

# *Bannon Lakes*

*Community Development District*

*Approved Budget*

*FY 2027*



**June 16, 2026**

*Presented by:*



# Table of Contents

1-2	<u>General Fund</u>
3-6	<u>Narratives</u>
7-8	<u>Debt Service Fund Series 2016</u>
9-10	<u>Debt Service Fund Series 2021</u>
11-12	<u>Debt Service Fund Series 2022</u>
13	<u>Capital Reserve Fund</u>
14	<u>Assessment Schedule</u>

**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
<b>REVENUES:</b>					
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	-
<b>TOTAL REVENUES</b>	<b>\$1,107,284</b>	<b>\$1,101,725</b>	<b>\$5,378</b>	<b>\$1,107,103</b>	<b>\$1,103,638</b>

**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
<b>TOTAL ADMINISTRATIVE</b>	<b>\$159,167</b>	<b>\$110,868</b>	<b>\$44,313</b>	<b>\$155,181</b>	<b>\$165,651</b>

**Operations & Maintenance**

**Amenity Center**

Insurance	\$30,581	\$27,946	\$0	\$27,946	\$26,040
<b>Utilities</b>					
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
<b>Security</b>					
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
<b>Management Contracts</b>					
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 FY 2027
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
<b>TOTAL AMENITY CENTER</b>	<b>\$391,288</b>	<b>\$266,794</b>	<b>\$131,711</b>	<b>\$398,505</b>	<b>\$406,647</b>
<b><u>Grounds Maintenance</u></b>					
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	-
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$398,750</b>	<b>\$228,681</b>	<b>\$166,658</b>	<b>\$395,338</b>	<b>\$413,150</b>
<b>TOTAL EXPENDITURES</b>	<b>\$949,205</b>	<b>\$606,343</b>	<b>\$342,681</b>	<b>\$949,024</b>	<b>\$985,448</b>
<b><u>Other Sources/(Uses)</u></b>					
Capital Reserve	(\$158,079)	(\$158,079)	\$0	(\$158,079)	(\$118,190)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(158,079)</b>	<b>\$(158,079)</b>	<b>\$-</b>	<b>\$(158,079)</b>	<b>\$(118,190)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$-</b>	<b>\$337,304</b>	<b>\$(337,304)</b>	<b>\$-</b>	<b>\$-</b>

**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
	<b>Total</b>	<b>\$358</b>	<b>\$4,300</b>

**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
	<b>Total</b>	<b>\$2,083</b>	<b>\$25,000</b>

**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
	<b>Total</b>	<b>\$1,250</b>	<b>\$15,000</b>

**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**

<b>Expenditures – Amenity Center (continued)</b>
--

**Facility Management**

Cost to provide management services for the Amenity Center.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Vendor</b>	<b>Monthly</b>	<b>Annual</b>
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.

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

**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**

<b>Expenditures – Grounds Maintenance</b>
---

**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
	<b>Total</b>	<b>\$1,083</b>	<b>\$13,000</b>

**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
	<b>Total</b>	<b>\$4,000</b>	<b>\$48,000</b>

**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
<b>REVENUES:</b>					
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 <sup>(1)</sup>	660,772	697,182	-	697,182	695,002
<b>TOTAL REVENUES</b>	<b>\$1,430,948</b>	<b>\$1,457,942</b>	<b>\$4,360</b>	<b>\$1,462,302</b>	<b>\$1,453,832</b>
<b>EXPENDITURES:</b>					
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	-
<b>TOTAL EXPENDITURES</b>	<b>\$732,925</b>	<b>\$767,300</b>	<b>\$-</b>	<b>\$767,300</b>	<b>\$912,582</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$732,925</b>	<b>\$767,300</b>	<b>\$-</b>	<b>\$767,300</b>	<b>\$912,582</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$698,023</b>	<b>\$690,642</b>	<b>\$4,360</b>	<b>\$695,002</b>	<b>\$541,250</b>

<sup>(1)</sup> 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
<b>Total</b>			<b>\$9,920,000</b>	<b>\$6,746,500</b>	<b>\$16,666,500</b>

**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
<b>REVENUES:</b>					
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 <sup>(1)</sup>	198,003	205,509	-	205,509	208,788
<b>TOTAL REVENUES</b>	<b>\$629,056</b>	<b>\$632,376</b>	<b>\$4,600</b>	<b>\$636,976</b>	<b>\$639,840</b>
<b>EXPENDITURES:</b>					
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	-
<b>TOTAL EXPENDITURES</b>	<b>\$413,275</b>	<b>\$428,188</b>	<b>\$-</b>	<b>\$428,188</b>	<b>\$486,042</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$413,275</b>	<b>\$428,188</b>	<b>\$-</b>	<b>\$428,188</b>	<b>\$486,042</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$215,781</b>	<b>\$204,188</b>	<b>\$4,600</b>	<b>\$208,788</b>	<b>\$153,798</b>

<sup>(1)</sup> 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
<b>Total</b>			<b>\$6,605,000</b>	<b>\$3,776,725</b>	<b>\$10,381,725</b>

**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
<b>REVENUES:</b>					
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 <sup>(1)</sup>	226,230	232,086	-	232,086	250,245
<b>TOTAL REVENUES</b>	<b>\$761,253</b>	<b>\$763,072</b>	<b>\$4,792</b>	<b>\$767,864</b>	<b>\$785,269</b>
<b>EXPENDITURES:</b>					
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	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$517,719</b>	<b>\$522,619</b>	<b>\$-</b>	<b>\$517,619</b>	<b>\$517,344</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$517,719</b>	<b>\$522,619</b>	<b>\$-</b>	<b>\$517,619</b>	<b>\$517,344</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$243,535</b>	<b>\$240,453</b>	<b>\$4,792</b>	<b>\$250,245</b>	<b>\$267,925</b>

<sup>(1)</sup> 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
<b>Total</b>			<b>\$8,540,000</b>	<b>\$5,551,329</b>	<b>\$14,091,329</b>

**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
<b>REVENUES:</b>					
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
<b>TOTAL REVENUES</b>	<b>\$195,556</b>	<b>\$297,528</b>	<b>\$2,000</b>	<b>\$299,528</b>	<b>\$371,308</b>
<b>EXPENDITURES:</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$90,840</b>	<b>\$48,589</b>	<b>\$320</b>	<b>\$48,909</b>	<b>\$25,900</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$104,716</b>	<b>\$248,938</b>	<b>\$1,680</b>	<b>\$250,618</b>	<b>\$345,408</b>

\* 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	<b>\$1,173.18</b>	\$1,173.18	<b>\$0.00</b>	<b>\$1,799.83</b>	<b>\$1,875.46</b>	<b>\$1,875.31</b>	\$1,799.83	\$1,875.46	\$1,875.31	<b>\$0.00</b>	<b>\$6,723.78</b>	<b>\$6,723.78</b>	<b>\$0.00</b>
Duplex	72	72	0	0	<b>\$1,173.18</b>	\$1,173.18	<b>\$0.00</b>	<b>\$1,799.83</b>	<b>\$0.00</b>	<b>\$0.00</b>	\$1,799.83	\$0.00	\$0.00	<b>\$0.00</b>	<b>\$2,973.01</b>	<b>\$2,973.01</b>	<b>\$0.00</b>
Single Family	0	0	0	0	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
Commerical	0	0	0	0	<b>\$0.00</b>	\$0.00	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>			
<b>Total</b>	<b>986</b>	<b>455</b>	<b>236</b>	<b>295</b>													