

Bannon Lakes
Community Development District
September 15, 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

September 8, 2026

Board of Supervisors
Bannon Lakes Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Meeting is scheduled for **September 15, 2026 at 6:00 p.m.** at Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095.

- I. Call Order
- II. Audience Comments
- III. Consideration of Minutes of the August 18, 2026 Meeting
- IV. Landscape and Pond Maintenance Updates from The Greenery
 - A. Client Communications Report
 - B. Irrigation System Checkup
 - C. Consideration of Proposals:
 - 1. Brush Hog
 - 2. Cypress Tree Removal
 - 3. Event Lawn Bermuda Project
 - 4. IGP Berm Viburnum Enhancement
 - 5. Pond Bank Bed Restoration Project
 - 6. Tree Work - 136 Falcon Quest Lane
- V. Discussion of:
 - A. Pond Ownership
 - B. Trees on Pond Banks
 - C. Fitness Expansion Project

- VI. Consideration of:
 - A. Conveyance Tract 2A-4 and 2A-6
 - B. Non - Exclusive Easement Agreement for Access and Maintenance
 - C. Lake Doctors Renewal
- VII. Acceptance of Public Facilities Report
- VIII. Ratification of Requisition No. 13 for Series 2022 Special Assessment Revenue Bonds
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. General Manager - Report
- X. Audience Comments
- XI. Supervisor's Requests
- XII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending August 31, 2026
 - B. Assessment Receipt Schedule
 - C. Approval of June Check Register
- XIII. Next Scheduled Meeting: October 20, 2026 at 6:00 p.m. at Bannock Lakes Amenity Center
- XIV. Adjournment

THIRD ORDER OF BUSINESS

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

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Tuesday, **August 18, 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
Kim Crenier
Thomas Cooper *by phone*
John Ter Louw

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Matt Biagetti
Wes Haber *by phone*
Emily Wright
Jeff Johnson
Allen Flannery
Carl Allen *by phone*

District Manager, GMS
District Counsel, Kutak Rock
Amenity Manager, RMS
Operations Manager, RMS
The Greenery
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Biagetti opened the public comment period for agenda items only. There being no comments, the Board moved on to the next agenda item.

THIRD ORDER OF BUSINESS**Approval of Minutes of the July 21, 2026, Meeting**

Mr. Biagetti presented the minutes of the July 21, 2026, meeting which were included in the agenda package.

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

FOURTH ORDER OF BUSINESS**Ratification of Landscape and Irrigation Maintenance Services Agreement with The Greenery**

Mr. Sheldon presented the ratification of the Landscape and Irrigation Maintenance Services Agreement with The Greenery. Following ratification of the agreement, a representative from The Greenery provided an update on the transition and initial condition of the property. He reported that the team was continuing to become familiar with the community and identified several areas requiring improvement, including the event lawn, weed control, irrigation, ornamental grasses surrounding the ponds, and landscape islands. The Greenery had completed its first irrigation inspection and would provide findings and recommendations to staff. Pricing was also being developed for sod replacement at the event lawn and for cleanup of overgrown landscape areas around the ponds. The Board discussed the District's \$5,000 landscape enhancement credit, which could potentially be applied toward the event lawn or other improvements. The representative noted that ongoing maintenance would be important to prevent the landscape islands from returning to their current condition. The Board also discussed the availability of arborist services for future evaluation of cypress trees.

On MOTION by Ms. Crenier, seconded by Mr. Ter Louw, with all in favor, the Landscape and Irrigation Maintenance Services Agreement with the Greenery, was ratified.

FIFTH ORDER OF BUSINESS**Discussion of:****A. Pond Ownership**

Mr. Sheldon discussed the status of pond ownership and the potential transfer of the ponds and associated water management system to the respective HOAs. He reported that discussions with the communities were ongoing and emphasized that any transfer would need to include the

entire water management system, including both the lakes and underground infrastructure. The HOAs were reviewing the process and determining whether the transfer could be approved by their respective boards or would require homeowner approval. Staff offered assistance from District counsel as needed. It was noted that three HOAs had expressed interest in pursuing ownership, but each would need to complete its required approval process. Mr. Cooper from The Grove advised that its Board could vote on the matter and that it was expected to be included on the agenda for its October 8 meeting.

B. Trees on Pond Banks

Mr. Sheldon discussed trees located along the pond bank near Lake Four. Staff reported that bald cypress trees planted along the pond edge adjacent to several homes have aggressive root systems that are causing damage to residential patios and potentially impacting areas near air-conditioning units and concrete pads. Staff had been in communication with the County regarding removal of the trees and advised that, because the trees are located on CDD property, permits would be required and replacement trees would need to be planted in accordance with the applicable requirements. Replacement trees would not necessarily have to be installed in the same locations and could potentially be placed elsewhere within Phases 1A and 1B, including near the amenity center and Bridge Bay. Staff was researching appropriate replacement species and obtaining quotes. Staff also met with affected residents to explain the process, property rights, and options for addressing roots or branches extending onto private property. Communication with the residents and HOA would continue as staff gathered additional information and developed a plan for the removals and required replacements.

C. Revised Presentation from Micamy Design Studio Regarding Fitness Center

Mr. Biagetti reviewed the revised presentation from Micamy Design Studio regarding finishes and design elements for the fitness center expansion. Staff noted that the updated presentation incorporated comments from the Board's prior discussion and included options for items such as key hooks, accent wall and tile colors, and other interior finishes. No selections were required at this meeting, and the Board would have additional time to finalize finishes before materials were purchased.

The Board also discussed the proposed flooring. Pricing had not yet been obtained, and staff noted that potential cost savings from using different flooring thicknesses may be limited

because the selected product is generally available in one thickness. Board members referenced a visit to the Stillwater Club, where they viewed the flooring in use and received positive feedback regarding its durability. Staff advised that any additional questions or comments would be relayed back to Micamy Design Studio for consideration.

D. Fitness Expansion Project Specifications

Mr. Biagetti reviewed the fitness center expansion project specifications, which will be included as part of the RFP package and distributed to prospective bidders. A question was raised regarding Section 3.1, Schedule of Alternates, specifically the alternate related to the pickleball court topping and whether it involved a different flooring product or thickness. Staff advised that clarification would be requested from the design team and provided to the Board.

SIXTH ORDER OF BUSINESS

Consideration of:

A. Resolution 2026-08, Approving Request for Proposal Documents for the District Amenity Facilities Expansion Project

Mr. Haber reviewed Resolution 2026-08, approving the Request for Proposal documents for the District Amenity Facility Expansion Project. District Counsel explained that the anticipated project cost was currently expected to fall below the threshold requiring a formal RFP process, although the final determination would depend on the engineer's estimated cost. The Resolution authorizes the District to proceed with either a formal or informal RFP process, approves the proposed notice and evaluation criteria, and delegates authority to finalize the RFP package and determine the appropriate procurement process based on the final estimated cost. Counsel explained the differences between formal and informal procurement, including advertising requirements, selection of prospective contractors, and bid protest procedures. The final RFP package will include the project plans and specifications prepared by the architect and engineer, along with contractor qualification and evaluation requirements.

On MOTION by Mr. Ter Louw, seconded by Ms. Crenier, with all in favor, Resolution 2026-08 Approving Request for Proposal Documents for the District Amenity Facilities Expansion Project, was approved.

B. Non-Exclusive Easement Agreement for Access and Maintenance

Mr. Biagetti reviewed the proposed conveyance of Tracts 2A-4 and 2A-6 at the request of Pulte. Staff advised that several questions remained regarding the request, including current ownership of the tracts, the purpose of conveying the property to the District, and whether conveyance to the HOA within the Preserve would be more appropriate. Following discussion, the Board agreed that additional information was needed before making a decision.

On MOTION by Ms. Crenier, seconded by Mr. Ter Louw, with all in favor, to Table the Conveyance Tract 2A-4 and 2A-6 and Related Easement Agreement until the Next Meeting Pending Further Additional Information, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber stated he had no new business to report.

B. Engineer

The District Engineer reported that the owner's authorization for the fitness center expansion application had been sent to the District for signature. Staff confirmed receipt of the authorization and advised that the executed document would be returned to the Engineer's office.

C. District Manager –Fiscal Year 2027 Goals and Objectives

Mr. Biagetti presented the Fiscal Year 2027 Goals and Objectives, noting that the District is required to annually adopt goals and objectives pursuant to Florida Statutes. The goals address community communication and engagement, facility inspections and maintenance, annual budget preparation, financial reporting, and the annual independent audit. Staff noted that the goals were substantially the same as the prior year and would be reviewed for completion and posted to the District's website.

On MOTION by Ms. Crenier, seconded by Mr. Ter Louw, with all in favor, the Proposed Fiscal Year 2027 Goals and Objectives, were approved

D. General Manager – Report

Ms. Wright reported that the Back-to-School Bash was held on August 8th with a great turnout. Although inclement weather impacted the final hour, attendees continued enjoying the event under the patio with the DJ. She noted plans to expand the event next year. The upcoming Adult Bingo event was scheduled for Friday at 6:00 p.m. and reached capacity within three days, with a waitlist of more than 20 people. Due to the high interest, she will consider expanding future events or utilizing outdoor space to accommodate additional residents. The next blood drive is scheduled for September 19th, with additional information to be distributed.

Mr. Johnson reported that hogs have returned to the Bridge Bay area. Staff will coordinate with Quick Catch to set up cameras and begin addressing the issue. Regarding the South Shore bike rack, staff will meet this week to discuss the project and will provide an update once a plan has been developed.

EIGHTH ORDER OF BUSINESS**Audience Comments**

Mr. Biagetti stated there were no audience comments.

NINTH ORDER OF BUSINESS**Supervisor's Requests**

There were no Supervisor requests.

TENTH ORDER OF BUSINESS**Financial Reports****A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending July 31, 2026**

Mr. Biagetti presented the unaudited financial statements through July 31st and reported no unusual variances. The General Fund reflected a positive variance of approximately \$31,000 between revenues and expenditures, and the capital reserve balance was approximately \$250,000.

B. Assessment Receipt Schedules

Mr. Biagetti stated assessment receipt schedule shows that the CDD is 100.52% collected.

C. Approval of Check Register

Mr. Biagetti presented the check register totaling \$175,465.17. A motion was made to approve the check register.

On MOTION by Ms. Crenier, seconded by Mr. Ter Louw, with all in favor, the Check Register Totaling \$175,465.17, was approved.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 15, 2026, at 6:00 p.m. at Bannon Lakes Amenity Center

Mr. Biagetti announced that the next meeting was scheduled September 15, 2026, at 6:00 p.m. at the Bannon Lakes Amenity Center.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Biagetti asked for a motion to adjourn.

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FOURTH ORDER OF BUSINESS

A.

Dear Bannon Lakes CDD,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

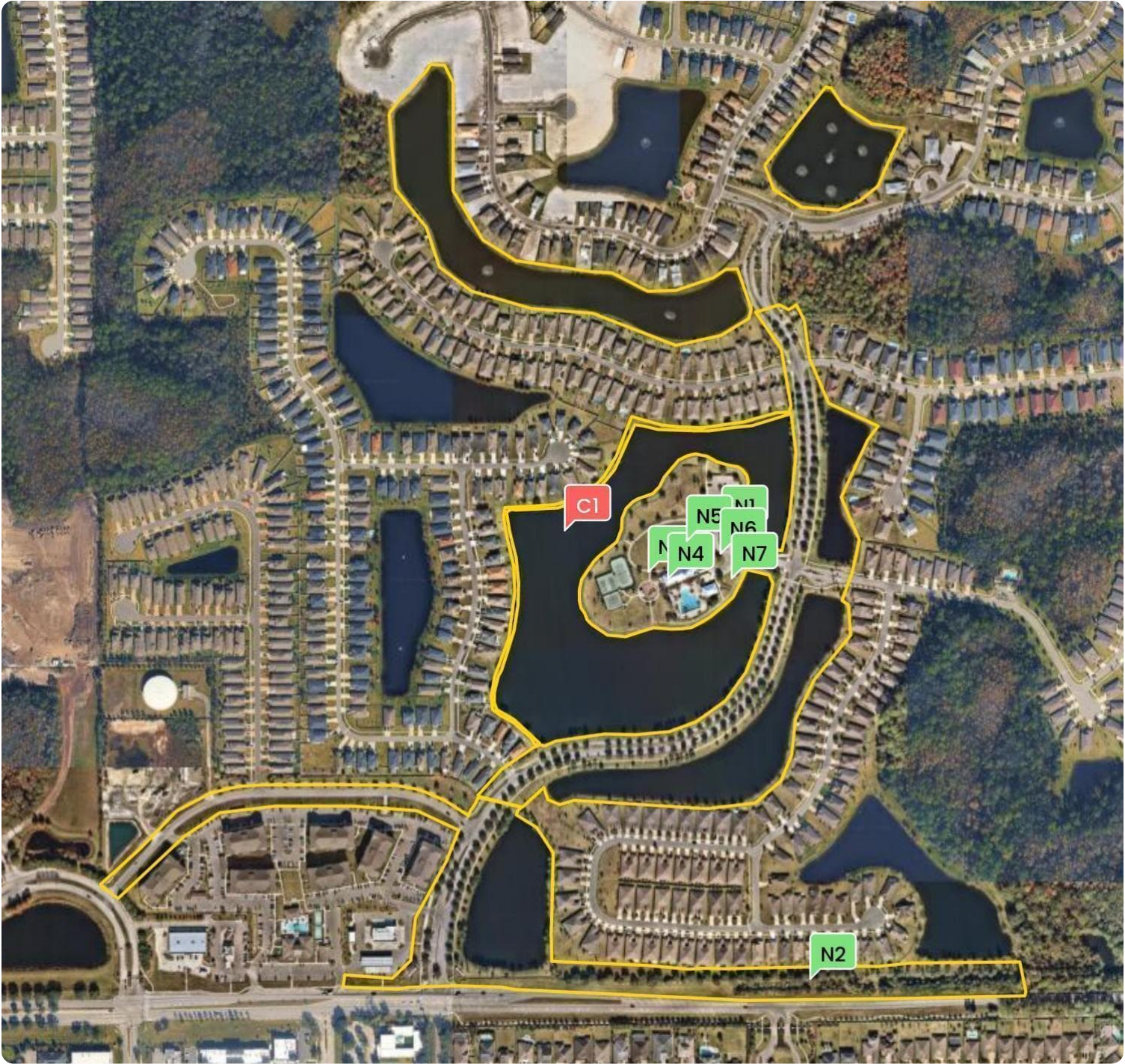
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,
William Allen Flannery, CRM



Client Communication Report

Bannon

Reported On:
September 01, 2026

Report By:
William Allen Flannery

Property Size:
51.07 Acres

Property Name:
Bannon Lakes CDD

Client Communication Report

NOTES TO OWNER/CLIENT

1. We see you positive results from the fertilization of Turf grass leaving toward the IGP berm
2. Now that conditions are relatively safe to treat the St. Augustine turf along the IGP burn area, we are seeing a significant amount of weed growth throughout the turf. Herbicide treatment will remove the weeds but will also expose areas of thin or bare soil. We would like direction from the Board on how they would like us to proceed with treatment.
3. Turf Appearance Some areas may appear a bit shaggy; however, this is primarily new growth that has sprouted since our last service.
4. By the AC unit at the clubhouse area, we do have shrubs that have died off or are in decline. If the Board is interested, we can provide pricing to replace.
5. Event Lawn Area The turf currently consists of a mix of species. The Bermuda grass is at the appropriate height, but it is being outgrown by sedges and other grassy weeds. We would like to treat the area to suppress the weeds and other mixed turf grasses. This will give the Bermuda a better opportunity to outcompete them and gradually establish a more consistent stand.
6. Overall, the Saint Augustine grass has responded the way we had hoped to the recent fertilization. I would like to point out the Turf in the circle island does look a bit shaggy, this is due to the time between services, especially with all of the heavy rains. This will be maintained once again during our next visit, along with a selective herbicide treatment for the jasmine bed itself.
7. St. Augustine Grass (General) We also wanted to note that we are allowing the St. Augustine grass to grow to a healthy target height of approximately 4 inches, which is the recommended height for this species. At the beginning of the contract, it was mentioned to us, and we witnessed a lot of areas of Turf that had been scalped. Now we are seeing very good positive results from allowing the Turf to grow to the height that it wants to grow to and results from the recent fertilization.

