

Bannon Lakes
Community Development District
June 16, 2026

AGENDA

Bannon Lakes

Community Development District

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

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

June 9, 2026

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Budget Workshop is scheduled for **June 16, 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.

Workshop

- I. Call Order
- II. Audience Comments
- III. Discussion of Fiscal Year 2027 Approved Budget
- IV. Supervisor's Requests & Audience Comments
- V. Adjournment

Board of Supervisors Meeting

- I. Call Order
- II. Public Comments
- III. Approval of Minutes of the May 19, 2026 Meeting
- IV. Consideration of Proposals for Landscape and Irrigation Maintenance
 - A. Brightview
 - B. Juniper
 - C. Landcare Group
 - D. Prestige

- E. RCI
- F. The Greenery
- G. United
- H. Verdego
- I. Yardnique
- J. Yellowstone
- V. Discussion of:
 - A. Southshore Bike Rack
 - B. Traffic Calming Update
 - C. Pond Ownership
 - D. Trees on Pond Banks
- VI. Ratification of Work Authorization No. 1 with DCCM for Fitness Addition Project Services
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. General Manager - Report
- VIII. Audience Comments
- IX. Supervisor's Requests
- X. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending May 31, 2026
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
- XI. Next Scheduled Meeting: July 21, 2026 at 6:00 p.m. at Bannon Lakes Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS

Bannon Lakes

Community Development District

Approved Budget

FY 2027



June 16, 2026

Presented by:



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Bannon Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY2027
REVENUES:					
Special Assessments - On Roll	\$1,087,348	\$1,087,860	\$0	\$1,087,860	\$1,087,348
Commercial - On Roll	2,436	2,436	-	2,436	2,290
Interest income	15,000	7,974	3,878	11,852	10,000
Facility Revenue	2,500	3,300	1,500	4,800	4,000
Miscellaneous Revenue	-	155	-	155	-
TOTAL REVENUES	\$1,107,284	\$1,101,725	\$5,378	\$1,107,103	\$1,103,638

EXPENDITURES:

Administrative

Supervisor Fees	\$12,000	\$7,400	\$4,000	\$11,400	\$12,000
FICA Taxes	918	566	306	872	918
Engineering	10,000	3,421	6,579	10,000	10,000
Attorney	18,000	7,709	10,291	18,000	18,000
Annual Audit	4,015	-	4,015	4,015	4,015
Assessment Administration	8,348	8,348	-	8,348	8,848
Arbitrage Rebate	1,800	3,000	-	3,000	1,650
Dissemination Agent	10,029	6,686	3,343	10,029	10,630
Trustee Fees	18,700	21,782	(6,400)	15,382	18,700
Management Fees	57,974	38,649	19,324	57,974	61,452
Information Technology	2,123	1,415	708	2,123	2,250
Website Maintenance	1,415	943	472	1,415	1,500
Telephone	200	299	140	439	500
Postage & Delivery	750	1,202	400	1,602	2,000
Meeting Room	1,000	-	-	-	1,000
Insurance General Liability	8,971	7,885	-	7,885	9,262
Printing & Binding	1,000	414	586	1,000	1,000
Legal Advertising	1,000	483	517	1,000	1,000
Other Current Charges	500	483	17	500	500
Office Supplies	250	5	16	21	250
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$159,167	\$110,868	\$44,313	\$155,181	\$165,651

Operations & Maintenance

Amenity Center

Insurance	\$30,581	\$27,946	\$0	\$27,946	\$26,040
Utilities					
Phone/Internet/Cable	4,300	2,543	1,272	3,815	4,300
Electric	25,000	14,603	8,471	23,074	25,000
Water/Irrigation	15,000	6,392	5,608	12,000	15,000
Refuse	4,266	3,021	1,692	4,713	4,920
Security					
Security Monitoring	6,694	4,753	2,298	7,051	7,100
Off-Duty Security - Roll Kall	12,000	19,213	6,400	25,613	21,000
Access Cards	1,000	743	-	743	1,000
Management Contracts					
Facility Management	81,467	54,311	27,156	81,467	83,911
Facility Attendant	8,820	759	8,061	8,820	9,261
Field Mgmt / Admin	30,000	20,000	10,000	30,000	31,500

Bannon Lakes
Community Development District
Approved Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY2027
Pool Maintenance	14,865	9,910	4,955	14,865	15,608
Pool Chemicals	12,679	6,319	3,681	10,000	12,679
Janitorial	10,188	6,608	3,388	9,996	10,188
Janitorial Supplies	1,840	-	1,840	1,840	1,840
Facility Maintenance	40,000	26,240	13,760	40,000	40,000
Repairs & Maintenance	55,000	41,714	13,286	55,000	55,000
Special Events	15,000	5,805	9,195	15,000	15,000
Holiday Decorations	5,000	3,925	1,075	5,000	5,000
Fitness Center Repairs/Supplies	7,000	2,498	4,502	7,000	7,000
Office Supplies	1,500	1,076	424	1,500	1,500
ASCAP/BMI Licenses	500	-	-	-	500
Pest Control	3,800	2,080	1,650	3,730	3,800
Nuisance Animal Control	4,788	6,336	2,996	9,332	9,500
TOTAL AMENITY CENTER	\$391,288	\$266,794	\$131,711	\$398,505	\$406,647
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$28,000	\$11,050	\$16,950	\$28,000	\$28,000
Landscape Maintenance	188,916	125,944	\$62,972	188,916	188,916
Landscape Contingency	45,000	18,419	26,581	45,000	45,000
Tree Removal	15,000	650	1,000	1,650	15,000
Lake Maintenance	10,234	6,560	3,280	9,840	10,234
Grounds Maintenance	19,600	13,078	6,522	19,600	21,000
Pump Repairs	10,000	-	500	500	10,000
Streetlights	13,000	8,309	4,261	12,570	13,000
Streetlight Repairs	5,000	-	2,500	2,500	5,000
Irrigation Repairs	15,000	13,415	5,000	18,415	20,000
Miscellaneous	5,000	-	5,000	5,000	5,000
Reclaim Water	40,000	31,255	17,728	48,983	48,000
Storm Cleanup	4,000	-	4,000	4,000	4,000
Contingency	-	-	10,364	10,364	-
TOTAL GROUNDS MAINTENANCE	\$398,750	\$228,681	\$166,658	\$395,338	\$413,150
TOTAL EXPENDITURES	\$949,205	\$606,343	\$342,681	\$949,024	\$985,448
<u>Other Sources/(Uses)</u>					
Capital Reserve	(\$158,079)	(\$158,079)	\$0	(\$158,079)	(\$118,190)
TOTAL OTHER SOURCES/(USES)	\$(158,079)	\$(158,079)	\$-	\$(158,079)	\$(118,190)
EXCESS REVENUES (EXPENDITURES)	\$-	\$337,304	\$(337,304)	\$-	\$-

Bannon Lakes
Community Development District
Budget Narrative

REVENUES

Special Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year. There may also be direct bills paid by developers to cover the rest.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Facility Revenue

Income received from residents for rental of clubroom, patio, access cards or special events deposits.

Miscellaneous

Miscellaneous income received on behalf of the District.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees.

Assessment Roll Administration

Governmental Management Services LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016, Debt Series 2021 and Debt Series 2022 Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Series 2016, Series 2021, and Series 2022 Special Assessment Revenue Bonds which are held with a Trustee at BNY Mellon. The amount of the trustee fees is based on the agreement between BNY Mellon and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by Governmental Management Services, LLC and updated monthly.

Telephone

Phone, internet and fax service for Office.

Bannon Lakes
Community Development District
Budget Narrative

Expenditures - Administrative (continued)

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Meeting Room

The estimated cost for the District to seek out venue to hold board meeting.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for general liability insurance for the District.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Insurance

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Phone/Internet/Cable

The District will provide internet & cable television services for the Amenity Center through AT&T.

Vendor	Address	Monthly	Annual
AT&T	435 Bannon Lakes Blvd Amenity	\$243	\$2,916
AT&T	Amenity Business office	\$75	\$899
	Contingency	\$40	\$485
	Total	\$358	\$4,300

Electric

The cost of electric associated with the Recreation Facility.

Vendor	Address	Monthly	Annual
FPL	435 Bannon Lakes Blvd Amenity	\$1,515	\$18,180
FPL	35 Bannon Lakes Blvd Entr	\$36	\$432
FPL	435 Bannon Lakes Blvd Fitness	\$250	\$3,000
	Contingency	\$282	\$3,388
	Total	\$2,083	\$25,000

Water/Irrigation

Water, sewer and irrigation systems cost for the district.

Vendor	Address	Monthly	Annual
SJCUD	435 Bannon Lakes Blvd	\$988	\$11,856
	Contingency	\$262	\$3,144
	Total	\$1,250	\$15,000

Refuse Service

Cost of garbage disposal service will be provided by Republic Services #687 for the District.

Security Monitoring

The District will contract with vendor to provide security monitoring for the Amenity Center.

Off-Duty Security Monitoring

The District will use St Johns County Sheriff's Office off-duty deputies for security patrols of District property and uses RollKall for payment processing.

Access Cards

Represents the estimated cost for access cards purchased by the District's Amenity Center.

Bannon Lakes
Community Development District
Budget Narrative

Expenditures – Amenity Center (continued)

Facility Management

Cost to provide management services for the Amenity Center.

Vendor	Monthly	Annual
Riverside Mgmt Services	\$6,993	\$83,911

Facility Attendance

Cost to provide help for Facility Manager during summer weekend hours contracted with Riverside Management Services.

Field Management and Admin

The District will contract Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

Vendor	Monthly	Annual
Riverside Mgmt Services	\$2,625	\$31,500

Pool Maintenance

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

Vendor	Monthly	Annual
Riverside Mgmt Services	\$1,301	\$15,608

Pool Chemicals

The estimated amount based on proposed contract with Riverside Management Services and Poolsure to provide chemicals to maintain the Amenity Center swimming pool.

Janitorial

The estimated amount based on proposed contract with High Tech Commercial Cleaning to provide janitorial services for the Amenity Center.

Vendor	Monthly	Annual
High Tech Commercial Cleaning	\$847	\$10,164
Contingency	\$2	\$24
Total	\$849	\$10,188

Janitorial Supplies

All supplies needed for janitorial services of the Amenity Center.

Facility Maintenance

The estimated amount based on proposed contract with vendor to provide routine repairs and maintenance for the Amenity Center.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies and Equipment

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Pest Control

The District is contracted with Freedom Pest Control for pest control services.

Nuisance Animal Control

The District is contracted with QuickCatch for hog trapping and removal services.

Bannon Lakes
Community Development District
Budget Narrative

Expenditures – Grounds Maintenance

Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Landscape Maintenance

Cost to maintain the common areas of the District based on a proposed contract with Landcare Group, Inc.

Vendor	Monthly	Annual
Landcare Group	\$15,743	\$188,916

Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

Tree Removal

This item represents the estimated costs of removing any trees throughout the fiscal year.

Lake Maintenance

Cost for the maintenance of District lakes based on a contract.

Vendor	Monthly	Annual
Lake Doctors	\$853	\$10,234

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlights

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

Vendor	Address	Monthly	Annual
FPL	100 International Golf Prkwy	\$912	\$10,944
	Contingency	\$171	\$2,056
	Total	\$1,083	\$13,000

Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Reclaimed Water

Reclaimed water Services for the District provided by St. Johns County Utility Department.

Vendor	Address	Monthly	Annual
SJCUD	35 Bannon Lakes Blvd Entr	\$2,500	\$30,000
	435 Bannon Lakes Blvd Fitness	\$1,000	\$12,000
	Contingency	\$500	\$6,000
	Total	\$4,000	\$48,000

Storm Cleanup

Estimated cost for any cleanup due to inclement weather.

