

BANNON LAKES
Community Development District

May 17, 2017

Bannon Lakes

Community Development District

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

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

May 10, 2017

Board of Supervisors
Bannon Lakes
Community Development District

Dear Board Members:

The Bannon Lakes Community Development District Board of Supervisors Meeting is scheduled for **Wednesday, May 17, 2017 at 12:00 p.m.** at the **offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes from April 19, 2017 Meeting
- IV. Consideration of Resolution 2017-02, Approving Fiscal Year 2018 Proposed Budget & Setting a Public Hearing Date for Adoption
- V. Consideration of Proposals for Lake Maintenance Services
- VI. Consideration of Draft Amenity Center Policies
- VII. Consideration of Resolution 2017-03, Setting a Public Hearing Date & Authorization to Publish Notice of Hearing for the Purpose of Adopting Policies & Rates Regarding District Amenity Facilities
- VIII. Update on Construction Matters
- IX. Other Business
- X. Staff Reports
 - A. District Counsel
 - B. District Engineer – Ratification of Requisitions 72-74
 - C. District Manager – Report on the Number of Registered Voters (0)
- XI. Supervisor's Requests and Audience Comments
- XII. Financial Reports
 - A. Balance Sheet as of March 31, 2017 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register

- XIII. Next Scheduled Meeting – June 21, 2017 at 12:00 p.m. at the offices of GMS
XIV. Adjournment

Enclosed for your review and approval are the minutes of the April 19, 2017 meeting.

The fourth order of business is consideration of resolution 2017-02, approving fiscal year 2018 proposed budget & setting a public hearing date for adoption. A copy of the resolution is enclosed for your review. A copy of the budget will be provided under separate cover.

The fifth order of business is consideration of proposals for lake maintenance services. Copies of the proposals will be provided under separate cover.

The sixth order of business is consideration of draft amenity center policies. A copy of the policy is enclosed for your review.

The seventh order of business is the consideration of resolution 2017-03, setting a public hearing date & authorization to publish notice of hearing for the purpose of adopting policies & rates regarding district amenity facilities. A copy of the resolution is enclosed for your review.

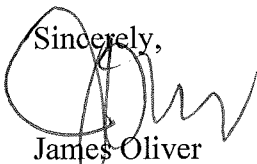
Enclosed under the engineer's report are requisitions 72-74 to be ratified. Copies of the requisitions are enclosed for your review.

Enclosed under the manager's report is a letter from the Supervisor of Election Office, reporting the number for registered voters (0). A copy of the report is enclosed for your review.

Copies of the balance sheet and statement of revenue & expenditures, assessment receipt schedule, and check register are enclosed for your review.

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904) 940-5850.

Sincerely,



James Oliver
District Manager
Bannon Lakes Community
Development District

AGENDA

***Bannon Lakes
Community Development District
Agenda***

Wednesday
May 17, 2017
12:00 p.m.

Governmental Management Services
475 West Town Place
St. Augustine, Florida 32092
bannonlakescdd.com
Call In # 1-888-757-2790 Code 5097001

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XIV. Adjournment

MINUTES

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 Wednesday, April 19, 2017 at 12:00 p.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Art Lancaster	Chairman
John Dodson	Vice Chairman
Maston Crapps	Supervisor
Karelyn Travieso	Supervisor (by phone)

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Scott Land	District Engineer (by phone)
Brian Stephens	RMS
Louis Cowling	RMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 12:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There were no members of the audience in attendance.

THIRD ORDER OF BUSINESS

Approval of Minutes from February 15, 2017 Meeting

Mr. Oliver stated included in your agenda package are copies of the minutes from February 15, 2017. Are there any additions, corrections or deletions?

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Minutes from February 15, 2017 Meeting were approved.

FOURTH ORDER OF BUSINESS

Ratification of Contract for Amenity Center Professional Interior Design Services with Micamy Design Studio

Mr. Oliver stated included in your agenda package is a copy of the contract for amenity center professional interior designs services with Micamy Design Studio.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Contract for Amenity Center Professional Interior Design Services with Micamy Design Studio was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Service Agreement with Landcare Group

Mr. Lancaster suggested adding a line item for the amenity center and other common areas that will be added in the next year.

Mr. Stephens recommended changing the fertilizing to six times a year at a rate of a pound per 1,000 square feet. On page two, where it refers to fertilization again, this should be two separate applications instead of one time a year.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor the Landscape Maintenance Service Agreement with Landcare Group was approved with Chair to go back and add services for the amenity center and other common areas.

SIXTH ORDER OF BUSINESS

Ratification of Work Authorization for Field Operations Management Services with Riverside Management Services

This item is the same as the next agenda item.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement for Field Operations Management Services with Riverside Management Services

Mr. Oliver stated this agreement is to provide the field operations for the District at a cost of \$15,000 per year.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor the Agreement for Field Operations Management Services with Riverside Management Services was approved.

EIGHTH ORDER OF BUSINESS

Update on Construction Matters

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer – Ratification of Requisitions 52 - 71

Mr. Land stated I have provided you with Requisition Nos. 52 through 71.

On MOTION by Mr. Lancaster seconded by Mr. Crapps with all in favor Requisition Nos. 49 - 71 were ratified.

C. District Manager

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisor's Request and Audience
Comments**

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of February 28, 2017 and Statement of Revenues & Expenditures

Mr. Oliver stated included in your agenda package is the balance sheet and income statement as of February 28, 2017.

B. Assessment Receipt Schedule

Mr. Oliver stated included in your agenda package is a copy of the assessment receipt schedule.

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is the check register.

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor the Check Register was approved.

**THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – May 17, 2017 at
12:00 p.m. at the Offices of GMS**

Mr. Oliver stated the next scheduled meeting is May 17, 2017 at 12:00 p.m. at the Offices of GMS. Riverside Management Services will provide lake maintenance proposals at the next meeting.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Lancaster seconded by Mr. Dodson with all in favor the Meeting was adjourned.
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Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FOURTH ORDER OF BUSINESS

RESOLUTION 2017-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Bannon Lakes Community Development District ("**District**") prior to June 15, 2017, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2017 and ending September 30, 2018 ("**Fiscal Year 2017/2018**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2017/2018 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2017

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2017.

ATTEST:

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

SIXTH ORDER OF BUSINESS

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

AMENITY FACILITY POLICIES

(May, 2017)

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

TABLE OF CONTENTS

	<u>Page</u>
IDENTIFICATION CARDS	2
IDENTIFICATION CARDS	2
NON-RESIDENT ANNUAL USER FEE	2
HOMEOWNERS ASSOCIATION USE OF FACILITIES	3
COMMUNITY CLUB USE OF FACILITIES	3
GUEST POLICIES	3
RENTER’S PRIVILEGES.....	4
GENERAL AMENITY FACILITY PROVISIONS.....	4
LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY	7
GENERAL BANNON LAKES CDD AMENITY FACILITY USAGE POLICY	8
SWIMMING POOL RULES.....	8
SWIMMING POOL THUNDERSTORM POLICY	10
FITNESS CENTER POLICIES.....	10
GENERAL FACILITY RENTAL POLICY	11
TENNIS AND PICKLEBALL FACILITY POLICIES	14
TENNIS AND PICKLEBALL COURTS: THUNDERSTORM POLICY	15
BASKETBALL FACILITY POLICIES.....	16
MULTI-PURPOSE FIELD POLICIES	17
PLAYGROUND POLICIES	17
FISHING POLICY	18
DOG PARK POLICY	18
SUSPENSION AND TERMINATION OF PRIVILEGES.....	19

DEFINITIONS

“Amenity Facility” – shall mean the properties and areas owned by the District, intended for recreational use and available for rent in certain circumstances, including, but not specifically be limited to, the pools, tennis, pickleball and basketball courts, fitness room, playground, multi-use field, dog park and event room, together with its appurtenant facilities and areas.

“Amenity Facility Policies” or **“Policies”** – shall mean these Amenity Facility Policies of Bannon Lakes Community Development District, as amended from time to time.

“Basketball Facilities” – shall mean the basketball court that is part of the District’s Amenity Facility.

“Board of Supervisors” or **“Board”** – shall mean the Bannon Lakes Community Development District’s Board of Supervisors.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“District” – shall mean the Bannon Lakes Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Facility Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenity Facility.

“Guest” – shall mean any individual who is invited to use the Amenity Facility by a Resident, Non-Resident Member, or Renter and possesses a valid guest pass issued by the Facility Manager.

“Homeowners Association” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

“Non-Resident” – shall mean any person or persons who do not own or rent property within the District.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person who is not a Resident or Renter and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning or renting property in the District who is paying the Non-Resident Annual User Fee to the District for use of the Amenity Facility.

“Patron” or **“Patrons”** – shall mean Residents, Guests, Non-Resident Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement, or any person who rents certain portions or spaces of the Amenity Facility for specified events pursuant to the approval of the District staff.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Bannock Lakes Community Development District.

IDENTIFICATION CARDS

1. ID cards (or similar access devices) may be issued to all members of each Resident’s household and/or Non-Resident Members. There is a charge to replace lost or stolen cards and/or for additional cards above two (2) cards. Five (5) generic guest passes may be provided to the Resident and Non-Resident Members.
2. Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons may be required to present ID cards or guest passes upon request by staff at the Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Non- Resident Annual User Fee for any person not owning or renting real property within the District is \$_____, and this fee shall include privileges for up to _____ people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to the Amenity Facility for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased by action of the Board of Supervisors. This membership is not available for commercial purposes.

HOMEOWNERS ASSOCIATION USE OF FACILITIES

1. Each Homeowners Association may use the Amenity Facility without being required to pay an Annual User Fee and/or a room rental fee. The District may limit or terminate a Homeowners Association's use of the Amenity Facility at any time.
2. Any Homeowners Association that uses the Amenity Facility shall be responsible for the cost of repairing any damage to the Amenity Facility occurring during Homeowners' Association events.

COMMUNITY CLUB USE OF FACILITIES

1. Each Community Club may use the Amenity Facility for a function without being required to pay an Annual User Fee and/or a room rental fee. However, the District may limit or terminate a Community Club's use of the Amenity Facility at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
2. Any Community Club that uses the Amenity Facility shall be responsible for the cost of repairing any damage to the Amenity Facility occurring during the Community Club's events.
3. The District may revoke an organization's status under these policies as a Community Club at any time.