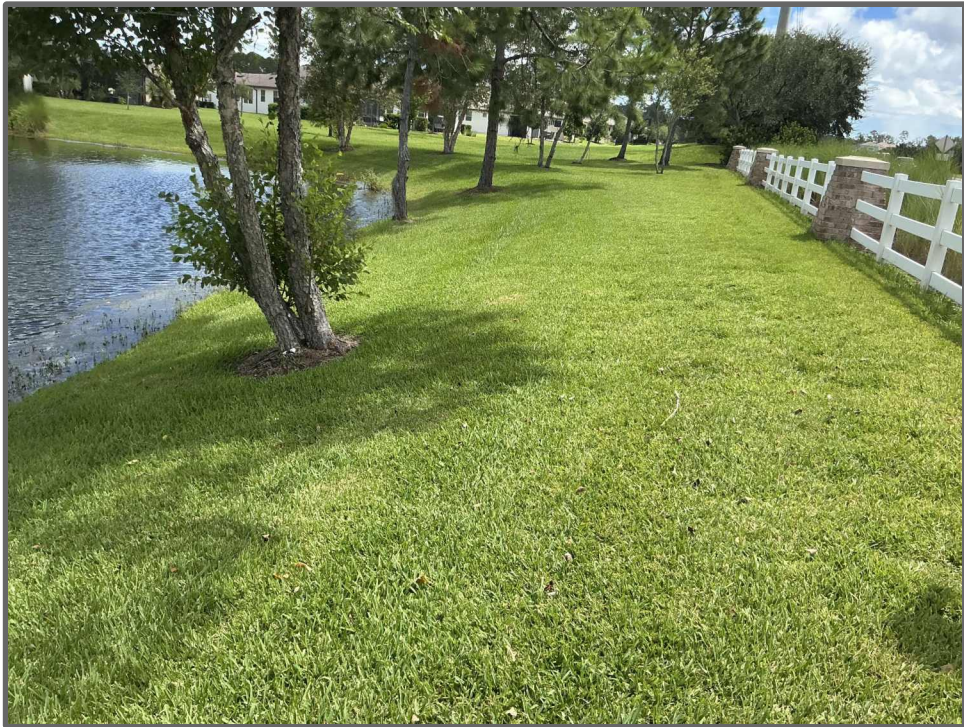
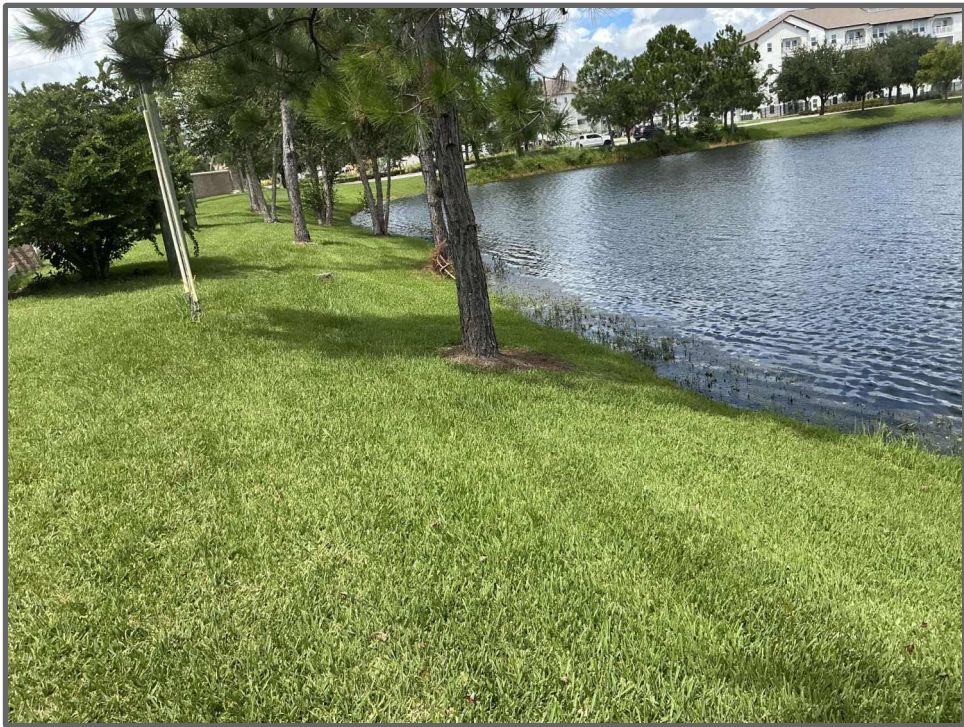
1. NOTES TO OWNER/CLIENT

Created On September 01, 2026 by William Allen Flannery  Created On Site

We see you positive results from the fertilization of Turf grass leaving toward the IGP berm



Note Attachments



2. NOTES TO OWNER/CLIENT

Created On September 01, 2026 by William Allen Flannery

Now that conditions are relatively safe to treat the St. Augustine turf along the IGP burn area, we are seeing a significant amount of weed growth throughout the turf. Herbicide treatment will remove the weeds but will also expose areas of thin or bare soil. We would like direction from the Board on how they would like us to proceed with treatment.



Note Attachments



3. NOTES TO OWNER/CLIENT

Created On September 01, 2026 by William Allen Flannery

Turf Appearance

Some areas may appear a bit shaggy; however, this is primarily new growth that has sprouted since our last service.



Note Attachments





4. NOTES TO OWNER/CLIENT

Created On September 01, 2026 by William Allen Flannery

By the AC unit at the clubhouse area, we do have shrubs that have died off or are in decline. If the Board is interested, we can provide pricing to replace.



Note Attachments



5. NOTES TO OWNER/CLIENT

Created On September 01, 2026 by William Allen Flannery

Event Lawn Area

The turf currently consists of a mix of species. The Bermuda grass is at the appropriate height, but it is being outgrown by sedges and other grassy weeds.

We would like to treat the area to suppress the weeds and other mixed turf grasses. This will give the Bermuda a better opportunity to outcompete them and gradually establish a more consistent stand.



Note Attachments



6. NOTES TO OWNER/CLIENT

Created On September 01, 2026 by William Allen Flannery

Overall, the Saint Augustine grass has responded the way we had hoped to the recent fertilization. I would like to point out the Turf in the circle island does look a bit shaggy, this is due to the time between services, especially with all of the heavy rains. This will be maintained once again during our next visit, along with a selective herbicide treatment for the jasmine bed itself.



Note Attachments





7. NOTES TO OWNER/CLIENT

Created On September 01, 2026 by William Allen Flannery

St. Augustine Grass (General)

We also wanted to note that we are allowing the St. Augustine grass to grow to a healthy target height of approximately 4 inches, which is the recommended height for this species. At the beginning of the contract, it was mentioned to us, and we witnessed a lot of areas of Turf that had been scalped. Now we are seeing very good positive results from allowing the Turf to grow to the height that it wants to grow to and results from the recent fertilization.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

B.



Irrigation System Checkup

The Greenery Inc
1417 Avery Rd
Fernandina Beach, FL 32034-5809

Client: Bannon Lakes
Address: 435 Bannon Lakes Blvd
St. Augustine, FL 32095

Date Performed: 08-19-2026
Performed by: Eric Wyrick
License #:

Checkup Notes: Initial audit from beginning of new contract

Amenity Center controller - was unable to locate zones 29-32. It is assumed they are drip zones in parking lot area, but was not able to get to run.

Main Entry Controller - alarms on zones 3, 5, 16, 18, 20, 27, 29, 42, 43, and 50. Will have to diagnose as most likely an electrical problem. Was unable to locate zones 34, 37, 48 and 53-58. Will need to diagnose and locate.

Irrigation System Overview:

CONTROLLERS

2 of 2 inspected

Static Pressure:

Backflow Installed?: ☐

Backflow Serviceable: ☐

Isolation Valve Installed: ☐

System Notes:

Controller: #1 - Amenity Center Controller

Sensors:

Controller Mfg: Rainbird

Model: Esp

of Zones: 32

Master Valve?

✓	Zone #	Description	Landscape Type(s)	Irrigation Type(s)
☒	1	Drip amenity	Low demand beds	Drip
☒	2	Amenity entrance	Shade turf,Full-sun turf	Fan spray
☒	3	Amenity drip	Low demand beds	Drip
☒	4	Fitness Center area	Full-sun turf	Rotor
☒	5	Pool area	Full-sun turf	Fan spray
☒	6	Amenity drip	Low demand beds	Drip
☒	7	Park right of pool	Full-sun turf	Rotor
☒	8	Park area	Shade turf,Full-sun turf	Rotor
☒	9	Entrance pond	Full-sun turf	Fan spray
☒	10	Left of basketball court	Full-sun turf	Rotor
☒	11	Behind basketball court	Full-sun turf	Rotor
☒	12	Middle circle right of amenity	Full-sun turf	Rotor
☒	13	Same as 12	Full-sun turf	Rotor
☒	14	Same as 12	Full-sun turf	Rotor
☒	15	Right of tennis court	Full-sun turf	Rotor
☒	16	Left of dog park	Full-sun turf	Rotor
☒	17	Drip dog park	Low demand beds	Drip
☒	18	Dog park area	Full-sun turf	Fan spray
☒	19	Drip	Low demand beds	Drip
☒	20	Dog park inside	Full-sun turf	Rotor
☒	21	Dog park inside	Full-sun turf	Rotor
☒	22	Behind dog park	Full-sun turf	Fan spray
☒	23	Pond area behind tennis court	Full-sun turf	Fan spray
☒	24	Right of dog park behind parking lot	Full-sun turf	Fan spray
☒	25	Drip	Low demand beds	Drip

☒	26	Parking lot	Full-sun turf	Fan spray
☒	27	Drip	Low demand beds	Drip
☒	28	Pond front right at entry, right side of entrance	Full-sun turf,High demand beds	Fan spray
☒	29	Unable to locate		
☒	30	Unable to locate		
☒	31	Unable to locate		
☒	32	Unable to locate		

Controller Issues: #1 - Amenity Center Controller

Replace Controller: ☐ Repair/Replace MV: ☐ Replace MV Solenoid: ☐ Replace MV Diaphragm: ☐

Replace Sensor: ☐

Notes:

Zone Issues: Controller #1 - Amenity Center Controller (32 zones)

All Call-outs (Part 1)

Zone #	Zone Not Working	Replace Valve	Replace Solenoid	Replace Diaphragm	Leak	Broken Nozzle	Raise Head	Lower Head	Broken Head	Replace 1/2" Rotor	Pressure Issue	Overspray	Obstructions	Poor Coverage	Pooling	Runoff	Exposed Wire	Exposed Pipe	Adjust Nozzle	Misaligned Head	Replace Spray Nozzle	Replace Rotator Nozzle	Replace 2" Popup	Replace 6" Popup	Replace 12" Popup	Replace 4" Popup	Replace 3/4" Rotor	Replace 1" Rotor	Main Line Leak	Lateral Pipe Leak
13									✓																			1		
18									✓															1						
23									✓															1						
24									✓															1						
Total	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	1	0	0

All Call-outs (Part 2)

Zone #	Drip Tubing Leak	Replace Drip Emitter
13		
18		
23		
24		
Total	0	0

Zone Photos: Controller #1 - Amenity Center Controller



Zone-13



Zone-18



Zone-23



Zone-24

Controller: #2 - Main Sign at Entrance of Community Exit Side

Sensors:

Controller Mfg: **Hunter**

Model: **ACC**

of Zones: **58**

Master Valve?