Capital Reserve

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities transferred to Capital Reserve Fund.

Bannon Lakes
Community Development District

Approved Budget

Debt Service Series 2016 Special Assessment Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$740,176	\$738,830	\$0	\$738,830	\$738,830
Interest Earnings	30,000	21,930	4,360	26,290	20,000
Carry Forward Surplus ⁽¹⁾	660,772	697,182	-	697,182	695,002
TOTAL REVENUES	\$1,430,948	\$1,457,942	\$4,360	\$1,462,302	\$1,453,832
EXPENDITURES:					
Interest - 11/1	\$254,050	\$254,050	\$-	\$254,050	\$248,000
Principal - 11/1	230,000	230,000	-	230,000	240,000
Special Call - 11/1	-	25,000	-	25,000	182,582
Interest - 5/1	248,875	248,250	-	248,250	242,000
Special Call - 5/1	-	10,000	-	10,000	-
TOTAL EXPENDITURES	\$732,925	\$767,300	\$-	\$767,300	\$912,582
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$732,925	\$767,300	\$-	\$767,300	\$912,582
EXCESS REVENUES (EXPENDITURES)	\$698,023	\$690,642	\$4,360	\$695,002	\$541,250

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$242,000
Principal Due 11/1/27	250,000
	<u>\$492,000</u>

Bannon Lakes

Community Development District

Debt Service Series 2016 Special Assessment Revenue Bonds Term Bonds Due Combined

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	9,920,000		240,000	248,000	488,000
05/01/27	9,680,000		-	242,000	-
11/01/27	9,680,000		250,000	242,000	734,000
05/01/28	9,430,000		-	235,750	-
11/01/28	9,430,000		265,000	235,750	736,500
05/01/29	9,165,000		-	229,125	-
11/01/29	9,165,000		280,000	229,125	738,250
05/01/30	8,885,000		-	222,125	-
11/01/30	8,885,000		290,000	222,125	734,250
05/01/31	8,595,000		-	214,875	-
11/01/31	8,595,000		305,000	214,875	734,750
05/01/32	8,290,000		-	207,250	-
11/01/32	8,290,000		320,000	207,250	734,500
05/01/33	7,970,000		-	199,250	-
11/01/33	7,970,000		335,000	199,250	733,500
05/01/34	7,635,000		-	190,875	-
11/01/34	7,635,000		355,000	190,875	736,750
05/01/35	7,280,000		-	182,000	-
11/01/35	7,280,000		370,000	182,000	734,000
05/01/36	6,910,000		-	172,750	-
11/01/36	6,910,000		390,000	172,750	735,500
05/01/37	6,520,000		-	163,000	-
11/01/37	6,520,000		410,000	163,000	736,000
05/01/38	6,110,000		-	152,750	-
11/01/38	6,110,000		430,000	152,750	735,500
05/01/39	5,680,000		-	142,000	-
11/01/39	5,680,000		450,000	142,000	734,000
05/01/40	5,230,000		-	130,750	-
11/01/40	5,230,000		475,000	130,750	736,500
05/01/41	4,755,000		-	118,875	-
11/01/41	4,755,000		500,000	118,875	737,750
05/01/42	4,255,000		-	106,375	-
11/01/42	4,255,000		525,000	106,375	737,750
05/01/43	3,730,000		-	93,250	-
11/01/43	3,730,000		550,000	93,250	736,500
05/01/44	3,180,000		-	79,500	-
11/01/44	3,180,000		575,000	79,500	734,000
05/01/45	2,605,000		-	65,125	-
11/01/45	2,605,000		605,000	65,125	735,250
05/01/46	2,000,000		-	50,000	-
11/01/46	2,000,000		635,000	50,000	735,000
05/01/47	1,365,000		-	34,125	-
11/01/47	1,365,000		665,000	34,125	733,250
05/01/48	700,000		-	17,500	-
11/01/48	700,000		700,000	17,500	735,000
Total			\$9,920,000	\$6,746,500	\$16,666,500

Bannon Lakes
Community Development District

Approved Budget

Debt Service Series 2021 Special Assessment Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$416,052	\$416,247	\$-	\$416,247	\$416,052
Interest Earnings	15,000	10,619	4,600	15,219	15,000
Carry Forward Surplus ⁽¹⁾	198,003	205,509	-	205,509	208,788
TOTAL REVENUES	\$629,056	\$632,376	\$4,600	\$636,976	\$639,840
EXPENDITURES:					
Interest - 11/1	\$124,138	\$124,138	\$-	\$124,138	\$121,788
Special Call 11/1	-	5,000	-	5,000	72,467
Principal - 5/1	165,000	165,000	-	165,000	170,000
Interest - 5/1	124,138	124,050	-	124,050	121,788
Special Call 5/1	-	10,000	-	10,000	-
TOTAL EXPENDITURES	\$413,275	\$428,188	\$-	\$428,188	\$486,042
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$413,275	\$428,188	\$-	\$428,188	\$486,042
EXCESS REVENUES (EXPENDITURES)	\$215,781	\$204,188	\$4,600	\$208,788	\$153,798

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$119,238

Bannon Lakes

Community Development District

Debt Service Series 2021 Special Assessment Revenue Bonds Term Bonds Due Combined

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,605,000		-	121,788	121,788
05/01/27	6,605,000		170,000	121,788	
11/01/27	6,435,000		-	119,238	411,025
05/01/28	6,435,000		175,000	119,238	
11/01/28	6,260,000		-	116,613	410,850
05/01/29	6,260,000		180,000	116,613	
11/01/29	6,080,000		-	113,913	410,525
05/01/30	6,080,000		185,000	113,913	
11/01/30	5,895,000		-	111,138	410,050
05/01/31	5,895,000		190,000	111,138	
11/01/31	5,705,000		-	108,288	409,425
05/01/32	5,705,000		200,000	108,288	
11/01/32	5,505,000		-	104,788	413,075
05/01/33	5,505,000		205,000	104,788	
11/01/33	5,300,000		-	101,200	410,988
05/01/34	5,300,000		210,000	101,200	
11/01/34	5,090,000		-	97,525	408,725
05/01/35	5,090,000		220,000	97,525	
11/01/35	4,870,000		-	93,675	411,200
05/01/36	4,870,000		225,000	93,675	
11/01/36	4,645,000		-	89,738	408,413
05/01/37	4,645,000		235,000	89,738	
11/01/37	4,410,000		-	85,625	410,363
05/01/38	4,410,000		245,000	85,625	
11/01/38	4,165,000		-	81,338	411,963
05/01/39	4,165,000		255,000	81,338	
11/01/39	3,910,000		-	76,875	413,213
05/01/40	3,910,000		260,000	76,875	
11/01/40	3,650,000		-	72,325	409,200
05/01/41	3,650,000		270,000	72,325	
11/01/41	3,380,000		-	67,600	409,925
05/01/42	3,380,000		280,000	67,600	
11/01/42	3,100,000		-	62,000	409,600
05/01/43	3,100,000		290,000	62,000	
11/01/43	2,810,000		-	56,200	408,200
05/01/44	2,810,000		305,000	56,200	
11/01/44	2,505,000		-	50,100	411,300
05/01/45	2,505,000		315,000	50,100	
11/01/45	2,190,000		-	43,800	408,900
05/01/46	2,190,000		330,000	43,800	
11/01/46	1,860,000		-	37,200	411,000
05/01/47	1,860,000		345,000	37,200	
11/01/47	1,515,000		-	30,300	412,500
05/01/48	1,515,000		355,000	30,300	
11/01/48	1,160,000		-	23,200	408,500
05/01/49	1,160,000		370,000	23,200	
11/01/49	790,000		-	15,800	409,000
05/01/50	790,000		385,000	15,800	
11/01/50	405,000		-	8,100	408,900
05/01/51	405,000		405,000	8,100	
					413,100
Total			\$6,605,000	\$3,776,725	\$10,381,725

Bannon Lakes
Community Development District

Approved Budget

Debt Service Series 2022 Special Assessment Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$520,023	\$518,503	\$-	\$518,503	\$520,023
Interest Earnings	15,000	12,482	4,792	17,274	15,000
Carry Forward Surplus ⁽¹⁾	226,230	232,086	-	232,086	250,245
TOTAL REVENUES	\$761,253	\$763,072	\$4,792	\$767,864	\$785,269
EXPENDITURES:					
Interest - 11/1	\$168,859	\$168,859	\$-	\$168,859	\$166,172
Special Call 11/1		\$5,000			
Principal - 5/1	180,000	180,000	-	180,000	185,000
Interest - 5/1	168,859	168,759	-	168,759	166,172
Special Call 5/1	-	-	-	-	-
TOTAL EXPENDITURES	\$517,719	\$522,619	\$-	\$517,619	\$517,344
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$517,719	\$522,619	\$-	\$517,619	\$517,344
EXCESS REVENUES (EXPENDITURES)	\$243,535	\$240,453	\$4,792	\$250,245	\$267,925

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27

\$163,512.50

Bannon Lakes

Community Development District

Debt Service Series 2022 Special Assessment Revenue Bonds Term Bonds Due Combined

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	8,540,000		-	166,172	166,172
05/01/27	8,540,000		185,000	166,172	
11/01/27	8,355,000		-	163,513	514,684
05/01/28	8,355,000		190,000	163,513	
11/01/28	8,165,000		-	160,378	513,890
05/01/29	8,165,000		200,000	160,378	
11/01/29	7,965,000		-	157,078	517,455
05/01/30	7,965,000		205,000	157,078	
11/01/30	7,760,000		-	153,695	515,773
05/01/31	7,760,000		210,000	153,695	
11/01/31	7,550,000		-	150,230	513,925
05/01/32	7,550,000		220,000	150,230	
11/01/32	7,330,000		-	146,600	516,830
05/01/33	7,330,000		230,000	146,600	
11/01/33	7,100,000		-	142,000	518,600
05/01/34	7,100,000		235,000	142,000	
11/01/34	6,865,000		-	137,300	514,300
05/01/35	6,865,000		245,000	137,300	
11/01/35	6,620,000		-	132,400	514,700
05/01/36	6,620,000		255,000	132,400	
11/01/36	6,365,000		-	127,300	514,700
05/01/37	6,365,000		265,000	127,300	
11/01/37	6,100,000		-	122,000	514,300
05/01/38	6,100,000		280,000	122,000	
11/01/38	5,820,000		-	116,400	518,400
05/01/39	5,820,000		290,000	116,400	
11/01/39	5,530,000		-	110,600	517,000
05/01/40	5,530,000		300,000	110,600	
11/01/40	5,230,000		-	104,600	515,200
05/01/41	5,230,000		315,000	104,600	
11/01/41	4,915,000		-	98,300	517,900
05/01/42	4,915,000		325,000	98,300	
11/01/42	4,590,000		-	91,800	515,100
05/01/43	4,590,000		340,000	91,800	
11/01/43	4,250,000		-	85,000	516,800
05/01/44	4,250,000		355,000	85,000	
11/01/44	3,895,000		-	77,900	517,900
05/01/45	3,895,000		365,000	77,900	
11/01/45	3,530,000		-	70,600	513,500
05/01/46	3,530,000		380,000	70,600	
11/01/46	3,150,000		-	63,000	513,600
05/01/47	3,150,000		400,000	63,000	
11/01/47	2,750,000		-	55,000	518,000
05/01/48	2,750,000		415,000	55,000	
11/01/48	2,335,000		-	46,700	516,700
05/01/49	2,335,000		430,000	46,700	
11/01/49	1,905,000		-	38,100	514,800
05/01/50	1,905,000		450,000	38,100	
11/01/50	1,455,000		-	29,100	517,200
05/01/51	1,455,000		465,000	29,100	
11/01/51	990,000		-	19,800	513,900
05/01/52	990,000		485,000	19,800	
11/01/52	505,000		-	10,100	514,900
05/01/53	505,000		505,000	10,100	
11/01/53					515,100
Total			\$8,540,000	\$5,551,329	\$14,091,329

Bannon Lakes
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Capital Reserve Transfer In	\$158,079	\$158,079	\$-	\$158,079	\$118,190
Interest Income	2,500	1,386	2,000	3,386	2,500
Roof Warranty Proceeds	-	111,433	-	111,433	-
Carry Forward Balance	34,977	26,630	-	26,630	250,618
TOTAL REVENUES	\$195,556	\$297,528	\$2,000	\$299,528	\$371,308
EXPENDITURES:					
Capital Outlay	\$-	\$-	\$-	\$-	\$-
Repair and Maintenance *	10,000	-	-	-	25,000
Roof Replacement	80,000	48,021	-	48,021	-
Other Current Charges	840	568	320	888	900
TOTAL EXPENDITURES	\$90,840	\$48,589	\$320	\$48,909	\$25,900
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$104,716	\$248,938	\$1,680	\$250,618	\$345,408

* Stormwater System Evaluation Allowance/Exterior Repair/Paint - Amenity Buildings.