GUEST POLICIES

1. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facility. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the Guest must be present upon registration, unless other arrangements have been made with the Facility Manager's office. All Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facility by a parent or adult Patron unless previously authorized by the Facility Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facility unaccompanied by a Patron.
2. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Facility Manager's office. All Guests under the age of 18 must have a waiver of liability signed by their parent or legal guardian.
3. Residents, Non-Resident Members, and Renters who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of

these Policies as set forth by the District could result in loss of the privileges and/or membership of that Resident, Non-Resident Member or Renter.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facility use.
2. In order for the Renter to be entitled to use the Amenity Facility, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an ID card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facility as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facility with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Residents are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL AMENITY FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond any increases or modifications that may be specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. All Patrons may be required to present their ID cards in order to gain access to the Amenity Facility.
3. All hours of operation, including holiday schedules, of the Amenity Facility will be established by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service animals) are not permitted in the Amenity Facility. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facility as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and

disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

5. Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or in the Amenity Facility or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees, contractors or employees of the Facility Manager are allowed in the service areas of the Amenity Facility.
8. Patrons must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary, or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement cards as set forth herein.
11. Smoking is not permitted at the Amenity Facility except within smoking areas designated by the Facility Manager, if any.
12. Disregard for rules or policies may result in expulsion from the Amenity Facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
13. Pool and spa rules that are posted in the appropriate area must be observed.
14. Patrons shall treat all staff members with courtesy and respect.
15. Off-road motorbikes/vehicles are prohibited on all property owned, maintained and operated by the District including, but not limited to, the Amenity Facility.
17. Skateboarding is not allowed on the Amenity Facility property at any time.

18. Performances at the Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facility. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facility property unless approved in writing by the Facility Manager.
20. The Amenity Facility shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
21. Firearms or any other weapons are prohibited in the Amenity Facility during any governmental meetings or functions, including those of the District, and as otherwise prohibited in the Amenity Facility in accordance with Florida law.
22. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies, facility reservations, etc., at the Amenity Facility, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees or any contractual obligation, the Facility Manager will be required to compensate the District accordingly.
23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.
24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facility, and shall ensure that any minor for whom they are responsible also complies with the same.
25. There shall be no overnight parking in the Amenity Facility parking lot unless the owner of vehicle notifies the Facility Manager and obtains a 24 hour parking pass.
26. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facility, are prohibited.
27. Golf carts must be parked in spaces designated for golf cart parking

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in the Amenity Facility.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facility, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's family member(s).
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased, or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facility's premises, shall do so at his or her own risk, and shall hold the Amenity Facility's owners, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or its respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage, or liability sustained or incurred by any family member of such Patron.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, the Amenity Facility. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

GENERAL BANNON LAKES CDD AMENITY FACILITY USAGE POLICY

All Patrons using the Amenity Facility are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all District policies and rules governing the Amenity Facility. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies set forth herein.

1. *Hours:* The Amenity Facility is available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.
2. *Emergencies:* After contacting 911 Emergency Services if required, all emergencies and injuries must be reported to the Facility Manager (phone number _____) and to the office of the District Manager (phone number (904)940-5850).
3. *District Equipment:* Any Patron utilizing District equipment is responsible for said equipment. If, as a result of the use of the equipment it is damaged, missing pieces or is in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the facilities at the Amenity Facility are often unsupervised facilities. Persons using the Amenity Facility do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facility are encouraged to consult with a physician prior to commencing a physical fitness program.

SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

A. General Swimming Pool Rules

1. All Patrons must present their ID cards or verification of registration while in the swimming pool area. All Patrons must also present their ID cards or verification of registration when requested by staff. At any given time, a Resident, Renter or Non-Resident Member may allow up to five (5) Guests to the swimming pool (unless a greater number of guests has been approved by the Facility Manager).
2. Guests under fifteen (15) years of age must be accompanied at all times by a parent or adult Patron eighteen (18) years of age or older, during usage of the pool facility.

3. No pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
4. Diving is prohibited.
5. Radios, tape players, CD players, MP3 players, televisions or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
6. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Lifeguards are NOT on duty on a regular basis, if at all - Patrons swim at their own risk and must adhere to swimming pool rules at all times.
7. Showers are required before entering the pool.
8. Glass containers are prohibited.
9. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
10. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
11. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
12. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Facility gates at any time.
13. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
14. Any person swimming during non-posted swimming hours may be suspended or terminated from using the facility.
15. Proper swim attire (no cutoffs) must be worn in the pool.
16. No chewing gum is permitted in the pool or on the pool deck area.
17. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
18. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
19. Radio controlled water craft are not allowed in the pool or the pool area.
20. Pool entrances must be kept clear at all times.
21. No swinging on ladders, fences, or railings is allowed.
22. Pool furniture is not to be removed from the pool area.
23. Loud, profane, or abusive language is prohibited.
24. No physical or verbal abuse will be tolerated.
25. The District is not responsible for lost or stolen items.
26. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.

27. The spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.
28. Lap lanes are to be used only by persons swimming laps or water walking or jogging. Hanging on the lane lines and interfering with the lap-swimming lane is prohibited.

SWIMMING POOL THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

All Patrons and guests using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Bannock Lakes Community Development District governing the Amenity Facility. Disregard or violation of the District's Policies and rules and misuse or destruction of Fitness Center equipment may result in the suspension or termination of Fitness Center privileges.

Please note that the Fitness Center is an unattended facility and persons using this facility do so at their own risk. Amenity Facility Staff are not present to provide personal training or exercise consultation to Patrons or guests. Persons interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

1. *Eligible Users:* Patrons eighteen (18) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of eighteen (18) is allowed in the fitness center at any time without adult supervision.
2. *Food and Beverage:* Food, including chewing gum, is not permitted within the fitness center. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted.
3. *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff as well as the District Manager at 407-382-3256.
4. *Proper Attire:* Appropriate clothing and footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate attire includes t-shirts (tank tops), shorts (no jeans), leotards, and/or sweat suits (no swimsuits).
5. *Hours:* The Fitness Center is available for use by Patrons and guests during the hours of 5:00 a.m. to 10:00 p.m.

6. *General Policies*

- Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
- Use of personal trainers is permitted in the District fitness centers. Personal trainers must be preapproved by the Facility Manager prior to personal training session.
- Hand chalk is not permitted to be used in the fitness center.
- Radios, tape players, MP3 players, CD players or other electronic devices used to play music or other forms of entertainment are not permitted unless they are personal units equipped with headphones.
- No bags, gear, or jackets are permitted on the floor of the fitness center or on the fitness equipment. Use hooks provided by the Amenity Facility.
- Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
- Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other people are waiting.
- Please be respectful of others. Allow other Patrons to also use equipment, especially the cardiovascular equipment.
- Please replace weights to their proper location after use.
- Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
- Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
- Wet bathing suits are not allowed in the Fitness Center.
- Strollers and infant carry seats are not allowed in the Fitness Center.
- Pets (with the exception of "Service Animals") are prohibited from the Fitness Center

GENERAL FACILITY RENTAL POLICY

Patrons may reserve for rental certain portions of the Amenity Facility for private events. Only one (1) meeting room is available for rental during regular hours of operation and reservations may not be made more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facility no more than six (6) times per calendar year. Persons interested in doing so should contact the Amenity Manager regarding the anticipated date and time of the event to determine availability. Please note that the Amenity Facility is unavailable for private events on Memorial Day Weekend, Labor Day Weekend or any other weekend on which a federal holiday falls on either a Monday or Friday (with exception of Martin Luther King Day, Washington's Birthday, Columbus Day and Veterans day) as well as the following holidays/weekends:

Easter Sunday
Labor Day
Christmas Day

Memorial Day
Thanksgiving
New Year's Eve

4th of July
Christmas Eve

1. *Rentals:* Certain portions of the Amenity Facility may be rented by the following individuals/groups:
 - A. Residents (includes both events held by the Resident and events sponsored by the Resident);
 - B. Renters;
 - C. Non-Resident Members;
 - D. Homeowners Associations; and
 - E. Community Clubs.
2. *Available Facilities:* The following portions of the Amenity Facility are available for rental for functions for up to six (6) hour increments (including set-up and post-event cleanup). The rental time period is inclusive of set-up and clean-up time. For Community Use, rental fees may be waived; however, a refundable damage deposit of XX Dollars (\$XXX.XX) shall be required. For private events, the following rental fees shall apply:

<u>Facility</u>	<u>Capacity</u>	<u>Rental Rate</u>	<u>Deposit</u>
_____:	_____ persons	\$ _____	\$ _____
_____:	_____ persons	\$ _____	\$ _____
_____:	_____ persons	\$ _____	\$ _____

The Pool Areas of the Amenity Facility are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours.

The Patron renting any portion of the Amenity Facility shall be responsible for any and all damage and expenses arising from the event.

