be the responsibility of the HOA or the CDD, with differing viewpoints expressed. Some members emphasized fairness and consistency with other neighborhoods, while others noted the broader community benefit and potential liability considerations given the location on CDD property.

The matter remains under consideration, with no final direction given. Staff will continue to coordinate with the HOA and provide updates as available.

FIFTH ORDER OF BUSINESS

**Ratification of Agreement with Lake Doctors
for Water Management**

Mr. Biagetti stated that the agreement represents the eighth amendment and continues services for Fiscal Year 2026 with no price increase. The agreement has already been executed and is presented for ratification.

On MOTION by Mr. Ter Louw, seconded by Mr. Cooper, with all in favor, the Agreement with Lake Doctors for Water Management, was ratified.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03,
Designating Public Comment Period**

Mr. Biagetti presented Resolution 2026-03, which updates the District's public comment policy. Counsel explained that the resolution establishes procedures for public comment, including allowing comments on agenda items at the beginning of meetings and non-agenda items at the end. The policy also provides for a standard three-minute time limit per speaker and outlines procedures to maintain orderly meetings.

On MOTION by Mr. Ter Louw, seconded by Ms. Crenier, with all in favor, Resolution 2026-03 Designating Public Comment Period, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber provided a legislative update following the conclusion of the Florida legislation session. Mr. Haber reported that new legislation has been adopted allowing for the recall of CDD Supervisors under limited circumstances, noting that this provision is intended for extreme situations and is not expected to materially impact the District.

Mr. Haber also reported that sovereign immunity limits have been increased, which may affect potential liability exposure; however, current District insurance coverage remains sufficient. Mr. Haber noted potential legislation that would allow meeting notices to be posted on the District's website in lieu of newspaper publication, which could result in future cost saving if enacted.

B. Engineer

Mr. Biagetti provided an update on the transition of the District Engineer, noting that the current engineer will be departing, but services will continue with the same firm, and a new point of contact will be assigned.

C. District Manager – Traffic Calming Workshop

Mr. Biagetti discussed a traffic calming workshop, including topics such as roadway striping, signage, and potential speed control measures. It was noted that scheduling the workshop would be most beneficial once the new engineer is in place and traffic study data from the County is received. The Board expressed interest in holding the workshop in conjunction with an upcoming meeting, if feasible.

Additional discussion included coordination with County staff regarding traffic data and consideration of budget implications for traffic calming measures and off-duty law enforcement services. Staff will continue to coordinate logistics and provide updates.

D. General Manager – Report

Ms. Wright provided an update on upcoming events. The District will host an Easter and Spring event on March 21 from 10:00 a.m. to 1:00 p.m., along with a blood drive from 9:00 a.m. to 2:00 p.m. Additional programming includes a Vendor Village event scheduled for April 18.

The Board expressed appreciation for the Amenity Manager’s efforts in organizing community events. Including a recent successful event.

Mr. Biagetti provided an operational update including ongoing pressure washing of amenity facilities and continued progress on the playground shade installation, which required adjustments and remains in progress pending completion.

EIGHTH ORDER OF BUSINESS

Audience Comments

Resident (Sandy Lovett, 244 Lake Bridge Rd) provided comments regarding recent legislation on e-bikes, noting that speed restrictions may apply when pedestrians are present and that enforcement details are still pending clarification.

Resident (Duane) inquired about the timeline for the proposed construction project, including design, bidding, and budget approval. Staff indicated that the process could take

approximately six months. Duane also recommended implementing a safety or usage plan during construction to address potential hazards.

Resident with construction experience provided input on projected costs for the fitness center expansion, suggesting that the estimate appeared high based on the scope of work and encouraging the Board to evaluate cost assumptions.

Resident asked whether project costs, including building, equipment, and landscaping, would be funded through the construction bond. Staff confirmed that the intent is to utilize the construction fund for these expenses rather than the capital reserve.

Resident (Charlie) asked about potential sound barriers or buffers related to nearby apartment construction and whether responsibility lies with the CDD or HOA, or developer. It was noted that portions of the area are under HOA or developer control and may not yet be conveyed.

Resident asked whether the upcoming traffic calming workshop would be open to the public. The Board confirmed that all such meetings are open and will be publicly noticed.

Resident expressed concerns about swim lessons impacting pool usage, particularly during peak times. Staff confirmed that lessons will be limited to a designated portion of the pool and will not interfere with general use, and that the District will receive a portion of program revenue.

Resident provided clarification regarding ownership of a greenbelt area near ongoing development, noting that the property has not yet been conveyed from the developer and remains under HOA control.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Sheldon opened Supervisor's request. Supervisor Gehring noted appreciation for the efficiency of the meeting and the reduced meeting duration. Supervisor Sheldon provided an update on coordination with the local school district regarding bus stop locations. It was reported that a list of current and planned bus stops has been obtained and reviewed, with further clarification requested regarding scheduling. It was noted that some bus stop locations are situated near residential areas and may require additional considerations. Supervisor Sheldon also provided an update on nearby development activity, including both an apartment complex and office project, noting that the office development will continue to the District's tax base.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending February 28, 2026

Mr. Biagetti presented the financial reports through February 28, 2026. Staff reported no unusual variances, noting a positive variance of approximately \$21,000.

B. Assessment Receipt Schedules

Mr. Biagetti stated assessment receipt schedule shows that the CDD is 98.25% collected.

C. Approval of Check Register

Mr. Baigetti presented the check register totaling \$89,385.49.

On MOTION by Mr. Ter Louw, seconded by Ms. Crenier, with all in favor Check Register Totaling \$89,385.49, was approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Workshop Meeting
April 21, 2026, at 5:00 p.m. and the Regular
Meeting at 6:00 p.m. at Bannon Lakes
Amenity Center**

Mr. Biagetti announced that the next meeting was scheduled for April 21, 2026 with a workshop meeting at 5:00 p.m. and the regular meeting was scheduled for 6:00 p.m. at the Bannon Lakes Amenity Center.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Crenier seconded by Mr. ter Louw, with all in favor the meeting was adjourned. 7:15 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FOURTH ORDER OF BUSINESS

LifeFitness

**HAMMER
STRENGTH®**



HEALTH CLUBS



HOSPITALITY



ATHLETICS



MULTI-UNIT HOUSING



UNIFORMED SERVICE

Jeff Dibler

Email: jeffrey.dibler@lifefitness.com

Phone: (410) 236-7753

Inspiring the world to work out

QUOTE : CPQ-34790

DATE : 04-21-2026

BILL TO : BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT
700 PONTE VEDRA BLVD
PONTE VEDRA BEACH
FL 32082
US

SHIP TO : BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT
700 PONTE VEDRA BLVD
PONTE VEDRA BEACH
FL 32082
US

Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS

#	DESCRIPTION	CONFIGURATION DETAILS	QTY	MSRP	UNIT PRICE	TOTAL PRICE
1	INTEGRITY+ TREADMILL w/ SE4 24 INT-SE424-XF-14	 Int Plus Tread SE4 Black Low Volt Base SE4 24 Eng NFC PROIDIOM Coax Power Cord DOM Low Volt Straight 96 IN	4	\$15,449.00	\$9,269.40	\$37,077.60
2	INTEGRITY+ RECUMBENT BIKE w/ SE4 16 INR-SE416-XF-13	 Int Plus Recumbent SE4 Black Onyx Base SE4 16 Eng NFC PROIDIOM Coax Power Cord DOM Low Volt Straight	1	\$8,857.00	\$5,314.20	\$5,314.20
3	INTEGRITY+ CROSS-TRAINER w/ SE4 16 INX-SE416-XF-13	 Int Plus Cross Trainer SE4 Black Onyx Base SE4 16 Eng NFC PROIDIOM Coax Power Cord DOM Low Volt Straight	2	\$11,329.00	\$6,797.40	\$13,594.80
4	INTEGRITY+ UPRIGHT BIKE w/ SE4 16 INC-SE416-XF-13	 Int Plus Upright SE4 Black Onyx Base SE4 16 Eng NFC PROIDIOM Coax Power Cord DOM Low Volt Straight	1	\$8,239.00	\$4,943.40	\$4,943.40
5	LIFE FITNESS POWERMILL w/ SE4 16 INPM-SE416-XF-13	 PowerMill Base Handlebar Black Onyx Kit SE4 16 All RFID PROIDIOM Ethernet Power Cord DOM Low Volt Straight	1	\$16,249.00	\$9,749.40	\$9,749.40

QUOTE : CPQ-34790

DATE : 04-21-2026

BILL TO : BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT

SHIP TO : BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT

SHIPMENT :

FREIGHT TERMS : Prepaid

FOB : Shipping Point

PAYMENT TERM : NET 30

TOTAL MSRP	:	\$117,799.00
CUSTOMER DISCOUNT	:	-\$47,119.60
SELLING PRICE	:	\$70,679.40
SURCHARGE	:	\$1,413.59
FREIGHT / FUEL/ INSTALLATION	:	\$11,308.70
ESTIMATED SALES TAX	:	\$4,323.15
TOTAL (USD)	:	\$87,724.84

REMITTANCE ADDRESS

2716 NETWORK PLACE
CHICAGO, IL 60673
USA

TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at www.lifefitness.com/en-us/legal/terms-conditions which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.

Bannon Lakes Fitness Club

700 Ponte Vedra Blvd, Ponte Vedra Beach FL

Jerry Vongkoth

(904) 575-5541

Jerry.vongkoth@lifefitness.com

Date: 12-23-25

Version: 1.01

Scale: 3/32" = 1'-0"

Ceiling Ht.: XX'-X"

SQ.FT.: 1178

Refresh: ☐ New Build: ☐

DISCLAIMER:
THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY, CONTRACTORS AND/OR THEIR AGENTS. THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFE FITNESS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT, INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND, OR EMERGENCY DISMOUNT. COMPLIANCE WITH INDUSTRY STANDARDS, APPLICABLE LAW, CODES, RULE OR REGULATION REGARDING PLACEMENT OF AND CLEARANCE OF EQUIPMENT AND ASSOCIATED ITEMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

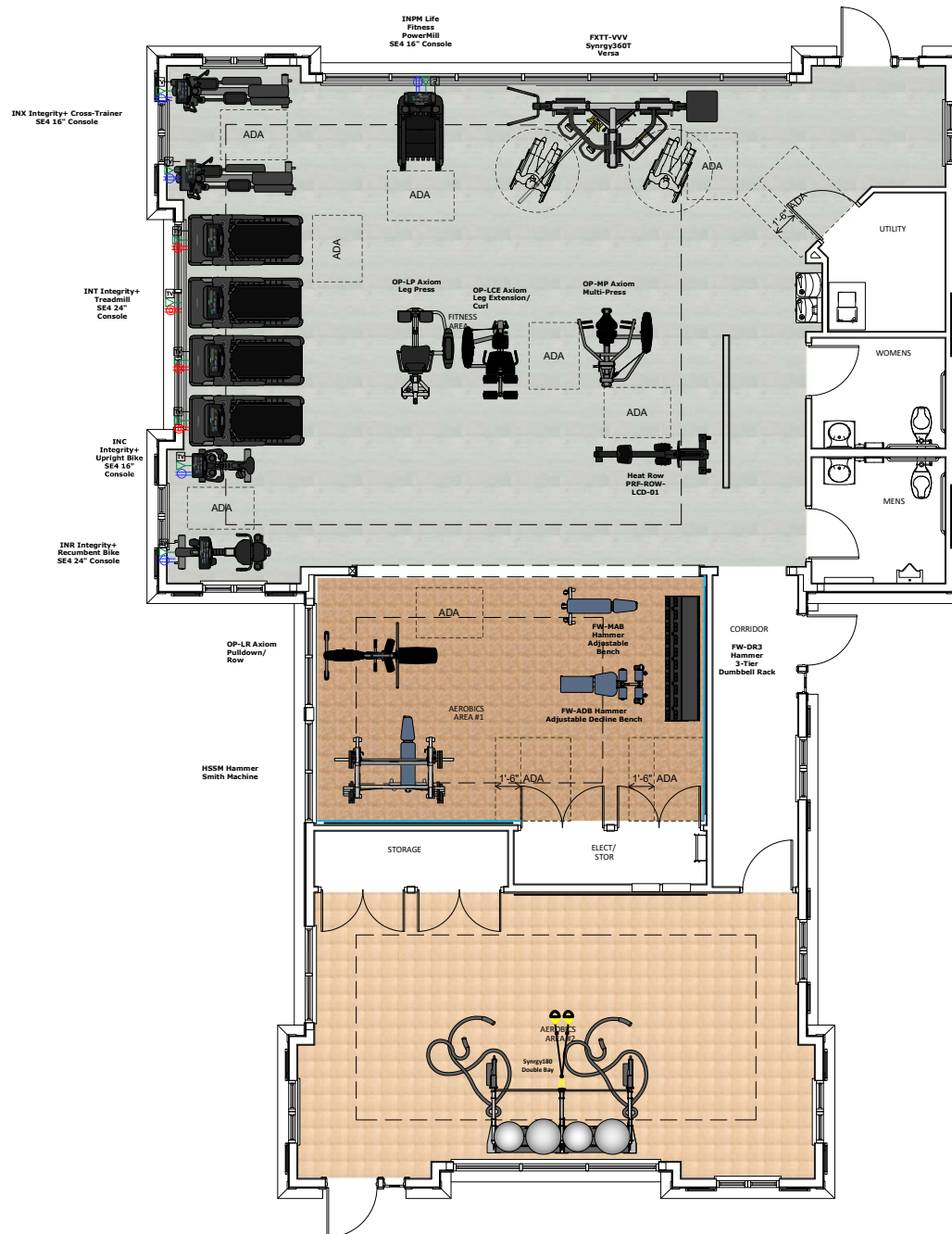
ADDITIONAL NOTES:
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.

Electrical Legend:

-  DEDICATED RECEPTACLE
-  STANDARD RECEPTACLE
-  OPTIONAL RECEPTACLE
-  WIFI / WIRED INTERNET
-  TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.



0 3 5 10 ft



FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Bannon Lakes
Matt Biagetti
April 21, 2026

PREPARED BY

Matrix Fitness
Mark Smilek
1600 Landmark Dr
Cottage Grove, WI 53527
mark.smilek@matrixfitness.com



QUOTE

QUOTE

MATRIX

Date: 04/21/2026
 Quote #: QUO-06184-G1V9K4
 Expires On: 05/21/2026

Primary Sales Contact
 Mark Smilek
 P: (904) 562-8318
 mark.smilek@matrixfitness.com

Alternate Sales Contact
 Becky Cowell
 P: (608) 839-1199
 becky.cowell@johnsonfit.com

Bill To:
 Matt Biagetti
 435 Bannon Lakes Blvd
 St. Augustine, FL 32095
 (904) 940-5850 ext. 413
 mbiagetti@gmsnf.com

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

Comments:

Shipping Notes:

- Strength Frame Color:*Iced Silver (STD) - Pad Color:*Black (std) - Cardio Frame Color: *Graphite

Qty	Model Number	Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
2	C-ES-TouchXL-02	Matrix Endur.TouchXL Climbmill Graphite	\$21,750.00	\$14,137.50	\$28,275.00
4	T-ES-TouchXL-02	Matrix Endur.TouchXL Treadmill Graphite	\$20,305.00	\$13,198.25	\$52,793.00
2	E-ES-Touch-02	Matrix Endur. Touch Elliptical Graphite	\$15,500.00	\$10,075.00	\$20,150.00
2	U-ES-Touch-02	Matrix Endur.Touch Upright Cycle Graphite	\$12,550.00	\$8,157.50	\$16,315.00
1	R-ES-Touch-02	Matrix Endur. Touch Recumbent Graphite	\$13,425.00	\$8,726.25	\$8,726.25
1	ROWER-02	Matrix Rower	\$2,720.00	\$1,768.00	\$1,768.00
11	FACILITY 360 TOUCH	Ecofit Facility 360 License Touch	\$35.00	\$0.00	\$0.00
1	MG-PL62-05	PL62 - Smith Machine	\$6,025.00	\$3,916.25	\$3,916.25
2	MG-A536	A536 - 3-tier Flat DB Rack Short	\$2,270.00	\$1,475.50	\$2,951.00
1	MX-5-50URE-HEXP-02	Matrix DB Hex URE Set 005-050 Black Plus	\$2,244.00	\$1,458.60	\$1,458.60
2	A85-05	A85 - Multi-Adjustable Bench	\$1,750.00	\$1,137.50	\$2,275.00
1	VS-S711	Versa - S711 - Dual Leg Ext/Leg Curl - Heavy Stack, Plus	\$6,500.00	\$4,225.00	\$4,225.00
1	MX-050URE-HEX-P	Matrix DB Hex URE Pair 050lb Black Plus	\$408.00	\$265.20	\$265.20
1	MX-065URE-HEX-P	Matrix DB Hex URE Pair 065lb Black Plus	\$531.00	\$345.15	\$345.15
1	MX-070URE-HEX-P	Matrix DB Hex URE Pair 070lb Black Plus	\$571.00	\$371.15	\$371.15
1	MX-075URE-HEX-P	Matrix DB Hex URE Pair 075lb Black Plus	\$612.00	\$397.80	\$397.80
2	MX-2.5URE-PLATE02P	Matrix Urethane Plate 02.5lb Black Plus	\$16.00	\$10.40	\$20.80
4	MX-05URE-PLATE02-P	Matrix Urethane Plate 05lb Black Plus	\$32.00	\$20.80	\$83.20
4	MX-10URE-PLATE02-P	Matrix Urethane Plate 10lb Black Plus	\$54.00	\$35.10	\$140.40
4	MX-25URE-PLATE02-P	Matrix Urethane Plate 25lb Black Plus	\$134.00	\$87.10	\$348.40
2	MX-35URE-PLATE02-P	Matrix Urethane Plate 35lb Black Plus	\$187.00	\$121.55	\$243.10
6	MX-45URE-PLATE02-P	Matrix Urethane Plate 45lb Black Plus	\$241.00	\$156.65	\$939.90
1	GFTORG	Connexus Storage Station	\$2,425.00	\$1,576.25	\$1,576.25

1	GFTORG-MH	Connexus Storage Station Mat Storage	\$170.00	\$110.50	\$110.50
1	GFTSS	Connexus Stability Step+	\$600.00	\$390.00	\$390.00
1	MX-55CM-1000BALL	Matrix 55cm 1000lb Burst Ball - Dark Blue	\$50.00	\$32.50	\$32.50
1	MX-65CM-1000BALL	Matrix 65cm 1000lb Burst Ball - Dark Grey	\$57.00	\$37.05	\$37.05
1	MX-06-MEDBALL-02	Matrix Med Ball 06lb 9" Diameter	\$60.00	\$39.00	\$39.00
1	MX-08-MEDBALL	Matrix Med Ball 08lb 9" Diameter	\$74.00	\$48.10	\$48.10
1	MX-10-MEDBALL	Matrix Med Ball 10lb 9" Diameter	\$82.00	\$53.30	\$53.30
1	MX-6X36-RLR-HD	Matrix High Density Foam Roller 6x36	\$41.00	\$26.65	\$26.65
1	MX-RES-TUBE-H	Matrix Res Tube w-Handle Heavy Blue	\$26.00	\$16.90	\$16.90
1	MX-RES-TUBE-L	Matrix Res Tube w-Handle Light Green	\$23.00	\$14.95	\$14.95
1	MX-RES-TUBE-M	Matrix Res Tube w-Handle Medium Red	\$25.00	\$16.25	\$16.25
1	MX-005URE-HEX-P	Matrix DB Hex URE Pair 005lb Black Plus	\$41.00	\$26.65	\$26.65
1	MX-007.5URE-HEX-P	Matrix DB Hex URE Pair 007.5lb BlackPlus	\$62.00	\$40.30	\$40.30
1	MX-10URE-HEX-P-02	Matrix DB Hex URE Pair 010lb Black Plus	\$82.00	\$53.30	\$53.30
1	MX-012.5URE-HEX-P	Matrix DB Hex URE Pair 012.5lb BlackPlus	\$102.00	\$66.30	\$66.30

List Price Total	\$228,933.00	Equipment Sales Price	\$148,556.20
Customer Savings	\$80,376.80	FRT/ASM/DEL	\$7,726.29

Freight Discount	(\$7,726.29)
Used Equipment Trade in Discount	(\$6,000.00)
Matrix Partnership Discount	(\$5,000.00)
Preferred Vendor Discount	(\$5,000.00)

Customer Subtotal (before tax)	\$132,556.20
Tax (Estimated, subject to change)	\$8,327.85
Total Amount Due (USD)(including tax)	\$140,884.05

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only
Johnson Health Tech NA Inc
PO Box 88931
Milwaukee, WI 53288-8931
Courier Services – UPS, FedEx, etc
Johnson Health Tech North America Inc -
010931
4900 W Brown Deer Rd
Milwaukee, WI 53223

Quote #:

QUO-06184-G1V9K4

Quote Amount:

\$140,884.05

Payment Terms:

CIA ACH or Wire

Signature: _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION



Endurance ClimbMill

TOUCH XL CONSOLE

C-ES-TOUCHXL

Great for enthusiasts and beginners alike, our Endurance ClimbMill is ideal for maximizing your resources. Smart, heavy-duty design gives members a secure, stable workout and stands up to heavy use in tough environments. It's even easy to service, minimizing downtime for all your members who love a true stair-climbing workout.



WiFi-enabled Touch XL Console features an app-based interface that mirrors familiar smartphone and tablet operating systems, making it easy for members to connect to the content that keeps them moving.

Note: Products with Touch XL Console must be connected to a power source.

CONSOLE	
DISPLAY	56 cm / 22" class capacitive touchscreen LCD
WORKOUTS	Go, manual, Sprint 8†, Landmarks†, Virtual Active, target heart rate, interval training, fat burn, rolling hills, constant watts†, glute training†, goal training, fitness tests, custom †Some of these programs may not be available on this frame.
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan
IFIT ON-DEMAND WORKOUTS	Optional
FAN	Yes
ANALOG TV	NTSC, PAL, SECAM
DIGITAL TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS
PRO:IDIOM COMPATIBILITY	Optional; IPTV and coax
WIFI	Yes
BLUETOOTH	Yes; smartphones, headphones, heart rate
ANT+	Yes; heart rate
RFID WIRELESS LOGIN	Yes
CONNECTS TO APPLE WATCH	Yes
MADE FOR IPHONE®, IPAD®, IPOD®	Yes
USB PORT	Yes

CONNECTS TO SAMSUNG GALAXY WATCH	Yes
WIRELESS CHARGING (QI)	Yes
CSAFE READY	Yes
AUTO WAKE-UP	Yes
	Note: Products with Touch XL Console must be connected to a power source.
FRAME	
DRIVE SYSTEM	Clutched ECB with industrial-grade drive chain and belt
STEP DIMENSIONS	25.4 x 46 x 20.3 cm / 10" x 18" x 8"
HANDLEBAR DESIGN	Perimeter
AUTO-STOP FUNCTION	Yes; frame mounted IR
CONTROL ZONE	No
LOCKING STAIRCASE	Yes
TOP-DOWN LEVELERS	Yes
CONTACT & TELEMETRIC HR	Yes
STEP-ON HEIGHT	36 cm / 14"
SERVICE CASTER	No
MINIMUM USER WEIGHT	45 kg / 99 lbs.
MAXIMUM USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
ASSEMBLED DIMENSIONS	161.2 x 102.4 x 218 cm / 63.5" x 40.3" x 85.8"
POWER REQUIREMENTS	100–240 V — 50/60Hz AC
RESISTANCE RANGE	24–162 SPM
ASSEMBLED WEIGHT	177.4 kg / 391.1 lbs.
SHIPPING WEIGHT	202.6 kg / 455.5 lbs.
RESISTANCE LEVELS	25



Endurance Treadmill

TOUCH XL CONSOLE

T-ES-TOUCHXL

Maximize your resources with a treadmill that's simple for new users and powerful for enthusiasts. A precision-engineered drive system and deck stand up to heavy daily use, a variety of consoles let you customize the experience, and smart maintenance features make it easy to keep it up and running like new.



