

# *AGENDA*

# Bannon Lakes

## Community Development District

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

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

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 (*under separate cover*)
- 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  
*(under separate cover)*
- 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*

**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.
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**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

*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	<b>Total</b>	\$41,879.59
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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.

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.	<b>Total</b>	\$16,568.88
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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
<b>Plant Installation:</b>				<b>\$3,377.00</b>
<b>Subtotal</b>				<b>\$3,377.00</b>
<b>Estimated Tax</b>				<b>\$0.00</b>
<b>Total</b>				<b>\$3,377.00</b>

**Terms & Conditions**

By \_\_\_\_\_  
**David Jackson**

By \_\_\_\_\_

Date 4/2/2026

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](mailto: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, written in a cursive style.

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.*

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**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)
<b>Total Estimated Cost:</b>	<b>\$4,600, plus direct reimbursable expenses</b>

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

**CLIENT ACCEPTANCE AND AUTHORIZATION**

<i>Authorized Signature</i>	<i>Date</i>
Matt Biagetti	

*Name, Title*

On Behalf of \_\_\_\_\_

*Company/Client Name*

Billing Contact \_\_\_\_\_

Billing Email Address \_\_\_\_\_

Additional Billing Email Address (Copy to) \_\_\_\_\_

Billing Address \_\_\_\_\_

*Address*

\_\_\_\_\_

*City, State, Zip Code*

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)

## Signature

## Timestamp

Sent: 4/8/2026 10:29:03 AM  
 Viewed: 4/8/2026 1:01:17 PM

**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)

**COPIED**

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

**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

## Witness Events

## Signature

## Timestamp

<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	4/8/2026 10:29:02 AM
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<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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## **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](mailto: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](mailto: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](mailto: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](mailto: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.

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

#### Upcoming & Completed Events

- March 21<sup>st</sup> – Spring/Easter Event 10:00am-1:00pm
- March 21<sup>st</sup> – Blood Drive 9:00am-2:00pm
- April 18<sup>th</sup> – 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
<b>Assets:</b>					
<b>Cash:</b>					
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	-	-	-	-	-
<b>Investments:</b>					
State Board of Administration (SBA)	499,589	-	-	159,347	658,936
<b>Series 2016</b>					
Reserve	-	369,500	-	-	369,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	927,823	-	-	927,823
Prepayment	-	875	-	-	875
Construction	-	-	-	-	-
<b>Series 2021</b>					
Reserve	-	206,806	-	-	206,806
Interest	-	89	-	-	89
Prepayment	-	150	-	-	150
Revenue	-	497,619	-	-	497,619
Sinking	-	553	-	-	553
Construction	-	-	19,793	-	19,793
<b>Series 2022</b>					
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
<b>Total Assets</b>	<b>\$ 847,665</b>	<b>\$ 2,852,071</b>	<b>\$ 934,394</b>	<b>\$ 248,013</b>	<b>\$ 4,882,143</b>
<b>Liabilities:</b>					
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
<b>Total Liabilities</b>	<b>\$ 14,353</b>	<b>\$ 6,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,753</b>
<b>Fund Balance:</b>					
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
<b>Total Fund Balances</b>	<b>\$ 833,312</b>	<b>\$ 2,845,671</b>	<b>\$ 934,394</b>	<b>\$ 248,013</b>	<b>\$ 4,861,390</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 847,665</b>	<b>\$ 2,852,071</b>	<b>\$ 934,394</b>	<b>\$ 248,013</b>	<b>\$ 4,882,143</b>

**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
<b>Revenues:</b>				
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	-	-	-
<b>Total Revenues</b>	<b>\$ 1,107,284</b>	<b>\$ 1,089,726</b>	<b>\$ 1,087,458</b>	<b>\$ (2,269)</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
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	-
<b>Total General &amp; Administrative</b>	<b>\$ 159,167</b>	<b>\$ 96,673</b>	<b>\$ 81,486</b>	<b>\$ 15,188</b>