✓	Zone #	Description	Landscape Type(s)	Irrigation Type(s)
☒	1	Drip	Low demand beds	Drip

☒	2	Drip	Low demand beds	Drip
☒	3	ALARM		
☒	4	Main entrance	Full-sun turf	Fan spray
☒	5	ALARM		
☒	6	Main entrance, IGP	Full-sun turf	Fan spray
☒	7	Front island flowers	High demand beds	Fan spray
☒	8	Drip at front	Low demand beds	Drip
☒	9	Exit side	Full-sun turf	Fan spray
☒	10	Behind apartments	Full-sun turf	Fan spray
☒	11	Entry side down Duran	Full-sun turf	Fan spray
☒	12	Pond at front entry	Full-sun turf	Fan spray
☒	13	Drip	Low demand beds	Drip
☒	14	Main road across from SouthShore	Full-sun turf	Fan spray
☒	15	Between Duran and Southshore	Full-sun turf	Fan spray
☒	16	ALARM		
☒	17	Front exit side	Full-sun turf	Rotor
☒	18	ALARM		
☒	19	Right side of Southshore	Full-sun turf	Fan spray
☒	20	ALARM		
☒	21	Exit side past 19	Full-sun turf	Fan spray
☒	22	Across from 19	Full-sun turf	Fan spray
☒	23	2nd Pond entrance side	Full-sun turf	Fan spray
☒	24	Amenity pond	Full-sun turf	Fan spray
☒	25	Amenity pond	Full-sun turf	Fan spray
☒	26	Amenity pond at Southshore	Full-sun turf	Fan spray
☒	27	ALARM		
☒	28	Tree bubblers	Low demand beds	Tree bubbler
☒	29	ALARM		
☒	30	Left of amenity entrance	Full-sun turf	Fan spray
☒	31	Main road entry side	Full-sun turf	Fan spray
☒	32	Entry of Bridge Bay	Full-sun turf	Fan spray
☒	33	2nd Pond at Bridge Bay	Full-sun turf	Fan spray
☒	34	UNABLE TO LOCATE		
☒	35	Main road	Full-sun turf	Fan spray
☒	36	2nd pond entrance side	Full-sun turf	Fan spray
☒	37	UNABLE TO LOCATE		
☒	38	3rd Pond between Bridge Bay and The Grove	Full-sun turf	Fan spray
☒	39	Between Bridge Bay and The Grove	Full-sun turf	Fan spray
☒	40	Main road, Bridge Bay and Grove	Full-sun turf	Fan spray
☒	41	Between pond and Bridge Bay	Full-sun turf	Fan spray
☒	42	ALARM		
☒	43	ALARM		
☒	44	Amenity entrance	Full-sun turf	Fan spray
☒	45	Tree bubblers	Low demand beds	Tree bubbler
☒	46	2nd pond and amenity entrance	Full-sun turf	Fan spray
☒	47	Main road before Orchard Cove	Full-sun turf	Fan spray
☒	48	UNABLE TO LOCATE		

☒	49	Left of Orchard Cove	Full-sun turf	Fan spray
☒	50	ALARM		
☒	51	IGP across from Markland	Full-sun turf	Rotor
☒	52	Across from 51	Full-sun turf	Rotor
☒	53	UNABLE TO LOCATE		
☒	54	UNABLE TO LOCATE		
☒	55	UNABLE TO LOCATE		
☒	56	UNABLE TO LOCATE		
☒	57	UNABLE TO LOCATE		
☒	58	UNABLE TO LOCATE		

Controller Issues: #2 - Main Sign at Entrance of Community Exit Side

Replace Controller: ☐ Repair/Replace MV: ☐ Replace MV Solenoid: ☐ Replace MV Diaphragm: ☐

Replace Sensor: ☐

Notes:

Zone Issues: Controller #2 - Main Sign at Entrance of Community Exit Side (58 zones)

All Call-outs (Part 1)

Zone #	Zone																														
	Zone Not Working	Replace Valve	Replace Solenoid	Replace Diaphragm	Leak	Broken Nozzle	Raise Head	Lower Head	Broken Head	Replace 1/2" Rotor	Pressure Issue	Overspray	Obstructions	Poor Coverage	Pooling	Runoff	Exposed Wire	Exposed Pipe	Adjust Nozzle	Misaligned Head	Replace Spray Nozzle	Replace Rotator Nozzle	Replace 2" Popup	Replace 6" Popup	Replace 12" Popup	Replace 4" Popup	Replace 3/4" Rotor	Replace 1" Rotor	Main Line Leak	Lateral Pipe Leak	
7									✓															1							
10									✓															1							
11									✓															1							
12									✓															1							
24									✓															2							
Total	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0

All Call-outs (Part 2)

Zone #	Drip Tubing Leak	Replace Drip Emitter
7		
10		
11		
12		
24		
Total	0	0

Zone Photos: Controller #2 - Main Sign at Entrance of Community Exit Side



Zone-7



Zone-10



Zone-11



Zone-12



Zone-24

C.

1.

Work Order Proposal



Property Name: Bannon Lakes CDD
Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Proposal Date: 8/26/2026
Proposal Work Order #: 94910
Prepared By: ALLEN FLANNERY

Brush Hog Project

Bannon Lakes CDD – Brush Hogging Enhancement

Bush hog in common area behind wood line and back of properties of homeowners as indicated in red on map.

(there is areas where privacy fence from homeowners back property line meets up to fence line on wood line and we're not able to service)

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Brus Hog Project					\$3,780.00
Brush Hog Work				\$3,780.00	
Total for Work Order #94910					\$3,780.00







TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
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7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
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claim to profits that may arise from use of images.

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Property Name: Bannon Lakes CDD
Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Proposal Date: 8/26/2026
Proposal Work Order #: 94910
Prepared By: ALLEN FLANNERY

Total: \$3,780.00
Deposit Amount (50%): \$1,890.00

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By ALLEN FLANNERY
Date ALLEN FLANNERY
8/26/2026
The Greenery, Inc.

By _____
Date _____

2.

Work Order Proposal



Proposal Date: 8/26/2026
Proposal Work Order #: 94908
Prepared By: ALLEN FLANNERY

Property Name: Bannon Lakes CDD
Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Cypress Tree Removal Project

Bannon Lakes CDD – Bald Cypress Tree Removal

The scope of work includes:

Grind stumps/level stump debris.
Grind cypress knees that are out side of tree rings.
Haul off tree debris

.*We will put down protective mats to help prevent as much lawn damage as possible*

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Cypress Tree Removal					\$10,047.49
Tree Removal				\$9,639.00	
Irrigation Flagging / Potential Repairs	3.00	HR	\$136.16	\$408.49	

Irrigation flagging includes labor and any breaks that occur during work performed.

You will only be billed for what is used

Total for Work Order #94908

\$10,047.49





TERMS & CONDITIONS

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Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Proposal Date: 8/26/2026
Proposal Work Order #: 94908
Prepared By: ALLEN FLANNERY

Total: \$10,047.49
Deposit Amount (50%): \$5,023.74

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By ALLEN FLANNERY
Date ALLEN FLANNERY
8/26/2026
The Greenery, Inc.

By _____
Date _____

3.

Work Order Proposal



Proposal Date: 8/26/2026
Proposal Work Order #: 94661
Prepared By: ALLEN FLANNERY

Property Name: Bannon Lakes CDD
Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Event Lawn Bermuda Project

Event Lawn Sod Replacement

Upgrade the event lawn through the replacement of damaged turf areas with premium sod. This enhancement is designed to restore a lush, visually appealing landscape feature while providing a durable and inviting surface for events and recreational use.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$1,008.47
Site Prep	1.00	LS	\$741.23	\$741.23	
Disposal/Refuse	1.00	LS	\$267.24	\$267.24	
Sod					\$4,075.68
Bermuda 'TifTuff' Sodding	3,000.00	SF	\$1.36	\$4,075.68	
Total for Work Order #94661					\$5,084.15





TERMS & CONDITIONS

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Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Proposal Date: 8/26/2026
Proposal Work Order #: 94661
Prepared By: ALLEN FLANNERY

Total: \$5,084.15
Deposit Amount (50%): \$2,542.07

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By ALLEN FLANNERY
Date ALLEN FLANNERY
8/26/2026
The Greenery, Inc.

By _____
Date _____

4.

Work Order Proposal



Proposal Date: 9/1/2026
Proposal Work Order #: 94525
Prepared By: ALLEN FLANNERY

Property Name: Bannon Lakes CDD
Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

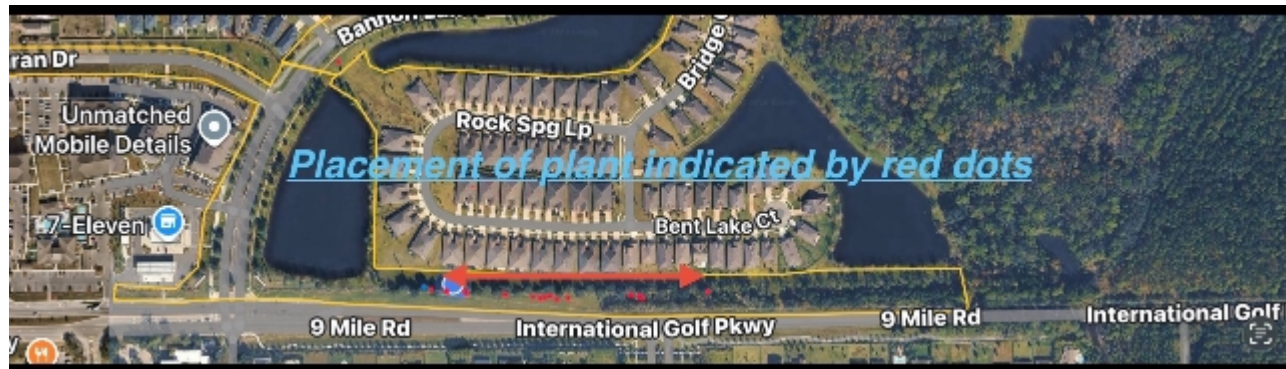
IGP Berm Viburnum Enhancement

Landscape Enhancement – Hedgerow Restoration

Remove and dispose of dead and declining shrubs within the existing hedgerow and install new Viburnum shrubs to fill gaps and restore a uniform appearance. This enhancement will improve the overall aesthetics and continuity of the landscape while promoting a healthier, more complete hedge line.

irrigation modification is needed to accommodate new plant material

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$538.00
Site Prep	1.00	LS	\$270.76	\$270.76	
Disposal/Refuse	1.00	LS	\$267.24	\$267.24	
Irrigation					\$504.51
Repairs and Adjustments	1.00	LS	\$504.51	\$504.51	
Planting					\$1,132.15
Viburnum Sweet - 7 Gal	13.00	7 Gallon	\$87.09	\$1,132.15	
Total for Work Order #94525					\$2,174.66









TERMS & CONDITIONS

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Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Proposal Date: 9/1/2026
Proposal Work Order #: 94525
Prepared By: ALLEN FLANNERY

Total: \$2,174.66
Deposit Amount (50%): \$1,087.33

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By ALLEN FLANNERY
Date ALLEN FLANNERY
9/1/2026
The Greenery, Inc.

By _____
Date _____

5.

Work Order Proposal



Proposal Date: 8/14/2026

Proposal Work Order #: 94648

Prepared By: ALLEN FLANNERY

Property Name: Bannon Lakes CDD

Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095

Client Contact: Matthew Biagetti mbiagetti@gmsnf.com

Client Phone #: 904-540-5850 ext.413

Pond Bank Bed Restoration Project

Bannon Lakes – Pond Bank Restoration & Bed Cleanup

Scope of Work:

- Restore pond bank planting areas that are included in the CDD contract scope (see attached map for reference) currently impacted by excessive weed growth and unwanted vegetation.
- Remove invasive and non-ornamental plant material from ornamental grass beds.
- Clean, redefine, and restore planting beds to improve overall appearance and health of the landscape.
- Selectively preserve desirable ornamental grasses while removing overgrown and unsightly vegetation.
- Collect, haul away, and properly dispose of all debris generated from the work.

Project Notes:

Due to the extent of overgrowth and bed deterioration, this restoration is estimated to require approximately five (5) working days to complete.

Pricing includes all labor, equipment, cleanup, hauling, and disposal of debris.

Objective: Restore the pond bank landscape to a clean, maintained condition while improving visibility, aesthetics, and the long-term sustainability of the ornamental grass areas.

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Site Prep, Debris Disposal, Amendments, Equipment & Clean-Up					\$10,703.64
Disposal/Refuse	1.00	LS	\$1,070.04	\$1,070.04	
Enhancement Labor	150.00	HR	\$64.22	\$9,633.60	





TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. Deer. Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. Tree Work. Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. Utility Locates. The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. Irrigation Pricing. The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Any irrigation prices included in this bid are an estimation only.
7. New Construction Irrigation Installation. Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. Drainage. Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. Access to Jobsite. Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. Invoicing. Client/Owner shall remit payment to Contractor upon receipt of invoice, unless Client/Owner is currently under an active Maintenance Contract, in which case payment terms shall follow the terms outlined in that agreement.
11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. Promotional Clause. The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

15. The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

Property Name: Bannon Lakes CDD
Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Proposal Date: 8/14/2026
Proposal Work Order #: 94648
Prepared By: ALLEN FLANNERY

Total: \$10,703.64
Deposit Amount (50%): \$5,351.82

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By ALLEN FLANNERY
Date ALLEN FLANNERY
8/14/2026
The Greenery, Inc.

By _____
Date _____

6.

Work Order Proposal



Property Name: Bannon Lakes CDD
Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Proposal Date: 8/28/2026
Proposal Work Order #: 95279
Prepared By: ALLEN FLANNERY

Tree Work 136 falcon Quest Lane

Cut and drop dead, pine trees, in preserve

Cut and drop 3 dead pine trees behind 136 falcon quest Lane.

Leave tree debris in preserve

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Tree Work					\$1,350.00
Tree Work				\$1,350.00	
Total for Work Order #95279					\$1,350.00









TERMS & CONDITIONS

1. Plant Guarantee. The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. Exclusions. Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
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10. Invoicing. Client/Owner shall remit payment to Contractor upon receipt of invoice, unless Client/Owner is currently under an active Maintenance Contract, in which case payment terms shall follow the terms outlined in that agreement.
11. Disclaimer. This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
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14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

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Property Name: Bannon Lakes CDD
Address: 435 Bannon Lakes Blvd, Saint Augustine, FL 32095
Client Contact: Matthew Biagetti mbiagetti@gmsnf.com
Client Phone #: 904-540-5850 ext.413

Proposal Date: 8/28/2026
Proposal Work Order #: 95279
Prepared By: ALLEN FLANNERY

Total: \$1,350.00
Deposit Amount (50%): \$675.00

The pricing outlined in this proposal is valid for **60 days** from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By ALLEN FLANNERY
Date ALLEN FLANNERY
8/28/2026
The Greenery, Inc.

By _____
Date _____

SIXTH ORDER OF BUSINESS

A.