WiFi-enabled Touch XL Console features an app-based interface that mirrors familiar smartphone and tablet operating systems, making it easy for members to connect to the content that keeps them moving.

Note: Products with Touch XL Console must be connected to a power source.

CONSOLE	
DISPLAY	56 cm / 22" class capacitive touchscreen LCD
WORKOUTS	Go, manual, Sprint 8†, Landmarks†, Virtual Active, target heart rate, interval training, fat burn, rolling hills, constant watts†, glute training†, goal training, fitness tests, custom †Some of these programs may not be available on this frame.
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan
IFIT ON-DEMAND WORKOUTS	Optional
FAN	Yes
ANALOG TV	NTSC, PAL, SECAM
DIGITAL TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS
PRO:IDIOM COMPATIBILITY	Optional; IPTV and coax
WIFI	Yes
BLUETOOTH	Yes; smartphones, headphones, heart rate
ANT+	Yes; heart rate
RFID WIRELESS LOGIN	Yes
CONNECTS TO APPLE WATCH	Yes
MADE FOR IPHONE®, IPAD®, IPOD®	Yes
USB PORT	Yes

CONNECTS TO SAMSUNG GALAXY WATCH	Yes
WIRELESS CHARGING (QI)	Yes
CSAFE READY	Yes
AUTO WAKE-UP	Yes
	Note: Products with Touch XL Console must be connected to a power source.
FRAME	
DRIVE SYSTEM	4.2 hp AC Dynamic Response Drive System
SPEED RANGE	0.8–20 km/h / 0.5–12 mph
INCLINE RANGE	0–15% (700-lb. thrust-elevation motor)
RUNNING SURFACE AREA	152 x 56 cm / 60" x 22"
RUNNING SURFACE TYPE	Belt and deck
CUSHIONING SYSTEM	Ultimate Deck
HANDLEBAR DESIGN	Molded ergo-grip design
CROSSBAR CONTROLS	Yes
CONTACT & TELEMETRIC HR	Yes
STEP-ON HEIGHT	23 cm / 9"
SERVICE CASTER	No
CAST ALUMINUM END CAPS	No
MAX USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
TREAD SENSE	Yes
ASSEMBLED DIMENSIONS	213 x 87 x 163 cm / 83.9" x 34.3" x 64.2"
POWER REQUIREMENTS	20 A dedicated circuit required, non-looped grounded
ASSEMBLED WEIGHT	173 kg / 381.4 lbs.
SHIPPING WEIGHT	202 kg / 445.3 lbs.



Endurance Elliptical

TOUCH CONSOLE

E-ES-TOUCH

Our durable Endurance Elliptical is ideal for workouts of any intensity, offering low-impact exercise for members of all kinds. A patented suspension design minimizes noise and friction, extending product life, while constant rate of acceleration and refined ergonomics makes every movement feel smooth and natural.



WiFi-enabled Touch Console features an app-based interface that mirrors familiar smartphone and tablet operating systems, making it easy for members to connect to the content that keeps them moving

Note: Products with Touch Console must be connected to a power source.

CONSOLE	
DISPLAY	41 cm / 16" class capacitive touchscreen LCD
WORKOUTS	Go, manual, Sprint 8†, Landmarks†, Virtual Active, target heart rate, interval training, fat burn, rolling hills, constant watts†, glute training†, goal training, fitness tests, custom †Some of these programs may not be available on this frame.
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan
IFIT ON-DEMAND WORKOUTS	Optional
FAN	Yes
ANALOG TV	NTSC, PAL, SECAM
DIGITAL TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS
PRO:IDIOM COMPATIBILITY	Optional; IPTV and coax
WIFI	Yes
BLUETOOTH	Yes; smartphones, headphones, heart rate
ANT+	Yes; heart rate
RFID WIRELESS LOGIN	Yes
CONNECTS TO APPLE WATCH	Yes
MADE FOR IPHONE®, IPAD®, IPOD®	Yes
USB PORT	Yes

CONNECTS TO SAMSUNG GALAXY WATCH	Yes
WIRELESS CHARGING (QI)	Yes
CSAFE READY	Yes
AUTO WAKE-UP	Yes
	Note: Products with Touch Console must be connected to a power source.
FRAME	
RESISTANCE SYSTEM	Brushless generator
MINIMUM WATTS	5 W powered or 35 W self-powered
MINIMUM RPM	10 RPM powered or 30 RPM self-powered
STRIDE LENGTH	53.3 cm / 21"
STEP-ON HEIGHT	24 cm / 9.5"
PEDAL SPACING	6.4 cm / 2.5"
WATT RANGE	5–650 W
CONTACT & TELEMETRIC HR	Yes
TOP-DOWN LEVELERS	Yes
MAX USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
ASSEMBLED DIMENSIONS	174.5 x 74 x 179 cm / 68.7" x 29.1" x 70.5"
POWER REQUIREMENTS	Self-powered or 100–240 V — 50/60 Hz AC
RESISTANCE RANGE	5–705 W
ASSEMBLED WEIGHT	148 kg / 326.3 lbs.
SHIPPING WEIGHT	183.5 kg / 404.5 lbs.
RESISTANCE LEVELS	25



Endurance Upright Cycle

TOUCH CONSOLE

U-ES-TOUCH

Our Endurance Upright Cycle gives beginners and cycling enthusiasts alike the feel of a real outdoor ride. Accessible, race-inspired design makes even long rides more comfortable than expected, and a range of smart features make it easy to service and place the cycle wherever your facility has space.



WiFi-enabled Touch Console features an app-based interface that mirrors familiar smartphone and tablet operating systems, making it easy for members to connect to the content that keeps them moving.

Note: Products with Touch Console must be connected to a power source.

CONSOLE	
DISPLAY	41 cm / 16" class capacitive touchscreen LCD
WORKOUTS	Go, manual, Sprint 8†, Landmarks†, Virtual Active, target heart rate, interval training, fat burn, rolling hills, constant watts†, glute training†, goal training, fitness tests, custom †Some of these programs may not be available on this frame.
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan
IFIT ON-DEMAND WORKOUTS	Optional
FAN	Yes
ANALOG TV	NTSC, PAL, SECAM
DIGITAL TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS
PRO:IDIOM COMPATIBILITY	Optional; IPTV and coax
WIFI	Yes
BLUETOOTH	Yes; smartphones, headphones, heart rate
ANT+	Yes; heart rate
RFID WIRELESS LOGIN	Yes
CONNECTS TO APPLE WATCH	Yes
MADE FOR IPHONE®, IPAD®, IPOD®	Yes
USB PORT	Yes
CONNECTS TO SAMSUNG GALAXY WATCH	Yes

WIRELESS CHARGING (Qi)	Yes
CSAFE READY	Yes
AUTO WAKE-UP	Yes
	Note: Products with Touch Console must be connected to a power source.
FRAME	
RESISTANCE SYSTEM	Brushless generator
MINIMUM WATTS	2 W powered or 13 W self-powered
MINIMUM RPM	10 RPM powered or 25 RPM self-powered
PEDAL SPACING	17.5 cm / 6.9"
SEAT MATERIAL	Sewn vinyl over foam
SEAT ADJUSTMENT	Single-hand lever
HANDLEBAR DESIGN	Racing design with elbow support
CRANK DESIGN	Three piece with forged arms and integrated puller
TOP-DOWN LEVELERS	Yes
CONTACT & TELEMETRIC HR	Yes
REAR-LIFT HANDLE	Yes
MAXIMUM USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
ASSEMBLED DIMENSIONS	122 x 74.4 x 152.1 cm / 48" x 29.3" x 59.9"
POWER REQUIREMENTS	Self-powered or 100–240 V — 50/60 Hz AC
RESISTANCE RANGE	2–750 W
ASSEMBLED WEIGHT	70 kg / 154.3 lbs.
SHIPPING WEIGHT	83 kg / 183 lbs.
RESISTANCE LEVELS	30

Endurance Recumbent Cycle

TOUCH CONSOLE

R-ES-TOUCH

Our Endurance Recumbent Cycle distributes weight and offers excellent support for a low-impact cardio workout. Custom-molded, adjustable touchpoints and an ergonomically sculpted seat and back pad enhance comfort for users of all sizes and ability levels, while smart design features streamline service for technicians and simplify placement for facilities.



WiFi-enabled Touch Console features an app-based interface that mirrors familiar smartphone and tablet operating systems, making it easy for members to connect to the content that keeps them moving

Note: Products with Touch Console must be connected to a power source.

CONSOLE	
DISPLAY	41 cm / 16" class capacitive touchscreen LCD
WORKOUTS	Go, manual, Sprint 8†, Landmarks†, Virtual Active, target heart rate, interval training, fat burn, rolling hills, constant watts†, glute training†, goal training, fitness tests, custom †Some of these programs may not be available on this frame.
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Chinese-S, Chinese-T, Japanese, Korean, Swedish, Finnish, Russian, Arabic, Turkish, Polish, Welsh, Basque, Vietnamese, Somali, Danish, Thai, Malay, Catalan
IFIT ON-DEMAND WORKOUTS	Optional
FAN	Yes
ANALOG TV	NTSC, PAL, SECAM
DIGITAL TV	ATSC 1.0, QAM-B, ISDB-T, ISDB-Tb, DVB-C/S/S2/T/T2
IPTV	Content: MPEG2/H262, AVC/H264 Protocols: UDP, RTSP, HTTP, HTTPS
PRO:IDIOM COMPATIBILITY	Optional; IPTV and coax
WIFI	Yes
BLUETOOTH	Yes; smartphones, headphones, heart rate
ANT+	Yes; heart rate
RFID WIRELESS LOGIN	Yes
CONNECTS TO APPLE WATCH	Yes
MADE FOR IPHONE®, IPAD®, IPOD®	Yes
USB PORT	Yes
CONNECTS TO SAMSUNG GALAXY WATCH	Yes

WIRELESS CHARGING (QI)	Yes
CSAFE READY	Yes
AUTO WAKE-UP	Yes
	Note: Products with Touch Console must be connected to a power source.
FRAME	
RESISTANCE SYSTEM	Brushless generator
MINIMUM WATTS	2 W powered or 13 W self-powered
MINIMUM RPM	10 RPM powered or 25 RPM self-powered
PEDAL SPACING	17.5 cm / 6.9"
SEAT MATERIAL	Custom one-piece, molded seat back and bottom
SEAT ADJUSTMENT	Single-hand lever
HANDLEBAR DESIGN	Seat side; front ergo bend
CRANK DESIGN	Three piece with forged arms and integrated puller
TOP-DOWN LEVELERS	Yes
CONTACT & TELEMETRIC HR	Yes
REAR-LIFT HANDLE	Yes
MAXIMUM USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
ASSEMBLED DIMENSIONS	154.3 x 67.4 x 144.2 cm / 60.7" x 26.5" x 56.8"
POWER REQUIREMENTS	Self-powered or 100–240 V — 50/60 Hz AC
RESISTANCE RANGE	2–750 W
ASSEMBLED WEIGHT	91 kg / 200.6 lbs.
SHIPPING WEIGHT	112 kg / 246.9 lbs.
RESISTANCE LEVELS	30



Rower

Our low-impact rower offers an intense cardio workout that strengthens the entire body. It includes: aluminum flywheel; 10 magnetic resistance settings; adjustable, backlit console; program quick keys; ergonomic seat with lock; comfortable, reinforced handle; reinforced aluminum rail; low-maintenance cord; and compact footprint that stands vertically and rolls for storage convenience.

- Seat lock offers enhanced stability when getting on or off the rower
- Compact footprint offers easy placement virtually anywhere in your facility
- Ergonomic contours of the seat makes intense training sessions more comfortable than ever
- Clearly defined quick keys provide instant access to sprinting, distance rowing and high-intensity interval training programs
- Adjustable, backlit console makes it easy to set your training goal and measure your results
- Brushed aluminum flywheel with 10 precise magnetic resistance settings offers challenge to first-time users and experienced rowers alike
- High-quality cord is paired with a long aluminum rail reinforced with stainless-steel strips to stand up to a steady stream of users in the busiest exercise environments
- Can be tilted up to minimize footprint, and built-in wheels make it easy to roll the rower into storage or to a new place on your circuit training floor
- Heel cups include quick release buckles that let users quickly get off the rower, ideal for circuit training
- Long, reinforced handle includes a comfort-enhancing over-mold that allows both large and small users to comfortably pull stroke after stroke

CONSOLE	
DISPLAY SCREEN	Extra-large Backlit LCD Display, 3.5" x 2.5" Screen
PROGRAMS	Manual, Interval, Challenge
TELEMETRIC RECEIVER	Yes
DISPLAY READOUT	Time, Distance, SPM (strokes per minute), Stroke, Watts, Heart Rate, Calories, 500 mtr/split

SPECIAL FEATURES	
MONORAIL	Aluminum
FOOT STRETCHERS	Adjustable Heel Cups with Easy-to-read Settings
HANDLEBAR DESIGN	Extra-long Ergo Grip Handlebar

TECHNICAL DATA	
OVERALL DIMENSIONS (L X W X H)	223 x 55 x 58 cm / 87.6" x 21.5" x 22.8"
POWER REQUIREMENTS	Generator Powered LCD Display w/ Back-up Memory Battery
PRODUCT WEIGHT	59 kg / 130 lbs.
SHIPPING WEIGHT	69 kg / 152 lbs.
MAX USER WEIGHT	158.76 kg / 350 lbs.
RESISTANCE LEVELS	10
DRIVE SYSTEM	Coil Spring Poly-V Belt
RESISTANCE TECHNOLOGY	Magnetic Resistance

WARRANTY	
FRAME	



Magnum Smith Machine

MG-PL62

Our Magnum Smith Machine features a 90-degree path of motion that adapts to a full spectrum of exercises. Linear bearings provide smooth movement when squatting and pressing, while a counter-balanced, 11.3 kg / 25 lb. bar takeoff offers low starting resistance. Eight storage horns provide ample room for plates.

- 8 integrated weight-storage horns hold multiple weight-plate sizes
- Linear bearings provide a smooth motion
- Counter balanced 11.3 kg / 25 lb. bar takeoff for low starting resistance
- Features a 90-degree path of motion adapts to all exercises

FRAME	
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	110.5 x 231.1 x 245.1 cm / 43.5" x 91" x 96.5"
PRODUCT WEIGHT	270 kg / 569 lbs
MAX. USER WEIGHT	159 kg / 350 lbs
MAX. TRAINING WEIGHT	245 kg / 540 lbs
STARTING RESISTANCE	11.3 kg / 25 lbs.

Magnum 3-tier Flat-tray Dumbbell Rack

MG-A538

Designed to hold hex dumbbells, the Magnum 3-tier Flat-tray Dumbbell Rack saves space and provides secure storage. It offers a max storage weight of 428 kg / 3150 lbs, while the rack holds a max hex head dumbbell weight of 52 kg / 115 lbs. The 15-degree angled trays help prevent wrist strain when removing and replacing dumbbells, and the covered front tray edge protects rubber dumbbells from damage. Tubular construction offers lasting strength and durability along with a distinctive aesthetic. Bolt-down tabs located on the front of each leg provide added stability. Available options include 15-degree-to-flat adapters for kettlebell storage (MG-AO15T for top tray, MG-AO15B for bottom tray), rubber mat tray inserts to protect the rack when using metal dumbbells or kettlebells (MG-AORM6 for MG-A526 dumbbell rack, MG-AORM8 for MG-A528 dumbbell rack), decal sheet (MG-AODS) and connector plate (MG-AOCP) that allows you to connect multiple racks.

- Also available: 185 cm / 73", 3-tier flat-tray dumbbell rack (MG-A536)
- 231 cm / 91" rack holds hex head dumbbells weighing up to 52 kg / 115 lbs.



TECH SPECS	
OVERALL DIMENSIONS (L X W X H) (MG-A538)	232.2 x 72.4 x 101.8 cm / 91.5" x 28.5" x 40"
OVERALL DIMENSIONS (L X W X H) (MG-A536)	186.2 x 72.4 x 101.8 cm / 73.3" x 28.5" x 40"

PRODUCT WEIGHT (MG-A538)	193 kg / 424.6 lbs.
PRODUCT WEIGHT (MG-A536)	160 kg / 352 lbs.
MAX. STORAGE WEIGHT (MG-A538)	1428 kg / 3150 lbs.
MAX. STORAGE WEIGHT (MG-A536)	1170 kg / 2580 lbs.



Magnum Multi-adjustable Bench

MG-A85

The Magnum Multi-adjustable Bench is designed for maximum flexibility and comfort. The bench allows for five levels of angle adjustment to maximize exercise variety (0– 80 degrees).The seat and back pad move in unison, minimizing adjustments and providing the perfect seat - to - pad angle at each setting. The back pad offers increased width at the shoulders to provide added stability during lifts. Additionally, the back pad is bolted to the frame’s center to enhance support and stability while preventing pad flex. It includes bolted - on end caps with frame covers to protect against wear and tear. Rated for a maximum user weight of 159 kg / 350 lbs. and a maximum training weight of 136 kg / 300 lbs.

- Seat automatically adjusts with the back pad for ease of use
- Adjustable back pad with 5 positions from 0 to 80 degrees
- Wide back pad stabilizes users during heavy lifts
- Protective molded guards in high wear/scuff areas
- Integrated wheels provide easy movement within facility
- Drop-away handle and wheels provide easy movement

FRAME	
FRAME FINISH	Proprietary two-coat powder process

TECH SPECS	
MAX USER WEIGHT	159 kg / 350 lbs.
5 BACK PAD ANGLES	0, 30, 45, 60, 80-degrees
OVERALL DIMENSIONS (L X W X H)	135 x 58 x 51 cm / 53” x 23” x 20”
PRODUCT WEIGHT	43 kg / 95 lbs.
TRAINING WEIGHT	136 kg / 300 lbs.

Versa Leg Extension / Leg Curl

VS-S711

Help your users tone and refine the muscles of their legs with the smart design of our Versa Leg Extension/ Leg Curl dual station. Clearly indicated, conveniently located adjustment points make use intuitive and provide users with a hard stop to help prevent injury. Dual-action CAM enables a smooth transition between exercises. Back pad ratchets forward for easy adjustment from the seated position. Angled pads and ideal pivot location promote full muscle contraction and alignment.

- Clearly indicated adjustments for ease of use
- Adjustments are easily performed in the seated position
- Dual-action CAM enables a smooth transition between exercises
- Back pad ratchets forward for easy adjustment from the seated position
- Angled pads and ideal pivot location promote full muscle contraction and alignment



USER AMENITIES	
CONTOURED SEAT	Yes
PLACARD COLOR CODING	Blue (lower body)
REP COUNTER	Electronic counter displays reps, exercise time and rest time & provides towel holder hook
REAR PLACARDS	Color-coded machine identification & machine specific stretching
FRONT PLACARDS	Muscle call outs, machine specific stretching, start & finish exercise illustrations, proper machine movements
PERSONAL STORAGE	Bottle holder, storage area and towel holder (towel holder on rep counter only)

WEIGHT STACK	
CONSISTENT STACK HEIGHT	Yes
INCREMENTAL WEIGHT SYSTEM	5 lbs (2.3 kg)
WEIGHT STACK GUARDING	Full front and rear shields
STANDARD STACK	72 kg / 160 lbs.
HEAVY STACK	104 kg / 230 lbs.

ADJUSTMENTS	
USER ADJUSTMENT RANGE	12 user start options
COLOR CODED PIVOTS & POINTS OF ADJUSTMENT	Yes

FRAME & CABLES	
FRAME COLOR	Iced Silver
FRAME FINISH	Proprietary two-coat powder process
CABLE TRANSMISSION	Internally lubricated cables & fittings
MACHINE ANCHORING	Machine anchoring locations

TECH SPECS	
OVERALL DIMENSIONS (L X W X H)	177.6 x 118.3 x 167.1 cm / 69.9" x 46.6" x 65.8"
PRODUCT WEIGHT (STANDARD STACK)	251 kg / 554 lbs.
PRODUCT WEIGHT (HEAVY STACK)	283 kg / 624 lbs.

Connexus Storage Station



TECH SPECS	
MAX STORAGE WEIGHT	363 kg / 800 lbs.
PRODUCT WEIGHT	160 kg / 352.7 lbs.
OVERALL DIMENSIONS (L X W X H)	85 x 140 x 185 cm / 33.5" x 55.1" x 72.9"
SHIPPING WEIGHT	189 kg / 416.6 lbs.

Optional mat hanger attachment allows convenient storage of hanging fitness mats.

- Ideal for storing and organizing a wide range of functional training accessories, from lightweight to heavy-duty
- Two extra-large shelves offer rubber-cushioned surfaces for secure storage of kettlebells, slam balls, medicine balls and other bulky items
- Secondary shelves provide ample space for accessories to be arranged by size or type
- Angled pegs feature rubber endcaps for safety and provide convenient hanging storage for resistance bands, suspension straps, battle ropes and jump ropes
- Open top rack makes space for stability balls, yoga mats and foam rollers
- Open base provides additional space to stow steps, balance trainers and more
- Directional placards clearly identify where each accessory belongs for easy organization
- Heavy-duty steel frame stands up to the demands of high-traffic functional training areas
- Optional mat hanger attachment allows convenient storage of hanging fitness mats.

WARRANTY	
FRAME	10 years
PARTS	3 years
WEAR ITEMS (END CAPS, RUBBER INSERT, PLACARDS, ETC).	1 year

Connexus Step+

Our versatile, use-anywhere stability step is smart and space-efficient, offering standard and inverted configurations to help users take on a variety of challenging core, lower-body and cardio exercises. The durable stacking design includes a textured balance surface and optimized height, width and depth for use by members of all kinds.

