

**VISTA LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**APRIL 7, 2022**

**AGENDA PACKAGE**

**Call in (audio only)  
+1 646-838-1601, 129267111#**



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

## Vista Lakes Community Development District

- Frank Sebestyen, Chairperson
- Paula Edwards, Vice Chairperson
- John DeCrotie, Sr., Assistant Secretary
- Carla Daly, Assistant Secretary
- Aaron Simmons, Assistant Secretary

- Gabriel Mena, District Manager
- Scott Clark, District Counsel
- David Hamstra, District Engineer
- Brett Perez, Area Field Director
- Freddy Blanco, Field Manager

### Regular Meeting Agenda

Thursday, April 7, 2022 – 10:00 a.m.

**Resident and Audience Call in Number 646-838-1601, Access Code 129267111#**

- 1. Roll Call**
- 2. Public Comments**
- 3. Administrative Items**
  - A. Consideration of the Minutes of the February 3, 2022 Board of Supervisors' Meeting
  - B. Consideration of Check Register and Invoices
  - C. Consideration of Financial Statements
  - D. Acceptance of Fiscal Year 2021 Final Audit
  - E. Consideration of 2022-03, Appointing Assistant Treasurer
  - F. Consideration of 2022-04, General Election Qualifying Period
- 4. Major Discussion Items**
  - A. Speed Bumps
  - B. Sitex Fountain Proposals
  - C. Lake Management RFP
  - D. Neighborhood Garden
- 5. Staff Reports**
  - A. District Counsel
  - B. District Engineer
  - C. Field Management
    - i. Field Management Report/Solitude Report
    - ii. Servello
      - a. Irrigation Report
      - b. Proposals #6452, #6453, and #6455
      - c. General Discussion
    - iii. HOA Liaison Report
  - D. District Manager
- 6. Supervisor Requests**
- 7. Adjournment**

**NOTE:** The next meeting is scheduled for **Thursday, June 2, 2022 at 10:00 a.m.**

**District Office:  
Inframark**

210 North University Drive, Suite 702  
Coral Springs, FL 33071  
954-603-0033

[www.VistaLakescdd.org](http://www.VistaLakescdd.org)

**Meeting Location:  
Vista Lakes Clubhouse**

8841 Lee Vista Boulevard  
Orlando, Florida 32829  
407-207-7003

## **Third Order of Business**

**3A.**



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

The regular meeting of the Board of Supervisors of the Vista Lakes Community Development District was held Thursday, February 3, 2022, at 6:30 p.m. at the Vista Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida 32829.

Present and constituting a quorum were:

Frank Sebestyen	Chairman
Paula Edwards	Vice Chairman
John DeCrotie, Sr.	Assistant Secretary
Aaron Simmons	Assistant Secretary
Carla Daly	Assistant Secretary

Also present were:

Mr. Clark	District Counsel (via phone)
David Hamstra	District Engineer
Gabe Mena	District Manager
Brett Perez	Field Director
Representative	Servello
Representative	Florida Water Features

*Following is a summary of the discussions and actions taken at the February 3, 2022, Vista Lakes Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Sebestyen called the meeting to order. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments**

- Mr. Cazula commented on trash around the pond on the backside of Publix, a discussion ensued.

**THIRD ORDER OF BUSINESS**

**Administrative Items**

**A. Consideration of the Minutes of the November 29, 2021 Board of Supervisors' Meeting**

On MOTION by, Mr. DeCrotie seconded by Ms. Edwards, with all in favor by roll call vote, as amended, the Minutes of the November 29, 2022 meeting were approved. 5/0

February 3, 2022

Vista Lakes CDD

**B. Consideration of November and December 2021 Check Register and Invoices**

On MOTION by, Ms. Daly seconded by Mr. Sebestyen, with all in favor by roll call vote, the November and December 2021 Check Registers were approved. 5/0

**C. Consideration of November and December 2021 Financial Statements**

On MOTION by, Ms. Daly seconded by Mr. Simmons, with all in favor by roll call vote, the November and December 2021 Financial Statements were approved. 5/0

**FOURTH ORDER OF BUSINESS****Staff Reports****A. District Engineer****i. Engineer's Report #4**

- Lake Carlisle Boulevard – A pipe has been compromised and needs repair.

On MOTION by, Ms. Daly seconded by Mr. DeCrotie, with all in favor by roll call vote, the APS proposal for \$6,550.00 to determine issues with the pipe was approved. 5/0

- Xfinity Monument Proposal

On MOTION by, Ms. Daly seconded by Mr. DeCrotie, with all in favor by roll call vote, the Xfinity monument proposal for \$45,750.00 was approved. 5/0

**B. District Counsel**

No report.

**C. Field Management****i. Field Management Report/Solitude Report**

- An update on the field report was given.

**ii. Servello Irrigation Report****iii. Proposals**

- Servello Proposal - #6230 Irrigation Repairs \$1500.00 – Chickasaw at Newport Entrance
- Servello Proposal - #6242 Irrigation Repairs – Gentry Park
- Servello Proposal - #6265 Irrigation – 9065 Hasting Beach Boulevard
- Servello Proposal - #6266 Irrigation – 8913 Compton Shore Lane
- Servello Proposal - #6267 Irrigation – 6651 Lake Pembroke Place
- Servello Proposal - #6306 – Install Arboricola Trinettes at Avon Fountain

February 3, 2022

Vista Lakes CDD

On MOTION by, Mr. DeCrotie seconded by Ms. Daly with all in favor by roll call vote, the Servello Proposals #6230, #6242, #6265, not to exceed \$6000.00, #6266, not to exceed \$7300.00, #6267, not to exceed \$7000.00, and #6306 were approved. 5/0

- Servello Proposal - #6177 Ground Inside Gentry Park
  - Servello Proposal #6177 is no longer pertinent.
- Servello Proposal - #4845
  - Servello Proposal #4845 was tabled.
- The Board discussed and agreed to keep the field management report in the agenda.
- FastSigns Proposal – #17792 Street Signs

On MOTION by, Mr. DeCrotie seconded by Ms. Daly with all in favor by roll call vote, The FastSigns #17792 proposal approved. 5/0

- Florida Water Features Proposal #4852 – Relocate Avon Fountain Drain

On MOTION by, Mr. Simmons seconded by Ms. Edwards with all in favor by roll call vote, Florida Water Features #4852, the Proposal for \$6700.00 for trimming Crepe Myrtles was approved. 5/0

- The Board requested Mr. Perez to obtain proposals for pond maintenance, to include hydrilla treatment of Pond 8 with monthly reporting with pictures.
- Solitude Proposal – Fountain Installation in Pond 1
  - The Board tabled the Fountain installation in Ponds 1, and requested Mr. Perez to obtain other proposals for fountains for Ponds 8 and Pond 1.
- Inframark Proposal – Service of Drainage
  - This proposal is a duplicate and no longer pertinent.
- Inframark Proposal – Wood Fence Repair

On MOTION by, Mr. DeCrotie seconded by Mr. Sebestyen with all in favor by roll call vote, Inframark Fence Proposal for \$1045.00 approved. 5/0

**iv. HOA Liaison Report**

**D. District Manager**

No report.

February 3, 2022

Vista Lakes CDD

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Ratification of Fiscal Year 2021-2022 Non-Ad Agreement**

On MOTION by, Ms. Edwards seconded by Mr. Simmons, with all in favor by roll call vote, the Fiscal Year 2021-2022 Non-Ad Agreement was ratified. 5/0

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

- Ms. Daly stated the next rotation of annuals needs to be a bigger size of premium plant.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by, Mr. Sebestyen seconded by Ms. Daly, with all in favor by roll call vote, the meeting was adjourned at 8:30 p.m.