Preserve at Bannon Lakes Phase 2A

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 110 PAGE 47

SHEET 3 OF 6 SHEETS

5 LOTS AND 8 TRACTS THIS PHASE



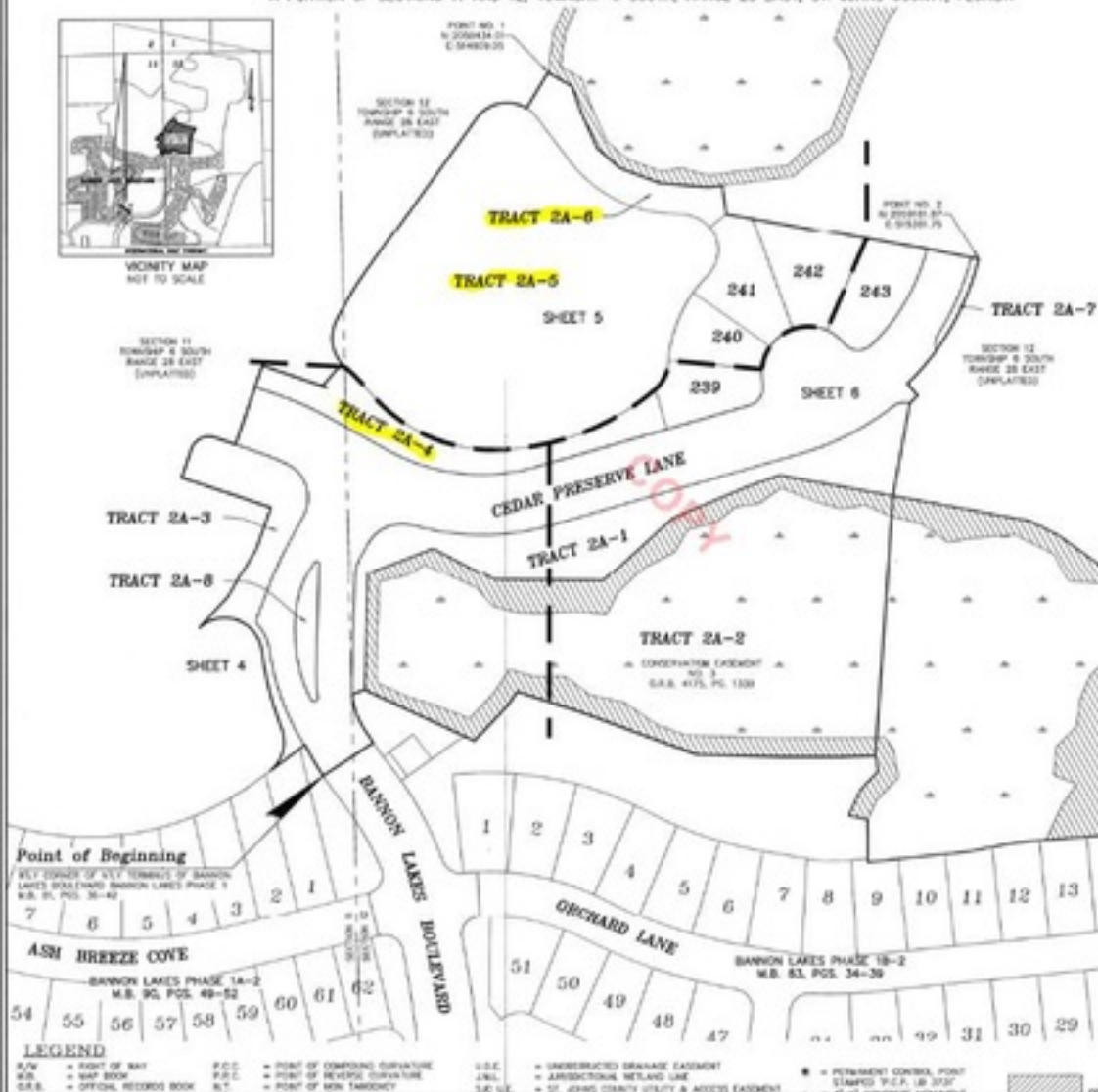
VICINITY MAP
NOT TO SCALE

General Notes

1. BEARINGS SHOWN HEREIN ARE BASED ON THE NORTHERLY BENCHMARK OF BANNON LAKES BOULEVARD ADJ. S. 86°21'17" N. (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, AND 1983/1980 MDS ADJUSTMENTS).
2. THE INTENDED USE OF THESE COORDINATES IS FOR GS BASE MAPPING PURPOSES ONLY. THE USER IS RESPONSIBLE FOR THE ACCURACY OF THESE VALUES AND FOR THE QUALITY OF THE DATA. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1980 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET).
3. NOTICE: THIS PLAN, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LOTS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE REVISIONS THAT ARE NOT RECORDED ON THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.01, FLORIDA STATUTES)
4. BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
5. THE TABULATED CURVE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
6. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDEVELOPED.
7. CERTAIN EASEMENTS ARE REQUIRED FOR FPL FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
8. THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREIN ARE FOR INFORMATION PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE CONVEYING PLANS FOR THIS PLAN.
9. EACH EASEMENT SHOWN ON THIS PLAN AND DESCRIBED AS AN UNDEVELOPED EASEMENT SHALL REMAIN PERMANENTLY UNDEVELOPED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPAIR THE USE OF SAID UNDEVELOPED EASEMENT BY AUTHORIZED PERSONS OR ENTITIES. THE CONVEYANCE OF SUCH EASEMENTS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH INTERESTED LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
10. THE NUMBERS OF LOTS ON THIS PLAN INCLUDE LOTS 128 THROUGH 243, INCLUSIVE.

THE LOTS, TRACTS, EASEMENTS, AND SUBJECT TO THE FOLLOWING EASEMENTS:

D.S.B. 4075, PG. 1320	CONVEYANCE EASEMENT	SHOWN HEREIN
D.S.B. 4076, PG. 827	AWARDED MASTER DECLARATION	BLANKETS SITE EXCLUDING TRACT 2A-2
D.S.B. 4284, PG. 759	AWARDED TO MASTER DECLARATION	BLANKETS SITE EXCLUDING TRACT 2A-2
D.S.B. 4395, PG. 1593	SECOND AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
D.S.B. 4440, PG. 181	THIRD AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
D.S.B. 4766, PG. 1014	FOURTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
D.S.B. 4933, PG. 1985	FIFTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
D.S.B. 4935, PG. 1598	SIXTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2A-2
D.S.B. 4944, PG. 790	SEVENTH AMENDMENT	BLANKETS SITE EXCLUDING TRACTS
D.S.B. 5115, PG. 70	EASEMENT AGREEMENT	SHOWN HEREIN
D.S.B. 5204, PG. 1282	FIRST AMENDMENT EASEMENT AGREEMENT	SHOWN HEREIN



LEGEND

B/V = POINT OF BEGINNING
B.B. = MAP BOOK
D.S.B. = OFFICIAL RECORDS BOOK

P.C.D. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
B.T. = POINT OF BEGINNING TANGENCY

U.S.C. = UNDERSTRUCTED DRAINAGE EASEMENT
A.W.L. = AERIAL WETLAND LINE
S.C.U. = ST. JOHNS COUNTY UTILITY & ACCESS EASEMENT

* = PERMANENT CONTROL POINT
C.M.P. = CURVE MILEPOST

DEVELOPS UP AND BEYOND

B.

Prepared By and Return To:
Wesley S. Haber, Esquire
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

NON-EXCLUSIVE EASEMENT AGREEMENT FOR ACCESS AND MAINTENANCE

THIS NON-EXCLUSIVE EASEMENT AGREEMENT FOR ACCESS AND MAINTENANCE (“Agreement”) is made this ____ day of _____ 2026, by **BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**District**”), in favor of **THE PRESERVE AT BANNON LAKES HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, with its principal office located at 225 Land Grant Street, Suite 5, St. Augustine, Florida 32092 (“**HOA**” and together with the District, the “**Parties**”).

WITNESSETH:

WHEREAS, District is the owner in fee simple of certain real property located in St. Johns County, Florida, lying within the boundaries of the District, including certain tracts of land more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (“**Easement Area**”); and

WHEREAS, the HOA has requested a non-exclusive access, ingress, and egress easement from the District to proceed with the maintenance responsibilities for certain landscape, hardscape, and irrigation improvements as further described in Exhibit A located within the Easement Area (“**Improvements**”); and

WHEREAS, District is agreeable to granting such easement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **Grant of Easement.** District hereby grants to the HOA, and its respective employees, agents, contractors (or their subcontractors, employees or materialmen), or representatives, a perpetual, non-exclusive access, ingress and egress easement over the Easement Area for the installation, maintenance, repair and replacement of Improvements located within the Easement Area. The Parties agree that the HOA shall maintain, repair, and/or replace the Improvements at its sole cost and expense. The HOA agrees that it shall use all due care to protect

the Easement Area and adjoining property from damage resulting from HOA's use of the Easement Area and shall promptly restore any property damaged by the HOA's exercise of the rights provided herein. The HOA may not relocate, remove, or materially modify the Improvements without the prior written consent of the District, which shall not be unreasonably withheld. The Parties agree that the HOA shall have the non-exclusive right to use the Easement Area for any purpose which is not inconsistent, or unreasonably interferes with, the rights of the District and the public, including the public right to use the parking lot.

3. **Liens.** The HOA shall not cause or permit any liens for labor, services, or materials to be created against title to the Easement Area. To the extent any such lien is created as a result of the HOA's exercise of the Easement granted herein, the HOA shall cause such lien to be released of record, within thirty (30) days of the HOA obtaining knowledge of such lien, by either satisfying such lien or transferring such lien to bond, failing which the District, at its option in addition to the other remedies set forth herein, shall have the right to satisfy or transfer such lien to bond, and the HOA shall be required to pay to the District, within thirty (30) days after written demand, all reasonable costs and expenses incurred by the District in connection therewith.

4. **Benefit; Sovereign Immunity; Indemnity.** Nothing in this Agreement shall be deemed as a waiver of sovereign immunity or the monetary limits of liability of the District, including its board, officers, staff, agents, employees and representatives, beyond any statutory limited waiver of immunity or limits of liability, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred or otherwise limited under the Doctrine of Sovereign Immunity or by operation of law. The HOA agrees to indemnify and hold harmless the District, including its board, officers, staff, agents, employees and representatives from any and all liability, loss, damage, or harm of any kind, which relate in any way to the Easement Area.

5. **Binding Effect; Amendment and Termination.** The provisions of this Agreement shall bind the Parties and their respective heirs, successors, or assigns and shall continue as a covenants running in perpetuity with the Easement Area. This Agreement may be amended only by an instrument in writing executed by both Parties. This Agreement may be terminated only by the District at its sole discretion by an written instrument.

6. **Enforcement of Agreement; Default; Controlling Law; Venue.** In the event that either Party seeks to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings. A default by any party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in St. Johns County, Florida.

7. **Public Records.** The Parties understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

8. **Entire Agreement; Counterparts; Headings.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed, to be effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered
in the presence of:

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Printed Name: _____

Address: _____

By: _____
Chairperson / Vice Chairperson

Printed Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026 by _____ of Bannon Lakes Community Development District, on behalf of said company. S/He is ☐ personally known to me or ☐ produced _____ as identification.

(Signature of Notary Public)

(Typed name of Notary Public)

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

WITNESSES:

Signed, sealed and delivered
in the presence of:

**THE PRESERVE AT BANNON LAKES
HOMEOWNERS ASSOCIATION, INC.,** a
Florida not-for-profit corporation

Printed Name: _____

Address: _____

By: _____

Its: _____

Printed Name: _____

Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 2026 by _____ of The Preserve at Bannon Lakes Homeowners Association, Inc., on behalf of said not-for-profit corporation. S/He is ☐ personally known to me or ☐ produced _____ as identification.

(Signature of Notary Public)

(Typed name of Notary Public)

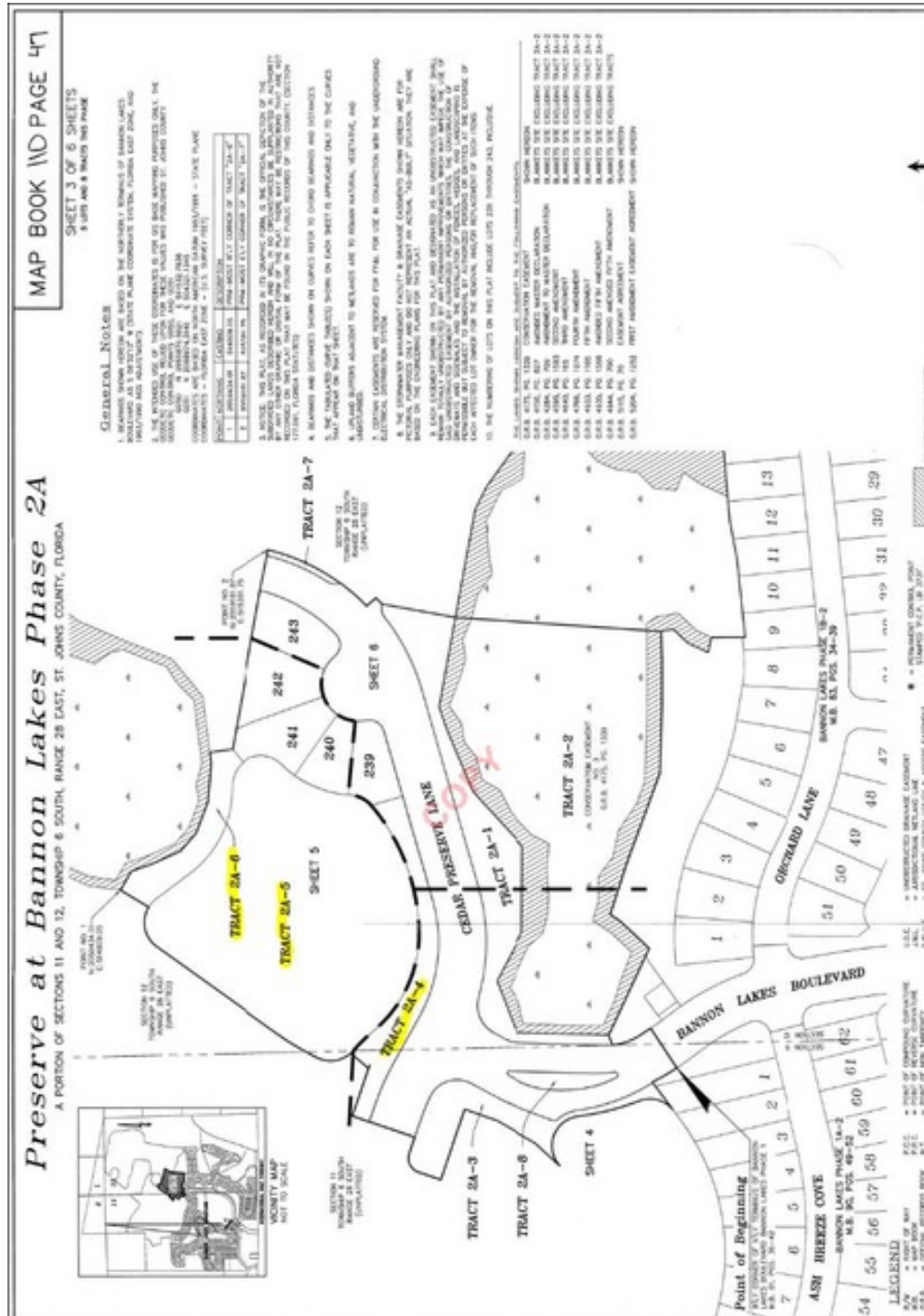
Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

EXHIBIT A **DESCRIPTION OF EASEMENT AREA**

- Landscape, hardscape, and irrigation improvements generally located on Tracts 2A-4 and 2A-6 as identified in the plat known as Preserve at Bannon Lakes Phase 2A as recorded in Plat Book 110, Pages 45 - 50, of the Official Records of St. Johns County, Florida.
- And as further depicted on the following maps:



C.