- Cast-aluminum leg construction provides durability that outlasts traditional plastic steps
- Optimized length and width accommodate users of virtually all sizes
- Stackable design minimize footprint when stored
- Non-slip foot pads with mechanical fasteners on the top and bottom provide excellent in-use stability
- Contoured balance surface provides consistent instability superior to an air bladder surface that can change based on the level of inflation or evaporation
- Integrated hand grips in the legs allow users to perform push-ups and dips when the step is flipped upside down
- Ideal for improving core, lower-body and cardiovascular fitness through a wide range of simple exercises like mountain climbers, push-ups, squats, dips and balance drills
- Textured surface helps prevent slips while the 33 cm / 12.9" height trains users to step above traditional step height to help prevent falls



WARRANTY	
TOP PLATFORM	1 year
FRAME	3 years
WEAR ITEMS (FOOT PADS AND GRIPS)	1 year

TECH SPECS	
PRODUCT DIMENSIONS TOP (L X W)	59 x 30.4 cm / 23.25" x 12"
PRODUCT DIMENSIONS: FRAME	70.5 x 38.1 x 33 cm / 27.8" x 15" x 12.9"
MAX USER WEIGHT	136 kg/ 300 lbs.
PRODUCT WEIGHT	8.4 kg / 18.5 lbs.

JHTNA TERMS AND CONDITIONS OF SALE

1. Acceptance and Governing Provisions. This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation ("JHTNA"), to sell the products and/or services described herein (collectively, the "Goods") to the purchaser to which it is addressed (the "Purchaser"), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached JHTNA Quote and the attached Power Requirements for Matrix Equipment (collectively, the "Agreement"). Acceptance of this Agreement is limited to said terms and conditions; and JHTNA hereby objects to any additional and/or different terms which may be contained in any of Purchaser's purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser's purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon JHTNA's prior written notification thereof to Purchaser, unless Goods are subsequently shipped by JHTNA and accepted by Purchaser. All contracts are subject to acceptance by JHTNA only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

2. Payment. The purchase price, including any and all related costs, is due in full and must be received by JHTNA before shipment of the Goods, unless Purchaser has been approved by JHTNA for open credit. To apply for open credit, Purchaser must complete the JHTNA Credit Application and submit to MatrixAR@johnsonfit.com for review and approval. JHTNA will determine credit based the completed Credit Application, and may also rely on reference checking, D&B and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by JHTNA within thirty (30) days of Purchaser's receipt of JHTNA's invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay JHTNA's actual attorney's fees and all costs incurred by JHTNA in connection with enforcing JHTNA's rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in JHTNA's sole judgment a Purchaser's financial condition at any time does not justify selling to Purchaser on open credit, JHTNA may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or JHTNA may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

3. Taxes and Other Charges. Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on JHTNA and/or Purchaser, or measured by the transaction between JHTNA and Purchaser shall be invoiced by JHTNA and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event JHTNA is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse JHTNA therefore upon demand by JHTNA.

4. Delivery, Claims and Force Majeure. Purchaser has the right to choose a carrier for delivery of Goods to Purchaser's facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with JHTNA for pickup from one of JHTNA's facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have JHTNA coordinate delivery of the Goods, JHTNA will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at JHTNA's facility or other loading point designated by Purchaser or JHTNA (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. JHTNA reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to JHTNA within five (5) business days after Purchaser's receipt of shipment of the Goods. Purchaser's failure to give such written notice to JHTNA shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. JHTNA is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to JHTNA.

Purchaser's request for delivery reschedules shall be subject to JHTNA's prior written approval and thirty (30) days prior written notice.

All delivery dates of JHTNA are approximate. Further, JHTNA shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside JHTNA's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

5. Cancellation or Modification. Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by JHTNA in writing. If cancellation or modification of an order is approved by JHTNA in writing, Purchaser shall compensate JHTNA for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

6. Changes. JHTNA may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of JHTNA. JHTNA may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

7. Warranties. JHTNA warrants the Goods manufactured by JHTNA and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with JHTNA's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to JHTNA's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at JHTNA's option and cost. Subject to any other obligations JHTNA may have under this Agreement, such repair or replacement shall be JHTNA's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon JHTNA's receiving written notice of any alleged defect within ten (10) days after its discovery and, at JHTNA's option, return of such product(s) to JHTNA, FOB JHTNA's designated location.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND JHTNA EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Any description of the products, whether in writing or made orally by JHTNA or JHTNA's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by JHTNA or JHTNA's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

8. Returns. Products may be returned to JHTNA only when JHTNA's written permission shall be obtained by Purchaser in advance and upon JHTNA's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach JHTNA without damage, and any cost incurred by JHTNA to put products into marketable condition will be charged to Purchaser.

9. Assumption of Risk for Use. Purchaser and each user of the Goods sold by JHTNA pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from JHTNA's gross negligence,

willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by JHTNA.

10. Limitation of Liability and Other Damages. Except as otherwise provided herein, JHTNA's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to JHTNA by Purchaser.

JHTNA SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF JHTNA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL JHTNA BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY JHTNA, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.

Without limiting the generality of the foregoing, JHTNA specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of JHTNA's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then JHTNA shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from JHTNA's gross negligence, willful misconduct or breach of this Agreement. However, JHTNA's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

11. Indemnification. Purchaser shall indemnify JHTNA against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which JHTNA may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

12. Security Agreement. This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and JHTNA, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to JHTNA a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of JHTNA to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes JHTNA to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by JHTNA in its sole discretion necessary to attach and perfect JHTNA'S security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then JHTNA may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to JHTNA under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due JHTNA by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without

any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to JHTNA or to such place or places as JHTNA may designate.

13. Landlord's Liens. If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to JHTNA and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

14. Technical Information. Any sketches, models or samples submitted by JHTNA shall remain the property of JHTNA, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of JHTNA.

15. Patents, Trademarks and Copyrights. JHTNA will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by JHTNA hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by JHTNA, and provided Purchaser shall have made all payments then due hereunder and shall give JHTNA immediate notice in writing of any such suit and transmit to JHTNA immediately upon receipt all processes and papers served upon Purchaser and permit JHTNA through its counsel, either in the name of Purchaser or in the name of JHTNA, to defend the same and give all needed information, assistance and authority to enable JHTNA to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) JHTNA will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, JHTNA shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, JHTNA shall not be responsible for any compromise or settlement made without JHTNA's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by JHTNA. The foregoing states the entire liability of JHTNA for infringement, and in no event shall JHTNA be liable for consequential damages attributable to an infringement.

As to any Goods furnished by JHTNA to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, JHTNA shall not be liable, and Purchaser shall indemnify and defend JHTNA against any damages, liability or expenses arising out of any claim made against JHTNA for any and all patent, trademark or copyright infringements.

16. Spacing Behind Treadmills. Per industry safety standards (ASTM F2115 and EN 957-6), JHTNA hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although JHTNA is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from JHTNA, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release JHTNA and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the JHTNA Parties") from, and indemnify the JHTNA Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

17. Strength Training Anchoring Requirements. Purchaser acknowledges that JHTNA has informed Purchaser of JHTNA's requirement that the specific strength equipment, including Connexus strength units, XULT Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for XULT Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless JHTNA and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

18. Purchaser's Property. Any property of the Purchaser placed in JHTNA's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by JHTNA in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of JHTNA.

19. Governing Law and Choice of Forum. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, JHTNA and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without JHTNA's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

20. Remedies Cumulative. Any of JHTNA's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

21. Confidentiality. Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

22. Entire Agreement. This Agreement, including JHTNA's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between JHTNA and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both JHTNA and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.



THANK YOU

MATRIX

MATRIX FITNESS
1600 LANDMARK DRIVE
COTTAGE GROVE, WI 53527
MATRIXFITNESS.COM

CONFIDENTIAL

Project Name
Bannon Lakes - Concept 1
Web

Project Reference
Matrix
Email
mark.smilek@matrixfitness.com

MATRIX



APPROXIMATION OF FLOOR AND PLANNING AREA

All dimensions are approximate and for illustrative purposes only. Please verify measurements independently before final decisions

Project Name
Bannon Lakes - Concept 1
Web

Project Reference
Matrix
Email
mark.smilek@matrixfitness.com

MATRIX



APPROXIMATION OF FLOOR AND PLANNING AREA

All dimensions are approximate and for illustrative purposes only. Please verify measurements independently before final decisions

Item	Description	Manufacturer	Quantity
	Chest Press OP-CP	Life Fitness - Commercial	1
	Connexus Edge		1
	Endurance ClimbMill		4
	Endurance Elliptical		6
	Endurance Touch Recumbent	MYOBJECT	1
	Endurance Treadmill	Matrix Fitness	4
	Endurance Upright Cycle		8
	MG-PL62 Smith Machine	Matrix Fitness	1
	VS-S711 Leg Extension / Leg Curl	Matrix Fitness	1
	Leg Press OP-LP	Life Fitness - Commercial	1
	MG-A536 3-Tier Flat-Tray Db Rack		2
	MG-A77 Adjustable Ab Bench	Matrix Fitness	1

Item	Description	Manufacturer	Quantity
	MG-A85 Multi-adjustable Bench	Matrix Fitness	2
	Pulldown OP-PD	Life Fitness - Commercial	1
	Seated Row OP-RW	Life Fitness - Commercial	1
	T Versa DAP FXTT	Life Fitness - Commercial	1
	Touch Console		15
	Touch XL Console		7

FIFTH ORDER OF BUSINESS



PROPOSAL FOR:

**Bannon Lakes
Clubhouse Fitness Expansion Construction Documents**
Project No. 25-28C

TO: Jim Oliver

Governmental Management Services, LLC
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

DATE: April 20, 2026

Dear Jim,

Thank you for the opportunity to submit our professional design service proposal. We shall provide the final construction documents including architectural, structural, mechanical and electrical engineering for the proposed fitness building addition. Our scope of services is as follows:

Part 1: \$24,100

Final Architectural & Engineering Construction Documents

- A. Architectural construction documents to include the following:
 - 1. Architectural site plan
 - 2. Floor plan
 - 3. Exterior elevations
 - 4. Roof framing plan
 - 5. Building cross section(s)
 - 6. Wall section(s) and details
 - 7. Window/door schedules
 - 8. Generic interior restroom elevations
 - 9. Demolition of existing building for new improvements.
- B. Structural Construction Documents as per The Florida Building Code
 - 1. Foundation plan and details
 - 2. Wall assemblies and details
 - 3. Floor/roof framing plan and details
 - 4. Structural specifications
- C. Mechanical, Electrical and Plumbing Design
 - 1. Power distribution floor plan
 - 2. Electrical meter center plans
 - 3. Schedules/calculations/load and elevations
 - 4. Electrical specifications
 - 5. HVAC floor plan
 - 6. HVAC schedule and details
 - 7. Equipment sizing and specifying.
 - 8. Plumbing plans and specifications
 - 9. Engineering design reflecting feeder sizes and circuitry distribution for electric service.



Part 2: \$4,700 _____

Fitness Club Interior Design & Construction Documents

1. Interior design presentation to the client including materials and finishes for approval.
2. Interior wall elevations with referencing details for any specialty wall finish treatment.
3. Floor finish plan.
4. Reflected ceiling plan with referencing details for any specialty ceiling finish details.
5. Room finish schedule.
6. Selection and specification of all interior finishes to include paint, wall coverings, architectural woodwork material/finish, stone, wood flooring, tile, carpet, and acoustical ceiling material.
7. Interior trim schedule with referencing details including all door and window casing.
8. Selection and specification of interior *decorative* lighting and coordination with electrical engineer for placement and load sizing.
9. Electrical requirements plan for F, F, & E interface purposes.
10. Bar equipment design and specification for all kitchen equipment.
11. Built-in cabinetry design and equipment specification.
12. All coordination with mechanical engineer for distribution and return vent placement within their ceiling system.
13. Confirmation with building code that their material selections meet fire spread requirements.
14. CAD produced drawings that can be coordinated with architectural construction documents.
15. Coordination with the kitchen designer that their finishes and millwork are designed in tandem with equipment requirements.
16. Signed/sealed documents by a registered interior designer for permit drawings.

Part 3: \$3,000 _____ (Not to exceed allowance)

Reimbursable Expenses

A. All expenses such as travel expenses, lodging, mileage, bulk printing cost, courier, postage, reproduction cost, etc., shall be billed at direct cost plus 15%.

END OF SCOPE

Assumptions and Exclusions:

1. Geotechnical services are not included in this proposal although geotechnical data will be required and provided by the owner.
2. The proposal does not include utility, site grading, site geometry, or storm water design around the entry or amenity area. We shall coordinate our design intent of grading with the civil engineer.
3. Building permitting and submittal shall be done by others.
4. All components of this project will be designed at one time and presented to the client for approval.
5. Construction management or supervision is not included in this contract.
6. We shall include (1) set of review prints for review at 30%, 70% review and final review. All other printing cost by developer.
7. We have not included any color graphic presentations, marketing collateral or fly-thru animations in our scope although we can do so once we determine what your needs are.
8. We have not included any A/V or technology design in our scope although we shall coordinate with your selected vendor and include their design direction for bidders.
9. We shall coordinate our details and site plans with your civil engineer, but it is ultimately their responsibility to delineate and detail utilities, drainage, grading and ADA slope conformance across the site.
10. Any changes to the drawings after 70% submittal due to value engineering shall be additional services.



Not included in our Scope of Services:

- A. Civil, Environmental or Geo-technical Engineering
- B. Shop Drawing Preparation.
- C. As-built construction documents.
- D. Pre-construction cost analysis during the course of document preparation (other than Part 13 above).
- E. Construction Administration including project representation and construction observation on a full-time basis.
- F. Offsite drainage & utilities design, permitting or detailed drainage throughout the site.
- G. Any construction cost.
- H. LEED Accreditation.
- I. Site electrical sleeving plans.
- J. Any marketing renderings.
- K. Any landscape or irrigation improvements
- L. Light gauge metal frame engineering.
- M. Energy Modeling studies
- N. Renovation of the existing building other than what is needed for addition of the new structure.

Meetings

- A. We have included the following meeting allocation within our proposal outline:
 - We have included one (1) meeting for one (1) design professional to participate in the 70% final review of the fitness club with the client and their consulting design team.
 - We have included one (1) meeting for one (1) design professional to present the design development to the building dept.; travel expenses are reimbursable expense.
 - We have included one (1) meeting to present our final construction documents and meet with the client; travel expenses are reimbursable expense.
- B. All additional meetings/travel will be invoiced at \$1,500 per day, per design professional, plus travel expenses.
- C. All Zoom or Microsoft meetings shall be provided as needed throughout the design process.

The above services will be performed for the fees indicated after each item. Payments to **Basham & Lucas Design Group, Inc.** shall be made on a monthly basis as invoiced according to a pro-rated amount of work completed each billing period. All payments shall be made no later than 30 days after receipt of invoice. A finance charge of 18% annually shall accrue and be due and payable for the period 30 days from the date of this invoice until such amount is paid. These fees shall be valid for a period of 90 days from the date of this proposal. Any "stop work" order for more than 30 days shall void this contract and all work completed up to that date shall be invoiced based on our percent of completion. Any owner requested value engineering changes to the drawings after 70% completion shall be considered additional services. Final payment of all completed services must be paid prior to permit document release of plans.

All additional terms and conditions are in accordance with the AGREEMENT FOR PROFESSIONAL DESIGN SERVICES previously executed.



**BASHAM
& LUCAS**
DESIGN GROUP, INC.

PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
GRAPHICS

We are extremely excited about your project and look forward to working with you. If you accept this proposal please return the signed proposal and we will begin immediately.

Sincerely,

Paul M. Basham
President

Accepted by:

Authorized Agent Date

SIXTH ORDER OF BUSINESS

A.

Smith Electrical Inc.
PO Box 9023
St Augustine, FL 32085

Estimate

Estimate #	Date
435 Bannon	1/28/2026

Name / Address
Bannon Lakes CDD Board and Staff 435 Bannon Lakes Blvd St Augustine, FL 32095 jjohnson@rmsnf.com

Item	Description	Qty	Rate	Total
Quote	Supply and install (8) 25' fiberglass poles, (9) LED Aerial light fixtures, mounting hardware, PVC conduit, wiring, breaker and time clock.		41,879.59	41,879.59
Permits	Included			
Extras	IF needed shield attachment to block stray lighting \$200 per fixture			
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any variation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance.		Total \$41,879.59		

Signature _____

Phone #	Fax #	E-mail	Web Site
9048290899	904-829-0259	smithelectric08@gmail.com	staugustineelectric.com

Smith Electrical Inc.
PO Box 9023
St Augustine, FL 32085

Estimate

Estimate #	Date
Playground	3/25/2026

Name / Address
Bannon Lakes CDD Board and Staff 435 Bannon Lakes Blvd St Augustine, FL 32095 jjohnson@rmsnf.com

Item	Description	Qty	Rate	Total
Quote	Playground Lights- Supply and Install (3) 20' fiberglass pole and (3) LED Aerial light fixture, mounting hardware, PVC conduit and wiring.		16,568.88	16,568.88
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any variation or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurance.			Total	\$16,568.88

Signature _____

Phone #	Fax #	E-mail	Web Site
9048290899	904-829-0259	smithelectric08@gmail.com	staugustineelectric.com

B.



Proposal #1642

Date: 4/2/2026

Customer:

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

Property:

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

Amenity Center Arboricola Replacements

Replace freeze damaged Arboricola in round-a-bout with Jack Frost Ligustrum

Plant Replacement

Plant Installation

Replace Arboricola with Jack Frost Ligustrum.

Items	Quantity	Unit	Price/Unit	Price
Ligustrum 'Jack Frost'	60.00	7 Gallon	\$40.00	\$2,400.00
Labor - Landscaping	18.00	hr	\$45.00	\$810.00
Dyed Brown Mulch 2 cu. ft. Bag	20.00	BG	\$7.50	\$150.00
Dump Fee	1.00	cuyd	\$17.00	\$17.00

Plant Installation: \$3,377.00

Subtotal \$3,377.00

Estimated Tax \$0.00

Total **\$3,377.00**

Terms & Conditions

By _____
David Jackson

Date 4/2/2026

By _____

Date _____
Bannon Lakes CDD

SEVENTH ORDER OF BUSINESS



April 8, 2026

Matt Biagetti, District Manager
Governmental Management Services, LLC
C/O Bannon Lakes CDD
475 West Town Place, STE 114
St. Augustine, FL 32092
904-940-5850 ext. 413
mbiagetti@gmsnf.com

Re: Proposal for Professional Engineering Services
Project Name: Bannon Lakes CDD Public Facilities Report
Project No.: 24264.01

Dear Matt:

Founded in 2005, **DCCM** formerly known as **Matthews | DCCM** is a leading civil engineering firm offering full-service civil and land development engineering, roadway design, surveying, and landscape architecture. We proudly serve a wide range of public sector and private clients and have earned a solid reputation as a local leader for providing high-quality, innovative engineering solutions delivered timely and cost-effectively.

Staying true to our mission, Engineering Better Communities, our team takes an innovative approach to every project, creating thoughtful designs that balance functionality while preserving the often historic and eco-sensitive quality of the communities we serve. Our engineers go beyond the rudimentary requirements of a job and intentionally seek ways to optimize a project's usability, convenience, and aesthetics while reducing environmental impact. From conception to completion, we partner closely with and work alongside our clients through each step of the process to successfully bring their vision to reality. DCCM continues to receive national, state-wide, and local awards for being among "Best Places to Work" and a "Hot Firm" for growth.

We are pleased to offer you this proposal to provide professional engineering services regarding the public facilities report for the Bannon Lakes CDD located at 435 Bannon Lakes Blvd, St. Augustine, Florida.

DCCM proposes to furnish professional services as described in "Exhibit A, Scope of Work," and per "Exhibit B, General Terms & Conditions," which are attached hereto and made a binding part hereof by this reference, for an estimated fee of **\$4,600**, plus direct reimbursable expenses. If these terms are agreeable, please sign and return the attached "Exhibit C, Contract Agreement."

We appreciate your consideration of our firm to provide these important services. Do not hesitate to contact us if you have any questions. We look forward to partnering with you and having our dedicated team of industry experts help make your project a success.

Sincerely,
Matthews | DCCM

A blue ink signature of Michael Silverstein, consisting of a stylized 'M' and 'S'.

Michael Silverstein
Director of Field Services



**EXHIBIT A
SCOPE OF WORK**

I – 2026 Public Facilities Report

DCCM will prepare the Public Facilities Report required by Chapter 189.08, Florida Statutes, for submittal to the applicable local general-purpose governments. The report will be prepared in coordination with District staff and will include the following:

- Identification and description of all existing public facilities owned or operated by the District, including facility type, location, current capacity, and current demand.
- Identification and description of any public facilities operated by another entity through lease or other agreement with the District, excluding local general-purpose governments.
- Identification and description of public facilities that are currently under construction or that the District proposes to construct, improve, or expand within the next seven (7) years, including:
 - Facility location and function
 - Existing and proposed capacity, as applicable
 - Anticipated demand upon completion
 - Anticipated construction or implementation schedule
 - Proposed method of financing
- Identification of any public facilities proposed to be replaced within the next ten (10) years, including the anticipated replacement timeframe.
- Summary of anticipated completion timelines for all planned construction, improvements, expansions, or replacements.

The Engineer will prepare the report in a format consistent with statutory requirements and suitable for adoption and transmittal by the District.

*Fees for 2026 public facilities report services will be billed on a lump sum fee basis for a total of **\$4,600**, plus direct reimbursable expenses.*

FEE SUMMARY

The following list summarizes costs associated with work items as described in Exhibit A, Scope of Work.

I – 2026 Public Facilities Report	\$4,600 (Lump Sum)
Total Estimated Cost:	\$4,600, plus direct reimbursable expenses

DCCM will initiate services on this project immediately following receipt of the fully executed contract, included as Exhibit C and your retainer.

Services or work items not specifically set forth in this proposal are excluded. Should additional scope be requested by the Project Client, a change order for the additional services will be negotiated, and a change order proposal outlining costs will be fully executed before the additional work shall commence.