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Gabriel Mena  
Secretary

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Frank Sebestyen  
Chairman

**3B.**

VISTA LAKES  
Community Development District

**Check Register and Invoices**

***February 2022***

VISTA LAKES  
Community Development District

**Payment Register by Fund**  
**For the Period from 02/01/22 to 02/28/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>							
<b>CHECK # 630</b>							
001	02/03/22	CITY OF ORLANDO	FEB-22	LIGHTING AGREEMENT	Electricity - Streetlighting	543013-53901	\$1,440.39
<b>CHECK # 631</b>							
001	02/03/22	SERVELLO	20915	JAN 2022 LANDSCAPE MAINT	Contracts-Landscape	534050-53902	\$30,003.65
<b>CHECK # 632</b>							
001	02/03/22	SOLITUDE LAKE MGMT	PI-A00737018	JAN FOUNTAIN / AERATOR MAINT	Contracts-Fountain	534023-53901	\$513.00
001	02/03/22	SOLITUDE LAKE MGMT	PI-A00737017	JAN 2022 LAKE/POND MGMT SVCS	Contracts-Lake and Wetland	534021-53901	\$2,157.85
<b>Check Total</b>							<b>\$2,670.85</b>
<b>CHECK # 634</b>							
001	02/09/22	CLARK, ALBAUGH LLP	17826	GEN MATTERS THRU JAN 2022	ProfServ-Legal Services	531023-51401	\$1,817.00
001	02/09/22	CLARK, ALBAUGH LLP	17827	ENCORE APARTMENTS & STORMWATER	ProfServ-Legal Services	531023-51401	\$1,214.50
<b>Check Total</b>							<b>\$3,031.50</b>
<b>CHECK # 635</b>							
001	02/09/22	GRAU & ASSOCIATES	21896	AUDITY FYE 9/30/2021	Auditing Services	532002-51301	\$6,000.00
<b>CHECK # 636</b>							
001	02/09/22	INFRAMARK, LLC	72209	JAN 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,000.00
001	02/09/22	INFRAMARK, LLC	72209	JAN 2022 MGMT FEES	ProfServ-Field Management	531016-53901	\$7,083.33
001	02/09/22	INFRAMARK, LLC	72209	JAN 2022 MGMT FEES	Postage and Freight	541006-51301	\$7.95
001	02/09/22	INFRAMARK, LLC	72209	JAN 2022 MGMT FEES	GO DADDY RENEWAL 11/16/21	549001-51301	\$454.57
001	02/09/22	INFRAMARK, LLC	72209	JAN 2022 MGMT FEES	INSTALL METAL BENCH @ LAKE PEMBROKE PL WOVL1004202	546016-53901	\$1,199.00
<b>Check Total</b>							<b>\$13,744.85</b>
<b>CHECK # 637</b>							
001	02/09/22	SERVELLO	20986	ST. AUGUSTINE FLORATAM 400-1600 SQ. FT.	R&M-Plant&Tree Replacement	546170-53902	\$1,080.00
001	02/09/22	SERVELLO	20991	CUT BACKS - 5' TO 8' BACK ONLY	R&M-Trees and Trimming	546099-53902	\$10,000.00
001	02/09/22	SERVELLO	20996	REMOVE REPLACE PLANTS / TREES	R&M-Plant&Tree Replacement	546170-53902	\$26,366.24
001	02/09/22	SERVELLO	20997	3 - JAPANESE BLUEBERRY	R&M-Plant&Tree Replacement	546170-53902	\$885.00
<b>Check Total</b>							<b>\$38,331.24</b>
<b>CHECK # 638</b>							
001	02/15/22	BMZ PARTNERSHIP	48884	FEB 2022 RENT BLDG 2	Lease- Building	544031-53902	\$620.00
<b>CHECK # 639</b>							
001	02/15/22	CITY OF ORLANDO POLICE DEPT	I-020122-2012	ENCROACHMENT REMOVAL - SECURITY	Misc-Contingency	549900-53901	\$198.00
<b>CHECK # 640</b>							
001	02/17/22	FEDEX	7-654-61366	JAN 2022 POSTAGE	Postage and Freight	541006-51301	\$23.38
<b>CHECK # 641</b>							
001	02/17/22	FLORIDA WATER FEATURES, INC.	22937	JAN 2022 WATERFALL / BASIN CLEANING	R&M-Fountain	546032-53901	\$175.00

VISTA LAKES  
Community Development District

**Payment Register by Fund**  
**For the Period from 02/01/22 to 02/28/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 642</b>							
001	02/17/22	GENTRY PARK HOA	202-123121	DEC 2021 SHARED LIGHTING MAILBOX/ENT LITE	Electricity - Streetlighting	543013-53901	\$29.35
001	02/17/22	GENTRY PARK HOA	PE 1-22	JAN SHRD LIGHTING MAILBOXES/ENT LITE	Electricity - Streetlighting	543013-53901	\$45.68
<b>Check Total</b>							<b>\$75.03</b>
<b>CHECK # 643</b>							
001	02/17/22	PEGASUS ENGINEERING	225873	ENGG SVCS THRU 11/21/21-1231/21	ProfServ-Engineering	531013-51501	\$6,898.04
001	02/17/22	PEGASUS ENGINEERING	225853	ENGG SVCS - BUILDING PERMIT	ProfServ-Engineering	531013-51501	\$400.00
<b>Check Total</b>							<b>\$7,298.04</b>
<b>CHECK # 644</b>							
001	02/17/22	SERVELLO	20987	REPLACED 8 DAMAGED TRINETTE PLANTS	R&M-Plant&Tree Replacement	546170-53902	\$128.00
<b>CHECK # 645</b>							
001	02/22/22	HOME DEPOT CREDIT SVS	012522-7884	BLACK BAGS / VOLTAGE TESTER	R&M-Common Area	546016-53901	\$123.39
<b>CHECK # DD569</b>							
001	02/14/22	DUKE ENERGY FLORIDA, INC.	012422 ACH	BILL PRD 12/2/21-1/21/22	Streetlights Gated	543046-53901	\$6,084.97
001	02/14/22	DUKE ENERGY FLORIDA, INC.	012422 ACH	BILL PRD 12/2/21-1/21/22	Streetlights Non-Gated	543047-53901	\$9,844.82
001	02/14/22	DUKE ENERGY FLORIDA, INC.	012422 ACH	BILL PRD 12/2/21-1/21/22	Electricity - Streetlighting	543013-53901	\$2,936.28
<b>Check Total</b>							<b>\$18,866.07</b>
<b>CHECK # DD570</b>							
001	02/24/22	DUKE ENERGY FLORIDA, INC.	020322 ACH	BILL PRD 1/5-2/1/22	Electricity - Streetlighting	543013-53901	\$2,962.88
<b>CHECK # DD571</b>							
001	02/22/22	ORANGE COUNTY UTILITIES - ACH	021122-7700 ACH	BILL PRD 1/13-2/11/22	Utility - Water & Sewer	543021-53901	\$4,306.79
<b>CHECK # DD574</b>							
001	02/16/22	DUKE ENERGY FLORIDA, INC.	012522 ACH	BILL PRD 12/21-1/21/22 - ADD'L CHARGE IN FEB	Electricity - Streetlighting	543013-53901	\$32.44
<b>CHECK # 633</b>							
001	02/08/22	JOHN A. DECROTIE	PAYROLL	February 08, 2022 Payroll Posting			\$184.70
<b>CHECK # DD561</b>							
001	02/08/22	AARON SIMMONS	PAYROLL	February 08, 2022 Payroll Posting			\$184.70
<b>CHECK # DD562</b>							
001	02/08/22	CARLA S. DALY	PAYROLL	February 08, 2022 Payroll Posting			\$184.70
<b>CHECK # DD563</b>							
001	02/08/22	FRANK J. SEBESTYEN	PAYROLL	February 08, 2022 Payroll Posting			\$184.70
<b>CHECK # DD564</b>							
001	02/08/22	PAULA Z. EDWARDS	PAYROLL	February 08, 2022 Payroll Posting			\$184.70
<b>Fund Total</b>							<b>\$130,955.00</b>