Corporate Office
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256
(904) 431-3914
AR@lakedoctors.com

Water Management Exhibit

723475R

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

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER #: _____

The parties hereto agree to the following:

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

Six (6) lakes associated with Bannan Lakes Community Development District, St. Johns Florida.

Includes a minimum of twelve (12) inspections and/or treatments, as necessary, for control and prevention of noxious aquatic weeds/algae. The Term of this agreement shall be October 1, 2026 through September 30, 2027. Service will continue month-to-month until receipt of an executed or amended agreement or notice of cancellation.

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

1. Underwater and Floating Vegetation Control Program	\$	845.00 Monthly
2. Shoreline Grass and Brush Control Program	\$	INCLUDED
3. Additional Treatments, if Required	\$	INCLUDED
4. Free Callback Service	\$	INCLUDED
5. Monthly Service Reporting	\$	INCLUDED
6. Water quality testing and analysis, as required.	\$	INCLUDED
Total of Services Accepted	\$	845.00 Monthly

\$0.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be **payable in monthly installments of \$845.00 monthly**, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement.

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

THE LAKE DOCTORS, INC.

CUSTOMER

Mark Seymour, Sales Manager

Signed _____ Dated _____
Name _____

SEVENTH ORDER OF BUSINESS

PUBLIC FACILITY REPORT

Prepared for:

**BANNON LAKES
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

Prepared by:



**7 Waldo Street
St. Augustine, FL 32084**

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I. Purpose and Scope

This Public Facilities Report has been prepared on behalf of the Bannon Lakes Community Development District (the “District”) pursuant to Section 189.08, Florida Statutes. The purpose of this report is to provide information regarding public facilities owned or operated by the District, together with information concerning public facilities that the District is building, improving, expanding, or currently proposed to build, improve, or expand during the applicable planning period.

II. District Development and Background

The Bannon Lakes Community Development District is an independent special district and local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The District was established by the St. Johns County Board of County Commissioners through Ordinance No. 2015-60, adopted on September 15, 2015. The District is located entirely within the unincorporated limits of St. Johns County, Florida. The District encompasses approximately 579.53 acres and is generally located north of International Golf Parkway, east of Interstate 95, west of U.S. Highway 1, and south of the Twelve Mile Swamp Conservation and Wildlife Management Area.

Bannon Lakes is a mixed-use planned development originally approved for residential and nonresidential development. Earlier planning approvals provided for as many as 84 single-family residential units, 150 multifamily/duplex residential units, together with approximately 15,000 square feet of office development, and 105,000 square feet of commercial retail development.

III. Existing Public Facilities

The District owns and operates public infrastructure including stormwater management facilities, common-area landscaping, hardscape, a recreation/amenity center, and entrance features. A brief description of each is listed below.

1. Stormwater Management System

The District owns and maintains stormwater management systems, including stormwater ponds, control structures, pond banks, and associated water-management facilities located throughout the developed portions of the District. Current District operations include lake maintenance, hydrology/water-quality and mitigation activities, maintenance of pond banks, landscape maintenance adjacent to water bodies, and related stormwater responsibilities.

2. Landscape and Irrigation

The District owns and/or maintains landscape and irrigation improvements throughout District-owned common areas and other areas for which the District has accepted maintenance responsibility. These improvements generally include: turf, trees, shrubs and ornamental plantings, common-area planting beds, entrance landscaping, pond and wetland buffer landscaping, irrigation pumps and controls, irrigation piping and related equipment, and reclaimed-water irrigation facilities serving applicable landscaped areas.

3. Amenity Center and Recreational Facilities

The District owns and operates the Bannon Lakes Amenity Center. This includes an amenity/clubhouse facility and associated recreational improvements including the clubhouse building, swimming pool and pool deck, fitness center, playground, recreational sport courts (tennis, pickleball, basketball), boardwalk and pedestrian/common-area improvements, parking and access areas, related furniture, fixtures, equipment and site improvements, and security/access-control systems serving the amenity facilities.

4. Entry Features, Walls and Hardscape

The District owns and maintains community entrance, wall, landscape and hardscape improvements serving Bannon Lakes. Facilities include the main Bannon Lakes entrance area, walls and fencing, lighting, sidewalks and other hardscape, landscaping, and related improvements.

IV. Proposed Additions, Improvements, or Expansions of Public Facilities

The District conducts ongoing maintenance and repair of its public facilities through its annual operations and maintenance program.

1. Amenity Center

An expansion and renovation to the existing fitness center at the Bannon Lakes Amenity Center has begun. The project includes renovating the existing fitness facilities and providing additional fitness and aerobics space. The improvements include:

- New fitness and aerobics space;
- Renovation/finish upgrades within existing fitness areas;
- Commercial-grade resilient/rubber athletic flooring;
- Updated corridor and restroom finishes;
- Upgraded wall finishes and protection;
- Safety mirrors;
- Lighting improvements;
- Acoustic improvements;
- Storage areas and shelving;

- Possible ballet barre and related aerobics-room improvements; and
- Structural, mechanical, electrical, plumbing, roofing, site, and related improvements necessary for the building expansion.

Final architectural drawings have been approved by the Board. Construction documents and specifications have been prepared or are being finalized, and the District has initiated preparation of an invitation to bid/RFP package for construction.

2. General Repair and Maintenance

The District routinely undertakes repair, maintenance, renewal, and smaller capital projects necessary to maintain its existing facilities. Current and recent activities include expenditures or planning related to:

- Amenity-building repairs and maintenance;
- Fitness-center repairs and supplies;
- Pool maintenance and repairs;
- Landscaping and irrigation repairs;
- Tree removal and replacement;
- Lake and pond maintenance;
- Pump repairs;
- Streetlight repairs;
- Hydrology and mitigation activities;
- Exterior amenity-building repair and painting;
- Stormwater-system evaluation; and
- Other facility and grounds maintenance.

V. Replacement of Existing Public Facilities

The District does not currently propose to replace any public facilities.

EIGHTH ORDER OF BUSINESS

REQUISITION NO. 13
(2022 Acquisition and Construction Account)

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)

\$9,135,000

Special Assessment Revenue Bonds, Series 2022

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

- (A) Requisition Number: 13
- (B) Name of Payee: Basham & Lucas Design Group Inc.
7645 Gate Pkwy Ste 101
Jacksonville, FL 32256
- (C) Amount Payable: \$21,697.88
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Southern Recreation Inc -Benches, triangle shade structure, umbrella shade structure and engineered drawings.
- (E) Fund or Account from which disbursement to be made: 2022 Acquisition and Construction Account

The undersigned hereby certifies that:

1. this requisition is for Costs of the 2022 Project payable from the 2022 Acquisition and Construction Account that have not previously been paid.
2. each disbursement set forth above is a proper charge against the 2022 Costs of Issuance Account.

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

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

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

Dated: 08/24/2026

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By:

 Assistant Secretary

Authorized Signer

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

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

DCCM



Consulting Engineer



Basham & Lucas Design Group Inc.

7645 Gate Pkwy Ste 101
Jacksonville, FL 32256
+19047312323

INVOICE

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

INVOICE 11325
DATE 07/20/2026
TERMS Net 30
DUE DATE 08/19/2026

PROJECT NAME
(25-28C) BannonLks Clubhouse CD

CONTRACT SERVICES	CONTRACT	DUE	AMOUNT DUE
Part 1:Final Architectural & Engineering CDs	24,100.00	75.00 % of 24,100.00	18,075.00
Part 2:Fitness Club Interior Design & CDs	4,700.00	75.00 % of 4,700.00	3,525.00
Part 3:Reimbursable Expenses - travel expenses	3,000.00	3.26 % of 3,000.00	97.88

BALANCE DUE **\$21,697.88**

Estimate Summary

Estimate 20-852	31,800.00
This invoice 11325	\$21,697.88
Total invoiced	21,697.88

NINTH ORDER OF BUSINESS

D.



Amenity & Operations Manager's Reports

Date of report: 9/15/2026

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: Chair Yoga 9:00-10:00am
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

- September 19th – Blood Drive 9:00am-2:00pm
- October 4th – Vendor Village 11:00am-2:00pm
- October 17th – Fall Craft Day 11:00am-2:00pm
- October 31st – Halloween Kick Off 5:30pm-7:00pm

Operations Manager Updates

Completed Projects

- ◇ Replaced pool light bulbs
- ◇ spot painted clubhouse
- ◇ Cleaned event field
- ◇ Pressure washed pool chairs and tables
- ◇ Cleaned windows in both fitness center and clubhouse
- ◇ Pressure washed patio chairs
- ◇ Continued Treatment of all CDD Ponds (algae concerns)
- ◇ Onsite staff continues to work to deter Ducks and Geese from the Amenity Center

TWELFTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District

Unaudited Financial Reporting
August 31, 2026



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8	<u>Debt Service Fund Series 2022</u>
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>
13	<u>Check Register Summary</u>

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

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account - Hancock	\$ 79,372	\$ -	\$ -	\$ 88,426	\$ 167,798
Assessments Receivable	-	-	-	-	-
Due from Other	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Capital Fund	-	-	-	-	-
Due from Debt Service	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from Governmental Units	-	-	-	-	-
<u>Investments:</u>					
State Board of Administration (SBA)	417,717	-	-	161,923	579,641
<u>Series 2016</u>					
Reserve	-	369,500	-	-	369,500
Interest	-	-	-	-	-
Sinking	-	-	-	-	-
Revenue	-	520,269	-	-	520,269
Prepayment	-	-	-	-	-
Bond Redemption	-	182,582	-	-	182,582
Construction	-	-	-	-	-
<u>Series 2021</u>					
Reserve	-	206,806	-	-	206,806
Interest	-	45	-	-	45
Prepayment	-	4	-	-	4
Revenue	-	136,497	-	-	136,497
Sinking	-	61	-	-	61
Bond Redemption	-	72,948	-	-	72,948
Construction	-	-	20,100	-	20,100
<u>Series 2022</u>					
Reserve	-	259,400	-	-	259,400
Revenue	-	0	-	-	0
Interest	-	186,189	-	-	186,189
Prepayment	-	4	-	-	4
Sinking	-	67	-	-	67
Bond Redemption	-	159	-	-	159
Construction	-	-	829,105	-	829,105
Prepaid Expenses	5,734	-	-	-	5,734
Deposits	50	-	-	-	50
Total Assets	\$ 502,874	\$ 1,934,531	\$ 849,205	\$ 250,349	\$ 3,536,960
<u>Liabilities:</u>					
Accounts Payable	\$ 1,950	\$ -	\$ -	\$ -	\$ 1,950
Accrued Expenses	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Due to Debt Service - Series 2016	-	-	-	-	-
Due to Debt Service - Series 2021	-	-	-	-	-
Due to Debt Service - Series 2022	-	-	-	-	-
Total Liabilities	\$ 1,950	\$ -	\$ -	\$ -	\$ 1,950
<u>Fund Balance:</u>					
Nonspendable:					
Prepaid Items	\$ 5,734	\$ -	-	\$ -	\$ 5,734
Deposits	50	-	-	-	50
Restricted for:					
Debt Service	-	1,995,123	-	-	1,995,123
Capital Project	-	-	849,205	-	849,205
Assigned for:					
Capital Reserve Fund	-	-	-	250,349	250,349
Unassigned	495,140	-	-	-	495,140
Total Fund Balances	\$ 500,924	\$ 1,995,123	\$ 849,205	\$ 250,349	\$ 3,595,601
Total Liabilities & Fund Balance	\$ 502,874	\$ 1,995,123	\$ 849,205	\$ 250,349	\$ 3,597,551

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 1,087,348	\$ 1,087,348	\$ 1,093,023	\$ 5,674
Commercial	2,436	2,436	2,436	-
Interest	15,000	13,750	12,905	(845)
Facility Revenue	2,500	2,292	4,947	2,655
Miscellaneous	-	-	155	155
Total Revenues	\$ 1,107,284	\$ 1,105,826	\$ 1,113,465	\$ 7,639
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 11,000	\$ -
PR-FICA	918	842	842	-
Engineering	10,000	9,167	4,916	4,250
Attorney	18,000	16,500	10,084	6,416
Annual Audit	4,015	4,015	4,015	-
Assessment Administration	8,348	8,348	8,348	(1)
Arbitrage Rebate	1,800	1,800	3,000	(1,200)
Dissemination Agent	10,029	9,193	9,193	-
Trustee Fees	18,700	18,700	17,516	1,184
Management Fees	57,974	53,143	53,143	-
Information Technology	2,123	1,946	1,946	-
Website Maintenance	1,415	1,297	1,297	-
Telephone	200	200	419	(219)
Postage & Delivery	750	750	1,416	(666)
Meeting Room Rental	1,000	917	-	917
Insurance General Liability/Public Officials	8,971	8,971	7,885	1,086
Printing & Binding	1,000	917	889	28
Legal Advertising	1,000	1,000	1,289	(289)
Other Current Charges	500	500	658	(158)
Office Supplies	250	229	7	222
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 159,167	\$ 149,608	\$ 138,038	\$ 11,570