EXHIBIT B
GENERAL TERMS & CONDITIONS
Revised: 08/22/2023

- a) **Scope of Work.** The Scope of Work details the services Matthews | DCCM is agreeing to provide along with the associated costs for these services and assumes normal engineering and design services along with up to up to two submittals. Additional submittals, work performed outside the scope of services detailed in this proposal, or changes due to requests or revisions from the Client or any government agency will require a signed Change Order that defines the additional scope and billing terms PRIOR to the out-of-scope work commencing. Costs will be based on the current schedule of fees/rates or renegotiation of this Agreement to the satisfaction of both parties. Unless specifically noted otherwise, service fees proposed in this Agreement exclude costs for the following fees and work types, but are not limited to: all permit application and governing agency fees, consumptive use permitting, wetlands mitigation, threatened/endangered species studies, geotechnical studies, traffic studies, shared parking studies, landscape architecture, irrigation designs, site lighting, structural/MEP engineering, architecture, agency construction inspection and as-built reviews, impact and clearance sheet fees, construction stakeout, other inspection services, other subconsultant fees, and reimbursable items as outlined in General Terms & Conditions.
- b) **Estimates.** The rates quoted in this proposal are good for 90 days. If a signed contract is not executed within this 90-day period, lump sum amounts will be revised, and time and material billing rates will change to reflect Matthews | DCCM's standard hourly rates in effect at the time the contract is signed and executed. Current billing rates are listed in bullet 'g' below. All billing rates are subject to change according to our annual billing rate increases. For lump sum contracts lasting more than a year, Matthews | DCCM reserves the right to adjust the lump sum contract amounts in accordance with the annual bill rate increase. Prior to any such rate changes, Matthews | DCCM will provide the Client with a 30-day notification of any rate changes.
- c) **Documents.** All plans, drawings, reports, information, etc. prepared or assembled by Matthews | DCCM's data creator [Engineer] under this Contract are for the Client's use in completing scope of work identified for use on the Project. The Client further agrees that they shall not be made available to any individual or organization for any other use, or reuse by others, without the prior written approval of Matthews | DCCM.
- d) **Compensation & Payments.** The Client agrees to pay Matthews | DCCM the compensation for its services as described under Scope of Services of this Agreement, with hourly rates computed based upon the established billing rates. Billing occurs monthly and is based on documented project progress. Payments may be made by check, ACH deposit, or credit card (a 3.5% transaction fee is assessed for credit card payments). Payment is due upon receipt of the invoice.
- DELAYS IN MAKING PAYMENTS WILL CAUSE DEFINITE DELAYS IN PROJECTS BEING COMPLETED.**
- **PAYMENTS NOT RECEIVED WITHIN 30 DAYS OF THE INVOICE DATE ARE CONSIDERED DELINQUENT AND ALL SUBMITTALS WILL BE PUT ON HOLD FOR THE CLIENT'S PROJECTS UNTIL FULL PAYMENT IS RECEIVED.**
 - **Interest at the rate of 1.5% per month (or 18% per annum) will be added to any unpaid balance after 30 days from the invoice date. All work will cease until full payment is received, and the project will be delayed with new milestone dates being reassigned once payment in full is received.**
 - **Delinquencies lasting more than 70 days will result in a Claim of Lien recorded against the property.**



- Invoice balances aged over 90 days will incur a reinstatement fee of 15% of the total outstanding invoice balance. This reinstatement fee must be paid in full in addition to the full outstanding invoice balance in order for Matthews | DCCM to resume work on the project.
 - Matthews | DCCM will stop all work and hold submittals in the case of a bounced check until a replacement check has cleared the bank.
 - The Client will be responsible for payment of any legal, collection, application, and permitting fees. Clients are responsible for paying application and permit fees prior to Matthews | DCCM making submittals.
 - Subcontractor services and fees paid by Matthews | DCCM on behalf of the client will include a 15% surcharge. Services performed by Project staff on a time and materials basis will be billed at the hourly rates listed herein.
- e) **Certification.** Represented by a signed or sealed statement of a professional landscape architect or engineer means that services performed were based upon his/her knowledge, information, and belief in accordance with commonly accepted procedures and applicable standards of practice but is not a guarantee or warranty.
- f) **Work Performed.** All plans, designs, and documents will be prepared consistent with normal professional standards of care but does not guarantee success, approval, or issuance of permits. Matthews | DCCM will not accept back charges on corrective action without written agreement of both parties.
- g) **Billing Rates.** Below are the current billing rates. Billing rates are revised annually.

Personnel Classification	Rate Range
PRINCIPAL/SENIOR LEADS	
Principal	\$365.00
VP	\$275.00 - \$300.00
Division Lead	\$260.00 - \$285.00
Program Manager	\$240.00 - \$265.00
SENIOR PROFESSIONAL	
Senior Professional Engineer	\$200.00 - \$270.00
Senior Planner	\$210.00 - \$230.00
Senior Landscape Architect	\$220.00 - \$260.00
Senior Construction Inspector	\$195.00 - \$210.00
PROFESSIONAL	
Professional Engineer	\$230.00 - \$240.00
Project Engineer	\$160.00 - \$190.00
Planner	\$160.00 - \$190.00
Landscape Architect	\$170.00 - \$190.00
Construction Inspector	\$170.00 - \$180.00
DESIGNER	
Senior CAD Designer and Senior Engineering Tech	\$180.00 - \$200.00
Senior Landscape Designer	\$180.00 - \$200.00
CAD Designer and Engineering Tech	\$130.00 - \$170.00



SUPPORT STAFF	
Controller	\$150.00 – \$200.00
Graphic Designer	\$100.00 – \$140.00
Senior Graphic Designer	\$140.00 – \$180.00
Project Administrator and Project Coordinator	\$95.00 – \$120.00
ARCHITECTURE	
Project Manager, Architect	\$200.00 – \$255.00
Project Architect	\$170.00 – \$190.00
Project Coordinator, Architect	\$140.00 – \$170.00
Intern Architect	\$115.00 – \$140.00
CA, Architect	\$220.00 – \$240.00
Specifications Writer	\$220.00 – \$240.00
SURVEYING	
Project Director, Survey	\$215.00 – \$245.00
Senior Surveyor	\$170.00 – \$200.00
Senior GIS Enterprise Administrator	\$170.00 – \$200.00
Project Surveyor	\$155.00 – \$185.00
Project GIS Developer, Survey	\$155.00 – \$185.00
Staff Surveyor	\$135.00 – \$165.00
Staff GIS Analyst	\$135.00 – \$165.00
Four Man Field Crew	\$215.00 – \$245.00
Three Man Field Crew	\$195.00 – \$215.00
Two Man Field Crew	\$170.00 – \$200.00
One Man Field Crew	\$150.00 – \$180.00
One Man Crew (GPS/RTK)	\$200.00 – \$230.00
Two Man Crew (GPS/RTK)	\$215.00 – \$245.00
CADD Technician, Survey	\$115.00 – \$145.00
GIS Technician	\$115.00 – \$145.00
Field Technician, Survey	\$95.00 – \$125.00

h) **Reimbursable/Direct Expenses.** Unless specifically stated, direct expenses will be billed in addition to our lump sum fees. Examples of expenses include, but are not limited to:

- Mileage will be billed per current IRS rates.
- Production costs will be billed at the following rates:
 - Paper copies:
 - 8½"x11" B&W - \$0.27 each
 - 8½"x11" Color - \$0.50 each
 - 11"x17" B&W - \$0.55 each
 - 11"x17" Color - \$0.88 each
 - Plots 24" x 36":
 - Black line plots - \$2.20 each
 - Color plots - \$55.00 each
 - Mylar - \$44.00 each
 - Binding: \$5.50 per book
 - Foam Board Mounted Color Plots: \$71.50 each
 - CD containing project data (i.e., CAD files, photographs, documents, etc.): \$13.20/each



The following will be billed at cost plus 15%:

- Travel and hotel expenses
 - Shipping and delivery, including UPS shipping and courier services
- i) **Compliance.** All work will be performed in accordance with appropriate city, county, and state or other governmental regulations.
- j) **Transfer or Termination.** The Client or Matthews | DCCM may terminate this Agreement by notifying the other party in writing. Termination will become effective one (1) calendar day after receipt of the termination notice. Irrespective of which party shall initiate termination or the cause therefore, the Client shall, within thirty (30) calendar days of termination, remunerate Matthews | DCCM for services rendered and costs incurred, in accordance with Matthews | DCCM's prevailing fee schedule and expense reimbursement policy. Services shall include those rendered up to the time of termination, as well as any travel or demobilization costs associated with termination itself.
- k) **Retainer.** If a retainer is required, **it will be kept for the duration of the Project and applied to the final invoice.** Any remaining balance after applying the retainer will be refunded to the Client. At the completion of the Project, if no monies are remaining due in which to apply the retainer, Matthews | DCCM will refund the full retainer amount.
- l) **Supplemental Owner's responsibilities - Surveying Services.**
If an owner / client elects to contract directly with the surveyor, it must be understood surveys directly affect the accuracy and quality of the engineering design. Therefore, Owners / Clients that choose to contract directly with the surveyor are responsible for the following:
- Obtaining a detailed survey scope from Matthews | DCCM to provide to the surveyor that describes in detail what Matthews | DCCM requires of the surveyor in order to correctly complete the engineering services for the project.
 - Providing Matthews | DCCM with the surveyor's service agreement to review and approve prior to engagement of the surveyor to ensure the surveyor's service agreement includes the items outlined in the survey scope provided by Matthews | DCCM.
 - Agreeing work from Matthews | DCCM will not commence until a complete survey is provided to Matthews | DCCM.
 - Providing Matthews | DCCM the signed and sealed copies of the survey documents prior to the production of final construction plans.
 - Agreeing changes to the scope of design services may require additional survey information and deliverables resulting in modification to the scope of the survey, thus requiring the owner/client to contract with the surveyor for additional required services
 - Agreeing the schedule of completion for engineering design is directly affected by the receipt of the accurate and complete survey deliverables.
 - **Alternatively;** Agreeing if Matthews | DCCM is supplied with previously surveyed information, additional or updated survey information prior to commencement of engineering services may be required. The owner/client takes responsibility and liability for the supplied survey being a correct representation of the current existing conditions of the project site.
- m) **Liability.** Any claims made by the Client for losses, injuries, expenses, or damages shall not exceed the total fee of the project and shall include, but is not limited to, negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.



- n) **Terms Acceptance.** Regardless of if this proposal is signed, the verbal or written acceptance, approval, notice to proceed, or request for services performed by Matthews Design Group, LLC (Matthews | DCCM) constitutes acceptance of the prices and terms contained in this proposal and agreement to pay for services rendered by Matthews | DCCM.

PURSUANT TO FLORIDA STATUTES, SECTION 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.



EXHIBIT C
CONTRACT AGREEMENT

Upon acceptance, please sign, date, and return this Agreement to our office. We will return a fully executed copy of this Contract Agreement for your file, which will serve as Authorization to Proceed with services as outlined in Exhibit A, Scope of Work.

The undersigned have executed this Agreement on the day and year set forth below.

_____ <i>Authorized Signature</i> On Behalf of DCCM Billy Almaguer, MSCE, PE, Chief Operating Officer 7 Waldo Street St. Augustine, FL 32084 904.593.8699 Balmaguer@dccm.com	_____ <i>Date</i>
--	----------------------

CLIENT ACCEPTANCE AND AUTHORIZATION

_____ <i>Authorized Signature</i> Matt Biagetti	_____ <i>Date</i>
_____ <i>Name, Title</i>	
On Behalf of _____ <i>Company/Client Name</i>	
Billing Contact _____	
Billing Email Address _____	
Additional Billing Email Address (Copy to) _____	
Billing Address _____ <i>Address</i>	
_____ <i>City, State, Zip Code</i>	
Billing Phone No. _____	

MS/jq
24264.01p1

Certificate Of Completion

Envelope Id: 73A9EEA5-19E5-8309-828F-ABC2DF69821C
Subject: Proposal from DCCM: 24264.01 - Bannon Lakes CD Public Facilities Report
Source Envelope:
Document Pages: 8
Certificate Pages: 5
AutoNav: Enabled
Envelopeld Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Sent

Envelope Originator:
DCCM Infrastructure Inc.
7 Waldo Street
St. Augustine, FL 32084
MDG.accounting@dccm.com
IP Address: 50.204.239.74

Record Tracking

Status: Original
4/8/2026 10:26:00 AM
Holder: DCCM Infrastructure Inc.
MDG.accounting@dccm.com
Location: DocuSign

Signer Events

Matt Biagetti
mbiagetti@gmsnf.com
Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Accepted: 4/8/2026 1:01:17 PM
ID: 093aeabf-e05d-4643-ad61-7a28c3d9e61f

Billy Almaguer
mdg.accounting@dccm.com
Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

MDG project file
saprojectfile@mdginc.com
Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Billy Almaguer
balmaguer@dccm.com
Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via Docusign

COPIED

Sent: 4/8/2026 10:29:02 AM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/8/2026 10:29:02 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Matthews Design Group (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Matthews Design Group:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: danielle@mdginc.com

To advise Matthews Design Group of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at danielle@mdginc.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Matthews Design Group

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to danielle@mdginc.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Matthews Design Group

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to danielle@mdginc.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Matthews Design Group as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Matthews Design Group during the course of your relationship with Matthews Design Group.

NINTH ORDER OF BUSINESS

PROJECT MANUAL

FOR

**LANDSCAPE & IRRIGATION
MAINTENANCE SERVICES**

**BANNON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Date of Issue: May 6, 2026
Due Date: June 8, 2026

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
PROJECT MANUAL
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BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
AND NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES

Notice is hereby given that **Bannon Lakes Community Development District (“District”)** will accept proposals from all qualified companies interested in providing landscape and irrigation maintenance services. The project manual (“**Project Manual**”) will be available beginning **May 6, 2026, at 9:00 a.m. (EST)**. Please contact Katelyn Beach, District Recording Secretary, at kbeach@gmsnf.com for the project manual.

There will be a mandatory pre-proposal meeting on **May 14, 2026 at 1:00 p.m.** at the District’s Amenity Center. Failure to attend will preclude the District’s consideration of a proposal submitted by a non-attending proposer.

In order to submit a bid, each bidder must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses, including those with St. John County, in good standing; and (3) have at least three (3) years’ experience with similar in size landscape maintenance projects. All proposers should acquire a copy of the Project Manual prior to the mandatory pre-proposal meeting.

Firms desiring to submit proposals must submit six (6) hard copies of the required proposal and one (1) Adobe PDF file on a flash drive, by hand delivery, UPS or FEDEX ONLY, **no later than 1:00 p.m. (EST) on Monday, June 8, 2026**, to the District Manager, c/o Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District Manager’s Office**”). Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package and shall clearly identify the project as “Bannon Lakes Community Development District - Landscape and Irrigation Maintenance Services Proposal.”

All proposals will be publicly **opened at 1:05 p.m. (EST) on Monday, June 8, 2026**, at the District Manager’s Office. No official action will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting should contact the District Manager’s Office at (904) 940-5850 at least five 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 Manager’s Office.

All questions relative to this request for proposals shall be only directed in writing to Matt Biagetti at mbiagetti@gmsnf.com and Katelyn Beach @ kbeach@gmsnf.com. Questions must be submitted before **3:00 p.m. on Tuesday, May 26, 2026 (EST)**.

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
Tuesday, May 5, 2026	Notice of RFP Published & Posted
Wednesday, May 6, 2026 at 9:00 a.m.	RFP Available
Thursday, May 14, 2026 at 1:00 p.m.	Mandatory Pre-Proposal Meeting
Tuesday, May 26, 2026 by 3:00 p.m.	Deadline for Questions
Monday, June 8, 2026 by 1:00 p.m.	Proposals Due
Monday, June 8, 2026 at 1:05 p.m.	Proposal Opening

SECTION 1. DUE DATE. Sealed proposals (including six (6) hard copies and one (1) Adobe PDF file on a flash drive) must be received no later than Monday, June 8, 2026, at 1:00 p.m. (EST), at the offices of the District Manager, Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Proposals will be publicly opened at that time. Proposals for the District work shall be submitted in a sealed package shall bear the name of the proposer on the outside of the package and shall clearly identify the project. Proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

SECTION 2. MANDATORY PRE-PROPOSAL MEETING. Firms desiring to submit proposals for this project will be required to attend a mandatory pre-proposal meeting on May 14, 2026 at 1:00 p.m. at the Bannon Lakes Amenity Center, 435 Bannon Lakes Blvd, St. Augustine, FL 32092.

SECTION 3. RESERVED.

SECTION 4. SIGNATURE ON PROPOSAL. The proposer must execute all District forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so. All proposals must be completed in pen and ink or type written. No erasures are permitted. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal.

SECTION 5. FAMILIARITY WITH THE PROJECT. Each proposer, by and through the submission of a proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and

location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the proposer may include in the prices which the proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape maintenance thereof. The proposer agrees to accept the site in an “as is” condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of proposal submission and through the time of contract award and the start of any work under the contract. The proposer, in preparing the proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the proposer shall not interfere with work done by such other contractors.

IN THE EVENT THAT THE SITE IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING FOR BRINGING THE SITE UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

SECTION 6. FAMILIARITY WITH THE LAW. By submitting a proposal, the proposer is assumed to be familiar with the District’s operating rules and procedures, as well as all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the provision of the requested services. Ignorance on the part of the proposer will in no way relieve it from responsibility to provide the services and fulfill such other obligations covered under the proposal in compliance with all such laws, ordinances and regulations.

SECTION 7. QUALIFICATIONS OF PROPOSER. The District contract, if awarded, will only be awarded to a responsible proposer who is qualified and has the ability to provide the services specified herein, at the sole and absolute discretion of the District. The proposer shall submit with its proposal satisfactory evidence of a history of fulfillment of similar contracts and show that it is fully prepared with the necessary organization, personnel, capital, and equipment to provide the specified services.

SECTION 8. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 9. INTERPRETATIONS AND ADDENDA. Any and all questions relative to this request for proposals shall be only directed in writing to Matt Biagetti at mbiagetti@gmsnf.com and Katelyn Beach at kbeach@gmsnf.com. Interpretations or clarifications considered necessary in response to such questions will be issued by addenda, faxed, mailed or otherwise delivered to all parties recorded as having received the Project Manual. Any inquiry or request for interpretation received before Tuesday, May 26, 2026, at 3:00 p.m. (EST) will be given consideration. Questions will be answered only by formal written addenda, which will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all proposers. No inquiries will be accepted from subcontractors; the proposer shall be responsible for all queries. Additionally,

the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening.

SECTION 10. SUBMISSION OF PROPOSAL. Submit six (6) hard copies of the proposal forms and one (1) Adobe PDF file on a flash drive for the District, along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation “RESPONSE TO INVITATION FOR PROPOSALS (BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT – LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES) ENCLOSED” on the face of it.

SECTION 11. MODIFICATIONS AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications or supplementations, and as otherwise permitted by Florida law. No proposal may be withdrawn after opening for a period of one hundred twenty (120) days.

SECTION 12. PROJECT MANUAL. The Project Manual, including scope of work for the District, will be available beginning Wednesday, May 6, 2026 at 9:00 a.m. (EST) (“**Proposal Pick-Up Time**”). Please contact District Recording Secretary Katelyn Beach at kbeach@gmsnf.com for access instructions.

SECTION 13. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. In making its proposal, each proposer represents that it has read and understands the Project Manual and that the proposal is made in accordance therewith, including verification of the contents of the Project Manual. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The District reserves the right to request additional information if clarification is necessary.

SECTION 14. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all District proposals in its sole and absolute discretion, whether or not reasonable, make modifications to the District work, and waive any informalities or irregularities in District proposals as it is deemed in the best interest of the District up until such time as a contract has been fully executed by both parties.

SECTION 15. CONTRACT AWARD AND SERVICE AGREEMENT TERM. Within fourteen (14) days of receipt of the Notice of Award of the District contract, or as otherwise extended by the District, the proposer shall enter into and execute a contract in substantially the form included within the Project Manual. The proposer is expected to commence work on or about August 1, 2026, or such other date that is designated by the District in a written Notice to Proceed, which date shall be fixed in the District’s sole discretion. Any work provided and any cost incurred by

the proposer prior to receiving both the Notice of Award and the Notice to Proceed will be at the proposer's risk unless specifically agreed to in writing by the District.

SECTION 16. CHANGES/MODIFICATIONS. The District reserves the right to order changes in its scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

SECTION 17. INSURANCE. All proposers shall include as part of their proposal a current Certificate of Insurance, or equivalent information, demonstrating the company's insurance coverage and the ability to meet at least the insurance coverage requirements set forth in the form of contract included within the Project Manual. In the event the proposer is notified of award for the District work, it shall provide proof of Insurance Coverage requested, identifying the District, its officers, employees and agents as additional insured's, as more specifically to be stated in the contract to be executed, within fourteen (14) calendar days after notification, or within such approved extended period as may be granted.

SECTION 18. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each proposer, and as such each proposer should submit relevant information regarding financial capability. In the event the proposer is notified of award, the District may in its sole discretion require that the proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

SECTION 19. INDEMNIFICATION. The successful proposer for the District work shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, as more fully set forth in the Contract form, to be executed.

SECTION 20. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 21. PROPOSAL INFORMATION. All proposals should include the following information, among other things described herein:

- A. All completed and executed forms set forth in the Project Manual.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.

- D. Information related to other projects of similar size and scope for which proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).
- E. At least three references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the proposer's approach to providing the services as described in the scope of services provided herein, including:
 - a. Color coded detail rotation map that will show the 4-week rotation of proposed detail sections.
 - b. Color coded mow that shows how the Contractor plans to move throughout the property.
 - c. Extra pricing list which would include common landscape items (e.g., 3-gallon ground cover, 7-gallon shrub, sod replacement, bush hogging etc)
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors.

SECTION 22. PROTESTS. Any protest relating to the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed to: **Matt Biagetti, District Manager, at Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.** A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and official holidays of the State of Florida) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest relating to the aforesaid Project Manual.

SECTION 23. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing (within 72 hours as referenced in Section 19 above), a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the

District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and attorney fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

SECTION 24. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the criteria presented in the Evaluation Criteria sheet(s), contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District's Board of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals, waive any technical errors, informalities or irregularities, or award the contract in whole or in part to one or more Proposers, all as the District, in its sole discretion, determines it is in the best interests of the District to do so. Proposals may be held for a period not to exceed 120 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the proposer's facilities as part of the evaluation process.

SECTION 25. BLACK OUT PERIOD/CONE OF SILENCE. The blackout period is defined as between the time the request for proposals is issued and the time the respective Boards award the contract. During this black out period, any attempt to influence the thinking of staff or officials related to a solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

SECTION 26. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required forms. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing shall not increase throughout the term of the contract agreement executed.

SECTION 27. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each proposer must be authorized to do business in Florida, and hold all required state and

federal licenses in good standing. All other requirements set forth in the Project Manual shall be deemed “permissive,” in that a proposer’s failure to meet any requirement described in mandatory terms such as “shall,” “will,” “mandatory,” or similar language does not automatically disqualify the proposer’s proposal, but instead in the Board’s discretion may result in the disqualification of a proposal or alternatively may be taken into account in the evaluation and scoring of the proposal.

SECTION 28. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular. Any reference to the “District” shall be construed to refer to the Deer Run Community Development District and the District shall be the authority for all matters concerning the District and the District’s resulting contract.

SECTION 29. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the Proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to the Proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the proposer’s authorized signature affixed to the proposal attests to this.

SECTION 30. E-VERIFY. Contractor may be required to utilize the U.S. Department of Homeland Security’s E-Verify system to verify the employment eligibility of all new employees hired by Contractor or any subcontractors utilized during the term of the contract.