# 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
<b><u>Operations &amp; Maintenance</u></b>				
<b>Amenity Center Expenditures</b>				
Insurance	\$ 30,581	\$ 30,581	\$ 27,946	\$ 2,635
<b>Utilities</b>				
Phone/Internet/Cable	4,300	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)
<b>Security</b>				
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	-
<b>Management Contracts</b>				
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)
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 391,288</b>	<b>\$ 214,905</b>	<b>\$ 209,136</b>	<b>\$ 5,769</b>
<b>Grounds Maintenance</b>				
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	-
<b>Subtotal Grounds Maintenance</b>	<b>\$ 556,829</b>	<b>\$ 331,884</b>	<b>\$ 333,231</b>	<b>\$ (1,348)</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 948,117</b>	<b>\$ 546,789</b>	<b>\$ 542,368</b>	<b>\$ 4,421</b>
<b>Total Expenditures</b>	<b>\$ 1,107,284</b>	<b>\$ 643,462</b>	<b>\$ 623,854</b>	<b>\$ 19,609</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 463,604</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 463,604</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 369,708</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 833,312</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 63,592	\$ 126,876	\$ 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
<b>Total Revenues</b>	<b>\$ 1,236</b>	<b>\$ 63,860</b>	<b>\$ 127,691</b>	<b>\$ 681,354</b>	<b>\$ 201,737</b>	<b>\$ 11,579</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,087,458</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
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
<b>Total General &amp; Administrative</b>	<b>\$ 32,056</b>	<b>\$ 7,595</b>	<b>\$ 7,489</b>	<b>\$ 17,772</b>	<b>\$ 8,672</b>	<b>\$ 7,902</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,486</b>
<b>Operations &amp; Maintenance</b>													
<b>Amenity Center Expenditures</b>													
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
<b>Continued Amenity Center Expenditures</b>													
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
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 60,268</b>	<b>\$ 27,858</b>	<b>\$ 28,805</b>	<b>\$ 25,540</b>	<b>\$ 32,053</b>	<b>\$ 34,614</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 209,136</b>
<b>Grounds Maintenance</b>													
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
<b>Subtotal Grounds Maintenance</b>	<b>\$ 33,695</b>	<b>\$ 27,227</b>	<b>\$ 28,057</b>	<b>\$ 26,350</b>	<b>\$ 39,117</b>	<b>\$ 178,785</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 333,231</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 93,963</b>	<b>\$ 55,084</b>	<b>\$ 56,862</b>	<b>\$ 51,890</b>	<b>\$ 71,170</b>	<b>\$ 213,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 542,368</b>
<b>Total Expenditures</b>	<b>\$ 126,018</b>	<b>\$ 62,679</b>	<b>\$ 64,351</b>	<b>\$ 69,661</b>	<b>\$ 79,842</b>	<b>\$ 221,302</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 623,854</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (124,782)</b>	<b>\$ 1,181</b>	<b>\$ 63,340</b>	<b>\$ 611,693</b>	<b>\$ 121,896</b>	<b>\$ (209,723)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 463,604</b>
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (124,782)</b>	<b>\$ 1,181</b>	<b>\$ 63,340</b>	<b>\$ 611,693</b>	<b>\$ 121,896</b>	<b>\$ (209,723)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 463,604</b>

**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
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 740,176	\$ 731,667	\$ 731,667	\$ -
Interest Income	30,000	15,000	14,989	(11)
<b>Total Revenues</b>	<b>\$ 770,176</b>	<b>\$ 746,667</b>	<b>\$ 746,657</b>	<b>\$ (11)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 254,050	\$ 254,050	\$ 254,050	\$ -
Principal - 11/01	230,000	230,000	230,000	-
Special Call - 11/01	-	-	25,000	(25,000)
Interest - 5/01	248,875	-	-	-
<b>Total Expenditures</b>	<b>\$ 732,925</b>	<b>\$ 484,050</b>	<b>\$ 509,050</b>	<b>\$ (25,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 37,251</b>	<b>\$ 262,617</b>	<b>\$ 237,607</b>	<b>\$ 24,989</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 37,251</b>	<b>\$ 262,617</b>	<b>\$ 237,607</b>	<b>\$ 24,989</b>
<b>Fund Balance - Beginning</b>	<b>\$ 660,772</b>		<b>\$ 1,066,682</b>	
<b>Fund Balance - Ending</b>	<b>\$ 698,023</b>		<b>\$ 1,304,288</b>	