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
Insurance	\$ 30,581	\$ 30,581	\$ 27,946	\$ 2,635
Utilities				
Phone/Internet/Cable	4,300	3,942	3,499	443
Electric	25,000	22,917	20,980	1,937
Water/Irrigation	15,000	13,750	9,228	4,522
Refuse	4,266	4,266	5,092	(826)
Security				
Security Monitoring	6,694	6,694	11,088	(4,393)
Off-Duty Security - RollKall	12,000	12,000	22,523	(10,523)
Access Cards	1,000	1,000	1,486	(486)
Management Contracts				
Facility Management	81,467	74,678	74,678	-
Facility Attendant	8,820	8,085	4,791	3,294
Field Mgmt / Admin	30,000	27,500	27,500	-
Pool Maintenance	14,865	13,626	13,626	-
Pool Chemicals	12,679	12,679	12,795	(116)
Janitorial	10,188	9,339	9,149	190
Janitorial Supplies	1,840	1,687	-	1,687
Facility Maintenance	40,000	36,667	37,166	(500)
Repairs & Maintenance	55,000	50,417	51,232	(815)
Special Events	15,000	13,750	11,110	2,640
Holiday Decorations	5,000	4,583	3,925	658
Fitness Center Repairs/Supplies	7,000	6,417	4,128	2,288
Office Supplies	1,500	1,375	1,235	140
ASCAP/BMI Licenses	500	458	-	458
Pest Control	3,800	3,483	2,960	523
Nuisance Animal Control	4,788	4,788	8,283	(3,495)
Subtotal Amenity Center Expenditures	\$ 391,288	\$ 364,682	\$ 364,419	\$ 263
Grounds Maintenance				
Hydrology Quality/Mitigation	\$ 28,000	\$ 25,667	\$ 19,750	\$ 5,917
Landscape Maintenance	188,916	173,173	172,058	1,115
Landscape Contingency	45,000	41,250	21,174	20,076
Tree Removals	15,000	13,750	650	13,100
Lake Maintenance	10,234	9,381	9,020	361
Grounds Maintenance	19,600	17,967	18,878	(911)
Pump Repairs	10,000	9,167	-	9,167
Streetlights	13,000	11,917	11,481	436
Streetlight Repairs	5,000	4,583	-	4,583
Irrigation Repairs	15,000	15,000	18,548	(3,548)
Miscellaneous	5,000	4,583	-	4,583
Reclaim Water	40,000	40,000	50,154	(10,154)
Storm Cleanup	4,000	3,667	-	3,667
Capital Reserve	158,079	158,079	158,079	-
Subtotal Grounds Maintenance	\$ 556,829	\$ 528,183	\$ 479,791	\$ 48,392
Total Operations & Maintenance	\$ 948,117	\$ 892,864	\$ 844,210	\$ 48,654
Total Expenditures	\$ 1,107,284	\$ 1,042,473	\$ 982,249	\$ 60,224
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 131,217	
Net Change in Fund Balance	\$ -		\$ 131,217	\$ -
Fund Balance - Beginning	\$ -		\$ 369,708	
Fund Balance - Ending	\$ -		\$ 500,924	

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	\$ -	\$ 3,582	\$ 1,581	\$ -	\$ -	\$ 1,093,023
Commercial	-	-	-	-	-	2,436	-	-	-	-	-	-	2,436
Interest	636	268	267	261	1,510	1,835	1,576	1,622	1,781	1,738	1,411	-	12,905
Facility Revenue	600	-	500	475	575	650	500	-	375	1,272	-	-	4,947
Miscellaneous	-	-	49	-	-	106	-	-	-	-	-	-	155
Total Revenues	\$ 1,236	\$ 63,860	\$ 127,691	\$ 681,354	\$ 201,737	\$ 11,579	\$ 12,646	\$ 1,622	\$ 5,738	\$ 4,591	\$ 1,411	\$ -	\$ 1,113,465

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,800	\$ 1,000	\$ 800	\$ -	\$ 11,000
PR-FICA	61	77	77	61	61	77	77	77	138	77	61	-	842
Engineering	388	-	233	913	393	556	940	810	-	685	-	-	4,916
Attorney	1,354	1,175	2,315	1,103	1,763	1,252	1,123	-	-	-	-	-	10,084
Annual Audit	-	-	-	-	-	-	-	-	-	4,015	-	-	4,015
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	836	836	836	-	9,193
Trustee Fees	6,450	-	-	10,499	-	567	-	-	-	-	-	-	17,516
Management Fees	4,831	4,831	4,831	4,831	4,831	4,831	4,831	4,831	4,831	4,831	4,831	-	53,143
Information Technology	177	177	177	177	177	177	177	177	177	177	177	-	1,946
Website Maintenance	118	118	118	118	118	118	118	118	118	118	118	-	1,297
Telephone	49	89	14	24	28	35	30	30	21	29	70	-	419
Postage & Delivery	138	326	115	198	118	120	93	96	64	105	44	-	1,416
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability/Public Officials	7,885	-	-	-	-	-	-	-	-	-	-	-	7,885
Printing & Binding	101	63	21	31	42	73	40	43	214	152	109	-	889
Legal Advertising	71	69	69	67	67	69	71	255	551	-	-	-	1,289
Other Current Charges	273	10	-	-	-	-	200	-	5	69	101	-	658
Office Supplies	1	0	1	1	1	1	1	1	1	1	1	-	7
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,056	\$ 8,770	\$ 9,805	\$ 21,008	\$ 10,435	\$ 9,711	\$ 9,536	\$ 8,722	\$ 8,754	\$ 12,096	\$ 7,147	\$ -	\$ 138,038

Operations & Maintenance

Amenity Center Expenditures

Insurance	\$ 27,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,946
Utilities													
Phone/Internet/Cable	318	318	318	318	318	318	318	318	318	318	320	-	3,499
Electric	1,846	1,668	1,574	1,884	2,029	1,840	1,896	1,867	1,976	2,176	2,224	-	20,980
Water/Irrigation	703	974	980	734	877	636	643	845	919	1,182	735	-	9,228
Refuse	307	369	371	386	386	372	407	424	1,243	423	406	-	5,092
Security													
Security Monitoring	575	575	575	575	575	731	575	575	575	5,185	575	-	11,088
Off-Duty Security - RollKall	4,281	2,344	2,604	1,590	2,048	2,935	1,979	1,433	1,058	1,160	1,092	-	22,523
Access Cards	-	-	-	-	-	743	-	-	-	-	743	-	1,486
Management Contracts													
Facility Management	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	6,789	-	74,678
Facility Attendant	84	-	-	225	449	-	-	784	1,690	1,558	-	-	4,791
Field Mgmt / Admin	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	-	27,500
Pool Maintenance	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	-	13,626

Bannon Lakes
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Continued Amenity Center Expenditures													
Pool Chemicals	1,105	435	1,374	324	-	946	333	1,802	1,725	3,272	1,479	-	12,795
Janitorial	819	819	819	819	819	819	847	847	847	847	847	-	9,149
Janitorial Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Maintenance	3,971	3,371	3,392	3,409	4,724	3,333	3,690	3,683	3,377	3,518	698	-	37,166
Repairs & Maintenance	6,741	878	2,142	2,638	8,541	12,565	6,848	3,596	4,084	3,125	75	-	51,232
Special Events	-	994	775	548	1,521	1,759	208	-	2,222	2,545	538	-	11,110
Holiday Decorations	-	3,925	-	-	-	-	-	-	-	-	-	-	3,925
Fitness Center Repairs/Supplies	246	109	1,247	320	169	248	160	-	1,033	350	248	-	4,128
Office Supplies	291	43	99	433	49	77	49	35	101	-	57	-	1,235
ASCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	260	260	260	260	260	260	260	260	260	260	360	-	2,960
Nuisance Animal Control	249	249	1,749	549	249	2,793	249	249	249	1,449	249	-	8,283
Subtotal Amenity Center Expenditures	\$ 60,268	\$ 27,858	\$ 28,805	\$ 25,540	\$ 33,541	\$ 40,901	\$ 28,988	\$ 27,245	\$ 32,204	\$ 37,897	\$ 21,174	\$ -	\$ 364,419
Grounds Maintenance													
Hydrology Quality/Mitigation	\$ 8,500	\$ -	\$ 2,250	\$ 1,550	\$ -	\$ -	\$ 4,000	\$ 3,450	\$ -	\$ -	\$ -	\$ -	\$ 19,750
Landscape Maintenance	15,743	15,743	15,743	15,743	15,743	15,743	15,743	15,743	15,743	15,743	14,628	-	172,058
Landscape Contingency	-	405	855	97	13,685	-	-	3,377	2,755	-	-	-	21,174
Tree Removals	-	-	-	-	-	-	650	-	-	-	-	-	650
Lake Maintenance	820	820	820	820	820	820	820	820	820	820	820	-	9,020
Grounds Maintenance	1,633	2,494	1,633	1,784	1,784	1,901	1,633	1,849	2,065	1,841	261	-	18,878
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	994	994	994	1,065	1,065	1,065	1,065	1,065	1,042	1,065	1,065	-	11,481
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	3,631	2,761	842	2,460	2,348	635	738	872	2,434	1,826	-	-	18,548
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-
Reclaim Water	2,374	4,009	4,919	4,081	3,672	2,810	2,943	6,446	6,781	5,801	6,317	-	50,154
Storm Cleanup	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve	-	-	-	-	-	158,079	-	-	-	-	-	-	158,079
Subtotal Grounds Maintenance	\$ 33,695	\$ 27,227	\$ 28,057	\$ 27,600	\$ 39,117	\$ 181,053	\$ 27,593	\$ 33,622	\$ 31,640	\$ 27,096	\$ 23,091	\$ -	\$ 479,791
Total Operations & Maintenance	\$ 93,963	\$ 55,084	\$ 56,862	\$ 53,140	\$ 72,658	\$ 221,955	\$ 56,582	\$ 60,867	\$ 63,844	\$ 64,993	\$ 44,265	\$ -	\$ 844,210
Total Expenditures	\$ 126,018	\$ 63,854	\$ 66,666	\$ 74,147	\$ 83,092	\$ 231,666	\$ 66,118	\$ 69,589	\$ 72,598	\$ 77,088	\$ 51,412	\$ -	\$ 982,249
Excess (Deficiency) of Revenues over Expenditures	\$ (124,782)	\$ 6	\$ 61,025	\$ 607,207	\$ 118,645	\$ (220,086)	\$ (53,472)	\$ (67,967)	\$ (66,860)	\$ (72,497)	\$ (50,001)	\$ -	\$ 131,217
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (124,782)	\$ 6	\$ 61,025	\$ 607,207	\$ 118,645	\$ (220,086)	\$ (53,472)	\$ (67,967)	\$ (66,860)	\$ (72,497)	\$ (50,001)	\$ -	\$ 131,217

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 740,176	\$ 740,176	\$ 742,328	\$ 2,152
Interest Income	30,000	27,500	30,642	3,142
Total Revenues	\$ 770,176	\$ 767,676	\$ 772,970	\$ 5,294
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	\$ 34,751	\$ 5,670	\$ 39,669
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 37,251	\$ 34,751	\$ 5,670	\$ 39,669
Fund Balance - Beginning	\$ 660,772		\$ 1,066,682	
Fund Balance - Ending	\$ 698,023		\$ 1,072,352	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 416,052	\$ 416,052	\$ 418,218	\$ 2,166
Interest Income	15,000	13,750	14,015	265
Total Revenues	\$ 431,052	\$ 429,802	\$ 432,233	\$ 2,431
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	\$ 16,527	\$ 4,046	\$ 17,344
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,777	\$ 16,527	\$ 4,046	\$ 17,344
Fund Balance - Beginning	\$ 198,003		\$ 412,316	
Fund Balance - Ending	\$ 215,781		\$ 416,361	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 520,023	\$ 520,023	\$ 520,958	935
Interest Income	15,000	13,750	16,584	2,834
Total Revenues	\$ 535,023	\$ 533,773	\$ 537,542	\$ 3,769
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	\$ 16,055	\$ 14,923	\$ 8,669
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,305	\$ 16,055	\$ 14,923	\$ 8,669
Fund Balance - Beginning	\$ 226,230		\$ 491,486	
Fund Balance - Ending	\$ 243,535		\$ 506,410	

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 August 31, 2026

	Series	Series
	2021	2022
Revenues		
Interest Income	\$ 907	\$ 27,920
Total Revenues	\$ 907	\$ 27,920
Expenditures:		
Capital Outlay	\$ 15,400	\$ 97,523
Total Expenditures	\$ 15,400	\$ 97,523
Excess (Deficiency) of Revenues over Expenditures	\$ (14,493)	\$ (69,603)
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -
Net Change in Fund Balance	\$ (14,493)	\$ (69,603)
Fund Balance - Beginning	\$ 34,593	\$ 898,707
Fund Balance - Ending	\$ 20,100	\$ 829,105

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 158,079	\$ 158,079	\$ 158,079	\$ -
Interest	2,500	2,292	2,943	651
Roof Warranty Proceeds	-	-	111,433	
Total Revenues	\$ 160,579	\$ 160,371	\$ 272,455	\$ 651
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repairs and Maintenance	10,000	9,167	-	9,167
Roof Replacement	80,000	48,021	48,021	-
Other Service Charges	840	770	714	56
Total Expenditures	\$ 90,840	\$ 57,958	\$ 48,735	\$ 9,223
Excess (Deficiency) of Revenues over Expenditures	\$ 69,739		\$ 223,720	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 69,739		\$ 223,720	
Fund Balance - Beginning	\$ 34,977		\$ 26,630	
Fund Balance - Ending	\$ 104,716		\$ 250,349	

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)	
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	(14,379.80)	742,328.26	418,217.67	520,958.32	1,095,458.66	2,776,962.89

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
10	06/19/26	2,427.02	1,367.35	1,703.26	3,581.57	9,079.21
11	07/01/26	1,071.24	603.52	751.78	1,580.83	4,007.37
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		742,328.26	418,217.67	520,958.32	1,095,458.66	2,776,962.89

PERCENT COLLECTED TAX ROLL	100.52%	100.52%	100.52%	100.52%	100.52%
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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			
8/4/26	2117-2121	\$3,472.79	
8/10/26	2122-2126	\$32,070.67	
8/18/26	2127-2129	\$6,062.36	
8/24/26	2130-2132	\$10,820.09	
Total General Fund Checks			\$52,425.91
Autopayments			
8/4/26	AT&T	\$74.90	
8/6/26	Republic Services	406.40	
8/6/26	SJC RollKall	409.50	
8/18/26	SJCUD	7,051.73	
8/19/26	AT&T	245.26	
8/19/26	IRS FICA Payment	122.40	
8/19/26	SJC RollKall	682.50	
8/25/26	FPL	3,289.37	
8/28/26	WF CC Payment - J. Johnson	1,085.91	
8/28/26	WF CC Payment - E. Wright	95.36	
Total Paid Electronically			\$13,463.33
Total Paid Checks and Electronically			\$65,889.24