Bannon Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2016	Bonds Units 2021	Bonds Units 2022	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit			
					FY 2027	FY2026	Increase/ (decrease)	FY 2027			FY2026			Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
								Series			Series						
								2016	2021	2022	2016	2021	2022	Total	Total Assessed Per Unit		
Single Family	914	383	236	295	\$1,173.18	\$1,173.18	\$0.00	\$1,799.83	\$1,875.46	\$1,875.31	\$1,799.83	\$1,875.46	\$1,875.31	\$0.00	\$6,723.78	\$6,723.78	\$0.00
Duplex	72	72	0	0	\$1,173.18	\$1,173.18	\$0.00	\$1,799.83	\$0.00	\$0.00	\$1,799.83	\$0.00	\$0.00	\$0.00	\$2,973.01	\$2,973.01	\$0.00
Single Family	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Commerical	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Total	986	455	236	295													

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, **May 19, 2026**, at 6:00 p.m. at the Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

Mr. Sheldon opened the public comment period for agenda items only. There being no comments, Mr. Sheldon moved onto the next agenda item.

THIRD ORDER OF BUSINESS

Approval of Minutes of the April 21, 2026 Meeting

Mr. Sheldon presented the minutes of the April 21, 2026, meeting which were included in the agenda package. There being no comments or revisions, a motion was made to approve the minutes.

On MOTION by Ms. Crenier, seconded by Mr. Cooper, with all in favor, the Minutes of the April 21, 2026, Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion of:

A. Amenity Center Lighting

Mr. Johnson presented proposals for additional lighting improvements within the amenity center area, including athletic field lighting, perimeter walkway lighting, and lighting associated with recreational facilities. Estimated costs and potential implementation options were reviewed.

Board members discussed installation methods, operating costs, maintenance considerations, funding sources, and the potential use of solar-powered alternatives. Mr. Johnson provided information regarding proposed LED lighting systems and anticipated project requirements.

The Board also discussed resident feedback, project costs, and potential impacts on nearby homes. Several members expressed concerns regarding the overall expense of the project and the level of community support.

Following discussion, a motion was made to table further consideration of the amenity center perimeter lighting project for approximately six months to allow additional evaluation and future review.

On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, to Table Further Consideration of the Amenity Center Lighting Project for 6 Months, was approved.

B. Traffic Calming Update

Mr. Sheldon presented the traffic calming discussion. Staff provided an update regarding ongoing traffic-calming efforts and discussions with county officials. The Board was advised based on current accident and injury data, the county does not presently view conditions as

warranting significant traffic-control measures. However, management continues to work with county representatives to identify potential solutions.

The Board discussed several traffic-calming concepts, including raised pedestrian crossings, raised islands or speed tables, roadway striping improvements, and enhanced signage. Members expressed concerns regarding vehicle speeds, nighttime visibility, pedestrian safety, and overall traffic conditions within the community.

Staff reported that meetings with the county staff are being coordinated to further evaluate feasible options and determine what measures may be acceptable for county approval. The Board also discussed possible opportunities for county participation or cost-sharing assistance as future development activity progresses in the area.

No formal action was taken. Staff will continue evaluating options and return to the Board with recommendations and potential proposals for future consideration.

C. Southshore Bike Rack

Mr. Sheldon presented the Southshore bike rack discussion. Staff discussed the status of the bike rack located within the Southshore area and reviewed ongoing communications with Southshore HOA representatives regarding responsibility.

Staff reported that efforts to obtain feedback from HOA leadership and management remain ongoing. Board members emphasized the importance of resolving the matter before the start of the upcoming school year and discussed several potential approaches, including HOA participation, CDD involvement, removal of the existing bike rack, or other mutually acceptable solutions.

The Board also discussed the potential precedent that could be established if the CDD assumes responsibility for facilities serving individual HOA areas. Members expressed a desire to obtain additional information from HOA representatives before determining a long-term course of action.

No formal action was taken. Staff will continue outreach efforts, gather additional information, and return to the Board with an update and possible recommendation for consideration at a future meeting, with a goal of reaching a resolution before the new school year.

D. Pond Ownership

Mr. Sheldon presented the potential transfer of ownership and maintenance responsibility for certain HOA-owned stormwater ponds to the District.

Staff reviewed legal guidance, prior communications with affected communities, and ongoing efforts to determine the requirements for accepting ownership of stormwater facilities. Discussion focused on homeowner approval requirements, asset-transfer procedures, legal authority, maintenance obligations, and the financial implications associated with assuming responsibility for additional stormwater infrastructure.

Board members discussed the relationship between individual pond ownership and the broader community stormwater management system, including questions regarding participation by communities that may not own ponds but benefit from the overall system.

Staff reported that additional engineering evaluations, legal review, financial analysis, and community coordination would be necessary before any transfer could occur. Board members acknowledged that the process would likely require several months to complete and would involve inspections, documentation, and approval processes.

No formal action was taken. Staff will continue investigating the matter, obtain legal and financial information, and return to the Board with recommendations for future consideration.

E. Trees on Pond Banks

Mr. Sheldon stated that approximately 17 cypress trees located along pond banks in the Bridge Bay area that have been identified as potential removal candidates due to root intrusion and impacts to adjacent residential properties.

Mr. Johnson reported a preliminary cost estimate of approximately \$18,000 for removal and stump grinding. Discussion included ownership of the trees, property-line determinations, homeowner impacts, liability considerations, and the potential need for surveys to verify ownership and maintenance responsibility.

Board members discussed county requirements related to tree removal and replacement, including canopy requirements, replacement species, planting locations, and permitting considerations. Members expressed concern that replacement with the same species could result in similar issues in the future and discussed the possibility of alternative species and locations.

Staff reported that additional coordination with county environmental staff would be necessary to determine replacement requirements and available options. Members also discussed

similar tree-related issues in other communities and previous tree removals within conservation and preserve areas.

Staff was directed to continue evaluating ownership issues, county requirements, surveying needs, replacement obligations, and potential removal alternatives and return to the Board with additional information and recommendations.

FIFTH ORDER OF BUSINESS

Consideration of Proposals:

A. Renewal of Commercial Fitness Quarterly Preventative Maintenance

Mr. Johnson presented renewal of the commercial fitness equipment preventative maintenance agreement. He explained that the proposal was for routine preventative maintenance services and did not include the cost of repairs or replacement parts that may be identified during inspections.

Board members discussed the proposed contract amount, the frequency of service visits, and the increase from the current agreement. Staff clarified that the agreement provides preventative maintenance, lubrication, adjustments, and inspections, while any necessary equipment repairs would be billed separately. Following discussion and clarification of the contract terms and pricing structure, the Board approved renewal of the commercial fitness maintenance agreement in the amount of \$1,700.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, the Renewal of Commercial Fitness Quarterly Preventative maintenance in the Amount of \$1,700, was approved.

B. Landcare Group for Palm Pruning

Mr. Johnson presented a proposal from Landcare Group for annual palm tree pruning services throughout the community. He explained that the work included trimming palm trees and jewel palms, removal of growth and seed pods as needed, and related maintenance to preserve the appearance and health of the landscaping.

Board members reviewed the scope of work, the number of trees included in the proposal, and the associated cost. Staff noted that the pruning is performed annually and that the contractor has consistently maintained the trees in good condition. Board members discussed the pricing structure and confirmed that the proposal was consistent with prior years' maintenance practices.

After discussion, the Board expressed satisfaction with the contractor’s performance and agreed that the work should proceed as scheduled. A motion was made to accept the Landcare Group proposal for palm tree pruning in the amount of \$2,755.

On MOTION by Mr. Cooper, seconded by Mr. Ter Louw, with all in favor, the Proposal from Landcare Group for Palm Tree Pruning in the Amount of \$2,755, was approved.

C. DCCM for Civil Engineering Relating to Expansion Project

Mr. Biagetti presented a proposal from DCCM for civil engineering services associated with the planned facility expansion project. He explained that the proposal covers the engineering work required to obtain site development approvals, including preparation of site plans, grading and drainage plans, stormwater considerations, permit coordination, and related submissions required by county and water management authorities.

Staff discussed the permitting process, anticipated timelines, and the scope of services included in the proposal. It was noted that the engineering work is intended to initiate the approval process and establish compliance with previously approved development plans. Board members reviewed potential additional costs that may arise during permitting, including application fees, agency review requirements, surveys, landscaping requirements, utility coordination, and possible mitigation measures related to existing site conditions.

Discussion also addressed site constraints, including existing trees near the proposed expansion area, stormwater management requirements, and the possibility of additional agency-directed modifications. Staff advised that while the proposal includes the primary engineering services needed to begin the project, certain regulatory or permitting requirements could result in additional costs as the review process progresses.

Board members acknowledged that approval of the engineering proposal would allow the project to move forward into the permitting and design review phase while retaining the ability to reevaluate the project before construction bidding and final implementation.

On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, the Proposal from DCCM for Civil Engineering Relating to Expansion Project, was approved.

D. Consideration of Work Authorization No. 1 with Basham & Lucas Design Group, Inc. for Clubhouse Fitness Expansion Construction

Mr. Biagetti presented Work Authorization No.1 from Basham & Lucas related to the clubhouse expansion project. Staff explained that the Board had previously approved the firm’s proposal and that the current item was a formal work authorization allowing the consultant to proceed with preparation of construction drawings and related design services.

Board members clarified that the authorization was consistent with the proposal previously approved and represented the next step in advancing the project from planning and engineering into the construction document phase. No substantive changes to the approved scope were discussed, and members agreed that the authorization was necessary to keep the project moving forward.

Following brief discussion, the Board expressed support for proceeding with the work authorization and advancing preparation of the construction plans. A motion was made to accept Work Authorization No.1 from Basham & Lucas and authorize commencement of construction drawing and related design services for the clubhouse expansion project.

On MOTION by Mr. Ter Louw, seconded by Ms. Gehring, with all in favor, Work Authorization No.1 with Basham & Lucas Design Group, Inc. for Clubhouse Fitness Expansion Construction, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure

Mr. Biagetti presented Resolution 2026-03, establishing a public hearing date and initiating the process to adopt updated Rules of Procedure for the District. He explained that the revisions represent a routine update undertaken periodically to ensure the Rules of Procedure remain consistent with current statutes, regulatory requirements, and best practices used by special districts throughout the state.