3. *Reservations:* Staff will take reservations in advance for the Amenity Facility. Reservations are on a “first come, first served” basis and can be made only in person by filling out a Facility Use Application. Reservations must be made at least (thirty) 30 days in advance to the Amenity Manager Staff. Patrons interested in reserving a room must submit to the Amenity Manager Staff a completed Facility Use Application. Reservations will be held for fifteen (15) minutes past the scheduled start time before re-assigning the reservation time slot. There are no personal “standing” reservations allowed for the facilities listed in the reservation policy. If the renter wishes to cancel a reservation, the cancellation must be communicated to the Facility Manager no later than thirty (30) days prior to the scheduled event to have the full rental fee and the full deposit returned. If the event is cancelled less than thirty (30) days prior to the event, only the full security deposit, but none of the rental fee, will be returned.
4. *Deposit and Payment:* At the time of submission, the Patron shall provide the rental fee referenced above and a deposit. Rental fees may be paid by check or money order, payable to **Bannon Lakes Community Development District**. The Amenity Manager Staff will review the Facility Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District’s Board of Supervisors for

consideration. At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to District must be delivered to the Facility Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

5. *Deposit:* Payment of the deposit and rental fee will secure the rental time, location, and date. To receive the full refund of the deposit within ten (10) days after the party, the renter must:
- Ensure that all garbage is removed and placed in the dumpster.
 - Remove all displays, favors or remnants of the event.
 - Restore the furniture and other items to their original position.
 - Wipe off counters, table tops and sink area.
 - Replace garbage liner.
 - Clean out and wipe down the refrigerator, and all cabinets and appliances used.
 - Clean any windows and doors in the rented area.
 - Ensure that no damage has occurred to the Amenity Facility.
 - Patron and Patron's guests are required to adhere to all Amenity Facility rules and policies. Failure to comply with such rules and policies may result in the forfeiture of Patron's deposit.
 - Pets (with the exception of "Service Animals") are prohibited from any and all rented facilities.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

6. *Staffing:* During the Amenity Facility's operating hours in which Amenity Facility Staff is present, private events with twenty-five (25) persons or less are not required to pay for additional staff unless otherwise required by the District. For events in excess of twenty-five (25) people during operating hours, or for events after operating hours, additional staff will be required at a rate of XX Dollars (\$XX.XX) per event. Checks or money orders for the additional staff shall be payable to _____.
7. *Alcohol Policies:* Patrons intending to serve alcohol at a rented facility must so indicate on the Facility Use Application. Any Patron who does not so indicate at the time the application is submitted shall not be permitted to serve alcohol. Event Liability insurance coverage in the amount of One Million Dollars (\$1,000,000) will be required for all events that are approved to serve alcoholic beverages. The District, the Board, and District staff and consultants are to be named on these policies as additional insureds. Patrons serving alcohol agree to indemnify and hold harmless the District, Amenity Services Group and their Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation or other entity, for injuries, death property damage of any nature, arising out of, or in connection with the service of alcohol. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign

immunity granted pursuant to Section 768.28, *Florida Statutes*. Patrons must hire a certified bartender to dispense alcohol.

8. *Additional Policies:* The following additional policies apply to any rental of an amenity facility or space:
- a. The capacity limit of any portion of the Amenity Facility or space shall not be exceeded at any time for a party or event.
 - b. The volume of live or recorded music must not violate applicable St. Johns County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
 - c. The Amenities may be rented for parties and events during normal operating hours. Additionally, the clubhouse may be rented after hours and until 10:00pm. All parties and events, including clean-up, at the clubhouse must conclude by midnight.
 - d. No decorations may be affixed to the walls, doors or any fixtures.
 - e. Event Liability coverage may be required, even in the absence of alcohol service, on a case by case basis in the sole discretion of the Board of Supervisors.
 - f. Patron and Patron's Guests are required to adhere to all Amenity Facility rules, policies, and directions from Amenity Facility staff.
 - g. No glass, breakable items or alcohol are permitted in the Pool Area.

TENNIS AND PICKLEBALL FACILITY POLICIES

Please note the Tennis and Pickleball Facility is an unsupervised facility and persons using the facility do so at their own risk. Persons interested in using the Tennis and Pickleball Facility are encouraged to consult with a physician prior to using the facility

As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only are tennis and pickleball lifetime sports, they are also games of sportsmanship, proper etiquette and fair play.

- (1) *Eligible Users.* Patrons and guests twelve (12) years of age and older are permitted to use the Tennis and Pickleball Facility during designated operating hours. Children who are under twelve (12) years of age may use the Tennis and Pickleball Facility only when accompanied by an adult aged eighteen (18) or older. The limit is three (3) Guests to a single court.
- (2) *Hours.* The Tennis and Pickleball Facility shall be available from ____ until ____ p.m. daily.
- (3) *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff as well as the District Manager at (407) 382-3256
- (4) *Proper Attire:* Proper tennis shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times.

- (5) *Availability:* The tennis and pickleball courts are available on a “first come, first served” basis. Each Patron and the Patron’s guests are limited to the use of one (1) tennis or pickleball court for one hour when others are waiting. If you find it necessary to “bump” other players when it is your turn to play:
- a) Never attempt to enter someone else’s court before your turn.
 - b) Never enter the court or distract players while others are in the middle of a point or game.
 - c) Wait outside the entrance gate and politely inform the players that it is your turn.
 - d) Allow players to finish out one more point, and then begin the player changeover for the court.
 - e) If you are bumped from a court and wish to continue play, please notify staff and they will do their best to get you on the next available court.
- (6) *General Policies:*
- Proper tennis and pickleball etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
 - Persons using the Tennis and Pickleball Facility must supply their own equipment (rackets, balls, etc.).
 - The Tennis and Pickleball Facility is for the play of tennis and pickleball only. Pets (with the exception of “Service Animals”), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis and pickleball facility.
 - Beverages are permitted at the Tennis and Pickleball Facility if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the tennis or pickleball courts.
 - No chairs other than those provided by the District are permitted on the tennis or pickleball courts.
 - Lights at the Tennis and Pickleball Facility must be turned off after use.
 - No jumping over nets.
 - Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
 - Court hazards or damages, such as popped line nails, need to be reported to the Facility Manager for repair.
 - The tennis and pickleball courts may be reserved by the District for District-sponsored events or functions.

TENNIS AND PICKLEBALL COURTS: THUNDERSTORM POLICY

The Facility Manager, when present, will control whether tennis or pickleball is permitted in inclement weather, and the tennis and pickleball courts may be closed or opened at their discretion. Otherwise, play is at your own risk.

BASKETBALL FACILITY POLICIES

All Patrons and guests using the Basketball Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the Bannon Lakes Community Development District governing the Amenity Facility. Disregard or violation of the District's policies and rules and misuse or destruction of equipment of the Basketball Facilities may result in the suspension or termination of privileges of the Basketball Facilities. Guests may use the Basketball Facilities if accompanied by an adult Patron.

Please note the Basketball Facilities are unsupervised facilities and persons using the facilities do so at their own risk. Persons interested in using the facilities are encouraged to consult with a physician prior to using the facilities.

- (1) *Eligible Users.* Patrons and guests twelve (12) years of age and older are permitted to use the Basketball Facilities during designated operating hours. Children who are under twelve (12) years of age may use the facilities only when accompanied by an adult aged eighteen (18) or older.
- (2) *Hours.* The Basketball Facilities are available for use during daylight hours. The facilities may not be used after dark.
- (3) *Emergencies:* For all emergencies, call 911 Emergency Services immediately. All emergencies and injuries must also be reported to Amenity Facility Staff as well as the District Manager at 904-288-9130.
- (4) *Proper Attire:* Proper athletic shoes and attire are required at all times while on the courts. Shirts must be worn. No black-soled or open-toe shoes are permitted.
- (5) The basketball courts are available on a "first come, first served" basis. Each Patron and the Patron's guests are limited to the use of one (1) basketball court when others are waiting.
- (6) *General Policies:*
 - The use of profanity or disruptive behavior is prohibited.
 - Persons using the Basketball Facilities must supply their own basketballs. Basketballs, if available, may be obtained from the office.
 - The Basketball Facilities is for the play of basketball only. Pets (with the exception of "Service Animals"), roller blades, bikes, skates, skateboards, and scooters are prohibited from the tennis facility.
 - Beverages are permitted at the Facilities if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the basketball courts.
 - No chairs other than those provided by the District are permitted on the courts.
 - The courts must be left clean after use.
 - The basketball courts may be reserved by the District for District-sponsored events or functions.

MULTI-PURPOSE FIELD POLICIES

Please note the Multi-Purpose Field is unattended facility and persons using the facility do so at their own risk.

The District offers a Multi-Purpose Field. The following policies apply:

1. *First Come Basis.* The field is available for use by Patrons only on a “first come, first served” basis.
2. *Vehicles.* No bicycles, scooters, skate boards, hover boards or other equipment or vehicles with wheels are permitted.
3. *Chalking.* Chalking or marking the field must be approved in advance, if at all, and proper marking materials must be used.
4. *Glass Containers.* No glass containers or breakable objects of any kind are permitted on the field.
5. *Pets.* Pets must be kept on leash, and Patrons must pick up and dispose of pet waste in appropriate receptacles.
6. *Equipment.* Patrons are responsible for bringing their own equipment.
7. *Golfing.* Golfing is not permitted on the field.
8. *Sports Instruction.* Except as expressly authorized by the District, sports instruction for fees, or solicitation of sports instruction for fees, is prohibited.

PLAYGROUND POLICIES

Please note the Playground is an unattended facility and persons using the facility do so at their own risk.

The District provides a playground for Patrons to enjoy with their children. The following guidelines apply:

1. Adult supervision (eighteen years and older) is required for children under the age of fourteen. All children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
2. Proper footwear is required. Loose clothing, especially with strings, is prohibited.
3. Since mulch material is necessary for reducing fall impact and for good drainage, mulch must not be picked up, thrown, or kicked for any reason.
4. No food, drinks or gum are permitted at the playground.
5. No pets of any kind are permitted at the playground.
6. No glass containers are permitted at the playground.
7. No jumping off from any climbing bar or platform.
8. Profanity, rough-housing, and disruptive behavior are prohibited.

9. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
10. Use of the Playground may be limited from time to time due to a District-sponsored event.

FISHING POLICY

Patrons may fish from any District owned lake/retention pond within the Bannon Lakes Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water except for small remote controlled boats intended for recreational purposes. Swimming is also prohibited in any of the waters.

DOG PARK POLICY

1. The Dog Park is restricted to use only by Patrons and their guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.
2. Dogs must be on leashes at all times, except within the Dog Park area.
3. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
4. Dog handler must have the leash with them at all times.
5. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
6. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
7. Limit three dogs per Adult dog handler.
8. Puppies under four months of age should not enter the Dog Park.
9. Children under the age of twelve (12) are not permitted within the Dog Park area.
10. Dog handlers are responsible for the behavior of their animals.
11. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
12. Female dogs in heat are not permitted in the Dog Park.
13. Human or dog food inside the Dog Park is prohibited.
14. Any dog toys inside the Dog Park are prohibited.
15. Dog handlers must clean up any dog droppings made by their pets.
16. Dog handlers must fill in any holes made by their pets.
17. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
18. Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
19. The Dog Park is designated a "No Smoking" area.
20. The Dog Park area is equipped with closed-circuit surveillance cameras.

USE OF THE DOG PARK IS AT YOUR OWN RISK

Your voluntarily use of the Dog Park evidences your waiver of any claims against the Bannon Lakes Community Development District resulting from activities occurring at the Dog Park. The

Bannon Lakes Community Development District is not responsible for any injury or harm caused by use of the Dog Park.

SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses the suspension and termination of privileges to use the Bannon Lakes Community Development District's ("District") recreational facilities ("Amenities").
2. **Violations.** The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a) Submits false information on any application for use of the Amenities;
 - b) Permits the unauthorized use of an amenity pass;
 - c) Exhibits unsatisfactory behavior, deportment or appearance;
 - d) Fails to pay fees owed to the District in a proper and timely manner;
 - e) Fails to abide by any policies or rules established for the use of the Amenities;
 - f) Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - g) Damages or destroys District property; or
 - h) Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
3. **Reporting of Violations.** For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or facility manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or facility manager, as the case may be.
4. **Suspension by the District Manager or District's Facility Manager / Appeal of Suspension.** The District Manager, or the District's facility manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or facility manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under this Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the

Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Suspension or Termination by the Board.** The District Manager, or the District's facility manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
6. **Trespass.** If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING POLICIES AND RATES REGARDING DISTRICT AMENITY FACILITIES.

WHEREAS, the Bannon Lakes Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the "Board") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The District's Board of Supervisors intends to adopt policies setting forth the suspension and termination policy relating to use of the District's recreation facilities and services, and to establish fees for the use of certain recreation facilities and non-resident fees related to the use of the District's recreation facilities and services, a proposed copy of which is attached hereto as **Exhibit A**, and will hold a public hearing at a meeting of the Board to be held on _____, 2017, at _____m., at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 .

Section 2. At said public hearing, the Board will consider the suspension and termination policy relating to use of the District's recreation facilities and services as more particularly set forth in **Exhibit A**. The Board will also consider rates, fees and charges of the District as more particularly set forth in attached **Exhibit A**.

Section 3. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF MAY, 20167.

ATTEST:

**BANNON LAKESCOMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Suspension and Termination Rule and Rates

EXHIBIT A

Proposed Rates and Fees

Non-Resident User Fee. \$ _____

Rates for Rental of Recreation Facilities:

Proposed Rule – Suspension and Termination of Amenity Center Use Privileges

SUSPENSION AND TERMINATION OF PRIVILEGES

1. **Introduction.** This rule addresses the suspension and termination of privileges to use the Bannon Lakes Community Development District's ("District") recreational facilities ("Amenities").
2. **Violations.** The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a) Submits false information on any application for use of the Amenities;
 - b) Permits the unauthorized use of an amenity pass;
 - c) Exhibits unsatisfactory behavior, deportment or appearance;
 - d) Fails to pay fees owed to the District in a proper and timely manner;
 - e) Fails to abide by any policies or rules established for the use of the Amenities;
 - f) Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - g) Damages or destroys District property; or
 - h) Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.
3. **Reporting of Violations.** For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the offending Patron and the District Manager or facility manager, as the case may be, and kept on file by the District. If the offending Patron refuses to sign the incident report, it shall be kept on file by the District with a notation to that effect by the District Manager or facility manager, as the case may be.
4. **Suspension by the District Manager or District's Facility Manager / Appeal of Suspension.** The District Manager, or the District's facility manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or facility manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under this Section 4 may appeal the suspension to the

District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

5. **Suspension or Termination by the Board.** The District Manager, or the District's facility manager, may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Facilities. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
6. **Trespass.** If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.

TENTH ORDER OF BUSINESS

B.

REQUISITION NO. 72
(2016 Acquisition and Construction Account)

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
\$11,850,000
Special Assessment Revenue Bonds, Series 2016

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: 72
- (B) Name of Payee: RREF III-P-EP Bannon Lakes JV, LLC
- (C) Amount Payable: Total: \$50,873.28
- (D) Bannon Lakes CDD Invoice: 4
- (E) Fund or Account from which disbursement to be made: 2016 Acquisition and Construction Account

The undersigned hereby certifies that:

1. this requisition is for Costs of the 2016 Project payable from the 2016 Acquisition and Construction Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the 2016 Acquisition and Construction Account;

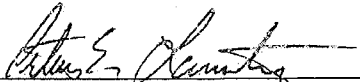
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will 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: May 1, 2017

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Arthur E. Lancaster
Chairperson, Board of Supervisors

**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.

ENGLAND, THIMS & MILLER, INC.

By: 
Title: District Engineer

RREF III-P-EP Bannon Lakes JV, LLC

700 Ponte Vedra Lakes Blvd.
Ponte Vedra Bch, FL 32082

Invoice

Date	Invoice #
4/25/2017	4

Bill To
Bannon Lakes CDD C/O GMS 475 West Town Place Suite 114 World Golf Village St Augustine, FL 32092

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Reimburse RREF III-P-EP Bannon Lakes JV LLC for Micamy Design Studio costs incurred for furniture and fixtures for the amenity center. Invoice attached.	50,873.28	50,873.28
		Total	\$50,873.28

SECURITY FEATURES: WATERMARK, SECURITY PAPER, MICR LINE, VOID COPY, NO TAMPERING OR COPYING

RREF III-P-EP BANNON LAKES JV, LLC
700 PONTE VEDRA LAKES BLVD
PONTE VEDRA BEACH, FL 32082-1260

BANK OF AMERICA
63-27/631

1170

4/21/2017

PAY TO THE ORDER OF Micamy Design Studio

\$ **50,873.28

Fifty Thousand Eight Hundred Seventy-Three and 28/100*****

DOLLARS

PROTECTED AGAINST FRAUD

Micamy Design Studio
2619 Rolac Road
Jacksonville, FL 32207

MEMO

Bannon Lakes Residence Club FF - 50% Payment

⑈001170⑈ ⑈063100277⑈ 898078301325⑈

RREF III-P-EP BANNON LAKES JV, LLC

Micamy Design Studio

1170

Date	Type	Reference
4/21/2017	Bill	Bannon Lakes

Original Amt
50,873.28

Balance Due
50,873.28

4/21/2017

Discount

Check Amount

Payment
50,873.28
50,873.28

Bank of America

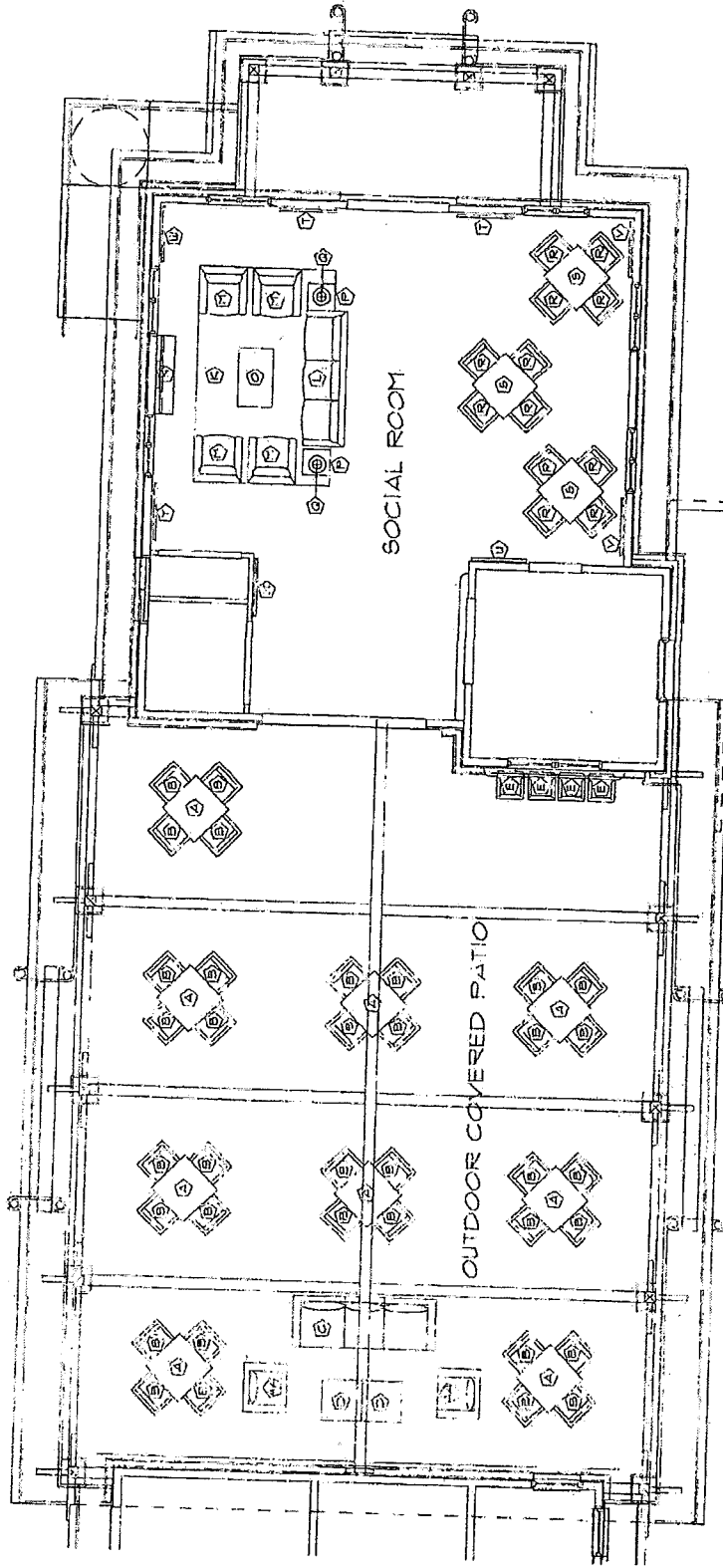
Bannon Lakes Residence Club FF - 50% Payme

50,873.28

St. Augustine, Florida 32095

Note: Furnishings purchased by RDS may include custom material applications, therefore may not be returnable.

* Freight Fees are subject to change. Owner will be sent copies of all freight fees when the final invoice is sent out to retain for their records.