**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 Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 416,052	\$ 412,212	\$ 412,212	\$ -
Interest Income	15,000	7,500	6,858	(642)
<b>Total Revenues</b>	<b>\$ 431,052</b>	<b>\$ 419,712</b>	<b>\$ 419,070</b>	<b>\$ (642)</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 124,138	\$ 124,138	\$ 124,138	\$ -
Special Call - 11/01	-	-	5,000	(5,000)
Principal - 5/01	165,000	-	-	-
Interest - 5/01	124,138	-	-	-
<b>Total Expenditures</b>	<b>\$ 413,275</b>	<b>\$ 124,138</b>	<b>\$ 129,138</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 17,777</b>	<b>\$ 295,574</b>	<b>\$ 289,932</b>	<b>\$ 4,358</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 17,777</b>	<b>\$ 295,574</b>	<b>\$ 289,932</b>	<b>\$ 4,358</b>
<b>Fund Balance - Beginning</b>	<b>\$ 198,003</b>		<b>\$ 412,316</b>	
<b>Fund Balance - Ending</b>	<b>\$ 215,781</b>		<b>\$ 702,248</b>	

**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
<b>Revenues:</b>				
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
<b>Total Revenues</b>	<b>\$ 535,023</b>	<b>\$ 520,977</b>	<b>\$ 521,507</b>	<b>\$ 531</b>
<b>Expenditures:</b>				
Interest - 11/01	\$ 168,859	\$ 168,859	\$ 168,859	\$ -
Special Call - 11/01	-	-	5,000	(5,000)
Principal - 5/01	180,000	-	-	-
Interest - 5/01	168,859	-	-	-
<b>Total Expenditures</b>	<b>\$ 517,719</b>	<b>\$ 168,859</b>	<b>\$ 173,859</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 17,305</b>	<b>\$ 352,117</b>	<b>\$ 347,648</b>	<b>\$ 5,531</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 17,305</b>	<b>\$ 352,117</b>	<b>\$ 347,648</b>	<b>\$ 5,531</b>
<b>Fund Balance - Beginning</b>	<b>\$ 226,230</b>		<b>\$ 491,486</b>	
<b>Fund Balance - Ending</b>	<b>\$ 243,535</b>		<b>\$ 839,134</b>	

**Bannon Lakes**  
**Community Development District**  
**Capital Projects Fund Series 2021 and Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

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

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

**Bannon Lakes**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2016 Special Assessment Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$9,930,000</b>

<b>Series 2021 Special Assessment Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$6,780,000</b>

<b>Series 2022 Special Assessment Bonds</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$8,720,000</b>

<b>Total Bonds Outstanding</b>	<b>\$25,430,000</b>
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*B.*

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

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	SERIES 2021 DEBT SERVICE ASMNT	SERIES 2022 DEBT SERVICE ASMNT	O&M ASMNT	TOTAL ASMTS
<b>TAX ROLL ASSESSED</b>	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
<b>TAX ROLL RECEIPTS</b>	25,500.92	731,667.48	412,211.54	513,476.70	1,079,726.48	2,737,082.17

**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
8	03/16/26	6,090.40	3,431.25	4,274.18	8,987.64	22,783.47
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		731,667.48	412,211.54	513,476.70	1,079,726.48	2,737,082.17