Mr. Haber reviewed the proposed revisions, noting that many changes were administrative in nature and included updates related to public notice procedures, hearings, amenity facility use provisions, suspension policies, and other procedural matters. The Board was advised that adoption would occur after public notice and additional Board consideration.

Board members discussed the opportunity to review the proposed revisions before the public hearing and requested a redline comparison showing changes between the current and proposed versions of the Rules of Procedure. Staff agreed to provide the comparison and noted that the public hearing would allow for further discussion and consideration before final adoption.

A motion was approved to adopt Resolution 2026-03, setting the public hearing date for July 21, 2026, and initiate the process for consideration of the revised Rules of Procedure.

On MOTION by Mr. Crenier, seconded by Mr. Ter Louw, with all in favor, Resolution 2026-03, Setting a Public Hearing Date for July 21, 2026 to Adopt the Revised Rules and Procedures, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (July 21, 2026)(under separate cover)

Mr. Biagetti presented Resolution 2026-04 approving the proposed Fiscal Year 2027 budget and establishing the public hearing date for final budget adoption. Staff provided an overview of the proposed budget, explaining that it was structured to maintain assessments at their current level despite inflationary pressures and increases in certain operating expenses.

To offset rising costs, staff proposed reducing the annual contribution to the Capital Reserve Fund from approximately \$158,000 to \$118,000. Staff advised that even with the reduced contribution, reserve balances would remain above the levels recommended by the Capital Reserve Study, with projected reserves exceeding required funding levels by roughly \$40,000 at the end of FY2027.

Board members discussed several budget assumptions, including security patrol expenses, landscape maintenance costs, field management services, and the potential impact of ongoing expansion and capital improvement projects. Staff clarified that the clubhouse expansion project is being funded from separate bond construction funds and would not affect the FY2027 operating budget or capital reserve projections.

The Board reviewed the pending landscape maintenance procurement process and noted that bid results would be available before final budget adoption, allowing adjustments to

individual budget line items if necessary. Board members also discussed the possibility of increasing funding for security patrols and certain operational services during future budget workshops.

Staff emphasized that approval of the proposed budget establishes the maximum assessment level for the fiscal year. While line items may be adjusted before final adoption, the Board cannot increase assessments above the level approved in the proposed budget without restarting the statutory notice process. To allow further discussion and refinement of budget items, the Board agreed to hold a budget workshop prior to the June meeting and continue reviewing operational expenditures before the final public hearing.

On MOTION by Ms. Gehring, seconded by Mr. Ter Louw, with all in favor, Resolution 2026-04, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for July 21, 2026, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber advised the Board of the statutory timeline for budget adoption and noted that the budget must be submitted to the county promptly to satisfy notice requirements.

B. Engineer

Mr. Lamos reported that work on the facilities report remains ingoing and will be presented to the Board upon completion.

C. District Manager

1. 2026 General Election

Mr. Biagetti provided administrative updates regarding the 2026 general election, including qualifying requirements for Board seats, including Seats 2, 4, and 5.

2. Report on the Number of Registered Voters (1,493)

Mr. Biagetti advised the Board that the District has 1,493 registered voters.

3. Annual Ethics Training & Annual Form 1 Filing

Mr. Biagetti reminded the Board of the upcoming Form 1 financial disclosure and annual ethics training requirements.

D. General Manager – Report

Ms. Wright provided an update on upcoming events and recreational programming, including summer activities and resident engagement events. An update was also provided regarding organization of the community library.

TENTH ORDER OF BUSINESS

Audience Comments

Resident (Rhonda Kingsley, 95 Bridge Oak Ln) commented regarding tree replacement requirements associated with a removed tree and discussed coordination with county staff regarding permitting, inspections, and replanting obligations. She also shared information about relevant county contacts and the permitting process related to tree replacement.

A resident commented regarding future maintenance responsibilities and potential costs associated with the District’s ponds, including dredging, culvert maintenance, and fountain operation. Discussion included potential funding considerations and responsibility for ongoing maintenance and replacement costs.

Resident (Duane Dodwell, 251 RSL) commented regarding pond ownership and maintenance standards, ongoing security patrol expenses, and the status of planned fitness center equipment improvements. He also discussed water management responsibilities and long-term maintenance considerations.

Resident (Ken Mortara, 77 Lake Bridge Rd) commented regarding budget revenue projections in relation to ongoing development within the District and questioned the proposed lighting improvements, including consideration of alternative lighting options.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Supervisor Gehring commented regarding increasing incidents of vandalism within the community and suggested enhanced patrol visibility and presence to help deter misconduct and improve security awareness.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending April 30, 2026

Mr. Biagetti presented the financial reports through April 30, 2026. Staff reported no unusual variances, noting a positive variance of approximately \$28,000.

B. Assessment Receipt Schedules

Mr. Biagetti stated assessment receipt schedule shows that the CDD is 100.05% collected.

C. Approval of Check Register

Mr. Baigetti presented the check register totaling \$80,073.93.

On MOTION by Mr. Ter Louw, seconded by Ms. Crenier, with all in favor, the Check Register Totaling \$80,073.93, was approved.

THIRTEENTH ORDER OF BUSINESS Ratification of Requisition No. 12

Mr. Biagetti presented Requisition No. 12 for Southern Recreation in the amount of \$75,825 for completed shade structure improvements. The Board reviewed the requisition and considered ratification of the previously executed expenditure.

On MOTION by Mr. Ter Louw, seconded by Ms. Crenier, with all in favor, Requisition No. 12 in the Amount of \$75,825, was ratified.

The Board received a security patrol update from the District’s patrol officer regarding recent vandalism incidents, youth activity, and the increasing use of e-bikes within the community. Discussion included unauthorized access to construction areas, property damage, safety concerns, enforcement challenges, and strategies to increase patrol visibility and deterrence. The patrol officer outlined plans for increased monitoring during peak summer activity periods and emphasized the importance of community awareness and reporting.

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 16, 2026, at
6:00 p.m. at Bannon Lakes Amenity Center**

Mr. Biagetti announced that the next meeting was scheduled for June 16, 2026, with the budget workshop meeting starting at 5:00 pm followed immediately by the regular meeting at the Bannon Lakes Amenity Center.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Crenier seconded by Ms. Gehring, with all in favor the meeting was adjourned. 7:38 p.m.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FOURTH ORDER OF BUSINESS

Bannon Lakes Community Development District
Request for Proposal
 Landscape & Irrigation Maintenance Services Evaluation Criteria

	Completeness of Proposal	Experience	Qualifications of Key Personnel	Machinery, Equipment, and Manpower	References	Cost	Total	
	5	25	20	20	10	20	100	
1	Proposer	5	25	20	20	10	20	100
	Brightview							
2	Landcare Group							
3	Juniper							
4	Prestige							
5	RCI							
6	The Greenery							
7	United							
8	Verdego							
9	Yardnique							
10	Yellowstone							

SIXTH ORDER OF BUSINESS

WORK AUTHORIZATION #1

June 2, 2026

Bannon Lakes Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

**Subject: Work Authorization Number 1
Bannon Lakes Community Development District**

Dear Chairman, Board of Supervisors:

DCCM Infrastructure, Inc., (“Engineer”) is pleased to submit this work authorization to provide engineering services for the Bannon Lakes Community Development District (“District”). We will provide these services pursuant to our current agreement dated January 23, 2025 (“Engineering Agreement”) as follows:

I. Scope of Work

Bannon Lakes Community Development District (“District”) hereby engages the services of Engineer to perform the work described in Attachment A, Proposed Project #24264.01, attached hereto.

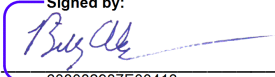
II. Fees

The District will compensate Engineer in accordance with the terms of the Engineer Agreement and Attachment A.

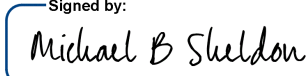
This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering DCCM Infrastructure, Inc. We look forward to helping you create a quality project.

Sincerely,

Signed by:

608082987E00413...
Authorized Representative of
DCCM Infrastructure, Inc.

APPROVED AND ACCEPTED

Signed by:
By: 
92A4080CD5654D4...
Authorized Representative of
Bannon Lakes Community Development District
Date: 2026-06-02

Attachment A



May 19, 2026

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

Re: Proposal for Professional Engineering Services
Project Name: Bannan Lakes CDD Fitness Addition
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 permitting services for the fitness addition/expansion at Bannan Lakes CDD located at 435 Bannan 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 **\$7,000**, 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,
DCCM



Ivan Lamos
Professional Engineer



**EXHIBIT A
SCOPE OF WORK**

I – SJC and SJRWMD Permit Modification

DCCM will prepare site and grading plans based on architectural drawings prepared by Basham & Lucas Design Group Inc. Once plans are completed, application packages with supporting documents will be sent out to agencies to apply for the following construction permits:

1. St Johns County Development Services Plan Modification Permi
2. St Johns River Water Management District Permit Modification

DCCM will address up to two rounds of comments from agencies under this task.

*Fees for SJC and SJRWMD Permit Modification services will be billed on a lump sum basis, with an estimated fee of **\$7,000**, and in accordance with Exhibit B, General Terms & Conditions, plus direct reimbursable expenses.*

FEE SUMMARY

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

I – SJC and SJRWMD Permit Modification	\$7,000 (Lump Sum)
Total Estimated Cost:	\$7,000, plus direct reimbursable expenses

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

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



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

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



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

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



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

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

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



The following will be billed at cost plus 15%:

- Travel and hotel expenses
 - Shipping and delivery, including UPS shipping and courier services
- l) **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.

SEVENTH ORDER OF BUSINESS

D.



Amenity & Operations Manager's Reports

Date of report: 6/16/2026

Submitted by: Emily Wright

Amenity Manager Updates

CLUBS/PROGRAMS ACTIVE AT BANNON LAKES

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

Upcoming & Completed Events

- May 23rd – Blood Drive 9:00am-2:00pm
- June 6th – Summer Kick-Off 10:00am-1:00pm
- June 27th – Kids Paint Day 10:00am -1:00pm
- July 11th – Pool Party 11:00am -2:00pm

Operations Manager Updates

Completed Projects

- ◇ Palm trees have been trimmed around Amenity Center
- ◇ Annual flower rotation is complete
- ◇ Fixed Dog park gates
- ◇ Pressure washed pool chairs and tables
- ◇ Cleaned windows in both fitness center and clubhouse
- ◇ Pressure washed tennis ct.
- ◇ Continued Treatment of all CDD Ponds (algae concerns)
- ◇ Onsite staff continues to work to deter Ducks and Geese from the Amenity Center

TENTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
May 31, 2026



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9	<u>Capital Project Funds</u>
10	<u>Capital Reserve Fund</u>
11	<u>Long Term Debt Report</u>
12	<u>Assessment Receipt Schedule</u>
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Bannon Lakes
Community Development District
Combined Balance Sheet
May 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account - Hancock	\$ 213,093	\$ -	\$ -	\$ 88,572	\$ 301,664
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	16,224	-	-	16,224
Due from Capital Fund	-	-	-	-	-
Due from Debt Service	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from Governmental Units	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	502,787	-	-	160,367	663,154
Series 2016					
Reserve	-	369,500	-	-	369,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	500,897	-	-	500,897
Prepayment	-	-	-	-	-
Bond Redemption	-	182,582	-	-	182,582
Construction	-	-	-	-	-
Series 2021					
Reserve	-	206,806	-	-	206,806
Interest	-	45	-	-	45
Prepayment	-	4	-	-	4
Revenue	-	133,976	-	-	133,976
Sinking	-	61	-	-	61
Bond Redemption	-	72,467	-	-	72,467
Construction	-	-	19,936	-	19,936
Series 2022					
Reserve	-	259,400	-	-	259,400
Revenue	-	61	-	-	61
Interest	-	178,625	-	-	178,625
Prepayment	-	4	-	-	4
Sinking	-	66	-	-	66
Bond Redemption	-	56,671	-	-	56,671
Construction	-	-	843,800	-	843,800
Prepaid Expenses	9,368	-	-	-	9,368
Deposits	50	-	-	-	50
Total Assets	\$ 725,298	\$ 1,977,390	\$ 863,736	\$ 248,938	\$ 3,815,361
Liabilities:					
Accounts Payable	\$ 2,062	\$ -	\$ -	\$ -	\$ 2,062
Accrued Expenses	0	-	-	-	0
Due to General Fund	-	6,400	-	-	6,400
Due to Debt Service - Series 2016	7,163	-	-	-	7,163
Due to Debt Service - Series 2021	4,035	-	-	-	4,035
Due to Debt Service - Series 2022	5,027	-	-	-	5,027
Total Liabilities	\$ 18,286	\$ 6,400	\$ -	\$ -	\$ 24,686
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 9,368	\$ -	-	\$ -	\$ 9,368
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	1,970,990	-	-	1,970,990
Capital Project	-	-	863,736	-	863,736
Assigned for:					
Capital Reserve Fund	-	-	-	248,938	248,938
Unassigned	697,594	-	-	-	697,594
Total Fund Balances	\$ 707,011	\$ 1,970,990	\$ 863,736	\$ 248,938	\$ 3,790,675
Total Liabilities & Fund Balance	\$ 725,298	\$ 1,977,390	\$ 863,736	\$ 248,938	\$ 3,815,361

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,087,348	\$ 1,087,348	\$ 1,087,860	\$ 512
Commercial	2,436	2,436	2,436	-
Interest	15,000	10,000	7,974	(2,026)
Facility Revenue	2,500	1,667	3,300	1,633
Miscellaneous	-	-	155	155
Total Revenues	\$ 1,107,284	\$ 1,101,451	\$ 1,101,725	\$ 275
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	8,000	\$ 7,400	\$ 600
PR-FICA	918	612	566	46
Engineering	10,000	6,667	3,421	3,245
Attorney	18,000	12,000	7,709	4,291
Annual Audit	4,015	-	-	-
Assessment Administration	8,348	8,348	8,348	-
Arbitrage Rebate	1,800	1,800	3,000	(1,200)
Dissemination Agent	10,029	6,686	6,686	-
Trustee Fees	18,700	18,700	21,782	(3,082)
Management Fees	57,974	38,649	38,649	-
Information Technology	2,123	1,415	1,415	-
Website Maintenance	1,415	944	943	-
Telephone	200	200	299	(99)
Postage & Delivery	750	750	1,202	(452)
Meeting Room Rental	1,000	667	-	667
Insurance General Liability/Public Officials	8,971	8,971	7,885	1,086
Printing & Binding	1,000	667	414	253
Legal Advertising	1,000	667	483	183
Other Current Charges	500	333	483	(150)
Office Supplies	250	167	5	162
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 159,167	\$ 116,416	\$ 110,868	\$ 5,549

Bannon Lakes

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 30,581	\$ 30,581	\$ 27,946	\$ 2,635
Utilities				
Phone/Internet/Cable	4,300	2,867	2,543	324
Electric	25,000	16,667	14,603	2,063
Water/Irrigation	15,000	10,000	6,392	3,608
Refuse	4,266	2,844	3,021	(177)
Security				
Security Monitoring	6,694	4,753	4,753	-
Off-Duty Security - RollKall	12,000	12,000	19,213	(7,213)
Access Cards	1,000	743	743	-
Management Contracts				
Facility Management	81,467	54,311	54,311	-
Facility Attendant	8,820	5,880	759	5,121
Field Mgmt / Admin	30,000	20,000	20,000	-
Pool Maintenance	14,865	9,910	9,910	-
Pool Chemicals	12,679	8,453	6,319	2,134
Janitorial	10,188	6,792	6,608	184
Janitorial Supplies	1,840	1,227	-	1,227
Facility Maintenance	40,000	26,667	26,240	427
Repairs & Maintenance	55,000	41,714	41,714	-
Special Events	15,000	5,805	5,805	-
Holiday Decorations	5,000	3,925	3,925	-
Fitness Center Repairs/Supplies	7,000	4,667	2,498	2,169
Office Supplies	1,500	1,076	1,076	-
ASCAP/BMI Licenses	500	-	-	-
Pest Control	3,800	2,533	2,080	453
Nuisance Animal Control	4,788	4,788	6,336	(1,548)
Subtotal Amenity Center Expenditures	\$ 391,288	\$ 278,202	\$ 266,794	\$ 11,408
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ 11,050	\$ 11,050	\$ -
Landscape Maintenance	188,916	125,944	125,944	-
Landscape Contingency	45,000	18,419	18,419	-
Tree Removals	15,000	650	650	-
Lake Maintenance	10,234	6,822	6,560	262
Grounds Maintenance	19,600	13,078	13,078	-
Pump Repairs	10,000	6,667	-	6,667
Streetlights	13,000	8,667	8,309	358
Streetlight Repairs	5,000	3,333	-	3,333
Irrigation Repairs	15,000	13,415	13,415	-
Miscellaneous	5,000	3,333	-	3,333
Reclaim Water	40,000	26,667	31,255	(4,588)
Storm Cleanup	4,000	-	-	-
Capital Reserve	158,079	158,079	158,079	-
Subtotal Grounds Maintenance	\$ 556,829	\$ 396,124	\$ 386,760	\$ 9,365
Total Operations & Maintenance	\$ 948,117	\$ 674,327	\$ 653,554	\$ 20,773
Total Expenditures	\$ 1,107,284	\$ 790,743	\$ 764,422	\$ 26,322
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 337,304	
Net Change in Fund Balance	\$ -		\$ 337,304	\$ -
Fund Balance - Beginning	\$ -		\$ 369,708	
Fund Balance - Ending	\$ -		\$ 707,011	

Bannon Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 63,592	\$ 126,876	\$ 680,619	\$ 199,652	\$ 6,552	\$ 10,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,087,860
Commercial	-	-	-	-	-	2,436	-	-	-	-	-	-	2,436
Interest	636	268	267	261	1,510	1,835	1,576	1,622	-	-	-	-	7,974
Facility Revenue	600	-	500	475	575	650	500	-	-	-	-	-	3,300
Miscellaneous	-	-	49	-	-	106	-	-	-	-	-	-	155
Total Revenues	\$ 1,236	\$ 63,860	\$ 127,691	\$ 681,354	\$ 201,737	\$ 11,579	\$ 12,646	\$ 1,622	\$ -	\$ -	\$ -	\$ -	\$ 1,101,725

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ 7,400
PR-FICA	61	77	77	61	61	77	77	77	-	-	-	-	566
Engineering	388	-	233	913	393	556	940	-	-	-	-	-	3,421
Attorney	1,354	1,175	2,315	1,103	1,763	-	-	-	-	-	-	-	7,709
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	8,348	-	-	-	-	-	-	-	-	-	-	-	8,348
Arbitrage Rebate	-	-	-	1,350	1,200	-	-	450	-	-	-	-	3,000
Dissemination Agent	836	836	836	836	836	836	836	836	-	-	-	-	6,686
Trustee Fees	6,450	-	-	14,766	-	567	-	-	-	-	-	-	21,782
Management Fees	4,831	4,831	4,831	4,831	4,831	4,831	4,831	4,831	-	-	-	-	38,649
Information Technology	177	177	177	177	177	177	177	177	-	-	-	-	1,415
Website Maintenance	118	118	118	118	118	118	118	118	-	-	-	-	943
Telephone	49	89	14	24	28	35	30	30	-	-	-	-	299
Postage & Delivery	138	326	115	198	118	120	93	96	-	-	-	-	1,202
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability/Public Officials	7,885	-	-	-	-	-	-	-	-	-	-	-	7,885
Printing & Binding	101	63	21	31	42	73	40	43	-	-	-	-	414
Legal Advertising	71	69	69	67	67	69	71	-	-	-	-	-	483
Other Current Charges	273	10	-	-	-	-	200	-	-	-	-	-	483
Office Supplies	1	0	1	1	1	1	1	1	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,056	\$ 8,770	\$ 9,805	\$ 25,274	\$ 10,435	\$ 8,459	\$ 8,414	\$ 7,657	\$ -	\$ -	\$ -	\$ -	\$ 110,868
Operations & Maintenance													
Amenity Center Expenditures													
Insurance	\$ 27,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,946
Utilities													
Phone/Internet/Cable	318	318	318	318	318	318	318	318	-	-	-	-	2,543
Electric	1,846	1,668	1,574	1,884	2,029	1,840	1,896	1,867	-	-	-	-	14,603
Water/Irrigation	703	974	980	734	877	636	643	845	-	-	-	-	6,392
#REF!	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	307	369	371	386	386	372	407	424	-	-	-	-	3,021
Security													
Security Monitoring	575	575	575	575	575	731	575	575	-	-	-	-	4,753
Off-Duty Security - RollKall	4,281	2,344	2,604	1,590	2,048	2,935	1,979	1,433	-	-	-	-	19,213
Access Cards	-	-	-	-	-	743	-	-	-	-	-	-	743
Management Contracts													
Facility Management	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	-	-	-	-	54,311
Facility Attendant	84	-	-	225	449	-	-	-	-	-	-	-	759
Field Mgmt / Admin	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	-	-	-	20,000

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	1,239	1,239	-	-	-	-	9,910
Continued Amenity Center Expenditures													
Pool Chemicals	1,105	435	1,374	324	-	946	333	1,802	-	-	-	-	6,319
Janitorial	819	819	819	819	819	819	847	847	-	-	-	-	6,608
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	3,971	3,371	3,392	3,409	4,724	3,333	3,690	350	-	-	-	-	26,240
Repairs & Maintenance	6,741	878	2,142	2,638	8,541	12,565	6,848	1,362	-	-	-	-	41,714
Special Events	-	994	775	548	1,521	1,759	208	-	-	-	-	-	5,805
Holiday Decorations	-	3,925	-	-	-	-	-	-	-	-	-	-	3,925
Fitness Center Repairs/Supplies	246	109	1,247	320	169	248	160	-	-	-	-	-	2,498
#REF!	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	291	43	99	433	49	77	49	35	-	-	-	-	1,076
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	260	260	260	-	-	-	-	2,080
Nuisance Animal Control	249	249	1,749	549	249	2,793	249	249	-	-	-	-	6,336
Subtotal Amenity Center Expenditures	\$ 60,268	\$ 27,858	\$ 28,805	\$ 25,540	\$ 33,541	\$ 40,901	\$ 28,988	\$ 20,894	\$ -	\$ -	\$ -	\$ -	\$ 266,794
Grounds Maintenance													
Hydrology Quality/Mitigation	\$ 8,500	\$ -	\$ 2,250	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,050
Landscape Maintenance	15,743	15,743	15,743	15,743	15,743	15,743	15,743	15,743	-	-	-	-	125,944
Landscape Contingency	-	405	855	97	13,685	-	-	3,377	-	-	-	-	18,419
Tree Removals	-	-	-	-	-	-	650	-	-	-	-	-	650
Lake Maintenance	820	820	820	820	820	820	820	820	-	-	-	-	6,560
Grounds Maintenance	1,633	2,494	1,633	1,784	1,784	1,901	1,633	216	-	-	-	-	13,078
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	994	994	994	1,065	1,065	1,065	1,065	1,065	-	-	-	-	8,309
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	3,631	2,761	842	2,460	2,348	635	738	-	-	-	-	-	13,415
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	2,374	4,009	4,919	4,081	3,672	2,810	2,943	6,446	-	-	-	-	31,255
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	158,079	-	-	-	-	-	-	158,079
Subtotal Grounds Maintenance	\$ 33,695	\$ 27,227	\$ 28,057	\$ 26,350	\$ 39,117	\$ 181,053	\$ 23,593	\$ 27,667	\$ -	\$ -	\$ -	\$ -	\$ 386,760
Total Operations & Maintenance	\$ 93,963	\$ 55,084	\$ 56,862	\$ 51,890	\$ 72,658	\$ 221,955	\$ 52,582	\$ 48,561	\$ -	\$ -	\$ -	\$ -	\$ 653,554
Total Expenditures	\$ 126,018	\$ 63,854	\$ 66,666	\$ 77,164	\$ 83,092	\$ 230,414	\$ 60,995	\$ 56,218	\$ -	\$ -	\$ -	\$ -	\$ 764,422
Excess (Deficiency) of Revenues over Expenditures	\$ (124,782)	\$ 6	\$ 61,025	\$ 604,190	\$ 118,645	\$ (218,834)	\$ (48,349)	\$ (54,596)	\$ -	\$ -	\$ -	\$ -	\$ 337,304
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (124,782)	\$ 6	\$ 61,025	\$ 604,190	\$ 118,645	\$ (218,834)	\$ (48,349)	\$ (54,596)	\$ -	\$ -	\$ -	\$ -	\$ 337,304