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	9/03/26	PAGE	1		
***	CHECK DATES 08/01/2026 - 08/31/2026 ***										BANNON LAKES - GENERAL FUND					
BANK A BANNON LAKES-GENERAL																
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME			STATUS	AMOUNT	CHECK..... AMOUNT #							
8/04/26	00122	8/03/26 772258	202608 320-57200-34500 VIDEO MONITORING - SEP26	HIDDEN EYES LLC			*	574.59			574.59 002117					
8/04/26	00017	8/01/26 395280B	202608 330-53800-46800 AUG26 LAKE MAINTETNANCE	THE LAKE DOCTORS INC			*	820.00			820.00 002118					
8/04/26	00019	7/27/26 13129563	202607 320-57200-45210 POOL CHEMICALS - BLEACH				*	1,340.00								
		7/27/26 13129563	202607 320-57200-45210 JUL26 FUEL SURCHARGE	POOLSURE			*	40.20			1,380.20 002119					
8/04/26	00074	8/01/26 39040	202608 320-57200-54510 WILDLIFE MANAGEMENT-AUG26	QUICK CATCH INC			*	249.00			249.00 002120					
8/04/26	00062	7/29/26 0024544	202607 320-57200-60000 (2) SYSTEM FULL MAINT	THIGPEN HEATING AND COOLING INC.			*	449.00			449.00 002121					
8/10/26	00135	8/07/26 38291	202608 320-57200-60000 BACKFLOW TEST/CERTIFICATE	P3 SERVICES OF FL LLC			*	45.00			45.00 002122					
8/10/26	00003	8/01/26 148	202608 310-51300-34000 AUG MANAGEMENT FEES				*	4,831.17								
		8/01/26 148	202608 310-51300-53000 AUG WEBSITE ADMIN				*	117.92								
		8/01/26 148	202608 310-51300-35100 AUG INFORMATION TECH				*	176.92								
		8/01/26 148	202608 310-51300-31600 AUG DISSEMINATION SVCS				*	835.75								
		8/01/26 148	202608 310-51300-51000 OFFICE SUPPLIES				*	.60								
		8/01/26 148	202608 310-51300-42000 POSTAGE				*	44.21								
		8/01/26 148	202608 310-51300-42500 COPIES				*	108.60								
		8/01/26 148	202608 310-51300-41000 TELEPHONE				*	69.83								
								GOVERNMENTAL MANAGEMENT SRVCS LLC					6,185.00 002123			
8/10/26	00140	8/07/26 818486	202608 330-53800-46200 AUG LANDSCAPE MAINTENANCE	THE GREENERY INC			*	14,628.00			14,628.00 002124					
BANL -BANNON LAKES- TLEE																

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
8/10/26	00125	8/10/26	195517 JUL	202607 310-51300-31100 ENGINEERING SERVICES			MATTHEWS DESIGN GROUP LLC	*	685.00	685.00	002125
8/10/26	00014	8/01/26	299 AUG	202608 320-57200-45200 POOL MAINTENANCE SVCS				*	1,238.75		
		8/01/26	299 AUG	202608 320-57200-46001 FIELD OPS MANAGEMENT				*	2,500.00		
		8/01/26	299 AUG	202608 320-57200-34000 FACILITY MANAGEMENT				*	6,788.92		
							RIVERSIDE MANAGEMENT SERVICES INC			10,527.67	002126
8/18/26	00126	8/13/26	100364 PET WASTE	202608 330-53800-46100 BAGS/LINERS			DOODYCALLS OF JACKSONVILLE FL	*	151.00	151.00	002127
8/18/26	00014	7/31/26	300 JUL26	202607 320-57200-34100 FACILITY ASSISTANT			RIVERSIDE MANAGEMENT SERVICES INC	*	1,558.48	1,558.48	002128
8/18/26	00014	7/31/26	301 JUL26	202607 320-57200-34500 NIGHT ATTENDANT			RIVERSIDE MANAGEMENT SERVICES INC	*	4,352.88	4,352.88	002129
8/24/26	00013	7/31/26	2074 IRRIGATION	202607 330-53800-46400 REPAIRS-JUL26			LANDCARE GROUP INC	*	1,826.32	1,826.32	002130
8/24/26	00019	8/20/26	13129563 AUG26	202608 320-57200-45210 POOL CHEMICALS				*	1,435.70		
		8/20/26	13129563 AUG26	202608 320-57200-45210 FUEL SURCHARGE			POOLSURE	*	43.07	1,478.77	002131
8/24/26	00014	8/14/26	302 FACILITY	202607 320-57200-45100 MAINTENANCE-JUL				*	3,333.00		
		8/14/26	302 GROUNDS	202607 330-53800-46100 MAINTENANCE-JUL				*	1,633.00		
		8/14/26	302 REPAIRS &	202607 320-57200-60000 MAINTENANCE-JUL			RIVERSIDE MANAGEMENT SERVICES INC	*	2,549.00	7,515.00	002132
							TOTAL FOR BANK A		52,425.91		
							TOTAL FOR REGISTER		52,425.91		

BANL -BANNON LAKES- TLEE

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Approved 8/4/26
Jeff Johnson
Security
1.320.57200.34500

Invoice	
Invoice Number 772258	Date 08/03/2026
Customer Number 400558	Due Date 09/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Bannon Lakes CDD	400558		08/03/2026	09/01/2026

Quantity	Description	Months	Rate	Amount
3047 - CCTV - Bannon Lakes CDD - Bannon Lakes Blvd, Saint Augustine, FL				
1.00	Active Video Monitoring 09/01/2026 - 09/30/2026	1.00	\$206.00	\$206.00
1.00	Passive Standard Camera 09/01/2026 - 09/30/2026	1.00	\$128.75	\$128.75
1.00	Service & Maintenance 09/01/2026 - 09/30/2026	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 11:37 am, Aug 04, 2026

Date	Invoice #	Description	Amount	Balance Due
8/3/2026	772258	Monitoring Services	\$574.59	\$574.59

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice	
Invoice Number 772258	Date 08/03/2026
Customer Number 400558	Due Date 09/01/2026

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

MAKE CHECK PAYABLE TO:



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

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

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

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

ACCOUNT NUMBER	DATE	BALANCE
723475	8/1/2026	\$820.00

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

00000000116522001000000039528000000008200068

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 8/11/2026	Invoice 395280B	PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
8/1/2026	Water Management - Monthly		\$820.00	\$0.00	\$820.00

Please remit payment for this month's invoice.

Approved 8/1/26
Jeff Johnson
Lake Maintenance
1.330.53800.46800

RECEIVED
By Tara Lee at 8:06 am, Aug 03, 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



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

Invoice

Date 7/27/2026
Invoice # 131295636884

Terms	Net 20
Due Date	8/16/2026
PO #	
Delivery Ticket #	Sales Order #1358685
Delivery Date	7/24/2026
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

Bill To	Ship To
Riverside Management Services Bannon Lakes CDD 9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257	Bannon Lakes CDD 435 Bannon Lakes Blvd St. Augustine FL 32095

THANK YOU FOR YOUR BUSINESS!

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	400	gal	\$3.35	\$1,340.00
Fuel Surcharge	Fuel/EFS	1	ea	\$40.20	\$40.20

Subtotal \$1,380.20

Tax \$0.00

Total \$1,380.20

Amount Paid/Credit Applied \$0.00

Balance Due \$1,380.20

Approved 7/29/26
Jeff Johnson
Pool chemicals
1.320.57200.45210

[Click Here to Pay Now](#)



RECEIVED

By Tara Lee at 2:20 pm, Jul 29, 2026



131295636884

INVOICE

QUICK CATCH INC

12627 San Jose Blvd Suite 205
Jacksonville, FL 32223

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

Approved 8/1/26
Jeff Johnson
Nuisance Animal Control
1.320.57200.54510



Bill to

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

Ship to

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

Invoice details

Invoice no.: 39040
Terms: Net 14
Invoice date: 08/01/2026
Due date: 08/15/2026

P.O. Number: OSKX

RECEIVED

By Tara Lee at 8:08 am, Aug 03, 2026

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

Total

\$249.00

Ways to pay



Note to customer

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

[View and pay](#)

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 : 0024544

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

Invoice Date : 07/29/2026	Install Date : 06/26/2017
Service Order : 049210	Page : 1 of 2
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

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

Service Comments :

07/23/2026. By P.R. On arrival did full system maintenance on two systems was not able to get into the clubhouse due to a 2 1/2 hour birthday party—— Unit #1 TRANE M/N TWE090E300AA. S/N 17033NJABA. condenser M/N TTA090H300AA. S/N 16512L83YA. UNIT#1 air filters (3) 16x25x1..UNIT #3 LENNOX M/N CBX25UH-048-230-10. S/N 1717B16907 condenser M/N 14 HPX-048-230-21. S/N 1917B06555. UNIT#3 air filter. (2) 18x24x1... Water cleaned evaporator coils, drain pans, drain line. Replaced air filters. Check all electrical connections and components . Check pressure in cooling. UNIT#1 compressor A 136.8 over 311.5. S/H 28.2. S/C 1.8. RA 84.6*.. SA 67.7*.. with a 16.9* split..compressor B 134.6 over 343.7 S/H 25.0. S/C 1.3. RA. 84.4*.. SA. 59.1* with a 25.3* split. UNIT #3 LENNOX 108.5 over 324.3. S/H 20.5.. S/C. 7.6. RA64.2*.. SA. 43.9* with a 20.3* split outside temperature 92.9*. Both systems are running at this time.——— 07/28/2026. By P.R. Did a full system maintenance on LENNOX unit#2. M/N CBX25UH-036-230-10. S/N 1717B34977. condenser M/N 14HPX-036-230-21. S/N 1917B03797. Cleaned evaporator coil, drain pan, drain line and treated with powerzyme and zipper. Replaced air filter 18x20x1. Check capacitors. Running in cool RA. 76.7*. SA. 56.2* with a 20.5* split. On condenser outside air 84.5*. Discharge air. 100.7*. with a difference of. 16.2*. Water cleaned condenser coils. Reset thermostat to 72*. System running at this time.

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

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 : 0024544

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

Invoice Date : 07/29/2026	Install Date : 06/26/2017
Service Order : 049210	Page : 2 of 2
Serviced At : 122663	
Bannon Lakes Amenity Center 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

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

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

Description	Mfg Name	Model	Serial No
	LENNOX	CBX25UH-048-230-10	1717B16907

Description	Mfg Name	Model	Serial No
Heat Pump	LENNOX	14HPX-048-230-21	1917B06555

Qty	Description	Price	Extended
	Total Parts for Unit		0.00
	Total Labor for Unit		0.00
	Approved 7/30/26 Jeff Johnson Repairs and Maintenance 1.320.57200.60000	Maintenance Contract :	449.00

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

Materials:	0.00
Misc:	449.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	449.00
Sales Tax:	0.00
Total:	449.00 USD
Balance Due:	449.00 USD

RECEIVED

By Tara Lee at 8:55 am, Jul 31, 2026

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

Approved 8/7/26
Jeff Johnson
Repairs and Maintenance
1.320.57200.60000

INVOICE

38291

Invoice Date

8/7/2026

Bill To

Bannon Lakes Community
c/o Riverside Management Services
9655 Florida Mining Blvd W Bldg 300 Ste 3
Jacksonville, FL 32257

Job Location

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



P.O. Number

Terms

Due Date

Net 30

9/6/2026

Served	Description	Quantity	Price Each	Amount
8/4/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1-1/2" Wilkins 975LX Serial # 4323463 - PASSED	1	45.00	45.00

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

RECEIVED

By Tara Lee at 2:38 pm. Aug 07, 2026

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

Invoice

Invoice #: 148

Invoice Date: 8/1/26

Due Date: 8/1/26

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - August 2026		4,831.17	4,831.17
Website Administration - August 2026		117.92	117.92
Information Technology - August 2026		176.92	176.92
Dissemination Agent Services - August 2026		835.75	835.75
Office Supplies		0.60	0.60
Postage		44.21	44.21
Copies		108.60	108.60
Telephone		69.83	69.83

RECEIVED

By Tara Lee at 12:56 pm, Aug 06, 2026

Total	\$6,185.00
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Payments/Credits	\$0.00
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Balance Due	\$6,185.00
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PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 818486	
Date	PO/Contract#
08/07/26	
Account Manager	Terms
ALLEN FLANNERY	Net 30
Total Amount	\$14,628.00
Property Address	
Bannon Lakes CDD 435 Bannon Lakes Blvd Saint Augustine, FL 32095	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#91410 - Maintenance Contract Services - Bannon Lakes CDD August 2026	\$14,628.00
Total	\$14,628.00

Approved 8/7/26
Jeff Johnson
Landscape Maintenance
1.330.53800.46200

RECEIVED

By Tara Lee at 1:00 pm, Aug 07, 2026

Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$14,628.00	\$0.00	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com

Project Manager Ivan Lamos

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

Matthews | **DCCM**
Engineering - Architecture - Planning - Surveying

August 10, 2026
Invoice # 195517

Project 0000002619.0000 24264.00 - Bannon Lakes CDD

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

- CDD meeting and agenda review
- Tree coordination

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 July 31, 2026

Phase	0001	Engineering Services			
			Hours	Rate	Amount
	Division Lead		2.00	275.00	550.00
	Professional Engineer 1		.75	180.00	135.00
	Total Labor				685.00
				Total Due:	685.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	685.00	15,853.75	16,538.75
Totals	685.00	15,853.75	16,538.75

RECEIVED
By Tara Lee at 12:16 pm, Aug 10, 2026

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

Invoice

Invoice #: 299
Invoice Date: 8/1/2026
Due Date: 8/1/2026
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 - August 2026		1,238.75	1,238.75
1.320.57200.46001 - Contract Administration - August 2026		2,500.00	2,500.00
1.320.57200.34000 - Facility Management - Bannon Lakes - August 2026		6,788.92	6,788.92
Alison Mossing 8-6-26			

RECEIVED

By Tara Lee at 12:59 pm, Aug 06, 2026

Total \$10,527.67

Payments/Credits \$0.00

Balance Due \$10,527.67

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

Invoice

Invoice #: 300
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Assistant through July 2026 1.320.57200.34100	55.66	28.00	1,558.48
Alison Moring 8-11-26			