<b>PERCENT COLLECTED TAX ROLL</b>	99.08%	99.08%	99.08%	99.08%	99.08%
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**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	
<b>Total General Fund Checks</b>			<b>\$376,365.69</b>
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	
<b>Total Paid Electronically</b>			<b>\$16,221.54</b>
<b>Total Paid Checks and Electronically</b>			<b>\$392,587.23</b>

\* Fedex Invoices will be available upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/03/26	00044	3/21/26	03212026	202603	320	57200	49400		SPRING/EASTER EVENT 2026	*	1,200.00		
									BOUNCERS SLIDES AND MORE INC			1,200.00	001990
3/03/26	00122	3/01/26	766623	202503	320	57200	34500		VIDEO MONITORING - APR26	*	574.59		
									HIDDEN EYES LLC			574.59	001991
3/03/26	00030	2/26/25	1222032	202602	320	57200	54500		FEB PEST CONTROL	*	160.00		
		2/26/25	1222032	202602	320	57200	54500		FEB RODENT CONTROL	*	100.00		
									FREEDOM PEST CONTROL			260.00	001992
3/03/26	00128	3/01/26	264659	202603	320	57200	45300		MAR JANITORIAL SERVICES	*	819.00		
									HIGH TECH COMMERCIAL CLEANING			819.00	001993
3/03/26	00017	3/01/26	351850B	202603	330	53800	46800		MAR LAKE MAINTENANCE	*	820.00		
									THE LAKE DOCTORS INC			820.00	001994
3/03/26	00074	3/01/26	38647	202603	320	57200	54510		WILDLIFE MANAGEMENT-MAR26	*	249.00		
									QUICK CATCH INC			249.00	001995
3/03/26	00136	2/28/26	7596429	202602	310	51300	48000		NOTICE OF MEETING-2/17/26	*	67.28		
									USA TODAY MEDIA CORP			67.28	001996
3/10/26	00037	3/10/26	03102026	202603	300	20700	10200		2/20 SJC TAX DIST 7	*	135,292.82		
									BANNON LAKES CDD C/O BANK OF NEW			135,292.82	001997
3/10/26	00076	3/10/26	03102026	202603	300	20700	10300		2/20 SJC TAX DIST 7	*	76,222.14		
									BANNON LAKES CDD C/O BANK OF NEW			76,222.14	001998
3/10/26	00113	3/10/26	03102026	202603	300	20700	10400		2/20 SJC TAX DIST 7	*	94,947.10		
									BANNON LAKES CDD C/O BANK OF NEW			94,947.10	001999
3/10/26	00009	3/09/26	00252-26	202603	310	51300	32300		FY26 DS 2022 TRUSTEE FEES	*	3,500.00		
		3/09/26	00252-26	202603	300	15500	10000		FY27 DS 2022 TRUSTEE FEES	*	2,500.00		
									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	CHECK #
3/10/26	00003	3/01/26	143	202603 310-51300-34000	MAR MANAGEMENT FEES	*	4,831.17		
3/01/26		143	202603 310-51300-53000	MAR WEBSITE ADMIN		*	117.92		
3/01/26		143	202603 310-51300-35100	MAR INFORMATION TECH		*	176.92		
3/01/26		143	202603 310-51300-31600	MAR DISSEMINATION SVCS		*	835.75		
3/01/26		143	202603 310-51300-51000	OFFICE SUPPLIES		*	.54		
3/01/26		143	202603 310-51300-42000	POSTAGE		*	119.89		
3/01/26		143	202603 310-51300-42500	COPIES		*	73.05		
3/01/26		143	202603 310-51300-41000	TELEPHONE		*	35.29		
								6,190.53	002001
3/10/26	00125	3/09/26	194756	202602 310-51300-31100	FEB ENGINEERING SERVICES	*	392.50		
								392.50	002002
3/10/26	00019	3/04/26	13129563	202603 320-57200-45210	MAR POOL CHEMICALS	*	945.85		
								945.85	002003
3/10/26	00014	2/28/26	284	202602 320-57200-34100	FEB FACILITY ASSISTANT	*	449.12		
								449.12	002004
3/10/26	00014	3/01/26	283	202603 320-57200-45200	MAR POOL MAINTENANCE SVCS	*	1,238.75		
3/01/26		283	202603 320-57200-46001	MAR FIELD OPS MANAGEMENT		*	2,500.00		
3/01/26		283	202603 320-57200-34000	MAR FACILITY MANAGEMENT		*	6,788.92		
3/01/26		283	202603 320-57200-60000	POOL REPAIR-SAFETY BUOYS		*	335.50		
3/01/26		283	202603 320-57200-60000	POOL REPAIR-SAFETY ROPE		*	66.00		
3/01/26		283	202603 320-57200-60000	POOL REPAIR-POOL SKIMMER		*	43.99		
								10,973.16	002005
3/18/26	00116	2/28/26	188648	202601 330-53800-46000	GENERAL COORDINATION	*	300.00		
								300.00	002006