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

EVALUATION CRITERIA

Proposals for the District will be evaluated based on the following criteria:

Factor	Description	Points
1.	Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. The proposal is neat, professional in appearance, and bound appropriately for the document's thickness.	5
2.	Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor.	25
3.	Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, and training programs for staff that are going to be assigned to this Project under this contract.	20
4.	Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high-quality manner, or the ability to acquire said machinery, equipment, and manpower prior to the contract start date. The contractor's financial stability and creditworthiness will be considered. The contractor should provide project-specific information.	20
5.	References Assessment of the contractor's work by client references and references with demonstrated success in providing similar services. References must also demonstrate the contractor's ability to form positive, collaborative relationships with clients and their staff.	10
6.	Cost Cost Proposal will be evaluated using the following formula (Lowest Proposed Cost / Proposer's Cost) X 20 = Total Cost Points	20
Total		100

Once proposals are received for the District, the District's Board of Supervisors will review each submittal related to the District and score each proposal based on the evaluation criteria,

information provided in response to reference checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

It is anticipated that the District's Board of Supervisors will meet to evaluate District proposals on June 16, 2026, but the District reserves the right to reschedule any such meeting.

DRAFT

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“**Proposer**”) and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“**Proposal**”) provided in response to the Bannon Lakes Community Development District proposal for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual within fourteen (14) days after receiving a notice of award.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual’s Table of Contents, as well as the receipt of the following Addenda:

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, and by not filing a protest within the seventy-two (72) hour period after the Proposal Pick-Up Time, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; and (iv) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Bannock Lakes Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____
By: _____
Title: _____

STATE OF FLORIDA _____)
COUNTY OF _____)

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, S/He [] is personally known to me or [] produced _____ as identification.

(Official Notary Seal)

Name:

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

PROPOSAL FORMS

To Be Submitted To:

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

on or before 1:00 p.m. (EST), Monday, June 8, 2026

TO: Bannon Lakes Community Development District

FROM: _____

(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Bannon Lakes Community Development District the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the District.

All proposals shall be in accordance with the Project Manual.

Proposal Forms Included:

Part I – General Information

Part II – Personnel and Equipment

Part III – Experience

Part IV – Pricing

Part V – Signature Page

Part VI – Affidavit for Integrity in Public Contracting

PROPOSAL FORM
PART I: GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

• *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ____ No ____

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

PROPOSAL FORM
PART II: PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ____ days per week;
_____ Technical personnel, who will be onsite ____ days per ____; and
_____ Laborers, who will be onsite ____ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ____ No ____ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____ %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

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OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

PROPOSER: _____

DATE: _____

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: _____

DATE: _____

[illegible]

PROPOSAL FORM
PART III: EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
Yes ____ No ____
If yes, please provide the following information for each project (attach additional sheets if necessary):

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Served: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2025 = _____

2024 = _____

2023 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ____ No ____

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes ___ No ___ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Served: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?
Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No () If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer's Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No () If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No () If yes, please explain:*

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**PROPOSAL FORM
PART IV: PRICING**

***NOTE:** This pricing form is intended to cover pricing for the initial one-year term of the contract and any potential annual renewal terms. It is assumed that prices will remain the same through each of the potential annual renewal terms unless Proposer provides otherwise in the pricing form. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, that make modifications to the Pricing Form, as it is deemed in the best interests of the District.*

1. **Mowing** \$ _____
2. **Edging & Trimming** \$ _____
3. **Debris Removal** \$ _____
4. **Fertilization** (All labor and materials; include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)
 - Turf Grass** \$ _____
 - Shrubs & Ground Cover** \$ _____
 - Trees** \$ _____
5. **Insect, Disease, & Weed Control** (All labor and materials)
 - Turf** \$ _____
 - Plants** \$ _____
6. **Shrub Maintenance** \$ _____
7. **Tree Maintenance** \$ _____
8. **Annuals** \$ _____
9. **Palm Tree Pruning** \$ _____
10. **Mulch/Pine Installation** \$ _____
11. **Irrigation System Inspections** \$ _____

TOTAL ANNUAL AMOUNT \$ _____

(Includes pricing for items 1 through 11, and is the amount for which the contract will be written)

First Annual Renewal: \$ _____

Second Annual Renewal: \$ _____

Third Annual Renewal: \$ _____

Adjustments to the annual fee schedule for the potential annual renewal terms shall be based on a Consumer Price Index Adjustment and/or other relevant factors and must be mutually agreed upon by both parties.

This proposal is made by and on behalf of:

Proposer Company and/or Corporation _____

Address _____

Proposer Signature _____ Date _____

Print Name _____

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PROPOSAL FORM
PART V: SIGNATURE PAGE

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ of _____, who is ☐ personally known to me or ☐ who has produced _____ as identification, and ☐ did or ☐ did not take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

**PART VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND
PURCHASING, E-VERIFY, AND NON-COLLUSION**

***THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.***

Name of Proposer: _____

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers.
I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections ("Public Integrity Laws"):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District's Request for Proposals for Landscape and Irrigation Maintenance Services Project ("Project") and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

_____ The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(e), Florida Statutes.
6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of

complementary proposal.

4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Deer Run Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Signature of Authorized Signatory of Proposer

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

FORM OF LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT

**LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT BY AND
BETWEEN THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT AND
[CONTRACTOR]**

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2026, with an effective date of _____, 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 address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

[CONTRACTOR], a _____ *limited liability company / corporation / d/b/a fictitious name*, whose address is _____ ("Contractor", and together with District, "Parties").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping, irrigation, and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such Services to the District.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF SERVICES.

A. The Contractor agrees to provide professional landscape and irrigation maintenance services as described in **Exhibit A** attached hereto and within presently accepted industry and professional standards ("Services"). Upon all Parties executing this

Agreement, Contractor shall provide the District with the specific services as set forth in this Agreement and the attached Exhibits.

B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.

C. The Contractor shall provide the specific professional services in this Agreement and the attached Exhibits.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in the scope of services attached hereto as **Exhibit A**, in the designated areas as shown on the maintenance map attached hereto as **Exhibit B**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. To the extent that any provisions of the Exhibits conflict with the provisions of this Agreement, this Agreement shall control.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees to perform the Services in accordance with this Agreement, the attached Exhibits, and any change order, addendum, addenda or work authorization executed by the Parties, if any, authorized in writing by the District and accepted by both Parties. All Services shall be performed in a neat and professional manner, acceptable to the District and shall be in accordance with industry standards. The performance of all Services by Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any change order, addendum, addenda, or work authorization, but which are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. Contractor agrees that the District shall not be liable for the payment of any additional work or services unless the District, through an authorized representative of the District, authorizes Contractor, in writing, to perform such Services.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's Services.

(1) The District hereby designates the District Manager, or his or her designee, to act as its representative.

(2) Contractor agrees to meet with the District's representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. If time is lost due to heavy rains, ("Rain Days"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days, if possible, or within a reasonable time. Contractor shall provide services on Saturdays if needed to make up Rain Days, but Contractor shall not provide Services on Sundays.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

5. COMPENSATION; TERM.

A. The term of this Agreement shall be from the date first written above through _____, 2027 ("the Initial Term"), with the option for four annual renewals thereafter, unless otherwise terminated earlier in accordance with Section 13 of this Agreement. At the end of the Term, this Agreement may be renewed upon District's discretion and upon written approval. As compensation for Services during the Term, the District agrees to pay Contractor _____ (\$ _____) per year, in twelve (12) equal monthly payments of _____ (\$ _____) upon completion of Services satisfactory in the District's sole discretion contemplated under this Agreement.

B. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

C. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said

indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within forty-five (45) days of receipt by the District or otherwise in accordance with the Florida Prompt Payment Act. Each monthly invoice shall include such supporting information as required by Florida law and in accordance with the District's Rules of Procedure.

6. INSURANCE.

A. Contractor or any subcontractor performing the Services described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Workers' Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance

carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

8. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

9. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

10. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

13. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

14. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without the requisite written approval of the other party shall be null and void.

16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. Should there be any conflict between the terms of this Agreement and **Exhibit A**, the terms of this Agreement shall control.

20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

22. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to the District: Bannon Lakes
Community Development District

475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

[Contractor name & address]
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

24. CONTROLLING LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this Agreement shall only be brought in a court of competent jurisdiction in Flagler County, Florida. This choice of venue is intended by the Parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the Parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this Section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

25. EFFECTIVE DATE. This Agreement shall be effective after execution by both the District and Contractor.

26. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Matt Biagetti** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850, MBIAGETTI@GMSNF.COM, AND 475 WEST TOWN PLACE, ST. AUGUSTINE, FLORIDA 32092.

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

30. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for

cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

32. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

33. STATEMENT REGARDING PUBLIC INTEGRITY LAWS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*;
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*; and

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies under penalty of perjury that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

[remainder of page intentionally left blank; signatures on following page]

DRAFT

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

[CONTRACTOR]

By: _____
Print Name: _____

By: _____
Its: _____

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Area
Exhibit C: Proposal Pricing
Exhibit D: Form of Work Authorization

Exhibit A
Bannon Lakes CDD
Scope of Services

MOWING

- Scheduled cuts missed due to inclement weather will be made up as soon as possible, keeping turf conditions in mind. If unable to make up due to weathering/turf concerns. An active tally of make-up mows will be kept. If the district cannot utilize the make-up before the budget year ends, it will receive reimbursement for the unused service.
- Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. St. Augustine and Bermuda turf shall be mowed weekly during the growing season. Turf shall be cut with rotary mowers to maintain a uniform height.
- Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a clean-cut grass blade. Mowing patterns shall be varied where feasible to prevent rutting and minimize compaction. Mowing height for St. Augustine and Bahia turf will be set at 3½" to 4". Bermuda mowing height will be set at 2" to 2½."
- Turf growth regulators may assist in maintaining a consistent and healthy appearance of the turf.
- Any excess thatch left due to wet clippings must be evenly distributed or removed. This service will be provided by the Vendor at no cost to the district.
- Contractors will take special care to avoid allowing any clippings to be discharged or blown into stormwater ponds or drop inlets.
- Contractors will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by the contractor's mowing equipment will result in the replacement of damaged material at the contractor's cost. Replacement material will be of a similar size to the material being replaced.
- Mowing of all ponds and wetland buffer areas shall be done with a 50" mower or larger, making sure to shoot clipping away from the water's edge. Any pond edge that cannot be reached with the full-sized mower will be string-trimmed to maintain the CDD-approved appearance during each mowing of the pond.

BLOWING

- When blowing to clean curbs, sidewalks, and other paved surfaces, care must be taken to prevent grass blowing into beds, stormwater ponds, inlets, onto vehicles, or onto other hardscape surfaces.
- Vendor will be expected to blow off the boardwalks, tennis courts, Pool Deck, Parking lot, Playground entry, sidewalks, Gym, and all entry points and other similar amenities.

EDGING & TRIMMING

- Contractor will neatly edge and trim around all plant beds, curbs, streets, trees, etc., to maintain shape and configuration.
- Edging equipment will be equipped with the manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging, and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers to the best of the Contractor's ability.
- Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during each mowing cycle. It is understood that every effort will be made to keep clippings out of water bodies,

DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering. Note that active construction sites are still owned and maintained by the developer, not the district.

- Landscape debris generated on the property during landscape maintenance is the sole responsibility of the Contractor and will be removed at no additional expense to the district.

FERTILIZER

- Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements,
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be blown clean of granular fertilizer after applications to minimize staining.

FERTILIZATION

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring, summer, and fall, depending on environmental conditions.
- Ornamental trees will be fertilized utilizing tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing palm tree fertilizer at recommended rates according to size.
- All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of the Contractor.
- All products will be applied as directed by the manufacturer's instructions and per all state and federal regulations.
- The Contractor must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.

- Access to a water source on the district's property must be provided for use in spray applications.
- Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass.
- If the grass covered under this RFP dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced by the Vendor at no charge to the district.
- Bed areas are to be left in weed-free condition after each detailed service, while pre- and post- emergent chemicals are an acceptable means of treatment. Weeds in beds larger than 3" shall be removed manually by hand.

SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques.
- Clippings are to be removed by the Contractor following pruning.

ANNUALS

- Annual beds will be kept free of debris and weeds.
- There will be (4) annual rotations completed in Spring, Summer, Fall, and Winter. Color and variety selection will be provided to the district prior to the plant rotation.

MULCH

- Mulch will be replenished on the property one time per year.
- Mulch will be installed at a minimum of 3" depth after compaction. After the 2nd year of mulching, some areas may require mulch removal before re-installation of new mulch. In these areas, the Vendor will provide the removal service at no cost to the district.
- Prior to application, areas will be prepared by removing all weeds and foreign debris, and establishing a defined, uniform edge to all bed and tree rings.

TREE MAINTENANCE

- Trees will be cleared of sprouts from the trunk. "Lifting" of limbs up to 10 feet above the ground is included. All main roadway trees that overhang the roadway will be maintained at a DOT height of 14' (This will be included)
- Palm trees will have only brown or broken fronds removed at the time of pruning, or at the district's request. If requested, pruning outside the scheduled time will be at no charge to the district.
- The Contractor will maintain the staking of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service. (If the tree was planted within the last year, this will come at no charge to the district to re-stake)

INSECT, DISEASE, & WEED CONTROL

- Plants will be treated chemically as needed to effectively control insect infestation and disease, as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, the Contractor will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- The Contractor will maintain a log listing all applications and will have MSDS sheets available for each product used on the District's property.
- The district must provide access to a suitable water source on its property for use by the Contractor in spray applications.

EDGING & TRIMMING

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- "Weed eating" type edging will not be used around trees
- String trimming shall be performed around roadways, trees, shrubs, utility poles, and other obstacles where mowers cannot reach.

IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be visually inspected for hot spots and line breaks at each visit to the property, and a report will be submitted to the district once a month with suggested repairs.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments, cleaning, and timer adjustments will be performed with no additional charge.
- The Contractor will promptly inform the District of any system malfunction or deficiencies.
- Any damage caused by Contractor personnel shall be repaired promptly at no cost to the district.

Communication

- The contractor shall communicate with the CDD regarding any landscape issues requiring immediate attention.
- Contractor will provide weekly reports on Fridays to the CDD, which highlight key points and main aspects of the previous week's maintenance activities.
- Contractor will take part in a Bi-weekly property drive with CDD staff to ensure their performance is satisfactory. Contractor agrees to complete the punch list items that were brought to their attention during the property drive within 3 weeks.
- Contractor will advise the CDD when any agreed services will not be completed on schedule. These services will need to be completed within 7 days after notification has been given.
- Contractor will submit the end-of-month report, detailing all items that were completed, any open issues still pending, and suggestions based on site assessments of turf and plant material.

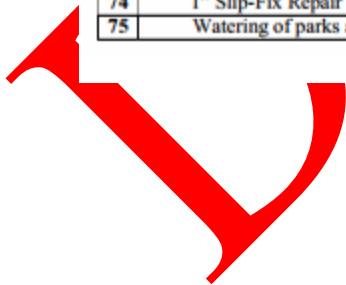
Exhibit C
Proposal Pricing

Exhibit C: Fee Summary

Bannon Lakes Pricing Sheet

#	Item	Performance	Price/#	Additional Note?
CONTRACT MAINTENANCE				
1	Monthly Common Area Maintenance	Per K	\$	
2	Total Yearly Common Area Maintenance	Per K	\$	
LABOR				
3	# of Crew Members During Growing Season	Per K	#	
4	# of Crew Members During non-growing season	Per K	#	
5	Total # of Turf Cuts per year	Per K	#	
6	# Irrigation Tech Labor Rate	As Needed/Requested	\$	Per Hour
SOD / SEED				
7	St. Augustine – Sq. Ft.	As Needed/Requested.		
8	Bahia – Sq. Ft.	As Needed/Requested		
9	Zoysia– Sq. Ft.	As Needed/Requested		
10	Winter Rye – Sq. Ft.	As Needed/Requested		
11	Dead Sod Removal – Hr. Rate	As Needed/Requested		
12	Sod Install – Hr. Rate	As Needed/Requested		
13	Soil Test – Total Cost	As Needed/Requested		
14	Aeration Sq. Ft.	As Needed/Requested		
MULCH / PINE STRAW				
15	Pine Straw - Bale	As Needed/Requested		Per Bale
16	Pine Straw – Full Install	Bi-annually per K		# of CY
17	Pine Bark - CY	As Needed/Requested		Per Cubic Yard
18	Pine Bark – Full Install	Bi-Annually per K		# of CY
19	Removal of aged mulch	As Needed/Requested		CY
ANNUALS				
20	Annual Flowers – 4x per yr.	Per K		
21	Annual Flowers – Per Rotation	As Needed/Requested		# of flowers
22	Annual Flowers – Per Flower	As Needed/Requested		
SHRUBS / PLANTS				
23	1 Gallon Shrubs	As Needed/Requested		
24	3 Gallon Shrubs	As Needed/Requested		
25	Knockout Roses	As Needed/Requested		
FERTILIZATION				
26	Turf	Per K		# Per Year
27	Shrubs – 2x	Per K		
28	Trees – 2x	Per K		
ORNAMENTAL GRASS				
29	Native Grasses	As Needed/Requested		Cost to Replace
30	Cutting back – Entire Property	Per K		

31	Cutting back – Individual areas	As Needed/Requested		Per Hour
	TREES			
32	Ligustrum Tree – 7-8'	As Needed/Requested		
33	Magnolia Tree – 65 gal	As Needed/Requested		
34	Magnolia Tree – 100 gal	As Needed/Requested		
35	Live Oak – 100 gal 3 ½"-4" cal.	As Needed/Requested		
36	Live Oak – 200 gal 5-6" cal.	As Needed/Requested		
37	Crape Myrtle – 65 gal. multi-stem	As Needed/Requested		
38	Crape Myrtle – 100 gal multi-stem	As Needed/Requested		
39	Nelly Stevens Holly – 30 gal	As Needed/Requested		
40	Maple Tree – 11/2"-2" 30 gal	As Needed/Requested		
41	Elm Tree – 30 gal.	As Needed/Requested		
42	Palm Tree -	As Needed/Requested		
43	Evergreen Tree – 30 gal	As Needed/Requested		
44	Cost to prune all street trees	As Needed/Requested		
45	Cost to prune all palm trees	As Needed/Requested		
	IRRIGATION			
46	Hunter Controller 2 wire	Requested		
47	Hunter valves 2" ICB	As Needed/Requested		
48	6" rotor - each	As Needed/Requested		
49	12" rotor - each	As Needed/Requested		
50	Spray nozzle - each	As Needed/Requested		
51	6" pop up PRS 30 spray - each	As Needed/Requested		
52	12" pop up PRS 30 spray - each	As Needed/Requested		
53	VP-10 - each	As Needed/Requested		
54	VP-12 - each	As Needed/Requested		
55	2 wire for system per LF	As Needed/Requested		
56	ICB decoder – each station	As Needed/Requested		
57	Wire splice 3M DBY	As Needed/Requested		
58	6" PR – Sch. 160 – per LF	As Needed/Requested		
59	4" PR – Sch. 160 – per LF	As Needed/Requested		
60	3" PR – Sch. 160 – per LF	As Needed/Requested		
61	2" PR – Sch. 160 – per LF	As Needed/Requested		
62	1-1/2" PR – Sch. 160 – per LF	As Needed/Requested		
63	1-1/4" PR – Sch. 160 – Per LF	As Needed/Requested		
64	1" CL – 200, per LF	As Needed/Requested		
65	¾" CL – 220, per LF	As Needed/Requested		
66	Rainbird ET Drip hose	As Needed/Requested		
67	½" Flex PVC, per LF	As Needed/Requested		
68	4" Slip-Fix Repair Coupling - EA	As Needed/Requested		
69	3" Slip-Fix Repair Coupling - EA	As Needed/Requested		
70	2-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested		
71	2" Slip-Fix Repair Coupling - EA	As Needed/Requested		
72	1-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested		
73	1-1/4" Slip-Fix Repair Coupling - EA	As Needed/Requested		
74	1" Slip-Fix Repair Coupling - EA	As Needed/Requested		
75	Watering of parks and lift stations 2+2	As Needed/Requested		



PROPOSE YOUR SERVICE CALENDAR
FOR COMMON GROUNDS AND AMENITY CENTER

[illegible]

Exhibit B
Landscape Maintenance Area

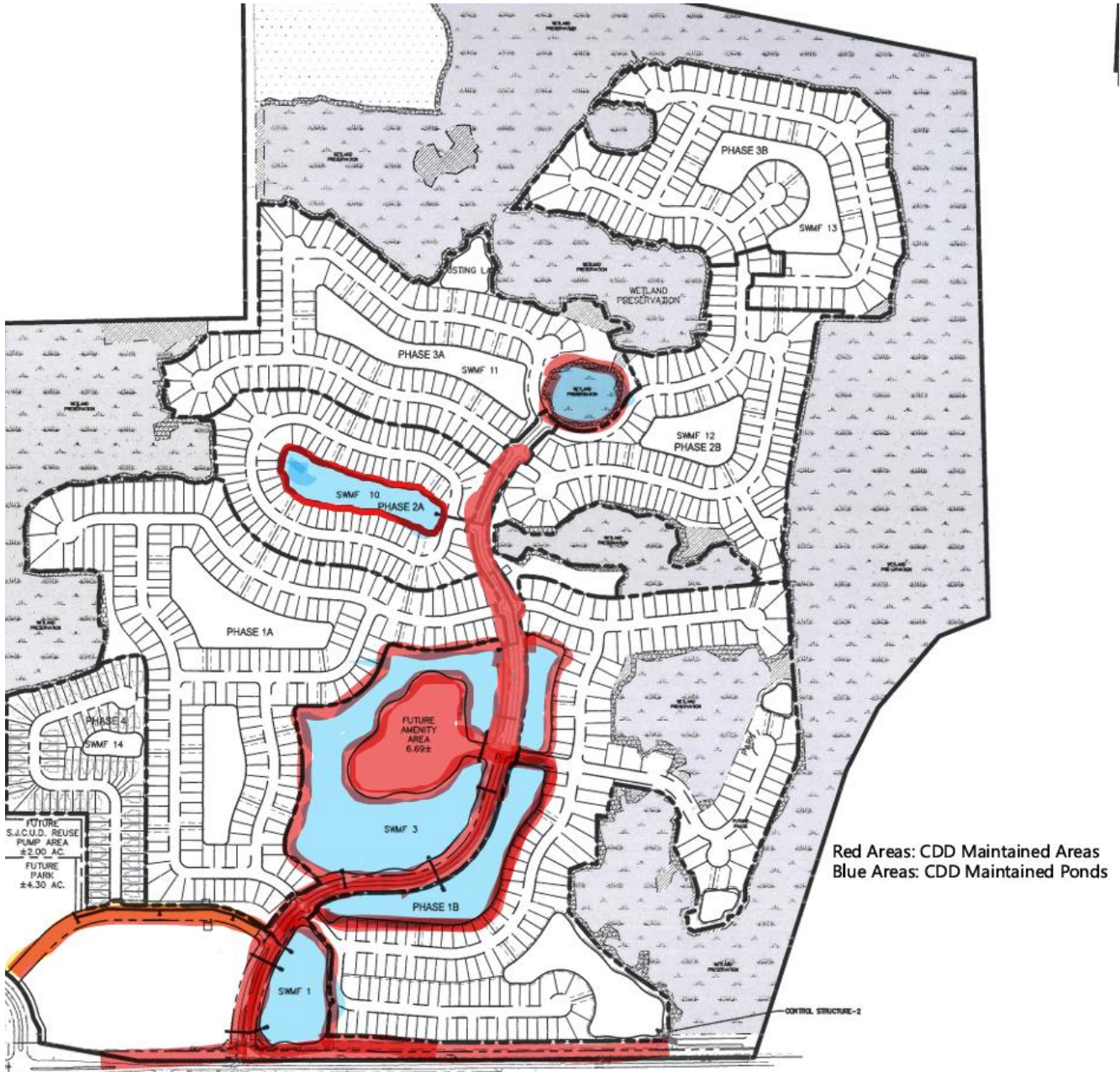


Exhibit D
Form of Work Authorization

WORK AUTHORIZATION NUMBER _____ FOR ADDITIONAL SERVICES

THIS WORK AUTHORIZATION (“Work Authorization”), dated _____, _____ 2026, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2026 (“**Agreement**”), by and between:

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida (“**District**”), and

_____, a Florida _____, with an address of _____ (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$_____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

IN WITNESS WHEREOF, the parties execute this agreement on the day and year first written above.