<b>Total Checks Paid</b>	<b>\$130,955.00</b>
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**3C**

VISTA LAKES  
Community Development District

*Financial Report*

*February 28, 2022*

Prepared by:



**VISTA LAKES**Community Development District

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VISTA LAKES  
Community Development District

**Financial Statements**

(Unaudited)

*February 28, 2022*

**Balance Sheet**  
February 28, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 A1 & A2 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 924,202	\$ -	\$ 924,202
Due From Other Funds	-	529,988	529,988
Investments:			
Money Market Account	2,106,330	-	2,106,330
Reserve Fund (A-1)	-	28,726	28,726
Reserve Fund (A-2)	-	63,068	63,068
Revenue Fund (A-1)	-	72,849	72,849
Revenue Fund (A-2)	-	100,094	100,094
Deposits	15,891	-	15,891
<b>TOTAL ASSETS</b>	<b>\$ 3,046,423</b>	<b>\$ 794,725</b>	<b>\$ 3,841,148</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 50,911	\$ -	\$ 50,911
Accrued Expenses	17,297	-	17,297
Due To Other Funds	529,988	-	529,988
<b>TOTAL LIABILITIES</b>	<b>598,196</b>	<b>-</b>	<b>598,196</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	15,891	-	15,891
<b>Restricted for:</b>			
Debt Service	-	794,725	794,725
<b>Assigned to:</b>			
Operating Reserves	289,846	-	289,846
Reserves - Fences / Walls	304,642	-	304,642
Reserves - Gate/Entry Features	48,958	-	48,958
Reserves - Irrigation System	122,489	-	122,489
Reserves - Other	115,891	-	115,891
Res-Pav/Concrete/Basin/Curb	557,872	-	557,872
Reserves - Ponds / Lakes	234,486	-	234,486
Reserves-Reserve Study	10,903	-	10,903
<b>Unassigned:</b>	<b>747,249</b>	<b>-</b>	<b>747,249</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,448,227</b>	<b>\$ 794,725</b>	<b>\$ 3,242,952</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,046,423</b>	<b>\$ 794,725</b>	<b>\$ 3,841,148</b>

## VISTA LAKES

## Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2022

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>FEB-22 ACTUAL</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 7,000	\$ 1,137	16.24%	\$ 216
Interlocal Agreement	40,000	-	0.00%	-
Interest - Tax Collector	150	15	10.00%	-
Special Assmnts- Tax Collector	1,188,895	988,367	83.13%	178,796
Special Assmnts- Other	1,000	-	0.00%	-
Special Assmnts- Discounts	(47,556)	(39,381)	82.81%	(7,106)
<b>TOTAL REVENUES</b>	<b>1,189,489</b>	<b>950,138</b>	<b>79.88%</b>	<b>171,906</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	5,000	3,000	60.00%	1,000
FICA Taxes	383	230	60.05%	77
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	35,000	15,835	45.24%	-
ProfServ-Legal Services	20,000	11,827	59.14%	6,425
ProfServ-Mgmt Consulting	60,000	25,000	41.67%	5,000
ProfServ-Property Appraiser	2,196	-	0.00%	-
ProfServ-Special Assessment	5,330	5,392	101.16%	-
ProfServ-Trustee Fees	7,000	7,596	108.51%	-
Auditing Services	5,900	6,000	101.69%	6,000
Website Compliance	3,765	776	20.61%	-
Postage and Freight	800	293	36.63%	31
Insurance - General Liability	12,262	11,905	97.09%	-
Printing and Binding	2,500	598	23.92%	-
Legal Advertising	1,000	682	68.20%	-
Miscellaneous Services	2,100	1,044	49.71%	362
Misc-Assessment Collection Cost	2,748	-	0.00%	-
Office Supplies	250	75	30.00%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>168,609</b>	<b>90,428</b>	<b>53.63%</b>	<b>18,895</b>

**Field**

ProfServ-Field Management	85,000	35,417	41.67%	7,083
Contracts-Lake and Wetland	25,894	10,854	41.92%	2,223
Contracts-Fountain	13,356	3,640	27.25%	863
Communication - Teleph - Field	5,000	3,540	70.80%	853
Electricity - Streetlights	65,000	40,694	62.61%	7,124
Utility - Water & Sewer	60,000	31,282	52.14%	4,307
Streetlights Gated	70,000	27,439	39.20%	6,087

VISTA LAKES  
Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 ACTUAL
Streetlights Non-Gated	112,000	45,419	40.55%	7,669
R&M-Common Area	3,500	3,073	87.80%	753
R&M-Fountain	3,500	2,918	83.37%	185
Misc-Contingency	107,500	9,452	8.79%	990
Holiday Lighting & Decorations	17,500	17,499	99.99%	-
<b>Total Field</b>	<b>568,250</b>	<b>231,227</b>	<b>40.69%</b>	<b>38,137</b>
<b><u>Landscape Services</u></b>				
Contracts-Landscape	354,723	149,575	42.17%	30,004
Contracts-Landscape Consultant	2,000	500	25.00%	-
Contracts-Mulch	30,000	-	0.00%	-
Contracts-Annuaals	23,809	7,557	31.74%	-
Lease - Building	7,440	3,100	41.67%	620
R&M-Irrigation	20,000	229	1.15%	-
R&M-Trees and Trimming	15,000	15,165	101.10%	-
R&M-Plant&Tree Replacement	25,000	24,753	99.01%	(6,010)
<b>Total Landscape Services</b>	<b>477,972</b>	<b>200,879</b>	<b>42.03%</b>	<b>24,614</b>
<b><u>Reserves</u></b>				
Reserve	22,600	34,445	152.41%	-
<b>Total Reserves</b>	<b>22,600</b>	<b>34,445</b>	<b>152.41%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>1,237,431</b>	<b>556,979</b>	<b>45.01%</b>	<b>81,646</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(47,942)	393,159	-820.07%	90,260
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(47,942)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(47,942)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (47,942)	\$ 393,159	-820.07%	\$ 90,260
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>2,055,068</b>	<b>2,055,068</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,007,126</b>	<b>\$ 2,448,227</b>		

VISTA LAKES  
Community Development District

**Series 2017 A1 and A2 Debt Service Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	FEB-22 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 20	\$ 6	30.00%	\$ 1
Interest - Tax Collector	150	9	6.00%	-
Special Assmnts- Tax Collector	743,127	632,770	85.15%	112,774
Special Assmnts- Discounts	(27,519)	(25,230)	91.68%	(4,488)
<b>TOTAL REVENUES</b>	<b>715,778</b>	<b>607,555</b>	<b>84.88%</b>	<b>108,287</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	1,278	-	0.00%	-
<b>Total Administration</b>	<b>1,278</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	204,000	-	0.00%	-
Principal Debt Retirement A-2	280,000	-	0.00%	-
Prepayments Series A-2	-	1,000	0.00%	-
Interest Expense Series A-1	81,778	40,889	50.00%	-
Interest Expense Series A-2	139,293	69,647	50.00%	-
<b>Total Debt Service</b>	<b>705,071</b>	<b>111,536</b>	<b>15.82%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>706,349</b>	<b>111,536</b>	<b>15.79%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	9,429	496,019	5260.57%	108,287
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	9,429	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>9,429</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 9,429	\$ 496,019	5260.57%	\$ 108,287
<b>FUND BALANCE, BEGINNING (OCT 1, 2021)</b>	<b>298,706</b>	<b>298,706</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 308,135</b>	<b>\$ 794,725</b>		



**Notes to the Financial Statements**  
**February 28, 2022**

<b>General Fund</b>
---------------------

► **Assets**

- **Cash and Investments** - The district has one Money Market and one General Fund account with Bank United.
- **Due from Other Funds** - Amount due from General Fund to Debt Service for assessment collections. Funds transferred in March.
- **Deposits** - Duke Energy and OCU utility deposits.