RECEIVED

By Tara Lee at 12:50 pm, Aug 11, 2026

Total \$1,558.48

Payments/Credits \$0.00

Balance Due \$1,558.48

BANNON LAKES CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
55.66	Facility Assistant	\$ 28.00	\$1,558.48
	Covers July 2026		
	TOTAL DUE:		<u>\$1,558.48</u>

Facility Assistant 1.320.57200.34100

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ASSISTANT BILLABLE HOURS
THROUGH JULY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/3/26	6	C.V.	Completed daily checklist and returned calls and emails
7/4/26	5.72	E.M.	Completed daily checklist and returned calls and emails
7/5/26	6.15	S.S.	Completed daily checklist and returned calls and emails
7/11/26	7.15	S.S.	Completed daily checklist and returned calls and emails
7/12/26	6.34	L.H.	Completed daily checklist and returned calls and emails
7/18/26	6.04	C.V.	Completed daily checklist and returned calls and emails
7/19/26	5.94	C.V.	Completed daily checklist and returned calls and emails
7/25/26	6.32	S.S.	Completed daily checklist and returned calls and emails
7/26/26	6	S.S.	Completed daily checklist and returned calls and emails
TOTAL	<u><u>55.68</u></u>		

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

Invoice

Invoice #: 301
Invoice Date: 7/31/2026
Due Date: 7/31/2026
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Night Attendant through July 2026 1.320.57200.34200	155.46	28.00	4,352.88
Alison Moring 8-11-26			

RECEIVED

By Tara Lee at 12:50 pm, Aug 11, 2026

Total \$4,352.88

Payments/Credits \$0.00

Balance Due \$4,352.88

BANNON LAKES CDD
RIVERSIDE MANAGEMENT SERVICES, INC.
NIGHT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
155.46	Night Attendant	\$ 28.00	\$4,352.88
	Covers July 2026		
	TOTAL DUE:		<u>\$4,352.88</u>

Night Attendant 1.320.57200.34200

**BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
RIVERSIDE MANAGEMENT SERVICES, INC.
NIGHT ATTENDANT BILLABLE HOURS
THROUGH JULY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	6.22	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/2/26	5.2	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/3/26	5.37	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/4/26	5.19	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/5/26	5.04	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/6/26	6.02	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/7/26	5.45	E.M.	Night Attendant - Monitored facility and Enforced CDD Policies
7/8/26	4.8	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/9/26	5.57	C.V.	Night Attendant - Monitored facility and Enforced CDD Policies
7/10/26	4.95	E.M.	Night Attendant - Monitored facility and Enforced CDD Policies
7/11/26	5	E.M.	Night Attendant - Monitored facility and Enforced CDD Policies
7/12/26	5.39	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/13/26	4.74	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/14/26	5	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/15/26	4.89	E.M.	Night Attendant - Monitored facility and Enforced CDD Policies
7/16/26	4.95	C.V.	Night Attendant - Monitored facility and Enforced CDD Policies
7/17/26	5.05	E.M.	Night Attendant - Monitored facility and Enforced CDD Policies
7/18/26	5.19	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/19/26	5.19	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/20/26	1.52	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/21/26	5.04	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/22/26	5.17	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/23/26	5.04	J.P.	Night Attendant - Monitored facility and Enforced CDD Policies
7/24/26	5.52	D.L.	Night Attendant - Monitored facility and Enforced CDD Policies
7/25/26	5.45	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/26/26	5.12	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/27/26	4.97	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/28/26	4.99	E.M.	Night Attendant - Monitored facility and Enforced CDD Policies
7/29/26	5.34	G.V.	Night Attendant - Monitored facility and Enforced CDD Policies
7/30/26	3	M.K.	Night Attendant - Monitored facility and Enforced CDD Policies
7/31/26	5.09	G.V.	Night Attendant - Monitored facility and Enforced CDD Policies
TOTAL	<u><u>155.46</u></u>		



35 Enterprise Drive
Bunnell, FL 32110

Approved 8/21/26
Jeff Johnson
Irrigation Repairs
1.330.53800.46400

INVOICE

Invoice Number 2074
Invoice Date 07/31/26
Payment Terms Net 30
PO Number
Sales Rep David Jackson

Bill To

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

RECEIVED

By Tara Lee at 9:08 am, Aug 24, 2026

Description	Qty / UOM	Rate	Ext. Price	Amount
Service Location: Bannon Lakes CDD				
Irrigation system repairs.				
Checked flowers and reset Front Entrance controller				
Billable Irrigation - 07/08/2026				
Labor - 07/08/26	1.75 Hrs	\$45.00	\$78.75	
Irrigation system repairs.				
Irrigation Repair Zone 41 replaced heads and nozzles				
Rowan Graham 07/08/2026 1:23 PM				
Billable Irrigation - 07/08/2026				
Labor - 07/08/26	1.15 Hrs	\$45.00	\$51.75	
Hunter Pro-Spray 6 in. Pop Up No Side Inlet (Material)	2.00 ea	\$5.00	\$10.00	
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	\$8.30	\$16.60	
Irrigation system repairs.				
Continued repair on valve 16, 2 wire issue. Running a new wire under cart path to reattach controller to 2 wire.				
Jetted 1/2" PVC under cart path and tied into existing 2 wire path				
Scott Martin 07/13/2026 11:33 AM				

Billable Irrigation - 07/13/2026				
Labor - 07/13/26	8.89	Hrs	\$45.00	\$400.05
Hunter ID-1 Decoder Wire Blue 14 Gauge Jacketed 2 Conductor Twisted 500 ft. (Priced per ft.) (Material)	25.00	FT	\$0.73	\$18.20
PVC Pipe 1/2 in. x 20 ft. Schedule 40 Bell End (Priced per ft.) (Material)	20.00	FT	\$0.31	\$6.16
Pro-Trade Black/Gray Wire Connector (Material)	4.00	PC	\$1.09	\$4.37
Irrigation system repairs.				
Bannon Lake Blvd. controller not operating upon inspection. Reprogrammed rain sensor to 3/4" shut down. Clock now operating.				
Scott Martin 07/17/2026 12:50 PM				
Billable Irrigation - 07/17/2026				
Labor - 07/17/26	1.55	Hrs	\$45.00	\$69.75
Irrigation system repairs.				
Repair at Bannon Front Entry - Cut drip line				
Rowan Graham 07/17/2026 11:34 AM				
Billable Irrigation - 07/17/2026				
Labor - 07/17/26	0.89	Hrs	\$45.00	\$40.05
Rain Bird XF Coupling 17 mm (Material)	1.00	ea	\$0.48	\$0.48
Irrigation system repairs.				
Irrigation Repairs Bannon Lakes				
Rowan Graham 07/18/2026 7:37 AM				
Billable Irrigation - 07/18/2026				
Labor - 07/18/26	1.83	Hrs	\$45.00	\$82.35

Sch 40 PVC Coupling 1/2 in. Socket (Material)	2.00	ea	\$0.35	\$0.70
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.) (Material)	1.00	FT	\$1.05	\$1.05
Irrigation system repairs.				
Rowan Graham 07/21/2026 1:35 PM				
Billable Irrigation - 07/21/2026				
Labor - 07/21/26	2.33	Hrs	\$45.00	\$104.85
Hunter PRO Nozzle 12 ft. Radius Half Circle 12 ft. 180 Degree (Material)	1.00	ea	\$1.20	\$1.20
Rain Bird VAN Nozzle Radius Variable Arc 12 ft. 0 Degree - 360 Degree (Material)	1.00	ea	\$1.57	\$1.57
HUNTER HDL DRIPLINE RECLAIMED 12 in. 0.9 GPH 250 ft. (Material)	0.25	FT	\$0.52	\$0.13
Rain Bird XF Coupling 17 mm (Material)	1.00	ea	\$0.48	\$0.48
Poly Insert Coupling 1/2 in. x 1/2 in. (Material)	1.00	ea	\$1.20	\$1.20
Irrigation system repairs.				
Irrigation Repair -Replaced all heads and nozzles that were broken				
Scott Martin 07/30/2026 3:06 PM				
Billable Irrigation - 07/30/2026				
Labor - 07/30/26	6.55	Hrs	\$45.00	\$294.75
Hunter AC Solenoid Assembly 24 VAC (Material)	4.00	ea	\$16.88	\$67.54
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 360 Degree (Material)	7.00	ea	\$8.30	\$58.11
Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet (Material)	17.00	ea	\$5.60	\$95.20
Hunter MP Rotator MP2000 Nozzle 13 ft. - 21 ft. Radius 90 Degree - 210 Degree 13 ft. - 21 ft. 90 Degree - 210 Degree (Material)	16.00	ea	\$8.30	\$132.83
Rain Bird 5004 Part-Circle Non-Potable Rotor 4 in. Riser (Material)	2.00	ea	\$19.73	\$39.45
Sch 40 PVC Cap 1/2 in. FIPT (Material)	2.00	ea	\$0.99	\$1.99
Pro-Trade Black/White Wire Connector (Material)	6.00	PC	\$0.86	\$5.13
Pro-Trade Black/Gray Wire Connector (Material)	2.00	PC	\$1.09	\$2.18
Irrigation system repairs.				
Irrigation Repairs Amenity Center				

Scott Martin 07/31/2026 12:08 PM

Billable Irrigation - 07/31/2026

Labor - 07/31/26

Rain Bird 1806 Spray Body NSI 6 in. Pop Up No Side Inlet
(Material)

Hunter MP Rotator MP2000 Nozzle Radius 13 ft. - 21 ft. 210
Degree - 270 Degree (Material)

Rain Bird 5004 Part-Circle Non-Potable Rotor 4 in. Riser
(Material)

Rain Bird Nozzle Side Strip 15 ft. (Material)

Rain Bird Nozzle Half Circle 10 ft. 180 Degree (Material)

Total for Bannon Lakes CDD

3.30 Hrs

\$45.00

\$148.50

6.00 ea

\$5.60

\$33.60

4.00 ea

\$8.30

\$33.21

1.00 ea

\$19.73

\$19.73

1.00 ea

\$1.47

\$1.47

2.00 ea

\$1.47

\$2.94

\$1,826.32

Invoice Subtotal:

\$1,826.32

Sales Tax:

\$0.00

Invoice Total:

\$1,826.32

Credits/Payments:

\$0.00

Balance Due:

\$1,826.32



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

Invoice

Date 8/20/2026
Invoice # 131295637412

Terms	Net 20
Due Date	9/9/2026
PO #	
Delivery Ticket #	Sales Order #1359029
Delivery Date	8/20/2026
Delivery Location	Bannon Lakes Pool
Customer #	13BAN025

Bill To	Ship To
Riverside Management Services Bannon Lakes CDD 9655 Florida Minning Blvd West bldg 300 suite 305 Jacksonville FL 32257	Bannon Lakes CDD 435 Bannon Lakes Blvd St. Augustine FL 32095

THANK YOU FOR YOUR BUSINESS!

Item ID	Item	Quantity	Units	Rate	Amount
115-300	Bleach Minibulk Delivered	400	gal	\$3.35	\$1,340.00
160-050	Pool Acid bulk by Gallon	30	gal	\$3.19	\$95.70
Fuel Surcharge	Fuel/EFS	1	ea	\$43.07	\$43.07

Subtotal \$1,478.77

Tax \$0.00

Total \$1,478.77

Amount Paid/Credit Applied \$0.00

Balance Due \$1,478.77

Approved 8/23/26
Jeff Johnson
Pool Chemicals
1.320.57200.45210

[Click Here to Pay Now](#)



RECEIVED

By Tara Lee at 9:10 am, Aug 24, 2026



131295637412

Invoice

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

RECEIVED
By Tara Lee at 11:09 am, Aug 20, 2026

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/26	8	T.W.	Pressure washed entrance walkways, blew leaves and raked event field, 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, checked pool water levels and chemicals
7/2/26	8	T.W.	Worked on bird control, 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
7/6/26	8	T.W.	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
7/7/26	8	T.W.	Sprayed building for spiders, reset court windscreens, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, 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, checked pool water levels and chemical, restocked pool and fitness bathrooms
7/8/26	8	T.W.	Blew leaves off event field, reset field animal control, blew leaves and debris off pool deck, patio, courts and walkways, reset clubhouse and fitness center, washed, 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, checked pool water levels and chemical, restocked pool and fitness bathrooms
7/9/26	8	T.W.	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
7/10/26	8	T.W.	Prepared field for weekend community event, 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

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/13/26	8	T.W.	receptacles, emptied and restocked dog waste receptacles, checked pool water levels and chemicals Fixed all the courts windscreens, 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
7/14/26	8	T.W.	Fixed broken clubhouse light, fixed wind damaged flag and flagpole, organized and washed 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
7/15/26	6	T.W.	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
7/16/26	6	T.W.	Set up the animal control items, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, raked cart park and playground, checked pool water levels and chemicals, restocked pool and fitness center bathrooms, 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
7/17/26	6	T.W.	Checked pool water levels and chemicals, set up animal control items, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, blew leaves and debris off pool deck, patio, courts and walkways, raked playground and cart park, restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/20/26	7	T.W.	Removed spiders and webs from buildings, set up animal control items, 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
7/21/26	8	T.W.	Fixed court windscreens, set up for CDD meeting, 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,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/22/26	8	T.W.	emptied and restocked dog waste receptacles, checked pool water levels and chemicals Removed entrance bike rack, sprayed weeds on pool deck, 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
7/23/26	8	T.W.	Rebuilt wind damaged pool umbrella, fixed broken office door, 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
7/24/26	7	T.W.	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
7/27/26	7	T.W.	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, courts and walkways, 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
7/28/26	8	T.W.	Fixed pool lane divider, extinguished truck on fire in parking lot, fixed pond bank washout, straightened and organized pool deck and patio furniture, reset clubhouse and fitness center, raked cart park and playground, checked pool water levels and chemicals, restocked pool and fitness center bathrooms, 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
7/29/26	8	T.W.	Installed blinds in office, installed new area signs on patio, 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
7/30/26	8	T.W.	Replace bathroom light, set up bird deterrent system, cleaned pool life rings, repair pool safety polls, cleaned ducted work in clubhouse, 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,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/31/26	8	T.W.	restocked pool and fitness center bathrooms, removed debris from roadways and pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles 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

TOTAL	<u>167</u>
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MILES	<u>0</u>
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