ATTEST:

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
☐ Secretary ☐ Assistant Secretary

By: _____
☐ Chairperson ☐ Vice Chairperson

[CONTRACTOR]

Its: _____

By: _____

TENTH ORDER OF BUSINESS

D.



Amenity & Operations Manager's Reports

Date of report: 4/21/2026

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 21st – Spring/Easter Event 10:00am-1:00pm
- March 21st – Blood Drive 9:00am-2:00pm
- April 18th – Vendor Village 11:00am-2:00pm

Operations Manager Updates

Completed Projects

- ◇ Shade Structure over playground is completed
- ◇ Painted Men's Bathroom
- ◇ Pump House hinges have been replaced
- ◇ Cleaned windows in both fitness center and clubhouse
- ◇ Replaced urinal valve in men's bathroom
- ◇ Replaced door handles on fitness center bathrooms
- ◇ Continued Treatment of all CDD Ponds (algae concerns)
- ◇ Onsite staff continues to work to deter Ducks and Geese from the Amenity Center

THIRTEENTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Bannon Lakes
Community Development District
Combined Balance Sheet
March 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account - Hancock	\$ 333,758	\$ -	\$ -	\$ 88,666	\$ 422,424
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	13,796	-	-	13,796
Due from Capital Fund	-	-	-	-	-
Due from Debt Service	6,400	-	-	-	6,400
Due from Capital Reserve	-	-	-	-	-
Due from Governmental Units	-	-	-	-	-
<u>Investments:</u>					
State Board of Administration (SBA)	499,589	-	-	159,347	658,936
<u>Series 2016</u>					
Reserve	-	369,500	-	-	369,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	927,823	-	-	927,823
Prepayment	-	875	-	-	875
Construction	-	-	-	-	-
<u>Series 2021</u>					
Reserve	-	206,806	-	-	206,806
Interest	-	89	-	-	89
Prepayment	-	150	-	-	150
Revenue	-	497,619	-	-	497,619
Sinking	-	553	-	-	553
Construction	-	-	19,793	-	19,793
<u>Series 2022</u>					
Reserve	-	259,400	-	-	259,400
Revenue	-	121	-	-	121
Interest	-	574,731	-	-	574,731
Prepayment	-	4	-	-	4
Sinking	-	605	-	-	605
Construction	-	-	914,601	-	914,601
Prepaid Expenses	7,868	-	-	-	7,868
Deposits	50	-	-	-	50
Total Assets	\$ 847,665	\$ 2,852,071	\$ 934,394	\$ 248,013	\$ 4,882,143
Liabilities:					
Accounts Payable	\$ 558	\$ -	\$ -	\$ -	\$ 558
Accrued Expenses	0	-	-	-	0
Due to General Fund	-	6,400	-	-	6,400
Due to Debt Service - Series 2016	6,090	-	-	-	6,090
Due to Debt Service - Series 2021	3,431	-	-	-	3,431
Due to Debt Service - Series 2022	4,274	-	-	-	4,274
Total Liabilities	\$ 14,353	\$ 6,400	\$ -	\$ -	\$ 20,753
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 7,868	\$ -	-	\$ -	\$ 7,868
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	2,845,671	-	-	2,845,671
Capital Project	-	-	934,394	-	934,394
Assigned for:					
Capital Reserve Fund	-	-	-	248,013	248,013
Unassigned	825,394	-	-	-	825,394
Total Fund Balances	\$ 833,312	\$ 2,845,671	\$ 934,394	\$ 248,013	\$ 4,861,390
Total Liabilities & Fund Balance	\$ 847,665	\$ 2,852,071	\$ 934,394	\$ 248,013	\$ 4,882,143

Bannon Lakes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,087,348	\$ 1,079,726	\$ 1,079,726	\$ -
Interest	15,000	7,500	4,777	(2,724)
Facility Revenue	2,500	2,500	2,800	300
Commercial	2,436	-	-	-
Total Revenues	\$ 1,107,284	\$ 1,089,726	\$ 1,087,458	\$ (2,269)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	6,000	\$ 5,400	\$ 600
PR-FICA	918	459	413	46
Engineering	10,000	5,000	1,925	3,075
Attorney	18,000	9,000	1,354	7,646
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	5,014	5,015	-
Trustee Fees	18,700	18,700	15,382	3,318
Management Fees	57,974	28,987	28,987	-
Information Technology	2,123	1,062	1,062	-
Website Maintenance	1,415	708	708	-
Telephone	200	200	239	(39)
Postage & Delivery	750	375	1,014	(639)
Meeting Room Rental	1,000	500	-	500
Insurance General Liability/Public Officials	8,971	8,971	7,885	1,086
Printing & Binding	1,000	500	331	169
Legal Advertising	1,000	500	412	88
Other Current Charges	500	250	283	(33)
Office Supplies	250	125	4	121
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 159,167	\$ 96,673	\$ 81,486	\$ 15,188

Bannon Lakes
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 30,581	\$ 30,581	\$ 27,946	\$ 2,635
Utilities				
Phone/Internet/Cable	4,300	2,150	1,907	243
Electric	25,000	12,500	10,841	1,659
Water/Irrigation	15,000	7,500	4,903	2,597
Refuse	4,266	2,133	2,190	(57)
Security				
Security Monitoring	6,694	3,604	3,604	-
Off-Duty Security - RollKall	12,000	6,000	15,800	(9,800)
Access Cards	1,000	743	743	-
Management Contracts				
Facility Management	81,467	40,734	40,734	-
Facility Attendant	8,820	4,410	759	3,651
Field Mgmt / Admin	30,000	15,000	15,000	-
Pool Maintenance	14,865	7,432	7,433	-
Pool Chemicals	12,679	6,339	4,185	2,155
Janitorial	10,188	5,094	4,914	180
Janitorial Supplies	1,840	920	-	920
Facility Maintenance	40,000	20,000	18,866	1,134
Repairs & Maintenance	55,000	29,063	29,063	-
Special Events	15,000	5,597	5,597	-
Holiday Decorations	5,000	3,925	3,925	-
Fitness Center Repairs/Supplies	7,000	3,500	2,338	1,162
Surety Bond	-	-	-	-
Office Supplies	1,500	992	992	-
ASCAP/BMI Licenses	500	-	-	-
Pest Control	3,800	1,900	1,560	340
Nuisance Animal Control	4,788	4,788	5,838	(1,050)
Subtotal Amenity Center Expenditures	\$ 391,288	\$ 214,905	\$ 209,136	\$ 5,769
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ 11,050	\$ 11,050	\$ -
Landscape Maintenance	188,916	94,458	94,458	-
Landscape Contingency	45,000	15,042	15,042	-
Tree Removals	15,000	-	-	-
Lake Maintenance	10,234	5,117	4,920	197
Grounds Maintenance	19,600	9,596	9,596	-
Pump Repairs	10,000	-	-	-
Streetlights	13,000	6,500	6,179	321
Streetlight Repairs	5,000	-	-	-
Irrigation Repairs	15,000	12,042	12,042	-
Miscellaneous	5,000	-	-	-
Reclaim Water	40,000	20,000	21,866	(1,866)
Storm Cleanup	4,000	-	-	-
Capital Reserve	158,079	158,079	158,079	-
Subtotal Grounds Maintenance	\$ 556,829	\$ 331,884	\$ 333,231	\$ (1,348)
Total Operations & Maintenance	\$ 948,117	\$ 546,789	\$ 542,368	\$ 4,421
Total Expenditures	\$ 1,107,284	\$ 643,462	\$ 623,854	\$ 19,609
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 463,604	
Net Change in Fund Balance	\$ -		\$ 463,604	\$ -
Fund Balance - Beginning	\$ -		\$ 369,708	
Fund Balance - Ending	\$ -		\$ 833,312	

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	\$ 8,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,079,726
Special Assessments - Direct	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	636	268	267	261	1,510	1,835	-	-	-	-	-	-	4,777
Facility Revenue	600	-	500	475	575	650	-	-	-	-	-	-	2,800
Miscellaneous	-	-	49	-	-	106	-	-	-	-	-	-	155
Total Revenues	\$ 1,236	\$ 63,860	\$ 127,691	\$ 681,354	\$ 201,737	\$ 11,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,087,458

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
PR-FICA	61	77	77	61	61	77	-	-	-	-	-	-	413
Engineering	388	-	233	913	393	-	-	-	-	-	-	-	1,925
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	836	-	-	-	-	-	-	5,015
Trustee Fees	6,450	-	-	8,366	-	567	-	-	-	-	-	-	15,382
Management Fees	4,831	4,831	4,831	4,831	4,831	4,831	-	-	-	-	-	-	28,987
Information Technology	177	177	177	177	177	177	-	-	-	-	-	-	1,062
Website Maintenance	118	118	118	118	118	118	-	-	-	-	-	-	708
Telephone	49	89	14	24	28	35	-	-	-	-	-	-	239
Postage & Delivery	138	326	115	198	118	120	-	-	-	-	-	-	1,014
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability/Public Officials	7,885	-	-	-	-	-	-	-	-	-	-	-	7,885
Printing & Binding	101	63	21	31	42	73	-	-	-	-	-	-	331
Legal Advertising	71	69	69	67	67	69	-	-	-	-	-	-	412
Other Current Charges	273	10	-	-	-	-	-	-	-	-	-	-	283
Office Supplies	1	0	1	1	1	1	-	-	-	-	-	-	4
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,056	\$ 7,595	\$ 7,489	\$ 17,772	\$ 8,672	\$ 7,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,486

Operations & Maintenance

Amenity Center Expenditures

Insurance	\$ 27,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,946
Utilities													
Phone/Internet/Cable	318	318	318	318	318	318	-	-	-	-	-	-	1,907
Electric	1,846	1,668	1,574	1,884	2,029	1,840	-	-	-	-	-	-	10,841
Water/Irrigation	703	974	980	734	877	636	-	-	-	-	-	-	4,903
Gas	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	307	369	371	386	386	372	-	-	-	-	-	-	2,190
Security													
Security Monitoring	575	575	575	575	575	731	-	-	-	-	-	-	3,604
Off-Duty Security - RollKall	4,281	2,344	2,604	1,590	2,048	2,935	-	-	-	-	-	-	15,800
Access Cards	-	-	-	-	-	743	-	-	-	-	-	-	743
Management Contracts													
Facility Management	6,789	6,789	6,789	6,789	6,789	6,789	-	-	-	-	-	-	40,734
Facility Attendant	84	-	-	225	449	-	-	-	-	-	-	-	759
Field Mgmt / Admin	2,500	2,500	2,500	2,500	2,500	2,500	-	-	-	-	-	-	15,000

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	1,239	-	-	-	-	-	-	7,433
Continued Amenity Center Expenditures													
Pool Chemicals	1,105	435	1,374	324	-	946	-	-	-	-	-	-	4,185
Janitorial	819	819	819	819	819	819	-	-	-	-	-	-	4,914
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	3,971	3,371	3,392	3,409	4,724	-	-	-	-	-	-	-	18,866
Repairs & Maintenance	6,741	878	2,142	2,638	7,053	9,611	-	-	-	-	-	-	29,063
Special Events	-	994	775	548	1,521	1,759	-	-	-	-	-	-	5,597
Holiday Decorations	-	3,925	-	-	-	-	-	-	-	-	-	-	3,925
Fitness Center Repairs/Supplies	246	109	1,247	320	169	248	-	-	-	-	-	-	2,338
Surety Bond	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	291	43	99	433	49	77	-	-	-	-	-	-	992
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	260	-	-	-	-	-	-	1,560
Nuisance Animal Control	249	249	1,749	549	249	2,793	-	-	-	-	-	-	5,838
Subtotal Amenity Center Expenditures	\$ 60,268	\$ 27,858	\$ 28,805	\$ 25,540	\$ 32,053	\$ 34,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	209,136
Grounds Maintenance													
Hydrology Quality/Mitigation	\$ 8,500	\$ -	\$ 2,250	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,050
Landscape Maintenance	15,743	15,743	15,743	15,743	15,743	15,743	-	-	-	-	-	-	94,458
Landscape Contingency	-	405	855	97	13,685	-	-	-	-	-	-	-	15,042
Lake Maintenance	820	820	820	820	820	820	-	-	-	-	-	-	4,920
Grounds Maintenance	1,633	2,494	1,633	1,784	1,784	268	-	-	-	-	-	-	9,596
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	994	994	994	1,065	1,065	1,065	-	-	-	-	-	-	6,179
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	3,631	2,761	842	2,460	2,348	-	-	-	-	-	-	-	12,042
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	2,374	4,009	4,919	4,081	3,672	2,810	-	-	-	-	-	-	21,866
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	158,079	-	-	-	-	-	-	158,079
Subtotal Grounds Maintenance	\$ 33,695	\$ 27,227	\$ 28,057	\$ 26,350	\$ 39,117	\$ 178,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	333,231
Total Operations & Maintenance	\$ 93,963	\$ 55,084	\$ 56,862	\$ 51,890	\$ 71,170	\$ 213,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	542,368
Total Expenditures	\$ 126,018	\$ 62,679	\$ 64,351	\$ 69,661	\$ 79,842	\$ 221,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	623,854
Excess (Deficiency) of Revenues over Expenditures	\$ (124,782)	\$ 1,181	\$ 63,340	\$ 611,693	\$ 121,896	\$ (209,723)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	463,604
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (124,782)	\$ 1,181	\$ 63,340	\$ 611,693	\$ 121,896	\$ (209,723)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	463,604

Bannon Lakes
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 740,176	\$ 731,667	\$ 731,667	\$ -
Interest Income	30,000	15,000	14,989	(11)
Total Revenues	\$ 770,176	\$ 746,667	\$ 746,657	\$ (11)
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	\$ 262,617	\$ 237,607	\$ 24,989
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,251	\$ 262,617	\$ 237,607	\$ 24,989
Fund Balance - Beginning	\$ 660,772		\$ 1,066,682	
Fund Balance - Ending	\$ 698,023		\$ 1,304,288	

Bannon Lakes
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 416,052	\$ 412,212	\$ 412,212	\$ -
Interest Income	15,000	7,500	6,858	(642)
Total Revenues	\$ 431,052	\$ 419,712	\$ 419,070	\$ (642)
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	\$ 295,574	\$ 289,932	\$ 4,358
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,777	\$ 295,574	\$ 289,932	\$ 4,358
Fund Balance - Beginning	\$ 198,003		\$ 412,316	
Fund Balance - Ending	\$ 215,781		\$ 702,248	

Bannon Lakes
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 520,023	\$ 513,477	\$ 513,477	-
Special Assessments - Direct	-	-	-	-
Special Assessments -Prepayments	-	-	-	-
Interest Income	15,000	7,500	8,031	531
Total Revenues	\$ 535,023	\$ 520,977	\$ 521,507	\$ 531
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	\$ 352,117	\$ 347,648	\$ 5,531
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,305	\$ 352,117	\$ 347,648	\$ 5,531
Fund Balance - Beginning	\$ 226,230		\$ 491,486	
Fund Balance - Ending	\$ 243,535		\$ 839,134	

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 March 31, 2026

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 599	\$ 15,894
Total Revenues	\$ 599	\$ 15,894
Expenditures:		
Capital Outlay	\$ 15,400	\$ -
Total Expenditures	\$ 15,400	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (14,801)	\$ 15,894
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ (14,801)	\$ 15,894
Fund Balance - Beginning	\$ 34,593	\$ 898,707
Fund Balance - Ending	\$ 19,793	\$ 914,601

Bannon Lakes
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 158,079	\$ 158,079	\$ 158,079	\$ -
POA Contribution	-	-	-	-
Interest	2,500	1,250	366	(884)
Roof Warranty Proceeds	-	-	111,433	
Total Revenues	\$ 160,579	\$ 159,329	\$ 269,878	\$ (884)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	10,000	-	-	-
Roof Replacement	80,000	48,021	48,021	-
Other Service Charges	840	420	474	(54)
Total Expenditures	\$ 90,840	\$ 48,441	\$ 48,495	\$ (54)
Excess (Deficiency) of Revenues over Expenditures	\$ 69,739		\$ 221,383	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 69,739		\$ 221,383	
Fund Balance - Beginning	\$ 34,977		\$ 26,630	
Fund Balance - Ending	\$ 104,716		\$ 248,013	

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	\$369,500
Reserve Fund Balance	369,500
Bonds Outstanding - 1/31/16	\$11,850,000
Less: May 1, 2016	\$0
Less: May 1, 2019 (Prepayment)	(\$50,000)
Less: November 1, 2019	(\$190,000)
Less: November 1, 2019 (Prepayment)	(\$45,000)
Less: May 1, 2020 (Prepayment)	(\$140,000)
Less: November 1, 2020	(\$190,000)
Less: November 1, 2020 (Prepayment)	(\$135,000)
Less: May 1, 2021	(\$30,000)
Less: November 1, 2021	(\$195,000)
Less: November 1, 2021 (Prepayment)	(\$25,000)
Less: May 1, 2022 (Prepayment)	(\$25,000)
Less: November 1, 2022	(\$200,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Less: November 1, 2023	(\$210,000)
Less: November 1, 2024	(\$220,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
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	\$206,806
Reserve Fund Balance	206,806
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	\$259,300
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 ASMNTS
TAX ROLL ASSESSED	986	738,484.29	416,052.05	518,260.67	1,089,786.08	2,762,583.09

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	25,500.92	731,667.48	412,211.54	513,476.70	1,079,726.48	2,737,082.17

TAX ROLL RECEIPTS

[illegible]

PERCENT COLLECTED TAX ROLL	99.08%	99.08%	99.08%	99.08%	99.08%
----------------------------	--------	--------	--------	--------	--------

C.

Bannon Lakes
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
3/3/26	1990-1996	\$3,989.87	
3/10/26	1997-2005	331,413.22	
3/18/26	2006-2013	32,114.85	
3/31/26	2014-2020	8,847.75	
Total General Fund Checks			\$376,365.69
Autopayments			
3/2/26	RollKall	\$614.25	
3/2/26	WF CC Payment - J. Johnson	2,571.67	
3/2/26	WF CC Payment - E. Wright	2,326.65	
3/10/26	AT&T	74.90	
3/10/26	Republic Services	371.81	
3/11/26	RollKall	614.25	
3/18/26	RollKall	1,023.75	
3/18/26	SJCUD	3,446.03	
3/20/26	IRS FICA Payment	153.00	
3/23/26	AT&T	243.00	
3/26/26	FPL	2,905.25	
3/30/26	RollKall	682.50	
3/30/26	WF CC Payment - J. Johnson	926.47	
3/30/26	WF CC Payment - E. Wright	268.01	
Total Paid Electronically			\$16,221.54
Total Paid Checks and Electronically			\$392,587.23

* 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	 #
3/03/26	00044	3/21/26	03212026	202603	320-57200	00-49400				*	1,200.00		
			SPRING/EASTER EVENT 2026						BOUNCERS SLIDES AND MORE INC			1,200.00	001990
3/03/26	00122	3/01/26	766623	202503	320-57200	00-34500				*	574.59		
			VIDEO MONITORING - APR26						HIDDEN EYES LLC			574.59	001991
3/03/26	00030	2/26/25	1222032	202602	320-57200	00-54500				*	160.00		
		2/26/25	1222032	202602	320-57200	00-54500				*	100.00		
			FEB PEST CONTROL						FREEDOM PEST CONTROL			260.00	001992
3/03/26	00128	3/01/26	264659	202603	320-57200	00-45300				*	819.00		
			MAR JANITORIAL SERVICES						HIGH TECH COMMERCIAL CLEANING			819.00	001993
3/03/26	00017	3/01/26	351850B	202603	330-53800	00-46800				*	820.00		
			MAR LAKE MAINTENANCE						THE LAKE DOCTORS INC			820.00	001994
3/03/26	00074	3/01/26	38647	202603	320-57200	00-54510				*	249.00		
			WILDLIFE MANAGEMENT-MAR26						QUICK CATCH INC			249.00	001995
3/03/26	00136	2/28/26	7596429	202602	310-51300	00-48000				*	67.28		
			NOTICE OF MEETING-2/17/26						USA TODAY MEDIA CORP			67.28	001996
3/10/26	00037	3/10/26	03102026	202603	300-20700	00-10200				*	135,292.82		
			2/20 SJC TAX DIST 7						BANNON LAKES CDD C/O BANK OF NEW			135,292.82	001997
3/10/26	00076	3/10/26	03102026	202603	300-20700	00-10300				*	76,222.14		
			2/20 SJC TAX DIST 7						BANNON LAKES CDD C/O BANK OF NEW			76,222.14	001998
3/10/26	00113	3/10/26	03102026	202603	300-20700	00-10400				*	94,947.10		
			2/20 SJC TAX DIST 7						BANNON LAKES CDD C/O BANK OF NEW			94,947.10	001999
3/10/26	00009	3/09/26	00252-26	202603	310-51300	00-32300				*	3,500.00		
			FY26 DS 2022 TRUSTEE FEES							*	2,500.00		
		3/09/26	00252-26	202603	300-15500	00-10000							
			FY27 DS 2022 TRUSTEE FEES						THE BANK OF NEW YORK MELLON			6,000.00	002000
									BANL -BANNON LAKES- TLEE				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
3/10/26	00003	3/01/26	143	202603 310-51300	34000			*	4,831.17		
			MAR MANAGEMENT FEES								
		3/01/26	143	202603 310-51300	53000			*	117.92		
			MAR WEBSITE ADMIN								
		3/01/26	143	202603 310-51300	35100			*	176.92		
			MAR INFORMATION TECH								
		3/01/26	143	202603 310-51300	31600			*	835.75		
			MAR DISSEMINATION SVCS								
		3/01/26	143	202603 310-51300	51000			*	.54		
			OFFICE SUPPLIES								
		3/01/26	143	202603 310-51300	42000			*	119.89		
			POSTAGE								
		3/01/26	143	202603 310-51300	42500			*	73.05		
			COPIES								
		3/01/26	143	202603 310-51300	41000			*	35.29		
			TELEPHONE								
							GOVERNMENTAL MANAGEMENT SRVCS LLC			6,190.53	002001
3/10/26	00125	3/09/26	194756	202602 310-51300	31100			*	392.50		
			FEB ENGINEERING SERVICES								
							MATTHEWS DESIGN GROUP LLC			392.50	002002
3/10/26	00019	3/04/26	13129563	202603 320-57200	45210			*	945.85		
			MAR POOL CHEMICALS								
							POOLSURE			945.85	002003
3/10/26	00014	2/28/26	284	202602 320-57200	34100			*	449.12		
			FEB FACILITY ASSISTANT								
							RIVERSIDE MANAGEMENT SERVICES INC			449.12	002004
3/10/26	00014	3/01/26	283	202603 320-57200	45200			*	1,238.75		
			MAR POOL MAINTENANCE SVCS								
		3/01/26	283	202603 320-57200	46001			*	2,500.00		
			MAR FIELD OPS MANAGEMENT								
		3/01/26	283	202603 320-57200	34000			*	6,788.92		
			MAR FACILITY MANAGEMENT								
		3/01/26	283	202603 320-57200	60000			*	335.50		
			POOL REPAIR-SAFETY BUOYS								
		3/01/26	283	202603 320-57200	60000			*	66.00		
			POOL REPAIR-SAFETY ROPE								
		3/01/26	283	202603 320-57200	60000			*	43.99		
			POOL REPAIR-POOL SKIMMER								
							RIVERSIDE MANAGEMENT SERVICES INC			10,973.16	002005
3/18/26	00116	2/28/26	188648	202601 330-53800	46000			*	300.00		
			GENERAL COORDINATION								
							BIO-TECH CONSULTING INC			300.00	002006
							BANL -BANNON LAKES- TLEE				