► **Liabilities**

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Accrued Expenses** - Electric & Telephone.
- **Due to Other Funds** - Funds owed to Debt service for Tax Assessments collected.

► **Fund Balance**

- **Assigned To:** Reserves assigned by the board.

Operating Reserves	\$	289,846
Fences, Walls		304,642
Gates, Entry Features		48,958
Irrigation System		122,489
Other		115,891
Pavement, Concrete, Catch Basins, Curb Inlets		557,872
Ponds, Lakes		234,486
Reserve Study		10,903

<b>Total Reserves</b>	<b>\$</b>	<b>1,685,087</b>
-----------------------	-----------	------------------

**Revenue & Expenses - All Funds**  
**February 28, 2022**

**Financial Overview / Highlights**

**Revenues**

Interest revenue is at 16% of the adopted budget.

Total General Fund Non-Ad Valorem assessments are 83% collected.

Total General Fund expenditures and reserves are at 45% of the adopted budget which is above the prorated 42%.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
P/R Board of Supervisors	\$ 5,000	\$ 3,000	60%	Board member payroll through February.
FICA Taxes	\$ 383	\$ 230	60%	Payroll taxes through February.
ProfServ-Engineering	\$ 35,000	\$ 15,835	45%	SSMC mapping of property corners, CDD meetings, Engineering reports and conducted on a site inspections Encore Apartments and Riverwalk construction plans.
ProfServ-Legal Services	\$ 20,000	\$ 11,827	59%	Correspondence with engineers regarding maintenance issues, board meetings, Stormwater and Encore apartment matters.
ProfServ-Special Assessment	\$ 5,330	\$ 5,392	101%	Assessment roll service paid in full.
ProfServ-Trustee Fees	\$ 7,000	\$ 7,596	109%	Trustee fees paid in full for 2017 Series.
Auditing Services	\$ 5,900	\$ 6,000	102%	Auditing fees paid in full.
Insurance-General Liability	\$ 12,262	\$ 11,905	97%	Insurance is paid in full for General Liability / Property.
Legal Advertising	\$ 1,000	\$ 682	68%	Meeting Notices & Legal Ad's.
Miscellaneous Services	\$ 2,100	\$ 1,044	50%	Bank & Go Daddy.com fees for email & renewals.
Annual District Filing Fee	\$ 175	\$ 175	100%	Annual fee paid in full.
<b><u>Field</u></b>				
Contracts-Fountain	\$ 13,356	\$ 3,640	27%	Contract fees w/ Solitude Lake & Florida Water Features below budgeted amount.
Communication - Teleph - Field	\$ 5,000	\$ 3,540	71%	Telephone fees through February.
Electricity-Streetlights	\$ 65,000	\$ 40,694	63%	Fees for Electricity / Streetlights higher than PY.
Utility-Water & Sewer	\$ 60,000	\$ 31,282	52%	Increased Water usage from PY.
R&M-Common Area	\$ 3,500	\$ 3,073	88%	Electrical work, replacement of photo cells & maintenance work.
R&M-Fountain	\$ 3,500	\$ 2,918	83%	Relocate the Avon fountain, new timer & lights.
Holiday Lighting & Decorations	\$ 17,500	\$ 17,499	100%	Holiday decorations paid in full.
<b><u>Landscape Services</u></b>				
Contracts-Landscape	\$ 354,723	\$ 149,575	42%	Servello price increase per month from \$29,560 to \$30,004 in September
Contracts-Landscape Consultant	\$ 2,000	\$ 500	25%	Property evaluation fees. Not a monthly contract.

**VISTA LAKES**

Community Development District

*Expenses - All Funds*

**Revenue & Expenses - All Funds**

*February 28, 2022*

<b>Account Name</b>	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>	<b>Explanation</b>
<b><u>Landscape Services - continued</u></b>				
R&M-Trees and Trimming	\$ 15,000	\$ 15,165	101%	Cut backs done in January along with removing & disposing of existing dead trees.
R&M-Plant&Tree Replacement	\$ 25,000	\$ 24,753	99%	Plant & Tree replacement done throughout the district. \$10K credit given by Servello for Inv# 20996 in February.
<b><u>Reserves</u></b>				
Reserves	\$ 22,600	\$ 34,445	152%	Maintenance work done by Inframark - order # WOVL08202021

VISTA LAKES  
Community Development District

**Supporting Schedules**

***February 28, 2022***

**VISTA LAKES**

Community Development District

**Non-Ad Valorem Special Assessments - Orange County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2022**

						ALLOCATION BY FUND		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs (1)	Gross Amount Received		General Fund	Debt Service 2017-A1 Fund	Debt Service 2017-A2 Fund
Assessments Levied FY 2022				\$	1,931,947	\$ 1,188,895 62%	\$ 301,632 41%	\$ 441,420 59%
11/08/21	\$ 4,980	\$ 277	\$ -	\$	5,257	\$ 5,257	\$ -	\$ -
11/08/21	3,333	186	-		3,518		1,428	2,090
11/15/21	16,219	671	-		16,890	16,890		
11/15/21	8,362	346	-		8,708		3,534	5,173
11/22/21	59,160	2,465	-		61,625	61,625		
11/22/21	34,351	1,431	-		35,782		14,524	21,258
12/02/21	54,505	2,269	-		56,774	56,774		
12/02/21	31,439	1,309	-		32,748		13,293	19,456
12/13/21	114,648	4,777	-		119,425	119,425		
12/13/21	71,847	2,994	-		74,841		30,378	44,463
12/20/21	43,124	1,797	-		44,920	44,920		
12/20/21	26,694	1,112	-		27,807		11,287	16,520
01/14/22	484,494	20,186	-		504,680	504,680		
01/14/22	323,128	13,464	-		336,592		136,623	199,970
02/10/22	141,559	5,889	-		147,449	147,449		
02/10/22	89,492	3,724	-		93,216		37,836	55,380
02/18/22	30,130	1,217	-		31,347	31,347		
02/18/22	18,794	763			19,557		7,938	11,619
TOTAL	\$ 1,556,260	\$ 64,877 (2)	\$ -	\$	1,621,137	\$ 988,367	\$ 256,840	\$ 375,929
% COLLECTED						83%	83%	83%
TOTAL OUTSTANDING				\$	310,810	\$ 200,528	\$ 44,792	\$ 65,490

Notes:

- (1) Collection costs are paid once a year to Orange County Tax Collector (# of parcels on roll 4,388 X .7744 price per parcel)  
(2) The difference of \$266 is from the FY21 delinquent assessments collected in October.