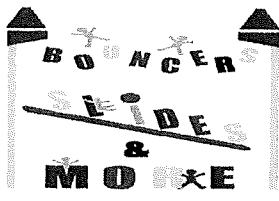
BANL -BANNON LAKES- TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/18/26	00013	2/28/26	1549	202602	330	53800	46400		IRRIGATION REPAIRS-FEB26 LANDCARE GROUP INC	*	2,347.95	2,347.95	002007
3/18/26	00013	3/01/26	1520	202603	330	53800	46200		MAR LANDSCAPE MAINTENANCE LANDCARE GROUP INC	*	15,743.00	15,743.00	002008
3/18/26	00074	3/12/26	38687	202603	320	57200	54510		HOG CAMERA PLACEMENT-1 WK QUICK CATCH INC	*	249.00	249.00	002009
3/18/26	00014	3/12/26	285	202602	330	53800	46100		ROUNDS 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 RIVERSIDE MANAGEMENT SERVICES INC	*	5,253.90	10,219.90	002010
3/18/26	00062	3/01/26	0020109	202603	320	57200	60000		DIAGNOSTIC-BLOWER MOTOR THIGPEN HEATING AND COOLING INC.	*	199.00	199.00	002011
3/18/26	00062	3/04/26	0020222	202603	320	57200	60000		DIAGNOSTIC-CONDENSER THIGPEN HEATING AND COOLING INC.	*	199.00	199.00	002012
3/18/26	00062	3/15/26	0020433	202603	320	57200	60000		RPLED INDOOR BLOWER MOTOR THIGPEN HEATING AND COOLING INC.	*	2,857.00	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 FREEDOM PEST CONTROL	*	100.00	260.00	002014
3/31/26	00086	3/24/26	8233	202603	320	57200	46110		26 BIT CLAMSHELL PROX BAD ID WORKPLACE LLC	*	742.75	742.75	002015
3/31/26	00082	3/19/26	597	202603	320	57200	60000		P.WASH-EXT/S.WALK/SIGNS JAMES M TETER	*	3,200.00	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 QUICK CATCH INC	*	249.00	249.00 002017
3/31/26	00074	3/19/26 38697	202603 320-57200-54510	HOG TRAPPING SERVICES QUICK CATCH INC	*	795.00	546.00 002018
3/31/26	00074	3/19/26 38697	202603 320-57200-54510	HOG CAMERA PLACEMENT-1WK QUICK CATCH INC	*	249.00-	1,500.00 002019
3/31/26	00074	3/24/26 38722	202603 320-57200-54510	(10) HOG REMOVALS QUICK CATCH INC	*	1,500.00	2,350.00 002020
3/31/26	00014	3/24/26 286	202603 320-57200-60000	PRESSURE WASHING SVCS-MAR RIVERSIDE MANAGEMENT SERVICES INC	*	2,350.00	
TOTAL FOR BANK A						376,365.69	
TOTAL FOR REGISTER						376,365.69	