BANNAN LAKES: FURNITURE KEY PLAN

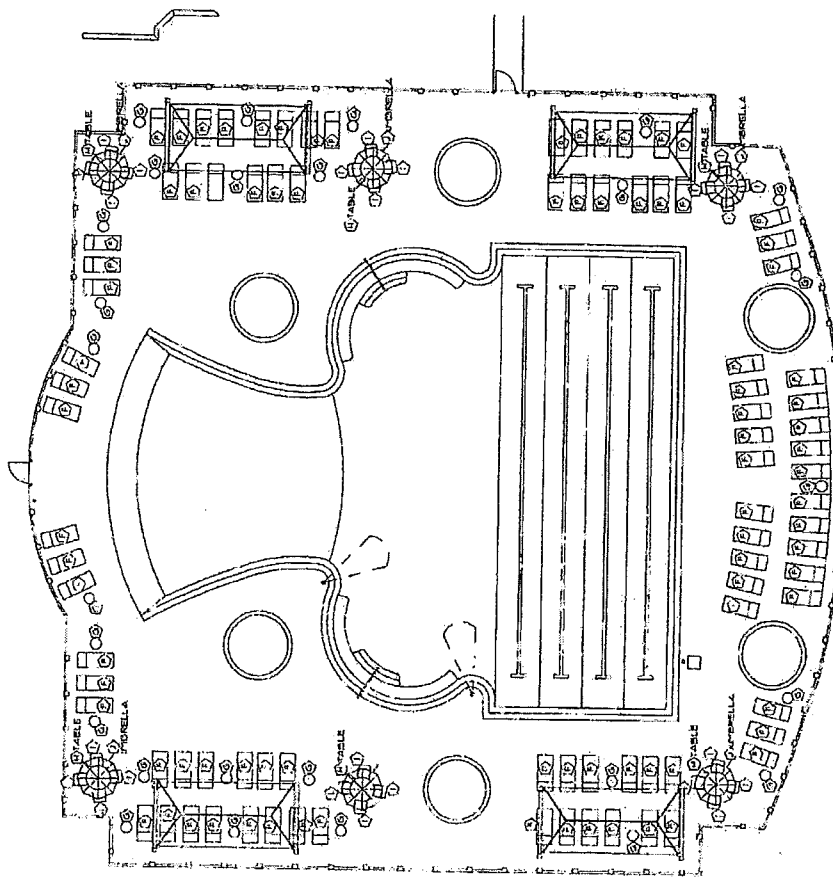
INTERNATIONAL GOLF PARKWAY EAST, ST. AUGUSTINE FLORIDA 32095

TITLE: FURNITURE KEY PLAN
 Sheet # 11.0
 Date: 17 APRIL 2017
 Job #: 16-026.000



**MICAMY
 DESIGN STUDIO**

2819 Palms Road
 Jacksonville, Florida 32207
 904.683.6035
 micamydesign.com
 #micamydesign



BANNAN LAKES: FURNITURE KEY PLAN

INTERNATIONAL GOLF PARKWAY EAST, ST. AUGUSTINE FLORIDA 32095

TBA: FURNITURE KEY PLAN
 Sheet 2.0
 Date: 10 APRIL 2017
 Job #: 14-028-000



**MICAMY
 DESIGN STUDIO**

2419 Palmetto Road
 Jacksonville, Florida 32207
 904.883.0023
 info@micamydesign.com
 2016.11.16

REQUISITION NO. 73
(2016 Acquisition and Construction Account)

BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
\$11,850,000
Special Assessment Revenue Bonds, Series 2016

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: 73
- (B) Name of Payee: Basham & Lucas
- (C) Amount Payable: Total: \$3,600.00
- (D) Bannon Lakes CDD Invoice: 6037
- (E) Fund or Account from which disbursement to be made: 2016 Acquisition and Construction Account

The undersigned hereby certifies that:

1. this requisition is for Costs of the 2016 Project payable from the 2016 Acquisition and Construction Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the 2016 Acquisition and Construction Account;

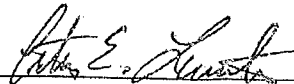
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will 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: May 1, 2017

**BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

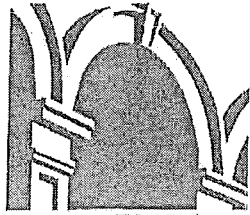
By: 
Arthur E. Lancaster
Chairperson, Board of Supervisors

**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.

ENGLAND, THIMS & MILLER, INC.

By: 
Title: District Engineer



**BASHAM
& LUCAS**
DESIGN GROUP, INC.
PLANNING • ARCHITECTURE • LANDSCAPE

7645 Gate Parkway Suite 201
Jacksonville, FL 32256
(904) 731-2323

www.bashamlucas.com

Invoice

DATE	INVOICE #
4/12/2017	6037

BILL TO:

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

PROJECT:		Bannon Lakes Entry & Amenity #16-06A			
CONTRACT SERVICES		CONTRACT	% COMPLETE	TO DATE	AMOUNT DUE
Part 13 - Shop Drawing Review		\$25,000	69	14700	2,500.00
Part 14 - Const Admin		\$10,000	77.5	7050	750.00
Site Visit 03/21/17					350.00
We appreciate your business, thank you.		TOTAL			\$3,600.00

(12)

REQUISITION NO. 74
(2016 Acquisition and Construction Account)

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

\$11,850,000
Special Assessment Revenue Bonds, Series 2016

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: 74
- (B) Name of Payee: England, Thims & Miller
- (C) Amount Payable: Total: \$10,702.46
- (D) Bannon Lakes CDD Invoice: 0183897, 0183896
- (E) Fund or Account from which disbursement to be made: 2016 Acquisition and Construction Account

The undersigned hereby certifies that:

1. this requisition is for Costs of the 2016 Project payable from the 2016 Acquisition and Construction Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the 2016 Acquisition and Construction Account;

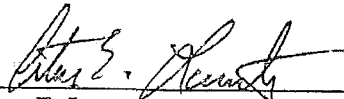
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will 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: May 1, 2017

BANNON LAKES COMMUNITY
DEVELOPMENT DISTRICT

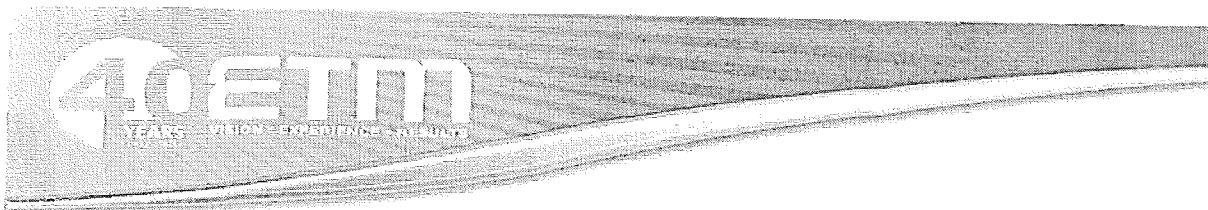
By: 
Arthur E. Lancaster
Chairperson, Board of Supervisors

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.

ENGLAND, THIMS & MILLER, INC.

By: 
Title: District Engineer



Eastland Partners, LLC
700 Ponte Vedra Lakes Boulevard
Ponte Vedra Beach, FL 32082

April 06, 2017
Project No: 13061.06000
Invoice No: 0183897

Project 13061.06000 Bannan Lakes Master Infrastructure
Professional Services rendered through March 31, 2017

Task Lump Sum

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
A.Incremental MDP	7,500.00	100.00	7,500.00	7,500.00	0.00
B.Master Drain.Plan of Overall Project	15,000.00	100.00	15,000.00	15,000.00	0.00
C.Mstr Pot.Wtr,San.Sew,ReUse Pln of Over	8,000.00	100.00	8,000.00	8,000.00	0.00
D.Prep.of Site/Construction Documents	234,000.00	100.00	234,000.00	234,000.00	0.00
E.Landscape & Irrigation	11,500.00	100.00	11,500.00	11,500.00	0.00
F1.SJRWMD ERP	15,000.00	100.00	15,000.00	15,000.00	0.00
F3.FDEP Potable Water Distri.System	2,600.00	100.00	2,600.00	2,600.00	0.00
F4.FDEP Sanitary Sewer Collection System	2,600.00	100.00	2,600.00	2,600.00	0.00
F5.EPA-NPDES-General Notice of Intent	1,500.00	100.00	1,500.00	1,500.00	0.00
G1.Bid Documents	5,000.00	100.00	5,000.00	5,000.00	0.00
G2.Shop Drawing Review	5,000.00	100.00	5,000.00	5,000.00	0.00
H.Hydrologic & Hydraulic Analysis-Gemini	15,000.00	96.6667	14,500.01	14,500.01	0.00
I.Protect.Wildlife Data&Field Assess(ERS)	1,100.00	100.00	1,100.00	1,100.00	0.00
J.Protect.Wildlife Assess.Rpt (ERS)	680.00	100.00	680.00	680.00	0.00
Total Fee	324,480.00		323,980.01	323,980.01	0.00
Total Fee					0.00
Total this Task					0.00

Task	F.	Environmental/Regulatory Permitting
Task	2.	Army Corps of Engineers (if applicable)
		Current Prior To-Date
Total Billings		0.00 0.00 0.00
Contract Limit		5,000.00
Remaining		5,000.00
Total this Task		0.00
Total this Task		0.00

Task G. Construction Administration

England-Thims & Miller, Inc.
ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old Dixie Highway • Jacksonville, Florida 32256 • Tel: 904-442-8200 • Fax: 904-442-8485
CA 0002654 (C) 2003-6

Task 3. On-Site Construction Observation

Professional Personnel

	Hours	Rate	Amount
Principal - Vice President	.75	195.00	146.25
Senior Engineer	6.50	155.00	1,007.50
Engineer	2.50	135.00	337.50
Landscape Architect	2.50	115.00	287.50
Designer	4.00	110.00	440.00
Sr. Inspector	33.00	130.00	4,290.00
Inspector	28.50	105.00	2,992.50
Totals	77.75		9,501.25
Total Labor			9,501.25
Total this Task			\$9,501.25
Total this Task			\$9,501.25

Task K Additional Services

Total this Task 0.00

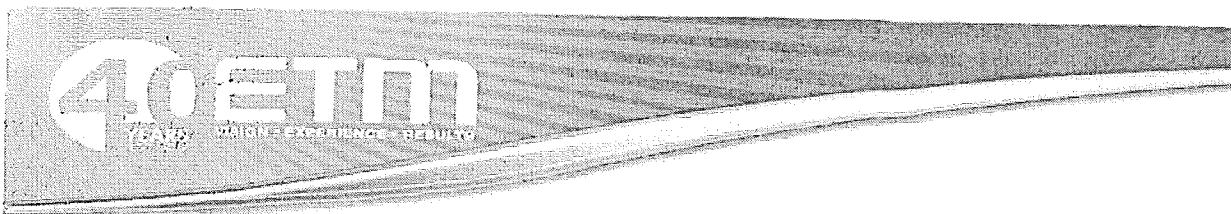
Task XP Expenses

Expenses			
Mileage		154.09	
Wireless Telephone		4.81	
Delivery / Messenger Svc		63.69	
Total Expenses	1.1 times	222.59	244.85
Total this Task			\$244.85
Invoice Total this Period			\$9,746.10