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 740,176	\$ 740,176	\$ 738,830	\$ (1,346)
Interest Income	30,000	20,000	21,930	1,930
Total Revenues	\$ 770,176	\$ 760,176	\$ 760,760	\$ 584
Expenditures:				
Interest - 11/01	\$ 254,050	\$ 254,050	\$ 254,050	\$ -
Principal - 11/01	230,000	230,000	230,000	-
Special Call - 11/01	-	-	25,000	(25,000)
Interest - 5/01	248,875	248,875	248,250	625
Special Call - 5/01	-	-	10,000	(10,000)
Total Expenditures	\$ 732,925	\$ 732,925	\$ 767,300	\$ (34,375)
Excess (Deficiency) of Revenues over Expenditures	\$ 37,251	\$ 27,251	\$ (6,540)	\$ 34,959
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,251	\$ 27,251	\$ (6,540)	\$ 34,959
Fund Balance - Beginning	\$ 660,772		\$ 1,066,682	
Fund Balance - Ending	\$ 698,023		\$ 1,060,142	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 416,052	\$ 416,052	\$ 416,247	\$ 195
Interest Income	15,000	10,000	10,619	619
Total Revenues	\$ 431,052	\$ 426,052	\$ 426,866	\$ 814
Expenditures:				
Interest - 11/01	\$ 124,138	\$ 124,138	\$ 124,138	\$ -
Special Call - 11/01	-	-	5,000	(5,000)
Principal - 5/01	165,000	165,000	165,000	-
Interest - 5/01	124,138	124,138	124,050	88
Special Call - 5/01	-	-	10,000	(10,000)
Total Expenditures	\$ 413,275	\$ 413,275	\$ 428,188	\$ (14,913)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,777	\$ 12,777	\$ (1,321)	\$ 15,727
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,777	\$ 12,777	\$ (1,321)	\$ 15,727
Fund Balance - Beginning	\$ 198,003		\$ 412,316	
Fund Balance - Ending	\$ 215,781		\$ 410,994	

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 520,023	\$ 520,023	\$ 518,503	(1,520)
Special Assessments - Direct	-	-	-	-
Special Assessments -Prepayments	-	-	-	-
Interest Income	15,000	10,000	12,482	2,482
Total Revenues	\$ 535,023	\$ 530,023	\$ 530,986	\$ 962
Expenditures:				
Interest - 11/01	\$ 168,859	\$ 168,859	\$ 168,859	\$ -
Special Call - 11/01	-	-	5,000	(5,000)
Principal - 5/01	180,000	180,000	180,000	-
Interest - 5/01	168,859	168,859	168,759	100
Total Expenditures	\$ 517,719	\$ 517,719	\$ 522,619	\$ (4,900)
Excess (Deficiency) of Revenues over Expenditures	\$ 17,305	\$ 12,305	\$ 8,367	\$ 5,862
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,305	\$ 12,305	\$ 8,367	\$ 5,862
Fund Balance - Beginning	\$ 226,230		\$ 491,486	
Fund Balance - Ending	\$ 243,535		\$ 499,853	

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 May 31, 2026

	Series 2021	Series 2022
Revenues		
Interest Income	\$ 743	\$ 20,917
Total Revenues	\$ 743	\$ 20,917
Expenditures:		
Capital Outlay	\$ 15,400	\$ 75,825
Total Expenditures	\$ 15,400	\$ 75,825
Excess (Deficiency) of Revenues over Expenditures	\$ (14,657)	\$ (54,908)
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ (14,657)	\$ (54,908)
Fund Balance - Beginning	\$ 34,593	\$ 898,707
Fund Balance - Ending	\$ 19,936	\$ 843,800

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

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 158,079	\$ 158,079	\$ 158,079	\$ -
Interest	2,500	1,667	1,386	(281)
Roof Warranty Proceeds	-	-	111,433	
Total Revenues	\$ 160,579	\$ 159,746	\$ 270,898	\$ (281)
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	10,000	-	-	-
Roof Replacement	80,000	48,021	48,021	-
Other Service Charges	840	560	568	(8)
Total Expenditures	\$ 90,840	\$ 48,581	\$ 48,589	\$ (8)
Excess (Deficiency) of Revenues over Expenditures	\$ 69,739		\$ 222,309	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 69,739		\$ 222,309	
Fund Balance - Beginning	\$ 34,977		\$ 26,630	
Fund Balance - Ending	\$ 104,716		\$ 248,938	

Bannon Lakes
Community Development District
Long Term Debt Report

Series 2016 Special Assessment Bonds	
Interest Rate:	4.5% -5.0%
Maturity Date:	11/1/2048
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$369,500
Reserve Fund Balance	369,500
Bonds Outstanding - 1/31/16	\$11,850,000
Less: May 1, 2016	\$0
Less: May 1, 2019 (Prepayment)	(\$50,000)
Less: November 1, 2019	(\$190,000)
Less: November 1, 2019 (Prepayment)	(\$45,000)
Less: May 1, 2020 (Prepayment)	(\$140,000)
Less: November 1, 2020	(\$190,000)
Less: November 1, 2020 (Prepayment)	(\$135,000)
Less: May 1, 2021	(\$30,000)
Less: November 1, 2021	(\$195,000)
Less: November 1, 2021 (Prepayment)	(\$25,000)
Less: May 1, 2022 (Prepayment)	(\$25,000)
Less: November 1, 2022	(\$200,000)
Less: May 1, 2023 (Prepayment)	(\$5,000)
Less: November 1, 2023	(\$210,000)
Less: November 1, 2024	(\$220,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
Less: November 1, 2025	(\$230,000)
Less: November 1, 2025 (Prepayment)	(\$25,000)
Less: May 1, 2026 (Prepayment)	(\$10,000)
Current Bonds Outstanding	\$9,920,000

Series 2021 Special Assessment Bonds	
Interest Rate:	2.5% -4.0%
Maturity Date:	5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$206,806
Reserve Fund Balance	206,806
Bonds Outstanding - 1/20/21	\$7,415,000
Less: May 1, 2022	(\$150,000)
Less: May 1, 2023	(\$155,000)
Less: November 1, 2023 (Prepayment)	(\$5,000)
Less: May 1, 2024	(\$155,000)
Less: May 1, 2025	(\$160,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
Less: November 1, 2025 (Prepayment)	(\$5,000)
Less: May 1, 2026	(\$165,000)
Less: May 1, 2026 (Prepayment)	(\$10,000)
Current Bonds Outstanding	\$6,605,000

Series 2022 Special Assessment Bonds	
Interest Rate:	2.875% -4.0%
Maturity Date:	5/1/1951
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$259,300
Reserve Fund Balance	259,400
Bonds Outstanding - 2/25/22	\$9,135,000
Less: May 1, 2024	(\$170,000)
Less: May 1, 2024 (Prepayment)	(\$60,000)
Less: May 1, 2025	(\$175,000)
Less: May 1, 2025 (Prepayment)	(\$5,000)
Less: November 1, 2025 (Prepayment)	(\$5,000)
Less: May 1, 2026	(\$180,000)
Less: May 1, 2026 (Prepayment)	(\$180,000)
Current Bonds Outstanding	\$8,540,000

Total Bonds Outstanding	\$25,065,000
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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
TAX ROLL ASSESSED	986	738,484.29	416,052.05	518,260.67	1,089,786.08	2,762,583.09

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	SERIES 2021 DEBT SERVICE RECEIVED	SERIES 2022 DEBT SERVICE RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL RECEIPTS	(1,293.22)	738,830.00	416,246.80	518,503.28	1,090,296.25	2,763,876.31

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
INTEREST 2	04/09/26	648.92	365.60	455.41	957.62	2,427.55
9	04/24/26	6,513.59	3,669.67	4,571.17	9,612.15	24,366.59
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		738,830.00	416,246.80	518,503.28	1,090,296.25	2,763,876.31

PERCENT COLLECTED TAX ROLL	100.05%	100.05%	100.05%	100.05%	100.05%
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**Commercial Revenue included in tax roll.

C.

Bannon Lakes
Community Development District
Check Run Summary

Date	Check Numbers	Amount	Amount
General Fund			
5/5/26	2044-2051	\$4,180.95	
5/12/26	2052-2058	38,956.70	
5/26/26	2059-2061	8,602.05	
Total General Fund Checks			\$51,739.70
Autopayments			
5/4/26	SJC RollKall	\$409.50	
5/6/26	AT&T	\$74.90	
5/7/26	Republic Services	423.64	
5/19/26	SJCUD	7,290.69	
5/19/26	AT&T	242.92	
5/20/26	SJC RollKall	409.50	
5/20/26	IRS FICA Payment	153.00	
5/27/26	FPL	2,932.43	
5/27/26	SJC RollKall	614.25	
5/28/26	Fl Dept of Health - Pool Permit	350.35	
5/28/26	WF CC Payment - J. Johnson	569.81	
5/28/26	WF CC Payment -E. Wright	827.11	
Total Paid Electronically			\$14,298.10
Total Paid Checks and Electronically			\$66,037.80