(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			<b>Invoice</b>		
					Date: March 21st, 2026 Invoice Number: 03212026.12		
<u>Name / Address</u> Attn: Emily Wright Bannan Lakes 435 Bannan Lakes Blvd. St Augustine, FL 32092 BannanManager@RMSNF.c		<b>Additional Details:</b>					
<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							
<u>Comments:</u>		<b>Subtotal</b>				\$1,200.00	
		<b>Sales Tax (0.0%)</b>					N/A
		<b>Total</b>					

**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

<h1>Invoice</h1>	
Invoice Number <b>766623</b>	Date <b>03/01/2026</b>
Customer Number <b>400558</b>	Due Date <b>04/01/2026</b>

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

**RECEIVED**

**By Tara Lee at 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

<h1>Invoice</h1>	
Invoice Number <b>766623</b>	Date <b>03/01/2026</b>
Customer Number <b>400558</b>	Due Date <b>04/01/2026</b>

Net Due: \$574.59

Amount Enclosed: \_\_\_\_\_

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802

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

**FREEDOM  
PEST CONTROL**



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

**Service Slip/Invoice**

INVOICE: 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	10:42 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	02/26/2026		12:32 PM

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

© 2026 Freedom Pest Control, Inc. All Rights Reserved.



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:**

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

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

**TERMS: NET 10**

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of March 2026</p> <p>Bannon Lakes CDD 435 Bannon Lakes Blvd St Augustine, FL 32259</p> <p>FL DR-14 85-8017166046C-0 Expires 01/31/2027</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Everett Weatherspoon</p> <p>Approved 2/20/26 Jeff Johnson Janitorial Maintenance 1.320.57200.45300</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>RECEIVED</b> <i>By Tara Lee at 10:50 am, Feb 20, 2026</i></p> </div>	819.00	819.00
Thank you for your business.		<b>Total</b>	\$819.00



# 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

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



## Bill to

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

## Ship to

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

## Invoice details

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

**Total**

**\$249.00**

## Ways to pay



## Note to customer

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

[View and pay](#)

# USA TODAY CO.



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

BILLING ACCOUNT NAME AND ADDRESS  Bannon Lakes Cdd - Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: MARCH 31, 2026  Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
--	--

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

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

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

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

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bannon Lakes Cdd - Gms		764131		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 <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

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

8.25.26

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.*

## **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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin



**Bannon Lakes  
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

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

Payable to:

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

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

2/20/26 SJC TAX DIST 7	76,222.14
<div style="text-align: right; border-top: 1px solid black; width: 100px; margin-left: auto;">76,222.14</div>	

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

**Bannon Lakes**  
**COMMUNITY DEVELOPMENT DISTRICT**

*General Fund*

**Check Request**

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

Payable to:

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

Date Check Needed:

Budget Category:

ASAP	1-300-20700-10400
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Intended Use of Funds Requested:

2/20/26 SJC TAX DIST 7	\$ 94,947.10

94,947.10

*(Attach supporting documentation for request.)*





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.

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

Client Service Rep: Avani Padaliya

avani.adaliya@bny.com



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

	Quantity	Rate	Proration	Subtotal	Total (USD)
<b>Flat</b>					
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	
<b>Trustee</b>					
Annual Fee					4,000.00
For the period: Mar 1, 2026 to Feb 28, 2027					
Flat Fee		4,000.00		4,000.00	
<b>Total</b>					<b>6,000.00</b>

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](mailto: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

<b>Total</b>	<b>\$6,190.53</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$6,190.53</b>
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**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

Engineering - Architecture - Planning - Surveying

March 09, 2026  
Invoice # 194756

Project 000002619.0000 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
<b>Total Labor</b>			<b>392.50</b>
		<b>Total Due:</b>	<b>392.50</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	392.50	13,155.00	13,547.50
<b>Totals</b>	<b>392.50</b>	<b>13,155.00</b>	<b>13,547.50</b>

**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

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

<b>Ship To</b>
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
<p><i>Alison Moring</i> 3-6-26</p>			