Outstanding Invoices

Number	Date	Balance
0183631	2/28/2017	9,147.79
Total		9,147.79

Total Now Due \$18,893.89



Eastland Partners, LLC
700 Ponte Vedra Lakes Boulevard
Ponte Vedra Beach, FL 32082

April 06, 2017
Project No: 13061.05000
Invoice No: 0183896

Project 13061.05000 Bannan Lakes Amenity Center

Professional Services rendered through April 27, 2017

Task Lump Sum

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
A.Incremental MDP	7,500.00	100.00	7,500.00	7,500.00	0.00
B.Preparation of Site/Civil Constr.Docs	34,700.00	100.00	34,700.00	34,700.00	0.00
C1.FDEP Water & Sewer	2,600.00	100.00	2,600.00	2,600.00	0.00
D1.Shop Drawing & Review	3,000.00	100.00	3,000.00	3,000.00	0.00
Total Fee	47,800.00		47,800.00	47,800.00	0.00

Total Fee 0.00

Total this Task 0.00

Task D. Construction Administration
Task 2. On-Site Construction Observation

Professional Personnel

	Hours	Rate	Amount
Senior Engineer	3.50	155.00	542.50
Engineer	2.00	135.00	270.00
Sr. Inspector	1.00	130.00	130.00
Totals	6.50		942.50

Total Labor

942.50

	Current	Prior	To-Date
Total Billings	942.50	4,055.00	4,997.50
Contract Limit			21,000.00
Remaining			16,002.50

Total this Task \$942.50

Total this Task \$942.50

England-Thiny & Miller, Inc.

1000 S. W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33304
954.571.1111 FAX 954.571.1112
COURTESY 1000 S.W. 10th Ave.

C.



April 24, 2017

Bannon Lakes CDD
Attn: Shelby Stephens, Recording Secretary
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Stephens:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Bannon Lakes CDD

0 registered voters in St. Johns County

This number is based on the streets within the legal description on file with the St. Johns County GIS department.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Oakes".

Vicky C. Oakes
Supervisor of Elections

VO/ew

TWELFTH ORDER OF BUSINESS

A.

Bannon Lakes
Community Development District
Unaudited Financial Statements
as of
March 31, 2017

Bannon Lakes
Community Development District
Combined Balance Sheet
 March 31, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Capital Project</u>	<u>Memorandum Only</u>
<u>Assets:</u>				
Cash	\$169,226	---	---	\$169,226
Investments:		---	---	
Reserve	---	\$385,750	---	\$385,750
Capitalized Interest	---	\$1,170,250	---	\$1,170,250
Construction	---	---	\$2,286,222	\$2,286,222
COI	---	---	\$0	\$0
Due From Developer	\$0	---	---	\$0
Prepaid Expenses	\$0	---	---	\$0
Accrued Interest Receivable	---	---	---	\$0
Utilities Deposit	\$50	---	---	\$50
Total Assets	<u>\$169,276</u>	<u>\$1,556,000</u>	<u>\$2,286,222</u>	<u>\$4,011,499</u>
<u>Liabilities:</u>				
Accounts Payable	\$9,923	---	---	\$9,923
Accrued Expenses	\$0	---	---	\$0
Due to Other	---	---	---	\$0
Due to General Fund	---	---	---	\$0
Contracts Payable	---	---	\$0	---
Retainage Payable	---	---	\$380,292	\$380,292
<u>Fund Balances:</u>				
Restricted for Debt Service	---	\$1,556,000	---	\$1,556,000
Restricted for Capital Projects	---	---	\$1,905,930	\$1,905,930
Nonspendable	\$0	---	---	\$0
Unassigned	\$159,354	---	---	\$159,354
Total Liabilities & Fund Equity	<u>\$169,276</u>	<u>\$1,556,000</u>	<u>\$2,286,222</u>	<u>\$4,011,499</u>

Bannon Lakes
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2017

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 3/31/17</i>	<i>Thru 3/31/17</i>	<i>Variance</i>

REVENUES:

<i>Assessment - Direct</i>	\$439,183	\$212,773	\$212,773	\$0
<i>Developer Contributions</i>	\$113,021	\$0	\$0	\$0
<i>Total Revenues</i>	\$552,204	\$0	\$212,773	\$0

EXPENDITURES:

1/31/17

<i>Supervisors</i>	\$4,000	\$4,000	\$0	\$4,000
<i>FICA Expense</i>	\$306	\$306	\$0	\$306
<i>Engineering</i>	\$4,000	\$2,000	\$5,105	(\$3,105)
<i>Attorney Fees</i>	\$20,000	\$10,000	\$4,354	\$5,646
<i>Dissemination</i>	\$3,500	\$1,750	\$1,750	(\$0)
<i>Annual Audit</i>	\$4,200	\$0	\$0	\$0
<i>Arbitrage</i>	\$600	\$0	\$0	\$0
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Trustee Fees</i>	\$10,000	\$6,000	\$6,000	\$0
<i>Management Fees</i>	\$45,000	\$22,500	\$22,500	\$0
<i>Information Technology</i>	\$1,600	\$800	\$800	\$0
<i>Telephone</i>	\$200	\$100	\$60	\$40
<i>Postage</i>	\$500	\$250	\$107	\$143
<i>Insurance</i>	\$5,500	\$5,500	\$5,100	\$400
<i>Printing and Binding</i>	\$3,000	\$1,500	\$466	\$1,034
<i>Legal Advertising</i>	\$3,000	\$1,500	\$571	\$929
<i>Other Current Charges</i>	\$700	\$350	\$188	\$162
<i>Office Supplies</i>	\$400	\$200	\$58	\$142
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>Total Administrative</i>	\$111,681	\$61,931	\$52,233	\$9,698

Amenity Center

<i>Insurance</i>	\$10,273	\$0	\$0	\$0
<i>Utilities</i>				
<i>Telephone</i>	\$3,000	\$1,500	\$0	\$1,500
<i>Electric</i>	\$32,500	\$16,250	\$0	\$16,250
<i>Water/Irrigation</i>	\$10,000	\$5,000	\$5,541	(\$541)
<i>Cable</i>	\$1,600	\$800	\$0	\$800
<i>Gas</i>	\$200	\$100	\$0	\$100
<i>Refuse</i>	\$3,000	\$1,500	\$0	\$1,500
<i>Security</i>				
<i>Security Monitoring</i>	\$600	\$300	\$0	\$300
<i>Access Cards</i>	\$500	\$250	\$0	\$250
<i>Management Contracts</i>				
<i>Facility Management</i>	\$42,000	\$21,000	\$0	\$21,000
<i>Pool Attendants</i>	\$24,000	\$12,000	\$0	\$12,000

Bannon Lakes
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2017

	<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
	<i>Budget</i>	<i>Thru 3/31/17</i>	<i>Thru 3/31/17</i>	<i>Variance</i>
<i>Continued Management Contacts</i>				
<i>Field Mgmt/ Admin</i>	\$7,500	\$3,750	\$0	\$3,750
<i>Pool Maintenance</i>	\$8,000	\$4,000	\$0	\$4,000
<i>Pool Chemicals</i>	\$6,000	\$3,000	\$0	\$3,000
<i>Janitorial</i>	\$6,000	\$3,000	\$0	\$3,000
<i>Facility Maintenance</i>	\$7,500	\$3,750	\$0	\$3,750
<i>Repairs & Maintenance</i>	\$5,000	\$2,500	\$0	\$2,500
<i>Maintenance Reserves</i>	\$0	\$0	\$0	\$0
<i>New Capital Projects</i>	\$0	\$0	\$0	\$0
<i>Special Events</i>	\$3,000	\$1,500	\$0	\$1,500
<i>Holiday Decorations</i>	\$1,500	\$750	\$0	\$750
<i>Fitness Center Repairs/Supplies</i>	\$0	\$0	\$0	\$0
<i>Office Supplies</i>	\$250	\$125	\$0	\$125
<i>ASCAP/BMI Licenses</i>	\$500	\$250	\$0	\$250
<i>Amenity Center Expenditures</i>	\$172,923	\$81,325	\$5,541	\$75,784
<i><u>Ground Maintenance Expenditures</u></i>				
<i>Hydrology Quality/Mitigation</i>	\$3,600	\$1,800	\$0	\$1,800
<i>Landscape Maintenance</i>	\$200,000	\$100,000	\$4,859	\$95,141
<i>Landscape Contingency</i>	\$20,000	\$10,000	\$0	\$10,000
<i>Lake Maintenance</i>	\$12,000	\$6,000	\$0	\$6,000
<i>Ground Maintenance</i>	\$12,000	\$6,000	\$0	\$6,000
<i>Pump Repairs</i>	\$2,500	\$1,250	\$0	\$1,250
<i>Streetlight Repairs</i>	\$5,000	\$2,500	\$0	\$2,500
<i>Irrigation Repairs</i>	\$7,500	\$3,750	\$0	\$3,750
<i>Miscellaneous</i>	\$5,000	\$2,500	\$0	\$2,500
<i>Total Ground Maintenance Expenditures</i>	\$267,600	\$133,800	\$4,859	\$128,941
<i>TOTAL EXPENSES</i>	\$552,204	\$61,931	\$62,633	\$9,698
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$150,140	
<i>FUND BALANCE - Beginning</i>	\$0		\$9,214	
<i>FUND BALANCE - Ending</i>	\$0		\$159,354	

Bannon Lakes
Community Development District
General Fund
Month by Month Income Statement
Fiscal Year 2017