**VISTA LAKES**  
Community Development District

Balance Sheet - All Funds

**Cash and Investment Report**  
**February 28, 2022**

<b><u>ACCOUNT NAME</u></b>	<b><u>BANK NAME</u></b>	<b><u>MATURITY</u></b>	<b><u>YIELD</u></b>	<b><u>BALANCE</u></b>
<b>GENERAL FUND</b>				
Checking Account - Operating	Bank United	N/A	0.00%	\$ 924,202 (1)
Money Market Account	BankUnited	N/A	0.25%	\$ 2,106,330
<b>Subtotal General Fund</b>				<b>\$ 3,030,532</b>
<b>DEBT SERVICE FUND</b>				
<b>Series 2017 A-1 Reserve account</b>				
US Bank Open-Ended Interest Bearing Commercial Paper	US Bank	N/A	0.02%	\$ 28,726
<b>Series 2017 A-2 Reserve account</b>				
US Bank Open-Ended Interest Bearing Commercial Paper	US Bank	N/A	0.02%	\$ 63,068
<b>Series 2017 A-1 Revenue account</b>				
US Bank Open-Ended Interest Bearing Commercial Paper	US Bank	N/A	0.02%	\$ 72,849
<b>Series 2017 A-2 Revenue account</b>				
US Bank Open-Ended Interest Bearing Commercial Paper	US Bank	N/A	0.02%	\$ 100,094
<b>Subtotal Debt Service Fund</b>				<b>\$ 264,737</b>
<b>Total</b>				<b>\$ 3,295,269</b>

Note: (1) Amount of \$422K was transferred to US Bank in March.

**Vista Lakes CDD**

## Bank Reconciliation

Bank Account No. 5060 Bank United GF  
 Statement No. 02-22  
 Statement Date 2/28/2022

<b>G/L Balance (LCY)</b>	924,201.87	<b>Statement Balance</b>	939,949.84
<b>G/L Balance</b>	924,201.87	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	939,949.84
<b>Subtotal</b>	924,201.87	<b>Outstanding Checks</b>	15,747.97
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	924,201.87	<b>Ending Balance</b>	924,201.87
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
8/9/2021	Payment	538	PAULA Z. EDWARDS	184.70	0.00	184.70
12/2/2021	Payment	608	FLORIDA WATER FEATURES, INC.	1,620.00	0.00	1,620.00
2/9/2022	Payment	636	INFRAMARK, LLC	13,744.85	0.00	13,744.85
2/17/2022	Payment	642	GENTRY PARK HOA	75.03	0.00	75.03
2/22/2022	Payment	645	HOME DEPOT CREDIT SVS	123.39	0.00	123.39
<b>Total Outstanding Checks.....</b>				<b>15,747.97</b>		<b>15,747.97</b>

**3D.**



**VISTA LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA**

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## **INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
 Vista Lakes Community Development District  
 Orange County, Florida

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Vista Lakes Community Development District Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters***Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 1, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

February 1, 2022

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of the Vista Lakes Community Development District, Orange County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,844,024.
- The change in the District's total net position in comparison with the prior fiscal year was (\$196,826), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,353,774, a decrease of (\$76,692) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service, assigned to operating reserves, future repairs and replacements, and subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflow of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Current and other assets	\$ 2,438,403	\$ 2,519,337
Capital assets, net of depreciation	12,095,053	12,648,201
Total assets	14,533,456	15,167,538
Deferred outflows of resources	547,310	589,411
Current liabilities	176,742	187,099
Long-term liabilities	7,060,000	7,529,000
Total liabilities	7,236,742	7,716,099
Net position		
Net investment in capital assets	5,582,363	5,708,612
Restricted	206,592	189,875
Unrestricted	2,055,069	2,142,363
Total net position	\$ 7,844,024	\$ 8,040,850

The District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues:		
Charges for services	\$ 1,862,764	\$ 1,862,723
Operating grants and contributions	43,674	48,678
General revenues:		
Unrestricted investment earnings	5,931	28,873
Miscellaneous	6,178	528
Total revenues	1,918,547	1,940,802
Expenses:		
General government	195,764	185,739
Maintenance and operations	1,647,877	1,548,635
Interest	271,732	286,152
Total expenses	2,115,373	2,020,526
Change in net position	(196,826)	(79,724)
Net position - beginning	8,040,850	8,120,574
Net position - ending	\$ 7,844,024	\$ 8,040,850

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,115,373. The majority of the District's costs were paid by program revenues. Program revenues were comprised primarily of assessments for both current and prior fiscal years. The District also received funds from the City of Orlando per the interlocal agreement which is included in program revenues. The remainder of the current fiscal year revenue includes interest and miscellaneous revenue. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was the result of an increase in professional services including the landscape maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase appropriations and use of fund balance by \$50,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2021, the District had \$20,918,217 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,823,164 has been taken, which resulted in a net book value of \$12,095,053. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2021, the District had \$7,060,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Vista Lakes Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.



**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 2,141,048
Assessments receivable	8,566
Prepaid and deposits	24,814
Restricted assets:	
Investments	263,975
Capital assets	
Nondepreciable	8,162,146
Depreciable, net	3,932,907
Total assets	<u>14,533,456</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding (debit)	<u>547,310</u>
Total deferred outflows of resources	<u>547,310</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	84,629
Accrued interest payable	92,113
Non-current liabilities:	
Due within one year	484,000
Due in more than one year	6,576,000
Total liabilities	<u>7,236,742</u>
 <b>NET POSITION</b>	
Net investment in capital assets	5,582,363
Restricted for debt service	206,592
Unrestricted	2,055,069
Total net position	<u><u>\$ 7,844,024</u></u>

See notes to the financial statements

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
Due from other funds				
Governmental activities:				
General government	\$ 195,764	\$ 195,764	\$ -	\$ -
Maintenance and operations	1,647,877	950,517	43,547	(653,813)
Interest on long-term debt	271,732	716,483	127	444,878
Total governmental activities	2,115,373	1,862,764	43,674	(208,935)
General revenues:				
Unrestricted investment earnings				5,931
Miscellaneous revenues				6,178
Total general revenues				12,109
Change in net position				(196,826)
Net position - beginning				8,040,850
Net position - ending				\$ 7,844,024

See notes to the financial statements

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>ASSETS</b>			
Cash	\$ 2,141,048	\$ -	\$ 2,141,048
Investments	-	263,975	263,975
Assessments receivable	5,366	3,200	8,566
Due from other funds	-	31,530	31,530
Prepaid items and deposits	24,814	-	24,814
Total assets	<u>\$ 2,171,228</u>	<u>\$ 298,705</u>	<u>\$ 2,469,933</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable and accrued expenses	\$ 84,629	\$ -	\$ 84,629
Due to other funds	31,530	-	31,530
Total liabilities	<u>116,159</u>	<u>-</u>	<u>116,159</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	24,814	-	24,814
Restricted for:			
Debt service	-	298,705	298,705
Assigned to:			
Operating reserves	289,846	-	289,846
Future repairs and replacement	1,421,315	-	1,421,315
Subsequent year's expenditures	47,942	-	47,942
Unassigned	271,152	-	271,152
Total fund balances:	<u>2,055,069</u>	<u>298,705</u>	<u>2,353,774</u>
Total liabilities and fund balances	<u>\$ 2,171,228</u>	<u>\$ 298,705</u>	<u>\$ 2,469,933</u>