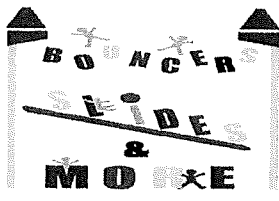
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/18/26	00013	2/28/26 1549	202602 330-53800-46400	IRRIGATION REPAIRS-FEB26	*	2,347.95	
				LANDCARE GROUP INC			2,347.95 002007
3/18/26	00013	3/01/26 1520	202603 330-53800-46200	MAR LANDSCAPE MAINTENANCE	*	15,743.00	
				LANDCARE GROUP INC			15,743.00 002008
3/18/26	00074	3/12/26 38687	202603 320-57200-54510	HOG CAMERA PLACEMENT-1 WK	*	249.00	
				QUICK CATCH INC			249.00 002009
3/18/26	00014	3/12/26 285	202602 330-53800-46100	GROUNDS MAINTENANCE-FEB	*	1,633.00	
		3/12/26 285	202602 320-57200-45100	FACILITY MAINTENANCE-FEB	*	3,333.00	
		3/12/26 285	202602 320-57200-60000	REPAIRS & MAINTENANCE-FEB	*	5,253.90	
				RIVERSIDE MANAGEMENT SERVICES INC			10,219.90 002010
3/18/26	00062	3/01/26 0020109	202603 320-57200-60000	DIAGNOSTIC-BLOWER MOTOR	*	199.00	
				THIGPEN HEATING AND COOLING INC.			199.00 002011
3/18/26	00062	3/04/26 0020222	202603 320-57200-60000	DIAGNOSTIC-CONDENSER	*	199.00	
				THIGPEN HEATING AND COOLING INC.			199.00 002012
3/18/26	00062	3/15/26 0020433	202603 320-57200-60000	RPLED INDOOR BLOWER MOTOR	*	2,857.00	
				THIGPEN HEATING AND COOLING INC.			2,857.00 002013
3/31/26	00030	3/26/26 1225117	202603 320-57200-54500	MAR PEST CONTROL	*	160.00	
		3/26/26 1225117	202603 320-57200-54500	MAR RODENT CONTROL	*	100.00	
				FREEDOM PEST CONTROL			260.00 002014
3/31/26	00086	3/24/26 8233	202603 320-57200-46110	26 BIT CLAMSHELL PROX BAD	*	742.75	
				ID WORKPLACE LLC			742.75 002015
3/31/26	00082	3/19/26 597	202603 320-57200-60000	P.WASH-EXT/S.WALK/SIGNS	*	3,200.00	
				JAMES M TETER			3,200.00 002016

BANL -BANNON LAKES- TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/31/26	00074	3/19/26 38687	202603 320-57200-54510	HOG CAMERA PLACEMENT-1WK	*	249.00	
				QUICK CATCH INC			249.00 002017
3/31/26	00074	3/19/26 38697	202603 320-57200-54510	HOG TRAPPING SERVICES	*	795.00	
		3/19/26 38697	202603 320-57200-54510	HOG CAMERA PLACEMENT-1WK	*	249.00-	
				QUICK CATCH INC			546.00 002018
3/31/26	00074	3/24/26 38722	202603 320-57200-54510	(10) HOG REMOVALS	*	1,500.00	
				QUICK CATCH INC			1,500.00 002019
3/31/26	00014	3/24/26 286	202603 320-57200-60000	PRESSURE WASHING SVCS-MAR	*	2,350.00	
				RIVERSIDE MANAGEMENT SERVICES INC			2,350.00 002020
TOTAL FOR BANK A						376,365.69	
TOTAL FOR REGISTER						376,365.69	

BANL -BANNON LAKES- TLEE

(Spring/Easter Event) Special Events
 1. 320.57200.49400
 Approved Emily Wright 2. 24.2026

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: March 21st, 2026 Invoice Number: 03212026.12		
<u>Name / Address</u> Attn: Emily Wright Bannon Lakes 435 Bannon Lakes Blvd. St Augustine, FL 32092 BannonManager@RMSNF.c		Additional Details:				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	55ft double lane obstacle	1	\$350.00		\$300.00	\$300.00
2	Face Painter (3hrs)	1	\$450.00		\$450.00	\$450.00
3	Balloon Artist (3hrs)	1	\$450.00		\$450.00	\$450.00
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$1,200.00
		Sales Tax (0.0%)				N/A
		Total				

RECEIVED

By Tara Lee at 3:09 pm, Mar 02, 2026

Envera

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

Approved 3/2/26
Jeff Johnson
Security
1.320.57200.34500

Invoice

Invoice Number 766623	Date 03/01/2026
Customer Number 400558	Due Date 04/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Bannon Lakes CDD	400558		03/01/2026	04/01/2026

Quantity	Description	Months	Rate	Amount
<i>3047 - CCTV - Bannon Lakes CDD - Bannon Lakes Blvd, Saint Augustine, FL</i>				
1.00	Active Video Monitoring 04/01/2026 - 04/30/2026	1.00	\$206.00	\$206.00
1.00	Passive Standard Camera 04/01/2026 - 04/30/2026	1.00	\$128.75	\$128.75
1.00	Service & Maintenance 04/01/2026 - 04/30/2026	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 12:58 pm, Mar 02, 2026**

Date	Invoice #	Description	Amount	Balance Due
3/1/2026	766623	Monitoring Services	\$574.59	\$574.59

Envera

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

Invoice

Invoice Number 766623	Date 03/01/2026
Customer Number 400558	Due Date 04/01/2026

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

**FREEDOM
PEST CONTROL**



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

Service Slip/Invoice

INVOICE: 1222032
DATE: 02/26/2026
ORDER: 1222032

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

Work Location: [106210] 904-907-1100
Bannon Lakes CDD
Bannon Lakes Resident's Club
435 B Bannon Lakes Blvd
St. Augustine, FL 32092

Work Date	Time	Target Pest	Technician		Time In
02/26/2026			2MARCUS	Marcus Lopez	10:42 AM
Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	02/26/2026		Lic:JE276424	12:32 PM

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

Approved 2/26/26
Jeff Johnson
Pest Control
1.320.57200.54500

RECEIVED
By Tara Lee at 8:25 am, Feb 27, 2026

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

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

PLEASE PAY FROM THIS INVOICE



HIGH TECH

COMMERCIAL CLEANING

Invoice

Date

Invoice #

3/1/2026

264659

Bill To

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

Please Remit Payment To:

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

Questions about billing?

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

Questions about service?

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of March 2026 Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259 FL DR-14 85-8017166046C-0 Expires 01/31/2027 Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon Approved 2/20/26 Jeff Johnson Janitorial Maintenance 1.320.57200.45300 RECEIVED By Tara Lee at 10:50 am, Feb 20, 2026	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	3/1/2026	\$820.00

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

0000000011652200100000003518500000008200061

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

BANNON LAKES CDD	435 Bannon Lakes Blvd, St Augustine, FL	St Augustine, FL 32092
Invoice Due Date 3/11/2026	Invoice 351850B	PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
3/1/2026	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

Approved 3/2/26
Jeff Johnson
Lake Maintenance
1.330.53800.46800

RECEIVED
By Tara Lee at 8:46 am, Mar 02, 2026

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

Credits	\$0.00
Adjustment	\$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$820.00

This Invoice Total:

\$820.00

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

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

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

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

INVOICE

QUICK CATCH INC

12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

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

Approved 3/2/26
Jeff Johnson
Nuisanes Animal Control
1.320.57200.54510



Bill to

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

Ship to

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

Invoice details

Invoice no.: 38647
Terms: Net 14
Invoice date: 03/01/2026
Due date: 03/15/2026

P.O. Number: OSKX

RECEIVED

By Tara Lee at 8:45 am, Mar 02, 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

[View and pay](#)

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Bannon Lakes Cdd - Gms		764131	02/28/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007596429	Feb 1- Feb 28, 2026	\$67.28	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$67.28	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: MARCH 31, 2026
Bannon Lakes Cdd - Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	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.

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

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Date	Description	Amount
2/1/26	Balance Forward	\$67.28
2/18/26	PAYMENT - THANK YOU	-\$67.28

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/9/26	12011267	SAG St Augustine Record	February Meeting	February Meeting	\$67.28

RECEIVED
By Tara Lee at 12:32 pm, Mar 02, 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 Service Fee 3.99% *Cash/Check/ACH Discount *Payment Amount by Cash/Check/ACH Payment Amount by Credit Card	\$67.28 \$2.68 -\$2.68 \$67.28 \$69.96
--	--	--

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bannon Lakes Cdd - Gms		764131		0007596429		
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/			

00007641310000000000000075964290000672867175

USA TODAY CO.



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 02/09/2026
SAG staugustine.com 02/09/2026

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 02/09/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$67.28	
Tax Amount:	\$0.00	
Payment Cost:	\$67.28	
Order No:	12011267	# of Copies:
Customer No:	764131	1
PO #:	February Meeting	

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, February 17, 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

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

General Fund

Date	Amount	Authorized By
March 10, 2026	\$76,222.14	Sheryl Fulks

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

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

[illegible]

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

General Fund

Date	Amount	Authorized By
March 10, 2026	\$94,947.10	Sheryl Fulks

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

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

[illegible]

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
-			-	-	-	-	-
-			-	-	-	-	-
-			-	-	-	-	-
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-			-	-	-	-	-
-			-	-	-	-	-
-			-	-	-	-	-
-			-	-	-	-	-
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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INVOICE

For: BANNON LAKES COMMUNITY DEVELOPMENT
DISTRICT
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: 00252-26-0110878
Invoice Date: Mar 9, 2026
Due Date: Apr 8, 2026
Account Number: 0453100851-INV
Cycle Date: Mar 1, 2026
Legacy Ref#: CT2228659
Currency: USD

INVOICE

Total Payable Amount: **6,000.00 USD**

RECEIVED

By Tara Lee at 8:22 am, Mar 10, 2026

Current Period Subtotal: 6,000.00 USD
Current Period Tax: 0.00 USD
Current Period Total: 6,000.00 USD
Satisfied to Date: 0.00 USD
Balance Due: 6,000.00 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.



Account Number [REDACTED] Invoice Number: 00252-26-0110878

Details for Bannon Lakes Community Development District Special Assessment Revenue Bonds, Series 2022

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Construction Fund Administration Fee					2,000.00
For the period: Mar 1, 2026 to Feb 28, 2027					
Flat Fee		2,000.00		2,000.00	
Trustee					
Annual Fee					4,000.00
For the period: Mar 1, 2026 to Feb 28, 2027					
Flat Fee		4,000.00		4,000.00	
Total					6,000.00

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: [REDACTED] Invoice Number: 00252-26-0110878

Billing Stub

BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT

Invoice Number: 00252-26-0110878
Account Number: 0453100851-INV
Invoice Date: Mar 9, 2026
Cycle Date: Mar 1, 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

Governmental Management Services, LLC

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

Invoice**Invoice #:** 143**Invoice Date:** 3/1/26**Due Date:** 3/1/26**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 - March 2026		4,831.17	4,831.17
Website Administration - March 2026		117.92	117.92
Information Technology - March 2026		176.92	176.92
Dissemination Agent Services - March 2026		835.75	835.75
Office Supplies		0.54	0.54
Postage		119.89	119.89
Copies		73.05	73.05
Telephone		35.29	35.29

Total \$6,190.53**Payments/Credits** \$0.00**Balance Due** \$6,190.53**RECEIVED****By Tara Lee at 8:19 am, Mar 06, 2026**

Project Manager Alex Acree

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

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

March 09, 2026
Invoice # 194756

Project 0000002619.0000 Bannon Lakes CDD

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

- CDD Coordination
- Process Requisitions
- Crosswalk Review

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 February 28, 2026

Phase	0001	Engineering Services		
		Hours	Rate	Amount
Vice President of Production		1.25	290.00	362.50
Project Administrator		.25	120.00	30.00
Total Labor				392.50
Total Due:				392.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	392.50	13,155.00	13,547.50
Totals	392.50	13,155.00	13,547.50

RECEIVED
By Tara Lee at 1:09 pm, Mar 09, 2026



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

Invoice

Date 3/4/2026
Invoice # 131295634401

Terms	Net 20
Due Date	3/24/2026
PO #	
Delivery Ticket #	Sales Order #1356928
Delivery Date	3/3/2026
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

Bill To
Riverside Management Services Bannon Lakes CDD 9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257

Ship To
Bannon Lakes CDD 435 Bannon Lakes Blvd St. Augustine FL 32095

THANK YOU FOR YOUR BUSINESS!

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	200	gal	\$3.35	\$670.00
160-050	Pool Acid bulk by Gallon	15	gal	\$3.19	\$47.85
135-010	Sodium Bicarbonate 50# bag	6		\$38.00	\$228.00

Subtotal \$945.85

Tax \$0.00

Total \$945.85

Amount Paid/Credit Applied \$0.00

Balance Due \$945.85

Approved 3/6/26
Jeff Johnson
Pool Chemicals
1.320.57200.45210

[Click Here to Pay Now](#)



RECEIVED

By Tara Lee at 8:26 am, Mar 06, 2026



131295634401

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

Invoice

Invoice #: 284
Invoice Date: 2/28/2026
Due Date: 2/28/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through February 2026 1,320.57200,34100	16.04	28.00	449.12
Alison Moring 3-6-26			
Total			\$449.12
Payments/Credits			\$0.00
Balance Due			\$449.12

RECEIVED

By Tara Lee at 11:04 am, Mar 06, 2026

BANNON LAKES CDD
FACILITY ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
16.04	Facility Assistant	\$ 28.00	\$ 449.12
	Covers February 2026		
	TOTAL DUE:		<u>\$ 449.12</u>
	Facility Assistant 1.320.57200.34100		

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
FACILITY ASSISTANT BILLABLE HOURS
THROUGH FEBRUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/6/26	8.02	L.H.	Completed daily checklist and returned calls and emails
2/27/26	8.02	L.H.	Completed daily checklist and returned calls and emails
TOTAL	<u>16.04</u>		

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

Invoice

Invoice #: 283
Invoice Date: 3/1/2026
Due Date: 3/1/2026
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
1.320.57200.45200 - Pool Maintenance Services - March 2026		1,238.75	1,238.75
1.320.57200.46001 - Contract Administration - March 2026		2,500.00	2,500.00
1.320.57200.34000 - Facility Management - Bannon Lakes - March 2026		6,788.92	6,788.92
Pool Repair - Safety Buoys (2)		335.50	335.50
Pool Repair - Safety Rope 30' Life Line (2)		66.00	66.00
Pool Repair - Pool Leaf Skimmer Net		43.99	43.99
Alison Moring 3-5-26			

RECEIVED

By Tara Lee at 8:22 am, Mar 06, 2026

Total \$10,973.16

Payments/Credits \$0.00

Balance Due \$10,973.16



Bio-Tech Consulting

An EnviroTrac Company

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

Invoice

Invoice #: 188648

Invoice Date: 2/28/2026

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)

Terms:

Net 30

Date	Item #	Description	Contrac...	Prev Amt	Rate	Qty	Total %	Amount
1/7/2026	75-06	Quarterly Maintenance - Ponds	16,800.00	7,350.00	1,050.00	0	43.75%	0.00
	65-00	General Coordination	600.00		150.00	2	50.00%	300.00
		SJRWMD District Responses						

We appreciate your business!

RECEIVED

Invoice Total \$300.00

Payments/Credits \$0.00

Current Charges \$300.00

Outstanding Balance \$300.00



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Batch Number 1549
Invoice Date 02/28/26
Payment Terms Net 30
PO Number
Sales Rep David Jackson

Bill To

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

Approved 3/18/26
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

RECEIVED

By Tara Lee at 8:46 am, Mar 18, 2026

Description	Qty / UOM	Rate	Ext. Price	Amount
Service Location: Bannon Lakes CDD				
Irrigation system repairs				
Irrigation Maintenance #1 February 4, 2026				
Cannot complete repair today. Hole full of mud has to dry out to gain access buried flex. Clock is off on that zone				
Labor				
Scott Martin 02/04/2026 1:36 PM				
Work ticket #13238 # -				
Irrigation Maintenance #1 February 4, 2026				
Irrigation repair Front Entrance Island (flower zone)				
Labor				
Scott Martin 02/04/2026 12:25 PM				
Work ticket #13238 # -				
Billable Irrigation - 02/04/2026				
Labor - 02/04/26	3.90 Hrs	\$45.00	\$175.50	
Irrigation system repairs.				
Irrigation Maintenance #1 February 5, 2026				

Repair at Front Entrance

Scott Martin 02/05/2026 8:01 AM

Work ticket #13259|# -

Billable Irrigation - 02/05/2026

Labor - 02/05/26	2.89	Hrs	\$45.00	\$130.05
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT (Material)	1.00	ea	\$0.66	\$0.66
Sch 40 PVC Male Adapter 1/2 in. MIPT x Socket (Material)	1.00	ea	\$0.48	\$0.48
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	1.00	ea	\$5.15	\$5.15
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.) (Material)	1.00	FT	\$0.99	\$0.99
Rain Bird U-Series Nozzle Half Circle 12 ft. 180 Degree (Material)	1.00	ea	\$2.67	\$2.67

Irrigation system repairs.

Irrigation Maintenance #1

February 18, 2026

Irrigation repairs Bannon Lakes Blvd

Billable Irrigation - 02/18/2026

Labor - 02/18/26	4.84	Hrs	\$45.00	\$217.80
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	7.00	ea	\$5.15	\$36.06
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 90 Degree - 210 Degree (Material)	2.00	ea	\$8.11	\$16.21
Pro-Trade Black/Gray Wire Connector 100 Pc Canister (Material)	0.20	PK	\$109.19	\$21.84
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree 13 ft. - 21 ft. 90 Degree - 210 Degree (Material)	5.00	ea	\$8.11	\$40.53
Pro-Trade DBR/Y-600 Red/Yellow Gorilla Nut 2 Pack (Material)	1.00	BG	\$7.57	\$7.57
Rain Bird Solenoid Assembly Kit 24 Vac (075 - Das 100 - Das 075 - Asvf 100 - Asvf All Dv Dvf All Jtv) (Material)	1.00	ea	\$33.63	\$33.63
Hunter lcd Decoder 1 Station for Use With Acc Controllers (Material)	1.00	ea	\$195.65	\$195.65

Irrigation system repairs.

Irrigation Maintenance #1

February 19, 2026

Continued repairs from inspection.

Billable Irrigation - 02/19/2026				
Labor - 02/19/26	13.08	Hrs	\$45.00	\$588.60
Sch 40 PVC Reducer Bushing Flush Style 3/4 in. x 1/2 in. Splgot x Socket (Material)	1.00	ea	\$0.55	\$0.55
Sch 40 PVC Tee 3/4 in. FIPT (Material)	1.00	ea	\$3.71	\$3.71
Sch 40 PVC 90 Degree Elbow 1/2 in. Socket x FIPT (Material)	2.00	ea	\$0.66	\$1.32
Rusco Poly Riser Extension 1/2 in. x 4 in. MIPT x FIPT (Material)	2.00	ea	\$0.66	\$1.32
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	7.00	ea	\$5.15	\$36.06
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 90 Degree - 210 Degree (Material)	1.00	ea	\$8.11	\$8.11
Sch 40 PVC 90 Degree Elbow 2 in. Socket (Material)	4.00	ea	\$2.76	\$11.03
Rain Bird 1812 Spray Body Side Inlet 12 in. Pop Up (Material)	1.00	ea	\$13.40	\$13.40
Hunter MP Rotator MP Strip Nozzle Side Strip 5 ft. x 30 ft. (Material)	1.00	ea	\$8.11	\$8.11
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree 13 ft. - 21 ft. 90 Degree - 210 Degree (Material)	4.00	ea	\$8.11	\$32.42
PVC Pipe 2 in. x 20 ft. Schedule 40 Bell End (Priced per ft.) (Material)	4.00	FT	\$1.15	\$4.59
Sch 40 PVC Reducing Male Adapter 2 in. x 1-1/2 in. MIPT x Socket (Material)	1.00	ea	\$4.30	\$4.30
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.) (Material)	4.00	FT	\$0.99	\$3.98
Sch 40 PVC 90 Degree Reducing Elbow 3/4 in. x 1/2 in. Socket (Material)	1.00	ea	\$1.05	\$1.05
Rain Bird U-Series Nozzle Half Circle 12 ft. 180 Degree (Material)	1.00	ea	\$2.67	\$2.67
Irrigation system repairs.				
Irrigation Maintenance #2				
February 20, 2026				
Replaced solenoid on Zone 3 valve and repaired cut drip. Will need more couplings for additional repairs				
Billable Irrigation - 02/20/2026				
Labor - 02/20/26	3.78	Hrs	\$45.00	\$170.10
Pro-Trade Black/White Wire Connector 150 Pc Canister (Material)	0.01	PK	\$128.28	\$1.28
Rain Bird Solenoid Assembly Kit 24 Vac (075 - Das 100 - Das 075 - Asvf 100 - Asvf All Dv Dvf All Jtv) (Material)	1.00	ea	\$33.63	\$33.63
Poly Insert Coupling 1/2 in. x 1/2 in. (Material)	2.00	ea	\$1.20	\$2.41
Irrigation system repairs.				
Zone 3 Asiatic Jasmine bed front left side				

Scott Martin 02/23/2026 2:14 PM				
Repaired cut drip @ Amenity Center				
Scott Martin 02/23/2026 10:09 AM				
Billable Irrigation - 02/23/2026				
Labor - 02/23/26	5.39	Hrs	\$45.00	\$242.55
HUNTER HDL DRIPLINE CV 0.9 GPH 12 in. 100 ft. (Material)	3.00	FT	\$0.52	\$1.55
Poly Insert Coupling 1/2 in. x 1/2 in. (Material)	12.00	ea	\$1.20	\$14.45
Irrigation system repairs.				
Leak found to be drip line sleeved under sidewalk to pocket detail bed. Cutting drip and splicing together to eliminate flooding. Plant material in detail is well established and has been without irrigation for 1 year already.				
Justin VanPatten 02/25/2026 10:17 AM				
Locating leaks in Zone 3 Amenity Center drip after leak repair at Zone 3 valve.				
Justin VanPatten 02/25/2026 9:54 AM				
Billable Irrigation - 02/25/2026				
Labor - 02/25/26	5.93	Hrs	\$45.00	\$266.85
HUNTER HDL DRIPLINE RECLAIMED 12 in. 0.9 GPH 250 ft. (Material)	4.00	FT	\$0.48	\$1.90
Poly Insert Coupling 1/2 in. x 1/2 in. (Material)	6.00	ea	\$1.20	\$7.22
Total for Bannon Lakes CDD				\$2,347.95
			Invoice Subtotal:	\$2,347.95
			Sales Tax:	\$0.00
			Invoice Total:	\$2,347.95
			Credits/Payments:	\$0.00
			Balance Due:	\$2,347.95



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number 1520
Invoice Date 03/01/26
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 March 2026				\$15,743.00
Approved 3/2/26 Jeff Johnson Landscape Maintenance 1.330.53800.46200				

RECEIVED

By Tara Lee at 2:46 pm, Mar 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

INVOICE

QUICK CATCH INC

12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

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



Bannon Lakes CDD

Bill to

Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Ship to

Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Invoice details

P.O. Number: 435 Bannon Lakes Blvd.