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Assessments - Direct	\$0	\$109,796	\$27,833	\$36,728	\$0	\$38,416	\$0	\$0	\$0	\$0	\$0	\$0	\$212,773
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$109,796	\$27,833	\$36,728	\$0	\$38,416	\$0	\$0	\$0	\$0	\$0	\$0	\$212,773
Expenditures:													
Administrative													
Supervisors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IT/CA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$1,138	\$270	\$654	\$757	\$706	\$1,581	\$0	\$0	\$0	\$0	\$0	\$0	\$5,105
Attorney Fees	\$844	\$560	\$256	\$1,853	\$841	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,354
Dissemination	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Computer Time	\$133	\$183	\$83	\$133	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$800
Telephone	\$9	\$22	\$16	\$6	\$6	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$60
Postage	\$94	\$4	\$1	\$1	\$2	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$107
Insurance	\$5,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,100
Printing and Binding	\$158	\$103	\$56	\$7	\$90	\$52	\$0	\$0	\$0	\$0	\$0	\$0	\$466
Legal Advertising	\$166	\$80	\$81	\$81	\$81	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$571
Other Current Charges	\$22	\$21	\$35	\$33	\$38	\$38	\$0	\$0	\$0	\$0	\$0	\$0	\$188
Office Supplies	\$21	\$0	\$0	\$0	\$15	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$58
Dues, Licenses & Subscriptions	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$16,725	\$5,460	\$5,225	\$12,914	\$5,949	\$5,960	\$0	\$0	\$0	\$0	\$0	\$0	\$52,233
Amenity Center													
Insurance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water/Irrigation	\$0	\$0	\$0	\$0	\$0	\$5,541	\$0	\$0	\$0	\$0	\$0	\$0	\$5,541
Cable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Refuse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Attendants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Mgmt/ Admin	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Bannock Lakes
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2017

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Amenity Center Continued</u>													
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fitness Center Repairs/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$0	\$0	\$0	\$0	\$0	\$5,541	\$0	\$0	\$0	\$0	\$0	\$0	\$5,541

<u>Ground Maintenance Expenditures</u>													
Hydrology Quality/Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$4,859	\$0	\$0	\$0	\$0	\$0	\$0	\$4,859
Landscape Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ground Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetlight Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Ground Maintenance Expenditures	\$0	\$0	\$0	\$0	\$0	\$4,859	\$0	\$0	\$0	\$0	\$0	\$0	\$4,859
Total Expenses	\$16,725	\$5,460	\$5,225	\$12,914	\$5,949	\$16,360	\$0	\$0	\$0	\$0	\$0	\$0	\$62,633
Excess Revenues (Expenditures)	(\$16,725)	\$104,336	\$22,609	\$23,814	(\$5,949)	\$22,056	\$0	\$0	\$0	\$0	\$0	\$0	\$150,140

Bannon Lakes
Community Development District
DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2017

<i>Proposed Budget</i>	<i>Prorated Thru 3/31/17</i>	<i>Actual Thru 3/31/17</i>	<i>Variance</i>
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REVENUES:

<i>Interest Income</i>	\$0	\$0	\$0	\$0
<i>Special Assessments</i>	\$0	\$0	\$0	\$0
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$0	\$0	\$0	\$0

EXPENDITURES:

Series 2016

<i>Interest Expense - 11/01</i>	\$292,563	\$292,563	\$292,563	\$0
<i>Interest Expense - 05/01</i>	\$292,563	\$0	\$0	\$0
<i>Principal Expense - 05/01</i>	\$0	\$0	\$0	\$0
<i>TOTAL EXPENDITURES</i>	\$585,126	\$292,563	\$292,563	\$0

OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$0	\$0

<i>EXCESS REVENUES (EXPENDITURES)</i>	(\$585,126)	(\$292,563)		
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<i>FUND BALANCE - Beginning</i>	\$0	\$1,848,562		
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<i>FUND BALANCE - Ending</i>	<u>(\$585,126)</u>	<u>\$1,556,000</u>		
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Bannon Lakes
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2017

Series 2016

REVENUES:

Interest Income	\$0
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TOTAL REVENUES	\$0
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EXPENDITURES:

Capital Outlay	\$3,313,860
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Cost of Issuance	\$0
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TOTAL EXPENDITURES	\$3,313,860
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OTHER SOURCES/(USES)

Bond Proceeds	\$0
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Interfund Transfer In (Out)	\$0
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TOTAL OTHER SOURCES/(USES)	\$0
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EXCESS REVENUES (EXPENDITURES)	(\$3,313,860)
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FUND BALANCE - Beginning	\$5,219,790
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FUND BALANCE - Ending	\$1,905,930
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Bannon Lakes
Community Development District
Long Term Debt Report

Series 2016 Special Assessment Bonds	
Interest Rate:	4.5% -5.0%
Maturity Date:	11/1/48
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$385,750.00
Reserve Balance:	\$385,750.00
Bonds outstanding - 1/31/2016	\$11,850,000
Less: May 1, 2016	\$0
Current Bonds Outstanding	\$11,850,000

B.

Bannon Lakes Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
FY17 Assessment Receipts

ASSESSED TO	# Units	SERIES 2016 DEBT SERVICE ASMNT	FY 17 O&M ASMNT	TOTAL ASMTS
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	65.78	-	29,657.42	29,657.42
RREF III-P-EP CYPRESS PARK FARMS LLC (ACRES)	68.86	-	31,046.07	31,046.07
SUBTOTAL ADMIN O&M	134.64	-	60,703.49	60,703.49
RREF III-P-EP BANNON LAKES JV LLC	61	-	50,630.00	50,630.00
AVH NORTH FLORIDA, LLC	51	-	42,330.00	42,330.00
KB HOME JACKSONVILLE, LLC	177	-	146,910.00	146,910.00
PULTE HOME CORPORATION	167	-	138,610.00	138,610.00
SUBTOTAL SERIES 2016 LOTS	456	-	378,480.00	378,480.00
TAX ROLL ASSESSED	0	-	-	-
TOTAL ASSESSED	591	-	439,183.49	439,183.49

DUE / RECEIVED	BALANCE DUE	SERIES 2016 DEBT SERVICE RECEIVED	FY 17 O&M RECEIVED	TOTAL RECEIVED
RREF III-P-EP ARAGON INVESTMENTS LLC (ACRES)	7,414.34	-	22,243.08	22,243.08
RREF III-P-EP CYPRESS PARK FARMS LLC (ACRES)	7,761.71	-	23,284.36	23,284.36
SUBTOTAL ADMIN O&M	15,176.05	-	45,527.44	45,527.44
RREF III-P-EP BANNON LAKES JV LLC	12,657.50	-	37,972.50	37,972.50
AVH NORTH FLORIDA, LLC	10,582.50	-	31,747.50	31,747.50
KB HOME JACKSONVILLE, LLC	36,727.50	-	110,182.50	110,182.50
PULTE HOME CORPORATION	34,652.50	-	103,957.50	103,957.50
SUBTOTAL SERIES 2016 LOTS	94,620.00	-	283,860.00	283,860.00
TAX ROLL RECEIPTS				
TOTAL RECEIPTS / DUE	109,796.05	-	329,387.44	329,387.44

NO LOTS PLATTED IN TIME TO BE PLACED ON 2016 PROPERTY TAX BILLS. ASSESSMENTS INVOICED DIRECTLY
WITH PAYMENTS DUE IN INSTALLMENTS OF 25% DUE 10/15/16, 1/1/17, 4/1/17, 7/1/17

THERE IS AN ADDITIONAL \$133,020.51 DUE FOR DEVELOPER CONTRIBUTION

SERIES 2016 BONDS ISSUED ON 456 UNITS. UNDER CAPITALIZED INTEREST UNTIL 11/1/19 A ASMTS START FY19

PERCENT COLLECTED	0%	75.00%	75.00%
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C.

*Bannon Lakes
Community Development District*

Check Run Summary

May 8, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
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General Fund

<i>4/13/17</i>	<i>95-99</i>	<i>\$ 16,814.55</i>
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<i>Total General Fund</i>	<i>\$ 16,814.55</i>
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Paid Electronically

<i>4/3/17</i>	<i>St. Johns County Utility</i>	<i>\$ 3,246.62</i>
<i>4/10/17</i>	<i>FPL</i>	<i>\$ 46.93</i>
<i>4/17/17</i>	<i>St. Johns County Utility</i>	<i>\$ 4,391.02</i>
	<i>Total Paid Electronically</i>	<i>\$ 7,684.57</i>

CHECK DATE	VEND#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/13/17	00003	4/03/17	21	201704	310-51300-34000					*	3,750.00	
					APRIL MANAGEMENT FEES							
4/03/17	21	201704	310-51300-35100							*	133.33	
4/03/17	21	201704	310-51300-31600							*	291.67	
4/03/17	21	201704	310-51300-51000							*	15.15	
4/03/17	21	201704	310-51300-42000							*	2.30	
4/03/17	21	201704	310-51300-42500							*	146.10	
4/03/17	21	201704	310-51300-41000							*	6.30	
					TELEPHONE							
					GOVERNMENTAL MANAGEMENT SRVCS LLC							4,344.85 000095
4/13/17	00005	2/28/17	92696	201701	310-51300-31500					*	1,853.35	
					JAN GENERAL COUNSEL							
4/13/17	00013	3/30/17	3552	201703	330-53800-46200					*	4,858.73	1,853.35 000096
					PHASE 1A LANDSCAPING							
					LANDCARE GROUP, INC.							4,858.73 000097
4/13/17	00013	4/01/17	3547	201704	330-53800-46200					*	5,675.05	
					APRIL LANDSCAPE MAINT							
4/13/17	00002	3/08/17	17164034	201703	310-51300-48000					*	82.57	5,675.05 000098
					NOTICE OF MEETING 3/15/17							
					THE ST AUGUSTINE RECORD							82.57 000099

TOTAL FOR BANK A 16,814.55
 TOTAL FOR REGISTER 16,814.55

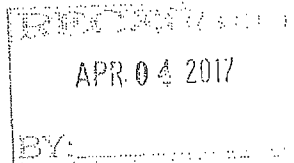
BANK -BANNON LAKES- BSANCHEZ

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 21
Invoice Date: 4/3/17
Due Date: 4/3/17
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 April 2017 1-31-513-34		3,750.00	3,750.00
Information Technology - April 2017 1-31-513-351		133.33	133.33
Dissemination Agent Services - April 2017 1-31-513-316		291.67	291.67
Office Supplies 1-31-513-51		15.15	15.15
Postage 1-31-513-42		2.30	2.30
Copies 1-31-513-425		146.10	146.10
Telephone 1-31-513-41		6.30	6.30
Total			\$4,344.85
Payments/Credits			\$0.00
Balance Due			\$4,344.85