See notes to the financial statements

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

Total fund balances - governmental funds \$ 2,353,774

Amounts reported for governmental activities in the statement of  
net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	20,918,217	
Accumulated depreciation	<u>(8,823,164)</u>	12,095,053

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(92,113)	
Deferred amount on refunding	547,310	
Bonds payable	<u>(7,060,000)</u>	(6,604,803)
Net position of governmental activities		<u><u>\$ 7,844,024</u></u>

See notes to the financial statements

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
<b>REVENUES</b>			
Assessments	\$ 1,146,281	\$ 716,483	\$ 1,862,764
Interest income	5,931	127	6,058
Intergovernmental revenues	43,547	-	43,547
Miscellaneous revenues	6,178	-	6,178
Total revenues	1,201,937	716,610	1,918,547
<b>EXPENDITURES</b>			
Current:			
General government	194,502	1,262	195,764
Maintenance and operations	1,081,988	-	1,081,988
Debt service:			
Principal	-	469,000	469,000
Interest	-	235,746	235,746
Capital outlay	12,741	-	12,741
Total expenditures	1,289,231	706,008	1,995,239
Excess (deficiency) of revenues over (under) expenditures	(87,294)	10,602	(76,692)
Fund balances - beginning	2,142,363	288,103	2,430,466
Fund balances - ending	\$ 2,055,069	\$ 298,705	\$ 2,353,774

See notes to the financial statements

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ (76,692)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlay as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	12,741
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(565,889)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	469,000
Governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are capitalized and amortized over the estimated life of the Bonds in the government-wide financial statements.	
Amortization of deferred amount on refunding	(42,101)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	6,115
Change in net position of governmental activities	<u>\$ (196,826)</u>

See notes to the financial statements

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Vista Lakes Community Development District ("District") was created on February 7, 2000 by Ordinance 10-32669 of the City of Orlando, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

Debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.



**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)****Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

**Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – roadways	20 - 25
Infrastructure – landscape and other	7 - 20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)**Refundings of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$42,101 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 - DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)****Investments**

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Maturities
US Bank N/A. Open Commercial Paper	\$ 263,975	A-1+	Open-Ended
	<u>\$ 263,975</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. As such, the investments have been reported at amortized cost above.

**NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES**

Interfund receivables and payables at September 30, 2021 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 31,530
Debt service	31,530	-
Total	<u>\$ 31,530</u>	<u>\$ 31,530</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

**NOTE 6 - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<b><u>Governmental activities</u></b>				
Capital assets, not being depreciated				
Land improvements	\$ 8,162,146	\$ -	\$ -	\$ 8,162,146
Total capital assets, not being depreciated	8,162,146	-	-	8,162,146
Capital assets, being depreciated				
Infrastructure - roadways	7,489,325	-	-	7,489,325
Infrastructure - landscape and other	5,254,005	12,741	-	5,266,746
Total capital assets, being depreciated	12,743,330	12,741	-	12,756,071
Less accumulated depreciation for:				
Infrastructure - roadways	4,562,821	299,809	-	4,862,630
Infrastructure - landscape and other	3,694,454	266,080	-	3,960,534
Total accumulated depreciation	8,257,275	565,889	-	8,823,164
Total capital assets, being depreciated, net	4,486,055	(553,148)	-	3,932,907
Governmental activities capital assets	\$ 12,648,201	\$ (553,148)	\$ -	\$ 12,095,053

Depreciation expense was charged to the maintenance and operations function/program.

**NOTE 7 - LONG-TERM LIABILITIES****Series 2017**

In August 2017, the District issued \$8,852,000 of Capital Improvement Revenue Refunding Bonds, which consist of \$3,395,000 Series 2017A-1 Bonds due on May 1, 2032 with interest rate of 3.10% and \$5,457,000 Series 2017A-2 Bonds due on May 1, 2034 consisting of term Bonds with interest rate of 3.15%. The Series 2017 Bonds were issued to refund the outstanding Capital Improvement Revenue Refunding Bonds, Series 2007A-1 and Capital Improvement Revenue Refunding Bonds, Series 2007A-2, including the premiums for a financial guaranty insurance policy and debt service reserve surety bonds. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2017. Principal on the Bonds is to be paid serially commencing May 1, 2018.

The Series 2017 A-1 Bonds and Series 2017A-2 Bonds maturing on or before May 1, 2024 are not redeemable prior to their stated maturity dates. The Series 2017A-1 and Series 2017A-2 Bonds maturing after May 1, 2025 are subject to optional redemption as set forth in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

**NOTE 7 - LONG-TERM LIABILITIES (Continued)****Long-term debt activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017 A-1	\$ 2,836,000	\$ -	\$ 198,000	\$ 2,638,000	\$ 204,000
Series 2017 A-2	4,693,000	-	271,000	4,422,000	280,000
Total	<u>\$ 7,529,000</u>	<u>\$ -</u>	<u>\$ 469,000</u>	<u>\$ 7,060,000</u>	<u>\$ 484,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

September 30,	Governmental Activities		
	Principal	Interest	Total
2022	\$ 484,000	\$ 221,071	\$ 705,071
2023	500,000	205,927	705,927
2024	516,000	190,283	706,283
2025	531,000	174,138	705,138
2026	548,000	157,523	705,523
2027-2031	3,016,000	519,029	3,535,029
2032-2034	1,465,000	84,155	1,549,155
Total	<u>\$ 7,060,000</u>	<u>\$ 1,552,126</u>	<u>\$ 8,612,126</u>

**NOTE 8 – INTERLOCAL AGREEMENT**

In a prior fiscal year, the District entered into an agreement with the City of Orlando, (the “City”), whereby the City agreed to reimburse the District for a portion of the costs relating to certain street lights within the District. In conjunction with this agreement, the District received intergovernmental revenues of \$43,547 during the fiscal year ended September 30, 2021.

**NOTE 9 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 10 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 1,144,339	\$ 1,144,339	\$ 1,146,281	\$ 1,942
Interest income	20,000	20,000	5,931	(14,069)
Intergovernmental revenues	40,000	40,000	43,547	3,547
Miscellaneous	-	-	6,178	6,178
Total revenues	1,204,339	1,204,339	1,201,937	(2,402)
<b>EXPENDITURES</b>				
Current:				
General government	157,816	177,816	194,502	(16,686)
Maintenance and operations	1,120,568	1,150,568	1,081,988	68,580
Capital outlay	-	-	12,741	(12,741)
Total expenditures	1,278,384	1,328,384	1,289,231	39,153
Excess (deficiency) of revenues over (under) expenditures	(74,045)	(124,045)	(87,294)	36,751
<b>OTHER FINANCING SOURCES/(USES)</b>				
Use of fund balance	74,045	124,045	-	(124,045)
Total other financing sources (uses)	74,045	124,045	-	(124,045)
Net change in fund balance	\$ -	\$ -	(87,294)	\$ (87,294)
Fund balance - beginning			2,142,363	
Fund balance - ending			\$ 2,055,069	

See notes to required supplementary information

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
ORANGE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase appropriations and use of fund balance by \$50,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.