Invoice no.: 38687

Terms: Net 14

Invoice date: 03/12/2026

Due date: 03/26/2026

Approved 3/13/26

Jeff Johnson

Nuisances Animal Control

1.320.57200.54510

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Hog Camera Placement to Monitor	Hog Camera Placement to Monitor for one week	1	\$249.00	\$249.00

Total

\$249.00

Ways to pay



Note to customer

Bannon Lakes CDD
Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

[View and pay](#)

RECEIVED

By Tara Lee at 11:30 am, Mar 13, 2026

Invoice

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

Approved 3/13/26
Jeff Johnson
Grounds Maintenance 1,330.53800,46100 \$1633.00
Faciltiy Maintenance 1,320.57200,45100 \$3333.00
Repairs and Maintenance 1,320.57200,60000 \$5253.90

Total	\$10,219.90
Payments/Credits	\$0.00
Balance Due	\$10,219.90

By Tara Lee at 12:35 pm, Mar 17, 2026

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/2/26	8	T.W.	Repaired tennis court windscreen, checked fire and emergency equipment, straightened and organized pool and patio furniture, reset clubhouse and fitness center, restocked the bathrooms, blew leaves and debris off pool deck, patio, walkways and courts, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/3/26	8	T.W.	Brick ledge repair at pool bathrooms, mobile library assembly and installation at clubhouse, disability pool chair repaired, hung warning signs, reset clubhouse and fitness center, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, walkways and courts, restocked all bathrooms and gym, removed debris from roadways and pond, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, raked the playground and cart park
2/4/26	8	T.W.	Completed dog park gate repair, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, raked cart park and playground, checked pool water levels and chemicals, restocked all bathrooms, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/5/26	8	T.W.	Fixed front large dog park gate lock, fixed two water damaged drain trenches, installed tennis court and pickleball court signs, checked pool water levels and chemicals, blew leaves and debris off pool deck, patio, courts and walkways, raked the cart park, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/6/26	8	T.W.	Started small dog park front gate repair, straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, raked the cart park and the playground, reset clubhouse and fitness center, restocked the bathrooms, checked pool water levels and chemicals, golf cart maintenance, removed debris around pond and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
2/9/26	8	T.W.	Replaced broken water pipes at pool shower, straightened and organize pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, raked the cart park and the playground, reset clubhouse and fitness center, restocked the bathrooms, checked pool water levels and chemicals, removed debris around pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/10/26	8	T.W.	Completed small dog park front and middle gate repair, fixed tennis court windscreens, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked the bathrooms, checked pool water levels and chemicals, blew leaves and debris off pool deck, patio, courts and walkways, raked the cart park and the playground,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/11/26	8	T.W.	removed debris from roadways and pond, checked and changed all trash receptacles, emptied and restocked dog waste receptacles Repaired tennis court awning, paint touch up at pool bathrooms, fitness bathrooms and main room walls, fixed broken changing tables in pool men's and women's restroom, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, raked cart park and playground, restocked all bathrooms, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/12/26	8	T.W.	Post construction parking lot clean up, two tennis court windscreens replaced, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked the bathrooms, blew leaves and debris off pool deck, patio, walkways and courts, raked cart park and playground, checked water levels and chemicals in pool, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/13/26	8	T.W.	Installed new tennis court signs, pressure washed tennis court and screens, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked the bathrooms, checked pool water levels and chemicals, blew leaves and debris off pool deck, patio, courts and walkways, raked the cart park and the playground, removed debris from roadways and pond, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
2/16/26	8	T.W.	Repaired tennis windscreens, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, raked playground and cart park, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles, restocked pool and fitness center bathrooms
2/17/26	8	T.W.	Pressure washed clubhouse walkways, checked pool water levels and chemicals, straightened and organized pool deck and patio furniture, blew leaves and debris off pool decks, patio, courts and walkways, reset the clubhouse and fitness center, restocked pool and fitness center restrooms, raked the cart park and playground twice, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/18/26	8	T.W.	Completed dog park gate reconstruction on front and back, playground water drain rebuilt for proper function, height adjustment made on playground swings, straightened and organized pool deck and patio furniture, set up clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, restocked pool and fitness bathrooms, raked playground and cart park, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/19/26	8	T.W.	Installed dog pot stations, installed new swing chains, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/20/26	8	T.W.	raked cart park and playground, checked water levels and chemicals at pool, restocked bathrooms, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/20/26	8	T.W.	Sprayed event field and walkways with goose and bird repellent, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, walkways and courts, raked the playground and cart park, restocked the bathrooms, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/23/26	8	T.W.	Acom removal from small dog park, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, raked cart park and playground, restocked all bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/24/26	8	T.W.	Cleaned tar from clubhouse entrance, installed two area information signs, amenity island bird control program started, straightened and organized all pool deck and patio furniture, set up clubhouse and fitness center, restocked pool and fitness center bathrooms, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water level and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/25/26	8	T.W.	Sprayed walkways with bird repellent, pond bank repair completed, 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 the bathrooms, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/26/26	8	T.W.	Touch up painted signs and fences, pressure washed walkway, 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 the bathrooms, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/27/26	8	T.W.	Fixed clubhouse air conditioner unit, blew leaves and debris off parking lot, pool deck, patio, courts and walkways, checked pool water level and chemicals, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked the bathrooms, removed debris from roadways and pond, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

TOTAL

160

MILES

0

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

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.

2801 Dawn Road, Jacksonville FL 32207

Phone: 904-448-1962 Website: www.thigpenac.com

License # CACO56726 | CACO56729 | CN208226

INVOICE : 0020109

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

Invoice Date : 03/01/2026	Install Date : 06/26/2017
Service Order : 045409	Page : 1 of 1
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jeff Johnson	(904)660-3669	CSVC		DUE UPON RECEIPT
Service Comments : 02/18/2026. PR. On arrival found TRANE air handler M/N TWE090E300AA. S/N 17033NJABA. Running. After further investigation found bearing going out on blower motor. Recommend replacing indoor blower motor. Quoted.\$ 2,857.00 installed.				
Description	Mfg Name	Model	Serial No	
Air Handler	MISC	TWE090E300AA	17033NJABA	
Qty	Description		Price	Extended
1	Commercial Diagnostic		179.00	179.00
1	Commercial Environmental Fee		20.00	20.00
	Total Parts for Unit			199.00
	Total Labor for Unit			0.00
	Total Labor for Unit			0.00
Approved 3/16/26 Jeff Johnson Repairs and Maintenance 1.320.57200.60000				

PLEASE REMIT TO:

Thigpen Heating & Cooling, Inc

2801 Dawn Road

Jacksonville, FL 32207

Materials:	199.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	199.00
Sales Tax:	0.00
Total:	199.00 USD
Balance Due:	199.00 USD

RECEIVED

By Tara Lee at 12:34 pm, Mar 16, 2026

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

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

INVOICE : 0020222

Invoice Date :03/04/2026

Install Date :06/26/2017

Service Order :045652

Page : 1 of 2

Serviced At : 122663

Bannon Lakes Amenity Center
 435 Bannon Lakes Blvd
 Saint Augustine, FL 32095

Bill To : 122663

Bannon Lakes Amenity Center
 435 Bannon Lakes Blvd
 Saint Augustine, FL
 32095

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

Service Comments :

03/03/2026. PR. On arrival found LENNOX S/N 4977. Condenser S/N 3797 satisfied at thermostat. Check all low voltage wires. Test system in cooling. Let system run. Having no issues. Was unable to get the condenser to stop working. Need to get it at the time it hopes. It maybe a thermostat issue, low voltage wires, defrost control board. Customer to call us while issue is active. Do not reset unit so that we can diagnose.

Description	Mfg Name	Model	Serial No
Condenser	MISC	14HPX036-230-21	1917B03797

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

Qty	Description	Price	Extended
1	Commercial Diagnostic	179.00	179.00
1	Commercial Environmental Fee	20.00	20.00
	Total Parts for Unit		199.00
	Total Labor for Unit		0.00

Approved 3/16/26
 Jeff Johnson
 Repairs and Maintenance
 1.320.57200.60000

RECEIVED

By Tara Lee at 12:54 pm, Mar 16, 2026

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

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

INVOICE : 0020222

Invoice Date :03/04/2026

Install Date :06/26/2017

Service Order :045652

Page : 2 of 2

Bill To : 122663

Bannon Lakes Amenity Center
 435 Bannon Lakes Blvd
 Saint Augustine, FL
 32095

Serviced At : 122663

Bannon Lakes Amenity Center
 435 Bannon Lakes Blvd
 Saint Augustine, FL 32095

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

PLEASE REMIT TO:

Thigpen Heating & Cooling, Inc

2801 Dawn Road
 Jacksonville, FL 32207

Materials:	199.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	199.00
Sales Tax:	0.00
Total:	199.00 USD
Balance Due:	199.00 USD

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.

2801 Dawn Road, Jacksonville FL 32207

Phone: 904-448-1962 Website: www.thigpenac.com

License # CACO56726 | CACO56729 | CN208226

INVOICE : 0020433

Invoice Date :03/15/2026

Install Date :06/26/2017

Service Order :045440

Page : 1 of 1

Bill To : 122663

Bannon Lakes Amenity Center
435 Bannon Lakes Blvd
Saint Augustine, FL
32095

Serviced At : 122663

Bannon Lakes Amenity Center
435 Bannon Lakes Blvd
Saint Augustine, FL 32095

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

Service Comments :

02/23/2026. PR.. On arrival replaced blower motor on TRANE M/N TWE090E300AA. S/N 17033NJABA. Tested rotation AMPS.3.06. System running at this time. 03/5/2026. PR. Replaced indoor blower motor. Tested rotation amps system is running.

Description	Mfg Name	Model	Serial No
Air Handler	MISC	TWE090E300AA	17033NJABA
Qty	Description	Price	Extended
1	1-1/2 HP BELT DRIVE BLOWER MTR 3 PH	2,857.00	2,857.00
	Total Parts for Unit		2,857.00
	Total Labor for Unit		0.00

Approved 3/16/26
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

RECEIVED
By Tara Lee at 12:58 pm, Mar 16, 2026

PLEASE REMIT TO:

Thigpen Heating & Cooling, Inc

2801 Dawn Road
Jacksonville, FL 32207

Materials:	2,857.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	2857.00
Sales Tax:	0.00
Total:	2857.00 USD
Balance Due:	2857.00 USD

**FREEDOM
PEST CONTROL**



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

Service Slip/Invoice

INVOICE: 1225117
DATE: 03/26/2026
ORDER: 1225117

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

Work Location: [106210] 904-907-1100
Bannon Lakes CDD
Bannon Lakes Resident's Club
435 B Bannon Lakes Blvd
St. Augustine, FL 32092

Work Date	Time	Target Pest	Technician		Time In
03/26/2026			2MARCUS	Marcus Lopez	10:07 AM
Purchase Order	Terms	Last Service	Map Code		Time Out
	DUE UPON RECEIPT	03/26/2026		Lic:JE276424	12:08 PM

Service	Description	Price
MONTHLY	Monthly Pest Control	\$160.00
RODENT	Rodent Control	\$100.00
SUBTOTAL		\$260.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$260.00
Approved 3/26/26 Jeff Johnson Pest Control 1.320.57200.54500		AMOUNT DUE \$260.00

RECEIVED

By Tara Lee at 4:46 pm, Mar 28, 2026

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

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

ID Workplace LLC dba First Class ID

4171 West Hillsboro Blvd, Ste 13
Coconut Creek, FL 33073

Invoice

Date	Invoice #
3/24/2026	8233

Bill To
Bannon Lakes CDD C/o GMS 475 West Town Place, Suite 114 St. Augustine, FL 32092

Ship To
Bannon Lakes CDD C/o GMS 475 West Town Place, Suite 114 Attn: Emily Wright St. Augustine, FL 32092

		Rep	S.O. No.	P.O. No.	Terms
		MW22	6580		Net 30
Item	Description	Ordered	Invoiced	Each	Total
Prox26ClamshellT	26 Bit Clamshell Proximity Badge	200	200	3.59	718.00
					718.00
Shipping & Handling	UPS Shipping & Handling	1	1	24.75	24.75
	3/24 - shipped UPS Track# 1ZY828A90392301507				

Subtotal \$742.75

Sales Tax (0.0%) \$0.00

Total \$742.75

Payments/Credits \$0.00

Balance Due \$742.75

Access Cards 1.320.57200.46110
Approved Emily Wright 3.25.2026

RECEIVED

By Tara Lee at 4:54 pm, Mar 28, 2026

My Clean Roof

INVOICE

Date: 3/19/26

INVOICE 597

To Bannan Lakes

Approved 3/20/26
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

RECEIVED
By Tara Lee at 4:12 pm, Mar 28, 2026

Date completed	Job	Payment Terms	Due Date
	Pressure washing		

1) Pressure washed the exterior of both buildings	\$3200.00
2) Pressure washed all sidewalks	
3) Pressure washed pool deck and furniture	
4) Pressure washed front signs and fence	
Total	\$3200.00

Make all checks payable to My Clean Roof

Thank you for your business!

INVOICE

QUICK CATCH INC

12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

admin@quick-catch.com

+1 (904) 859-6585

www.quick-catch.com



Bannon Lakes CDD

Bill to

Jeff Johnson

435 Bannon Lakes Blvd.

Saint Augustine, FL 32095

Ship to

Jeff Johnson

435 Bannon Lakes Blvd.

Saint Augustine, FL 32095

Invoice details

Invoice no.: 38687

Terms: Net 14

Invoice date: 03/12/2026

Due date: 03/26/2026

P.O. Number: 435 Bannon Lakes Blvd.

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Hog Camera Placement to Monitor	Hog Camera Placement to Monitor for one week	1	\$249.00	\$249.00

Total

\$249.00

Ways to pay



Note to customer

Bannon Lakes CDD
Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Approved 3/24/25
Nuisance Animal Control
1.320.57200.54510

[View and pay](#)

INVOICE

QUICK CATCH INC

12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

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



Bannon Lakes CDD

Bill to

Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Ship to

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

Invoice details

Invoice no.: 38697

Terms: Net 14

Invoice date: 03/19/2026

Due date: 04/02/2026

P.O. Number: 435 Bannon Lakes Blvd.

Approved 3/31/26
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Hog Trapping Service	Hog Trapping Service Inspection/Survey Camera/Trap Setup	1	\$795.00	\$795.00
2.		Hog Camera Placement to Monitor	Hog Camera Placement to Monitor for one week	1	-\$249.00	-\$249.00

Total

\$546.00

Ways to pay

VISA  DISCOVER  AMERICAN EXPRESS BANK  PAYCOM  VENMO

Note to customer

Bannon Lakes CDD
Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

RECEIVED

By Tara Lee at 8:12 am, Mar 31, 2026

[View and pay](#)

INVOICE

QUICK CATCH INC

12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

admin@quick-catch.com

+1 (904) 859-6585

www.quick-catch.com



Bill to

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

Ship to

Jeff Johnson
435 Bannon Lakes Blvd.
Saint Augustine, FL 32095

Invoice details

Invoice no.: 38722

Terms: Net 14

Invoice date: 03/24/2026

Due date: 04/07/2026

P.O. Number: 435 Bannon Lakes Blvd.

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Hog Removal Up to 100 lbs	Hog Removal Up to 100 lbs	10	\$150.00	\$1,500.00

Total **\$1,500.00**

Ways to pay

VISA   BANK  venmo

Note to customer

The Preserve at Bannon Lakes
Jeff Johnson
205 Cedar Preserve Ln
Saint Augustine, FL 32095

Approved 3/24/26
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

[View and pay](#)

RECEIVED

By Tara Lee at 4:58 pm, Mar 28, 2026

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

Invoice

Invoice #: 286
Invoice Date: 3/24/2026
Due Date: 3/24/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - March 2026		2,350.00	2,350.00
Pressure washed all dog park fencing inside and out. This includes the entry area to the dog park.			
Pressure washed all amenity lot curbing			
Approved 3/25/26 Jeff Johnson Repairs and Maintenance 1.320.57200.60000			
RECEIVED By Tara Lee at 4:53 pm, Mar 28, 2026 Alison Moring 3-25-26			
Total			\$2,350.00
Payments/Credits			\$0.00
Balance Due			\$2,350.00

Riverside Management Services, Inc.

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

Service Detail

Bill To: Bannon Lakes CDD

Invoice Date: 3/23/26

Due Date: Upon Receipt

Amount Due: \$2,350.00

<u>Description</u>	<u>Amount</u>
Pressure washed all dog park fencing inside and out. This includes the entry area to the dog park.	\$2,350.00
Pressure washed all amenity parking lot curbing	

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$2,350.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@rmsnf.com

FOURTEENTH ORDER OF BUSINESS

REQUISITION NO. 52
(2021 Acquisition and Construction Account)

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
\$7,415,000
Special Assessment Revenue Bonds, Series 2021

The undersigned, a Responsible Officer of Bannon Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of January 1, 2016 (the "Indenture"; all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 5 2
- (B) Name of Payee: Basham & Lucas Design Group Inc.
7645 Gate Pkwy, Suite 101
Jacksonville, FL 32256
- (C) Amount Payable: \$2,700.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Fund or Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. this requisition is for Costs of the 2021 Project payable from the 2021 Acquisition and Construction Account that have not previously been paid.
2. each disbursement set forth above is a proper charge against the 2021 Costs of Issuance Account.

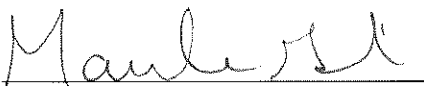
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

Dated:

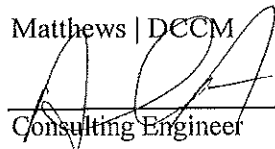
**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Matthews | DCCM



Consulting Engineer

**Basham & Lucas Design Group Inc.**

7646 Gate Pkwy Ste 101

Jacksonville, FL 32256

+19047312323

INVOICE

BILL TO
Bannon Lakes CDD
Governmental Management Services
World Golf Village
St. Augustine, FL 32092

INVOICE 11043
DATE 01/13/2026
TERMS Net 30
DUE DATE 02/12/2026

PROJECT NAME
25-28ABannon Lakes CDD Concept

CONTRACT SERVICES	CONTRACT	DUE	AMOUNT DUE
Part 1:Conceptual Building Design Renovation	5,700.00	2,700.00 of 5,700.00	2,700.00
Part 2:Various Design Tasks	0.00	0.00 of 0.00	0.00

BALANCE DUE **\$2,700.00**

Estimate Summary

Estimate 20-791	5,700.00
Invoice 10996	3,000.00
This Invoice 11043	\$2,700.00
Total Invoiced	5,700.00

FIFTEENTH ORDER OF BUSINESS

REQUISITION NO. 53
(2021 Acquisition and Construction Account)

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
\$7,415,000
Special Assessment Revenue Bonds, Series 2021

The undersigned, a Responsible Officer of Bannon Lakes Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of January 1, 2016 (the "Indenture"; all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 53
- (B) Name of Payee: Basham & Lucas Design Group Inc.
7645 Gate Pkwy, Suite 101
Jacksonville, FL 32256
- (C) Amount Payable: \$9,700.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
- (E) Fund or Account from which disbursement to be made: 2021 Acquisition and Construction Account

The undersigned hereby certifies that:

1. this requisition is for Costs of the 2021 Project payable from the 2021 Acquisition and Construction Account that have not previously been paid.
2. each disbursement set forth above is a proper charge against the 2021 Costs of Issuance Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

Dated:

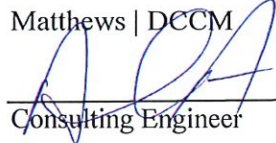
**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: Maulsby
Authorized Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

Matthews | DCCM



Consulting Engineer



Basham & Lucas Design Group Inc.

7645 Gate Pkwy Ste 101
Jacksonville, FL 32256
+19047312323

INVOICE

BILL TO
Bannon Lakes CDD
Governmental Management Services
World Golf Village
St. Augustine, FL 32092

INVOICE 11118
DATE 03/03/2026
TERMS Net 30
DUE DATE 04/02/2026

PROJECT NAME
(25-28B) Bannon Lakes Clubhouse

CONTRACT SERVICES	CONTRACT	DUE	AMOUNT DUE
Part 1:Design Development	6,200.00	6,200.00 of 6,200.00	6,200.00
Part 2:Preconstruction Construction Cost Estimate	3,500.00	3,500.00 of 3,500.00	3,500.00

BALANCE DUE **\$9,700.00**

Estimate Summary

Estimate 20-804	9,700.00
This invoice 11118	\$9,700.00
Total invoiced	9,700.00