**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**

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

**Total** \$10,973.16

**Payments/Credits** \$0.00

**Balance Due** \$10,973.16

**RECEIVED**

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



# 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						

Invoice Total \$300.00

Payments/Credits \$0.00

Current Charges \$300.00

Outstanding Balance \$300.00

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

**RECEIVED**



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. Spigot 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 Ali Dv Dvf Ali 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
<b>Total for Bannon Lakes CDD</b>				<b>\$2,347.95</b>
			Invoice Subtotal:	\$2,347.95
			Sales Tax:	\$0.00
			<b>Invoice Total:</b>	<b>\$2,347.95</b>
			Credits/Payments:	\$0.00
			<b>Balance Due:</b>	<b>\$2,347.95</b>



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

Invoice no.: 38687  
Terms: Net 14  
Invoice date: 03/12/2026  
Due date: 03/26/2026

P.O. Number: 435 Bannon Lakes Blvd.

Approved 3/13/26  
Jeff Johnson  
Nuisances Animal Control  
1.320.57200.54510

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Hog Camera Placement to Monitor</b>	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*

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

# Invoice

Invoice #: 285  
 Invoice Date: 3/12/2026  
 Due Date: 3/12/2026  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2026	160	45.00	7,200.00
October - January Hourly Rate True Up		3,019.90	3,019.90
Approved 3/13/26 Jeff Johnson Grounds Maintenance 1.330.53800.46100 \$1633.00 Facility Maintenance 1.320.57200.45100 \$3333.00 Repairs and Maintenance 1.320.57200.60000 \$5253.90			

*Alison Moring*  
 3-17-26

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

**RECEIVED**  
 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  
 Bannan Lakes Amenity Center  
 435 Bannan 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  
 Bannan Lakes Amenity Center  
 435 Bannan 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
	<b>Total Parts for Unit</b>		199.00
	<b>Total Labor for Unit</b>		0.00
	<b>Total Labor for Unit</b>		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

<b>Materials:</b>	199.00
<b>Misc:</b>	0.00
<b>Trip Charge:</b>	0.00
<b>Labor:</b>	0.00
<b>Subtotal:</b>	199.00
<b>Sales Tax:</b>	0.00
<b>Total:</b>	199.00 USD
<b>Balance Due:</b>	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	CSV		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
	<b>Total Parts for Unit</b>		199.00
	<b>Total Labor for Unit</b>		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



# 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

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

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**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

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 :**

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

# Service Slip/Invoice

**FREEDOM  
PEST CONTROL**



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

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	10:07 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	03/26/2026		12:08 PM

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

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

<b>Ship To</b>
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 3/24 - shipped UPS Track# 1ZY828A90392301507	1	1	24.75	24.75

<b>Subtotal</b>	\$742.75
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$742.75
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$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



# 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.		<b>Hog Camera Placement to Monitor</b>	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.		<b>Hog Trapping Service</b>	Hog Trapping Service Inspection/Survey Camera/Trap Setup	1	\$795.00	\$795.00
2.		<b>Hog Camera Placement to Monitor</b>	Hog Camera Placement to Monitor for one week	1	-\$249.00	-\$249.00

**Total**

**\$546.00**

## Ways to pay



## 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



## 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			
<b>RECEIVED</b> By Tara Lee at 4:53 pm, Mar 28, 2026			
<i>Alison Moxing</i> 3-25-26			

<b>Total</b>	<b>\$2,350.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,350.00</b>

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.  
7465 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**

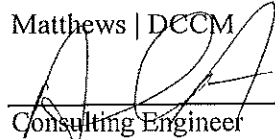
By: 

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.**

7846 Gate Pkwy Ste 101  
 Jacksonville, FL 32256  
 +19047312323

INVOICE

BILL TO  
 Bannan 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  
 25-28ABannan 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: 5 3
- (B) Name of Payee: Basham & Lucas Design Group Inc.  
7465 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: Maurice S. L.  
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