**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

Element	Comments
Number of district employees compensated at 9/30/2021	5
Number of independent contractors compensated in September 2021	7
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$5,185
Independent contractor compensation for FYE 9/30/2021	\$16,514
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	See table below
Special assessments collected FYE 9/30/2021	\$1,858,728
Outstanding Bonds:	
Series 2017A-1, due May 1, 2032	see Note 7 page 19 for details
Series 2017A-2, due May 1, 2034	see Note 7 page 19 for details

Unit Type	Operations & Maintenance	Debt Service Series 2017A-1	Unit Type	Operations & Maintenance	Debt Service Series 2017A-2
60' Villa	\$588	\$389	60' Villa-ungated	\$588	\$452
50' Patio	490	318	50' Patio-ungated	490	377
50' Patio	490	318	50' Patio-ungated	490	377
80' Pool	784	495	50' Patio-ungated	490	377
Condo	367	64	60' Villa-ungated	588	452
60' Villa	588	425	80' Manor-gated	784	603
70' Pool	686	495	70' Manor-gated	686	528
			70' Manor-gated	686	528
		<b>Series 2017</b>	Church	686	528
Commercial	\$47,321	\$30,332	Townhomes	367	188
			Condo	367	75



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Vista Lakes Community Development District  
Orange County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Vista Lakes Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 1, 2022.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 1, 2022



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 www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
 Vista Lakes Community Development District  
 Orange County, Florida

We have examined Vista Lakes Community Development District, Orange County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Vista Lakes Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

February 1, 2022



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Vista Lakes Community Development District  
Orange County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Vista Lakes Community Development District, Orange County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated February 1, 2022.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 1, 2022, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Vista Lakes Community Development District, Orange County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Vista Lakes Community Development District, Orange County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

February 1, 2022

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**3E.**

## **RESOLUTION 2022-03**

### **A RESOLUTION REMOVING TRUMAINE EASY AS ASSISTANT TREASURER AND APPOINTING GABRIEL MENA AS ASSISTANT TREASURER OF THE VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Vista Lakes Community Development District desire to remove Trumaine East as Assistant Treasurer and Appoint Gabriel Mena as Assistant Treasurer

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

1. Trumaine Easy is removed as Assistant Treasurer
2. Gabriel Mena is appointed Assistant Treasurer.

Adopted this 7th day of April 2022.

---

Chairman/Vice Chairman

---

Secretary



**3F.**

## RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE ORANGE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Vista Lakes Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orlando in Orange County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Orange County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Paula Edwards, Seat 2, currently held by John DeCrotie, and Seat 3, currently held by Frank J. Sebestyen, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 7th day of April 2022.

**VISTA LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Chairperson, Board of Supervisors

ATTEST:

---

Secretary / Assistant Secretary

**EXHIBIT A****NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Vista Lakes Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 West Kaley Street, Orlando, Florida 32806, Ph.: (407) 836-2070. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Vista Lakes Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Orange County Supervisor of Elections.

**PUBLISH ON OR BEFORE MAY 30, 2022**

# **Fourth Order of Business**

**4B**



5273 Giron Cir  
Kissimmee, FL 32256

407-717-5851  
www.sitexaquatics.com

# Fountain/Aeration Proposal

**February 25, 2022**

Submitted by: Brian Fackler

## VISTA LAKES CDD

Customer: INFRAMARK  
Contact: Mr. BRETT PEREZ  
Address: 313 CAMPUS ST CELEBRATION, FL 34747  
Email: BRETT.PEREZ@INFRAMARK.COM  
Phone: 407.566.4392

The following bid is for 2-Otterbine giant floating fountains w/ RGBW LED lights to Vista Lakes community located in Orlando, Florida.

Service	Cost
<b>Pond #1</b>	
1-10hp 230v/1ph Triad-motor, float, controls, pigtails w/350' 4/4 cable	\$40,913.00
1-6 RGBW MIDI LED light kit w/700' of 12/3 cable	Included
<b>Pond #2</b>	
1-15hp 230v/1ph Triad-motor, floats, controls w/275' 4/4 cable	\$42,749.00
1-6 RGBW MIDI LED light kit w/550' of 12/3 cable	Included
Installation	Included
4-year warranty on Fountains & 2-year warranty on Lights	Included
<b>Total</b>	<b>\$83,662.00</b>

# Terms & Conditions

## Payment

A deposit of 50% (\$41,831.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$41,831.00) due upon 30 days of fountain installation. Overdue accounts may accrue a service charge.

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

## Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

## Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

## Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

<hr/> Accepted By	<hr/> Date	<hr/> <i>Joseph T. Craig</i> President, Sitex Aquatics, Ilc.	<hr/> Date
-------------------	------------	---	------------





# TRIAD

## GIANT FOUNTAIN

- » 4 year all-inclusive warranty, or 5 year warranty when purchased with Sub-Monitor controls.
- » Operates in 40in or 1m of water.
- » Complete package includes assembled unit, power control center, and cable. (No PCC for 50Hz)
- » Fiberglass power control center comes standard with surge arrestor, timer and GFCI. (Exception: Optional EPD for 460V)
- » Cable quick disconnect. (Optional for 60Hz)
- » Wheeled launching system ends the need for hoists and cranes in most applications.
- » Removable screen protects pump from debris, and is easy to clean from the water.
- » Safety tested and listed with ETL, and ETL-C, conforming to UL standards; and carries a CE certification.
- » Optional accessories include Fountain Glo™ 250W, 500W or 1000W light systems; wind controls, and power monitoring Sub-Monitor.

60 HZ	10 HP	15 HP	25 HP
Spray Height (ft)	UPPER: 36 MIDDLE: 18 LOWER: 8	UPPER: 40 MIDDLE: 20 LOWER: 10	UPPER: 50 MIDDLE: 26 LOWER: 12
Spray Diam. (ft)	UPPER: 0.5 MIDDLE: 33 LOWER: 33	UPPER: 0.5 MIDDLE: 37 LOWER: 37	UPPER: 0.5 MIDDLE: 42 LOWER: 42
GPM	300	390	500
Volt/Ph/Amp 3450@60hz	230/1/47 230/3/30 460/3/15	230/1/67 230/3/44 460/3/22	230/3/70 460/3/35

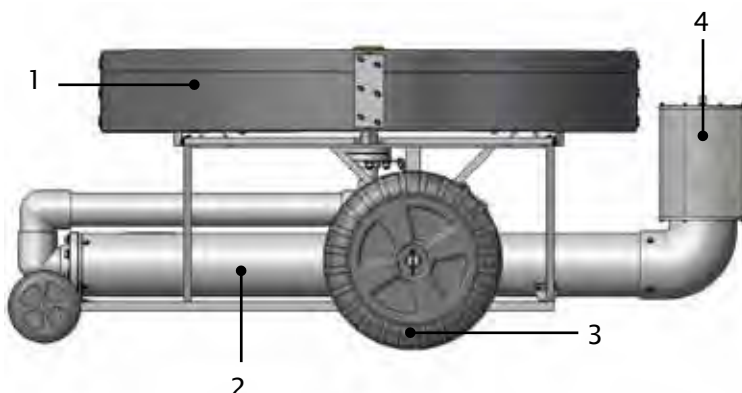
Product specifications and CADs can be found online through [www.otterbine.com](http://www.otterbine.com) or [www.caddetails.com](http://www.caddetails.com).

[www.otterbine.com/triad](http://www.otterbine.com/triad)



Manufactured by: Otterbine® Barebo, Inc. | 3840 Main Road East | Emmaus, PA 18049 U.S.A | PH: 610-965-6018 | Email: [info@otterbine.com](mailto:info@otterbine.com)

### PRODUCT ILLUSTRATION



1. Special polyethylene float allows for easy height adjustment to make it less visible in the water.
2. High quality Grundfos pump and Franklin 3450/2875 RPM motor ensure years of corrosion-resistant, trouble-free run time and no maintenance.
3. Large center wheels assist installation and removal eliminating the need for a crane in most applications.
4. Removable stainless steel intake screen allows for cleaning in the water and protects pump from debris.