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/05/26	00040	4/14/26	14	202604	310-51300-49000			*	100.00		
				AMORT SE2016	PREPAY \$10K						
		4/14/26	14	202604	310-51300-49000			*	100.00		
				AMORT SE2021	PREPAY \$10K						
							DISCLOSURE SERVICES LLC			200.00	002044
5/05/26	00122	5/01/26	768858	202605	320-57200-34500			*	574.59		
							VIDEO MONITORING - JUN26				
							HIDDEN EYES LLC			574.59	002045
5/05/26	00030	4/29/26	1228955	202604	320-57200-54500			*	160.00		
							APR PEST CONTROL				
		4/29/26	1228955	202604	320-57200-54500			*	100.00		
							APR RODENT CONTROL				
							FREEDOM PEST CONTROL			260.00	002046
5/05/26	00128	5/01/26	266218	202605	320-57200-45300			*	847.00		
							MAY JANITORIAL SERVICES				
							HIGH TECH COMMERCIAL CLEANING			847.00	002047
5/05/26	00017	5/01/26	369022B	202605	330-53800-46800			*	820.00		
							MAY LAKE MAINTENANCE				
							THE LAKE DOCTORS INC			820.00	002048
5/05/26	00074	5/01/26	38830	202605	320-57200-54510			*	249.00		
							WILDLIFE MANAGEMENT-MAY26				
							QUICK CATCH INC			249.00	002049
5/05/26	00062	4/30/26	0021831	202604	320-57200-60000			*	1,159.00		
							RPLED CONDENSER FAN MOTOR				
							THIGPEN HEATING AND COOLING INC.			1,159.00	002050
5/05/26	00136	4/30/26	7688815	202604	310-51300-48000			*	71.36		
							NOTICE OF MEETING-4/21/26				
							USA TODAY MEDIA CORP			71.36	002051
5/12/26	00044	6/06/26	06062026	202605	300-15500-10000			*	1,500.00		
							SUMMER EVENT KICK OFF-6/6				
							BOUNCERS SLIDES AND MORE INC			1,500.00	002052
5/12/26	00003	5/01/26	145	202605	310-51300-34000			*	4,831.17		
							MAY MANAGEMENT FEES				
		5/01/26	145	202605	310-51300-53000			*	117.92		
							MAY WEBSITE ADMIN				
		5/01/26	145	202605	310-51300-35100			*	176.92		
							MAY INFORMATION TECH				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/26		145		202605 310-51300-31600	MAY DISSEMINATION SVCS	*	835.75		
5/01/26		145		202605 310-51300-51000	OFFICE SUPPLIES	*	.54		
5/01/26		145		202605 310-51300-42000	POSTAGE	*	95.50		
5/01/26		145		202605 310-51300-42500	COPIES	*	42.90		
5/01/26		145		202605 310-51300-41000	TELEPHONE	*	29.85		
								6,130.55	002053
5/12/26	00013	4/30/26	1730	202604 330-53800-46400	IRRIGATION REPAIRS-APR26	*	738.48		
								738.48	002054
5/12/26	00013	5/01/26	1712	202605 330-53800-46200	MAY LANDSCAPE MAINTENANCE	*	15,743.00		
								15,743.00	002055
5/12/26	00013	5/08/26	1748	202605 330-57200-46210	PLANT INSTALLATION	*	3,377.00		
								3,377.00	002056
5/12/26	00125	5/08/26	195157	202604 310-51300-31100	APR ENGINEERING SERVICES	*	940.00		
								940.00	002057
5/12/26	00014	5/01/26	290	202605 320-57200-45200	MAY POOL MAINTENANCE SVCS	*	1,238.75		
5/01/26		290		202605 320-57200-46001	MAY FIELD OPS MANAGEMENT	*	2,500.00		
5/01/26		290		202605 320-57200-34000	MAY FACILITY MANAGEMENT	*	6,788.92		
								10,527.67	002058
5/26/26	00134	5/20/26	7937-05-	202605 310-51300-31200	SPL ASSMTS REV BDS SE2022	*	450.00		
								450.00	002059
5/26/26	00126	5/13/26	100341	202605 330-53800-46100	PET WASTE BAGS/LINERS	*	216.00		
								216.00	002060
5/26/26	00014	5/14/26	291	202604 320-57200-45100	FACILITY MAINTENANCE-APR	*	3,333.00		

BANL -BANNON LAKES- TLEE

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
5/14/26	291		202604 330-53800-46100		*	1,633.00		
			GROUNDS MAINTENANCE-APR					
5/14/26	291		202604 320-57200-60000		*	2,970.05		
			REPAIRS & MAINTENANCE-APR					
							RIVERSIDE MANAGEMENT SERVICES INC	7,936.05 002061

						TOTAL FOR BANK A	51,739.70	
						TOTAL FOR REGISTER	51,739.70	

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/14/2026	14

Bill To
Bannon Lakes CDD C/O GMS

RECEIVED
By Tara Lee at 8:37 am, May 01, 2026

Terms	Due Date
Net 30	5/14/2026

Description	Amount
Amortization Schedule Series 2016 5-1-26 Prepay \$10,000	100.00
Amortization Schedule Series 2021 5-1-26 Prepay \$10,000	100.00

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Envera

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

Approved 5/4/26
Jeff Johnson
Security
1.320.57200.34500

<h1>Invoice</h1>	
Invoice Number 768858	Date 05/01/2026
Customer Number 400558	Due Date 06/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Bannon Lakes CDD	400558		05/01/2026	06/01/2026

Quantity	Description	Months	Rate	Amount
<i>3047 - CCTV - Bannon Lakes CDD - Bannon Lakes Blvd, Saint Augustine, FL</i>				
1.00	Active Video Monitoring 06/01/2026 - 06/30/2026	1.00	\$206.00	\$206.00
1.00	Passive Standard Camera 06/01/2026 - 06/30/2026	1.00	\$128.75	\$128.75
1.00	Service & Maintenance 06/01/2026 - 06/30/2026	1.00	\$239.84	\$239.84
			Subtotal:	\$574.59
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$574.59

RECEIVED
By Tara Lee at 8:53 am, May 04, 2026

Date	Invoice #	Description	Amount	Balance Due
5/1/2026	768858	Monitoring Services	\$574.59	\$574.59

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

<h1>Invoice</h1>	
Invoice Number 768858	Date 05/01/2026
Customer Number 400558	Due Date 06/01/2026

Net Due: \$574.59
Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Service Slip/Invoice

**FREEDOM
PEST CONTROL**



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

INVOICE: 1228955
DATE: 04/29/2026
ORDER: 1228955

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
04/29/2026			2MARCUS	01:59 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	DUE UPON RECEIPT	04/29/2026		04:10 PM

Service	Description	Price
MONTHLY	Monthly Pest Control	\$160.00
RODENT	Rodent Control	\$100.00
SUBTOTAL		\$260.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$260.00
Approved 4/30/26 Jeff Johnson Pest Control 1.320.57200.54500		AMOUNT DUE \$260.00

RECEIVED
By Tara Lee at 9:26 am, Apr 30, 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.



Invoice	
Date	Invoice #
5/1/2026	266218

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

Please Remit Payment To:

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

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of May 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 4/20/26 Jeff Johnson Janitorial Maintenance 1.320.57200.45300</p>	847.00	847.00
<p>RECEIVED <i>By Tara Lee at 12:12 pm, Apr 20, 2026</i></p>			
<p>Thank you for your business.</p>		Total	\$847.00

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER EXP. DATE
SIGNATURE AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	5/1/2026	\$820.00

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

00000000116522001000000036902200000008200067

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

BANNON LAKES CDD	435 Bannon Lakes Blvd, St Augustine, Fl	St Augustine, FL 32092
Invoice Due Date 5/11/2026	Invoice 369022B	PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
5/1/2026	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

Approved 5/1/26
Jeff Johnson
Lake Maintenance
1.330.53800.46800

RECEIVED
By Tara Lee at 9:01 am, May 01, 2026

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

Credits	\$0.00
Adjustment	\$0.00
AMOUNT DUE	

Total Account Balance including this invoice:	\$820.00	This Invoice Total:	\$820.00
------------------------------------------------------	----------	----------------------------	----------

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

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

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

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

INVOICE

QUICK CATCH INC

12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

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



Bill to

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

Ship to

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

Invoice details

Invoice no.: 38830
Terms: Net 14
Invoice date: 05/01/2026
Due date: 05/15/2026

P.O. Number: OSKX

RECEIVED

By Tara Lee at 8:42 am, May 01, 2026

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

Approved 5/1/26
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510

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](#)



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 : 0021831

Invoice Date : 04/30/2026	Install Date : 06/26/2017
Service Order : 046851	Page : 1 of 2
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

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

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

Service Comments :

04/27/2026. By P.R. On arrival replaced condenser fan motor on LENNOX M/N 14HPX-048-230-21. S/N 1817B6555. Tested amps for 70/10 capacitor. Now weak on fan side. Replaced 70/10 capacitor. Fan amps 1.1. System back up and running.

Description	Mfg Name	Model	Serial No
Condenser	MISC	TTA090H300AA	16512L83YA
Description	Mfg Name	Model	Serial No
Air Handler	MISC	TWE090E300AA	17033NJABA
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
Description	Mfg Name	Model	Serial No
Air Handler	LENNOX	CBX25UH-048-230-10	1717B16907
Description	Mfg Name	Model	Serial No
Heat Pump	LENNOX	14HPX-048-230-21	1917B06555
Qty	Description	Price	Extended

See Over < 2 >

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 : 0021831

Invoice Date :04/30/2026	Install Date :06/26/2017
Service Order :046851	Page : 2 of 2
Served 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
1	69W97 CONDENSER MOTOR 1/3 HP 825 RPM 230V		861.00	861.00
1	Commercial Environmental Fee		20.00	20.00
	Total Parts for Unit			881.00
Qty	Description		Price	Extended
1	70 10 MFD DUAL CAPACITOR		278.00	278.00
	Total Parts for Unit			278.00
	Total Labor for Unit			0.00

Approved 5/1/26
 Jeff Johnson
 Repairs and Maintenance
 1.320.57200.60000

RECEIVED
 By Tara Lee at 2:00 pm, May 01, 2026

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

Materials:	1,159.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	1159.00
Sales Tax:	0.00
Total:	1159.00 USD
Balance Due:	1159.00 USD

USA TODAY CO.



ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT # 764131	INV DATE 04/30/26
INVOICE # 0007688815	INVOICE PERIOD Apr 1- Apr 30, 2026	CURRENT INVOICE TOTAL \$71.36	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$71.36	

BILLING ACCOUNT NAME AND ADDRESS Bannon Lakes Cdd - Gms 475 W Town Place, Ste 114 Saint Augustine, FL 32092	PAYMENT DUE DATE: MAY 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
4/1/26	Balance Forward	\$68.64
4/13/26	PAYMENT - THANK YOU	-\$68.64

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/13/26	12178979	SAG St Augustine Record	April Meeting		\$71.36

RECEIVED
By Tara Lee at 11:16 am, May 04, 2026

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

Total Cash Amount Due	\$71.36
Service Fee 3.99%	\$2.85
*Cash/Check/ACH Discount	-\$2.85
*Payment Amount by Cash/Check/ACH	\$71.36
Payment Amount by Credit Card	\$74.21

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Bannon Lakes Cdd - Gms		ACCOUNT NUMBER 764131		INVOICE NUMBER 0007688815		AMOUNT PAID
CURRENT DUE \$71.36	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$71.36
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$74.21
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

00007641310000000000000076888150000713667176

AFFIDAVIT OF PUBLICATION

Katelyn Beach
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 04/13/2026
SAG staugustine.com 04/13/2026

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 04/13/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$71.36
Tax Amount: \$0.00
Payment Cost: \$71.36
Order No: 12178979 # of Copies: 1
Customer No: 764131
PO #:

THIS IS NOT AN INVOICE!