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

February 28, 2017

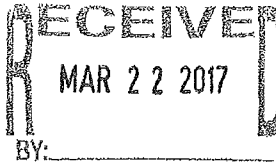
Bannon Lakes Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 92696
Billed through 01/31/2017

General Counsel

BLCDD 00001 WSH

Jan
1-310-513-315



FOR PROFESSIONAL SERVICES RENDERED

01/04/17	WSH	Prepare funding agreement and confer with Oliver regarding same.	0.80 hrs
01/06/17	WSH	Confer with Oliver regarding funding agreement.	0.30 hrs
01/09/17	WSH	Prepare response to letter from Joint Legislative Auditing Committee regarding financial report.	0.80 hrs
01/10/17	WSH	Review correspondence from JLAC regarding financial report; confer with Oliver regarding same.	0.30 hrs
01/17/17	JLE	Review auditor request letter; review and revise response; follow-up regarding the same.	0.20 hrs
01/18/17	WSH	Prepare for, travel to and back and participate in board meeting.	1.90 hrs
01/20/17	WSH	Review correspondence from DEO and prepare response to same; confer with Mossing and Dame.	0.80 hrs
01/20/17	JLG	Prepare response to auditor letter.	0.70 hrs
01/23/17	WSH	Review correspondence regarding FY 14/15 annual report; confer with Mossing regarding filing of bond disclosure form.	0.50 hrs
01/27/17	WSH	Review correspondence and confer with Mossing regarding filings with DEO; review correspondence with Dame.	0.50 hrs

Total fees for this matter \$1,747.50

DISBURSEMENTS

Document Reproduction	26.25
Postage	0.47
Travel	75.34
Travel - Meals	3.79

Total disbursements for this matter \$105.85

MATTER SUMMARY

Earlywine, Jere L.	0.20 hrs	275 /hr	\$55.00
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Haber, Wesley S.	5.90 hrs	275 /hr	\$1,622.50

TOTAL FEES	\$1,747.50
TOTAL DISBURSEMENTS	\$105.85

TOTAL CHARGES FOR THIS MATTER	\$1,853.35
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BILLING SUMMARY

Earlywine, Jere L.	0.20 hrs	275 /hr	\$55.00
Gillis, Jennifer L. - Legal Assistant	0.70 hrs	100 /hr	\$70.00
Haber, Wesley S.	5.90 hrs	275 /hr	\$1,622.50

TOTAL FEES	\$1,747.50
TOTAL DISBURSEMENTS	\$105.85

TOTAL CHARGES FOR THIS BILL	\$1,853.35
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Please include the bill number on your check.

Landcare Group, Inc.

P.O. Box 893
Bunnell, FL 32110
Tel. 386-586-3321 Fax 386-586-3330

Invoice

Date	Invoice #
3/30/2017	3552

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

P.O. No.	Terms	Project
	30	

Quantity	Description	Rate	Amount
	Landscape work performed - Bannon Lakes Phase 1A Landscaping See attached list March 1-33-538-462 13	4,858.73	4,858.73
		Total	\$4,858.73



Main Office:
 PO Box 893, Bunnell, FL 32110
 Ph. (386) 586-3321 Fax: (386) 586-3330
 Ponte Vedra Office: (904) 268-9993
 Ocala Office: (352) 861-8800

Proposal for: Eastland (Bannon Lakes Phase 1A Landscaping)

3/29/2017

Description	Qty	Unit Price	Total Price	Comments
				Final Invoice
Trees:				
River Birch (Betula nigra)				
Slash Pine (Pinus elliotti)				
Weeping Willow (Salix babylonica)				
Alee Lacebark Elm (Ulmus parvifolia)				
Shrubs				
Blue Lily of the Nile				
(Agapanthus africanus 'Blue')				
Flax Lily (Dianella tasmanica 'Variegata')				
Thryallis (Galphimia glauca)				
Anise (Illicium parviflorum)				
Pink Muhly (Muhlenbergia capillaris)				
Cape Plumbago (Plumbago capensis)				
Knock Out Rose (Rosa x 'Knockout')				
Sand Cord Grass (Spartina bakeri)				
Ms. Schillers Delight Walters Viburnum				
(Viburnum obovatum 'Ms Schillers Delight')				
Shrub Areas				
Crown Grass (Paspalum quadrifarium)				
Sand Cord Grass (Spartina bakeri)				
Sod				
Bahia Grass (Paspalum notatum Argentine')	17999	\$0.27	\$4,858.73	
St. Augustine (Stenotaphrum secundatum 'Floratum')				
Mulch				
Cypress Mulch				
Annuals				
			Total:	\$4,858.73

Landcare Group, Inc.

P.O. Box 893

Bunnell, FL 32110

Tel. 386-586-3321 Fax 386-586-3330

Invoice

Date	Invoice #
4/1/2017	3547

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly maintenance for the month of April Brian Sanchez April 1.33.838.462 13	5,675.05	5,675.05
		Total	\$5,675.05



MORRIS PUBLISHING GROUP
ATTN: CREDIT SALES
PO BOX 936
AUGUSTA GA 30901



3191 1 AB 0.403 E0067X I0076 D2365480183 S2 P4129957 0001:0001



BANNON LAKES CDD-GMS
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

INVOICE

Page 1 of 1

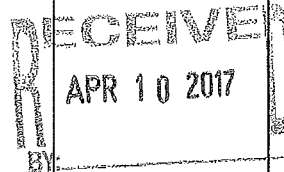
INVOICE NUMBER 1000698857170331
ADVERTISER/CLIENT NAME BANNON LAKES CDD - GMS
BILLED ACCOUNT NUMBER 1000698857
ADVERTISER/CLIENT NUMBER 1000698857
BILLING PERIOD 03/01/2017 - 03/31/2017
TERMS OF PAYMENT NET DUE IN 30 DAYS

Please review your invoice and notify the credit department promptly if you have any disputes or reasons that would delay payment. All invoice charges are considered valid and due in full unless notified within 30 days of the invoice date. A fee of \$20.00 will be charged on all NSF checks.
Billing Inquiries: (866) 875-7917



RECORD

CURRENT NET DUE		30 DAYS	60 DAYS	90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
82.57		0.00	0.00	0.00	0.00	82.57
DATE	ORDER #	DESCRIPTION / COMMENTS / CHARGES		SAU Size BILLED UNITS	Time Run Rate	NET AMOUNT
02/28/2017		Previous Balance				162.26
03/13/2017		Payment 000000092				-81.13
03/23/2017		Payment 000000094				-81.13
03/07/2017	C17164034	NOTICEOFMEETINGBANNO Classified Line Ads 03/07/2017		1.000COx4.600IN 4.600CIN		82.57
CURRENT NET DUE		30 DAYS	60 DAYS	90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE
82.57		0.00	0.00	0.00	0.00	82.57



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MORRIS PUBLISHING GROUP
ATTN: CREDIT SALES
PO BOX 936
AUGUSTA GA 30901

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IF PAYING BY CREDIT CARD, PLEASE COMPLETE THIS SECTION

SELECT ONE: ☐ Visa® ☐ MasterCard® ☐ Discover® ☐ Amex®

CARD NUMBER

CARD HOLDER NAME (Please Print) EXP. DATE

SIGNATURE

BILLING PERIOD	BILLING DATE	INVOICE NUMBER
03/01/2017 - 03/31/2017	03/31/2017	1000698857170331
BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	
1000698857	1000698857	
TOTAL AMOUNT DUE	REMITTANCE AMOUNT	
82.57		

BILL TO:

BANNON LAKES CDD-GMS
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

REMITTANCE ADDRESS

MORRIS PUBLISHING GROUP
PO BOX 1486
AUGUSTA, GA 30903-1486

031000698857170331 00008257 00008257 00000000 00000000 00000000

Wed, Mar 08, 2017
08:07:56

Receipt No:

Classified Ad Invoice

The St. Augustine Record

Acct: 1000698857

Phone: 9049405850

E-Mail:

Client:

Name: BANNON LAKES CDD - GMS
Address: 475 W TOWN PLACE, STE 114

City: SAINT AUGUSTINE

State: FL Zip: 32092

Caller: 03.15.17 BOS BANNON LAKES CDD

Ad Name: 17164034A

Reply Request

Ad Id: 17164034

Standby Type:

Start: 03/07/2017

Issues: 1

Stop: 03/07/2017

Class: 7524

Rate: L01

Paytype: BL

Copy Line: NOTICEOFMEETINGB

Rep: SAR JAMIE WILLIAMS

Colors:

Editions: INS/RE/

G. D. #

Tearsheets:

Earliest Production Deadline: 00/00/00

Lines.....	64.00
Depth.....	4.60
Columns...	1
Price:	82.57
Other Charges:	0.00
Discounts:	0.00
Total	82.57

NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannan Lakes Community Development District will be held on Wednesday, March 15, 2017 at 12:00 p.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when one or more Supervisors will participate by telephone.

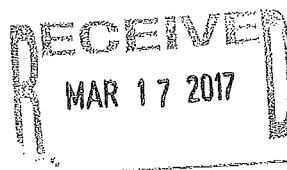
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
17164034A March 7, 2017

Ad shown is not actual print size

Thank you and have a nice day!



March
1.310.513.48
2

THE ST. AUGUSTINE RECORD

COPY

BANNON LAKES CDD - GMS
475 W TOWN PLACE STE 114
SAINT AUGUSTINE FL 32092

Ref.#: 17164034A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF MEETING**

In the matter of **NOTICE OF MEETING BANNON - 03.15.17 BOS BANNON LAKES CDD**

was published in said newspaper on **03/07/2017**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this day of **MAR 07 2017**

by *Jamie Williams* who is personally known to me
or who has produced as identification

Eric Damien McBride
 **ERIC DAMIEN MCBRIDE**
MY COMMISSION # FF925198
EXPIRES October 07, 2019
FloridaNotaryService.com

(Signature of Notary Public)

(Seal)

NOTICE OF MEETING BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

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James Oliver
District Manager
17164034A March 7, 2017