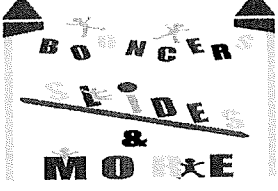
Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

The Board of Supervisors of the Bannon Lakes Community Development District will hold a workshop on **Tuesday, April 21, 2026 at 5:00 p.m. at the Bannon Lakes Amenity Center 435 Bannon Lakes Blvd, St. Augustine, Florida 32092.** Immediately following will be with regular meeting of the Board of Supervisors. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. James Oliver
District Manager
Pub: April 13, 2026; #12178979

(Summer Kickoff) Special Events
 1. 320.57200.49400
 Approved Emily Wright 5.7.2026

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice		
				Date: June 6th, 2026 Invoice Number: 06062026.12		
<u>Name / Address</u> Attn: Emily Wright Bannon Lakes 435 Bannon Lakes Blvd. St Augustine, FL 32092 BannonManager@RMSNF.c		<u>Additional Details:</u>				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	21' Wipeout Slide	1	\$375.00			\$1,500.00
2	16' Hurricane Slide	1	\$300.00			
3	15' Surf's Up Slide	1	\$275.00			
4	Foam Party (3 hrs.)	1	\$500.00			
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		Subtotal				\$1,500.00
		Sales Tax (0.0%)				N/A
		Total				

RECEIVED
 By Tara Lee at 10:17 am, May 08, 2026

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

Invoice

Invoice #: 145
 Invoice Date: 5/1/26
 Due Date: 5/1/26
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2026		4,831.17	4,831.17
Website Administration - May 2026		117.92	117.92
Information Technology - May 2026		176.92	176.92
Dissemination Agent Services - May 2026		835.75	835.75
Office Supplies		0.54	0.54
Postage		95.50	95.50
Copies		42.90	42.90
Telephone		29.85	29.85

Total \$6,130.55

Payments/Credits \$0.00

Balance Due \$6,130.55

RECEIVED

By Tara Lee at 10:10 am, May 08, 2026



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Batch Number 1730
 Invoice Date 04/30/26
 Payment Terms Net 30
 PO Number
 Sales Rep David Jackson

Approved 5/8/26
 Jeff Johnson
 Irrigation Repairs
 1.330.53800.46400

Bill To

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

Description	Qty / UOM	Rate	Ext. Price	Amount
Service Location: Bannon Lakes CDD				
Irrigation system repairs.				
Irrigation Maintenance #1				
April 6, 2026				
Repaired 2 heads zone 32 Scott Martin 04/06/2026 10:57 AM				
Billable Irrigation - 04/06/2026				
Labor - 04/06/26	3.47 Hrs	\$45.00	\$156.15	
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	1.00 ea	\$5.32	\$5.32	
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree 13 ft. - 21 ft. 90 Degree - 210 Degree (Material)	2.00 ea	\$8.11	\$16.21	
Irrigation system repairs.				
Irrigation repairs				
Rowan Graham 04/20/2026 1:31 PM				
Billable Irrigation - 04/20/2026				
Labor - 04/20/26	2.12 Hrs	\$45.00	\$95.40	
Sch 40 PVC Cap 1/2 in. Socket (Material)	1.00 ea	\$0.48	\$0.48	
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	2.00 ea	\$5.32	\$10.64	
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree 13 ft. - 21 ft. 90 Degree - 210 Degree (Material)	1.00 ea	\$8.11	\$8.11	
Rain Bird Nozzle Half Circle 10 ft. 180 Degree (Material)	1.00 ea	\$1.40	\$1.40	

Irrigation system repairs.				
Billable Irrigation - 04/23/2026				
Labor - 04/23/26	5.63	Hrs	\$45.00	\$253.35
Rusco Poly Riser Extension 1/2 in. x 4 in. MIPT x FIPT (Material)	1.00	ea	\$0.66	\$0.66
Hunter MP Rotator 1000 Nozzle 8 ft. - 15 ft. 210 Degree - 270 Degree (Material)	1.00	ea	\$8.11	\$8.11
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	11.00	ea	\$5.32	\$58.52
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 90 Degree - 210 Degree (Material)	3.00	ea	\$8.11	\$24.32
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree 13 ft. - 21 ft. 90 Degree - 210 Degree (Material)	10.00	ea	\$8.11	\$81.06
Rain Bird 5004 Part-Circle Non-Potable Rotor 4 in. Riser (Material)	1.00	ea	\$18.75	\$18.75
Total for Bannan Lakes CDD				\$738.48

RECEIVED

By Tara Lee at 10:15 am, May 08, 2026

Invoice Subtotal:	\$738.48
Sales Tax:	\$0.00
Invoice Total:	\$738.48
Credits/Payments:	\$0.00
Balance Due:	\$738.48



35 Enterprise Drive
Bunnell, FL 32110

INVOICE

Invoice Number 1712
 Invoice Date 05/01/26
 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

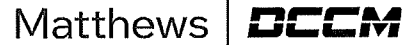
Description	Qty / UOM	Rate	Ext. Price	Amount
#376 - Landscape Maintenance 2025 May 2026				\$15,743.00
Approved 5/1/26 Jeff Johnson Landscape Maintenance 1.330.53800.46200				

RECEIVED
 By Tara Lee at 11:42 am, May 01, 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
\$16,393.00	\$0.00	\$0.00	\$0.00	\$0.00

Project Manager Ivan Lamos



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

Engineering - Architecture - Planning - Surveying

May 08, 2026
Invoice # 195157

Project 0000002619.0000 24264.00 - Bannon Lakes CDD

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

- CDD Coordination
- Process Requisitions

Please call Ivan Lamos if you have any questions or concerns regarding your project.
For billing inquiries, please contact our Accounting Department.

Professional Services through April 30, 2026

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	.50	290.00	145.00	
Professional Engineer 1	4.00	180.00	720.00	
Project Coordinator 2	.75	100.00	75.00	
Total Labor				940.00
			Total Due:	940.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	940.00	14,103.75	15,043.75
Totals	940.00	14,103.75	15,043.75

RECEIVED
By Tara Lee at 11:51 am, May 12, 2026

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

Invoice

Invoice #: 290
Invoice Date: 5/1/2026
Due Date: 5/1/2026
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 - May 2026		1,238.75	1,238.75
1.320.57200.46001 - Contract Administration - May 2026		2,500.00	2,500.00
1.320.57200.34000 - Facility Management - Bannon Lakes - May 2026		6,788.92	6,788.92
<i>Alison Morsing</i> 5-6-26			

RECEIVED
By Tara Lee at 8:32 am, May 07, 2026

Total	\$10,527.67
Payments/Credits	\$0.00
Balance Due	\$10,527.67



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Bannan Lakes Community Development District
c/o Ms. Bernadette Peregrino
District Accountant
Governmental Management Services
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice No. 7937-05-26

Date: May 20, 2026

For Professional Services:

Issue	Service	Fee
\$9,135,000 Bannan Lakes Community Development District (St. Johns County, Florida), Special Assessment Revenue Bonds, Series 2022	Rebate Report & Opinion	\$450
	Total	\$450

RECEIVED

By Tara Lee at 10:44 am, May 26, 2026

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

[REDACTED]

[REDACTED]

[REDACTED]

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

Invoice

Invoice #: 291
 Invoice Date: 5/14/2026
 Due Date: 5/14/2026
 Case:
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2026	176	45.00	7,920.00
Maintenance Supplies		16.05	16.05
<p>Approved 5/14/26 Jeff Johnson Facility Maintenance 1.320.57200.45100 \$3333.00 Grounds Maintenance 1.330.53800.46100 \$1633.00 Repairs and Maintenance 1.320.57200.60000 \$2970.05</p> <p><i>Alison Moxing</i> 5-18-26</p>			

Total	\$7,936.05
Payments/Credits	\$0.00
Balance Due	\$7,936.05

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	8	T.W.	Emergency equipment checked, cleaned fitness center windows, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, raked cart park and playground, restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles, checked pool water levels and chemicals
4/2/26	8	T.W.	Washed clubhouse windows, checked pool water levels and chemicals 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, raked cart park and playground, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/3/26	8	T.W.	Pump house door hinges replaced, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked pool and fitness center bathrooms, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles, raked cart park and playground
4/6/26	8	T.W.	Fixed damaged dog park fence, raked playground and cart park area, straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, restocked pool and fitness center bathrooms, checked pool water levels and chemicals, removed debris for roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/7/26	8	T.W.	Washed outside clubhouse windows, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, restocked fitness center and pool bathrooms, straightened and organized pool deck and patio furniture, raked cart park and playground, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/8/26	8	T.W.	Replaced basketball hoop padding, fixed tennis court windscreens, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water levels and chemicals, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, restocked pool and fitness center bathrooms, raked the playground and cart park, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/9/26	8	T.W.	Worked on golf cart maintenance, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, restocked fitness center and pool bathrooms, straightened and organized pool deck and patio furniture, raked cart park and playground, removed debris from roadways and pond, checked and changed trash receptacles, emptied

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/10/26	8	T.W.	and restocked dog waste receptacles, checked pool water levels and chemicals Cleaned up ponds post storm, repaired tennis court windscreen, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, restocked bathrooms in fitness center and pool, checked pool water levels and chemicals, raked playground and cart park, removed debris from pond and street, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/13/26	8	T.W.	Straightened and organized pool deck and patio furniture, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, raked cart park and playground, restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles, checked pool water levels and chemicals
4/14/26	8	T.W.	Painted tennis court entrance gates, relevelled area pot holes and washouts, readjusted maintenance entrance doors, straightened and organized pool deck and patio furniture, raked cart park and playground, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water level and chemicals, reset fitness center and clubhouse, restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/15/26	8	T.W.	Fixed broken street light, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water levels and chemicals, raked playground and cart park, restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/16/26	8	T.W.	Event field maintenance and blew leaves and debris off field, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, restocked fitness center and pool bathrooms, raked playground and cart park, checked pool water levels and chemicals, removed debris for roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/17/26	8	T.W.	Pressure washed courts and walkways, cleaned event field, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, restocked fitness center and pool bathrooms, raked playground and cart park, checked pool water levels and chemicals, removed debris for roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/20/26	8	T.W.	Removed deceased animal at pond five, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water levels chemicals, raked playground and cart park, restocked bathrooms at pool and fitness center, removed debris around pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/21/26	8	T.W.	Pressure washed tennis courts, adjusted dog park fence gate, blew leaves and

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/22/26	8	T.W.	debris off parking lot, courts, walkways, pool deck and patio, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, checked pool water levels and chemicals, restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/22/26	8	T.W.	Pressure washed pool chairs, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water levels and chemicals, raked playground and cart park, restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/23/26	8	T.W.	Pressure washed patio deck and furniture, blew leaves and debris off parking lot, courts, walkways, pool deck and patio, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, raked cart park and playground, restocked pool and fitness center bathrooms, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/24/26	8	T.W.	Pressure washed pool deck and furniture, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, raked cart park and playground, restocked pool and fitness center bathrooms, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles, blew leaves and debris off pool deck, patio, courts and walkways
4/27/26	8	T.W.	Fixed broken dog park fence, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, checked pool water levels and chemicals, raked playground and cart park, restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/28/26	8	T.W.	Amenity center sprayed with pest repellent, washed and organized pool deck and patio furniture, removed and remediated feces from the pool, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, raked cart park and playground, restocked pool and fitness center bathrooms, checked pool water levels and chemicals, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/29/26	8	T.W.	Sprayed building for spiders, sprayed weed killer on pool deck, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, restocked fitness center and pool bathrooms, raked playground and cart park, checked pool water levels and chemicals, removed debris for roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/30/26	8	T.W.	Washed pool deck and furniture, checked pool water levels and chemicals, straightened and organized pool deck and patio furniture, blew leaves and

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, restocked pool and fitness center bathrooms, raked cart park and playground, golf cart maintenance, removed debris from pond and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles

TOTAL 176

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
BL BANNON LAKES	4/14/26	Spray Paint	16.05	J.J.
			TOTAL	
			<u><u>\$16.05</u></u>	