Dimensions: 10HP & 15HP = 100in (254cm) x 74in (188cm) x 40in (102cm); 25HP: 120in (305cm) x 90in (229cm) x 40in (102cm) Minimum operating depth is 40in or 1m, with and without lights. See [www.otterbine.com](http://www.otterbine.com) for package details.

COLOR CHANGING MIDI-RGBW LIGHTS

# Fountain Glo™ LIGHTING

**I**ntroducing the latest addition to Otterbine's Fountain Glo lighting family! Created to offer a cost effective solution for adding brilliant color to your fountain lighting package, the Midi-RGBW 9W Light Sets provides thousands of colors with preprogrammed sequences to complement any of our 1HP-5HP Aerating Fountains.

ENCHANTING DISPLAYS INTO THE NIGHT! With thousands of colors to choose from you can create dramatic displays with the pre-programmed sequences, or opt for a more heavenly effect by choosing traditional white.

## MIDI-RGBW LIGHTS (1HP-5HP)

Midi-RGBW Lighting	3	4	6	8
Lamp Wattage (9W) (Total)	27	36	54	72

Includes a 2-year warranty.



Midi-RGBW



MIDI-RGBW LIGHT SET ON 3HP AERATING FOUNTAINS  
Patterns (clockwise top to bottom): Gemini, Phoenix, Equinox.



## di-RGBW Features

- PRE-PROGRAMMED COLOR CHANGING SEQUENCES
- HANDHELD REMOTE
- ADJUST COLOR TEMPERATURE & VIBRANCY
- CHOOSE FROM THOUSANDS OF COLORS
- LONG LASTING - OVER 50,000 OPERATING HOURS
- AVAILABLE IN 3, 4, 6, & 8 LIGHT SETS
- CONSTRUCTED OF 304 STAINLESS STEEL
- COMPLETE WITH 2-YEAR WARRANTY





COLOR CHANGING RGBW LIGHT SETS FOR EVERYONE

# Fountain Glo™ LIGHTING

## MINI-RGBW LIGHTS

SMALL BUT BRIGHT! These 4W RGBW light sets are the perfect accessory to our 1/2HP All-in-One Aerating Fountain.

- Handheld Remote Controls Lights Over 100ft (30m) Away
- Choose from Thousands of Colors or from One of the Pre-programmed Sequences
- Over 50,000 Operating Hours
- Complete with 3-year Warranty

### MINI-RGBW LIGHTS (1/2HP)

Mini-RGBW Lighting	2	3	6
Lamp Wattage (4W) (Total)	8	12	24

Includes a 3-year warranty.



Mini-RGBW



MINI-RGBW LIGHT SET ON A 1/2HP FRACTIONAL DELUXE UNIT  
Patterns (clockwise left to right): Rocket, Phoenix, Gemini.



40W



40W



40W



80W

MAXI-RGBW LIGHTS: 40W Light Sets are ideal for 1HP-5HP units,  
80W for our 10HP-25HP Giant Fountains.

## MAXI-RGBW LIGHTS

PREMIUM FOUNTAIN LIGHTING! Our 40W & 80W RGBW light sets are the ultimate addition to any 1HP-25HP fountain system; and include the following features:

- 24 Pre-programmed Sequences Included
- 1 Control Panel Can Control Up to 8 Light Sets
- Custom Sequences Available
- Manufactured of 316St/St Housings
- Over 70,000 Operating Hours
- Complete with 3-year Warranty

### MAXI-RGBW LIGHTS (1HP-25HP)

Maxi-RGBW Lighting	40W	80W
Lamp Wattage (Total)	150	331

All MaxiRGBW Light Systems include 4 light fixtures. Includes a 3-year warranty.



40W Lamp



80W Lamp

**Learn More About  
this Exciting Product!**

**Contact Your Regional  
Manager Today**

Or visit [www.otterbine.com](http://www.otterbine.com) for a  
complete list of lighting products!



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#### CHARLIE BAREBO, JR.:

Mobile: 610-456-1562

Email: [cwbarebo@otterbine.com](mailto:cwbarebo@otterbine.com)

#### GENERAL INQUIRIES:

Phone: 610-965-6018

Email: [sales@otterbine.com](mailto:sales@otterbine.com)

**Or Call Toll Free (US): 1-800-AER8TER (237-8837), or 1-610-965-6018!**



5273 Giron Cir  
Kissimmee, FL 32256

407-717-5851  
www.sitexaquatics.com

# Fountain/Aeration Proposal

**February 25, 2022**

Submitted by: Brian Fackler

## VISTA LAKES CDD

Customer: INFRAMARK  
Contact: Mr. BRETT PEREZ  
Address: 313 CAMPUS ST CELEBRATION, FL 34747  
Email: BRETT.PEREZ@INFRAMARK.COM  
Phone: 407.566.4392

The following bid is for 2-Otterbine giant floating fountains w/ RGBW LED lights to Vista Lakes community located in Orlando, Florida.

Service	Cost
<b>Pond #1</b>	
1-10hp 230v/1ph Triad-motor, float, controls, pigtails w/350' 4/4 cable	\$40,256.00
1-8 white LED light kit w/700' of 12/3 cable	Included
<b>Pond #2</b>	
1-15hp 230v/1ph Triad-motor, floats, controls w/275' 4/4 cable	\$42,092.00
1-8 white LED light kit w/550' of 12/3 cable	Included
Installation	Included
4-year warranty on Fountains & 2-year warranty on Lights	Included
<b>Total</b>	<b>\$82,648.00</b>

# Terms & Conditions

## Payment

A deposit of 50% (\$41,324.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$41,324.00) due upon 30 days of fountain installation. Overdue accounts may accrue a service charge.

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

## Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

## Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

## Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

<hr/> Accepted By	<hr/> Date	<div style="text-align: center;"><i>Joseph T. Craig</i></div> <hr/> President, Sitex Aquatics, Ilc.	<hr/> Date
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# TRIAD

## GIANT FOUNTAIN

- » 4 year all-inclusive warranty, or 5 year warranty when purchased with Sub-Monitor controls.
- » Operates in 40in or 1m of water.
- » Complete package includes assembled unit, power control center, and cable. (No PCC for 50Hz)
- » Fiberglass power control center comes standard with surge arrestor, timer and GFCI. (Exception: Optional EPD for 460V)
- » Cable quick disconnect. (Optional for 60Hz)
- » Wheeled launching system ends the need for hoists and cranes in most applications.
- » Removable screen protects pump from debris, and is easy to clean from the water.
- » Safety tested and listed with ETL, and ETL-C, conforming to UL standards; and carries a CE certification.
- » Optional accessories include Fountain Glo™ 250W, 500W or 1000W light systems; wind controls, and power monitoring Sub-Monitor.

60 HZ	10 HP	15 HP	25 HP
Spray Height (ft)	UPPER: 36 MIDDLE: 18 LOWER: 8	UPPER: 40 MIDDLE: 20 LOWER: 10	UPPER: 50 MIDDLE: 26 LOWER: 12
Spray Diam. (ft)	UPPER: 0.5 MIDDLE: 33 LOWER: 33	UPPER: 0.5 MIDDLE: 37 LOWER: 37	UPPER: 0.5 MIDDLE: 42 LOWER: 42
GPM	300	390	500
Volt/Ph/Amp 3450@60hz	230/1/47 230/3/30 460/3/15	230/1/67 230/3/44 460/3/22	230/3/70 460/3/35

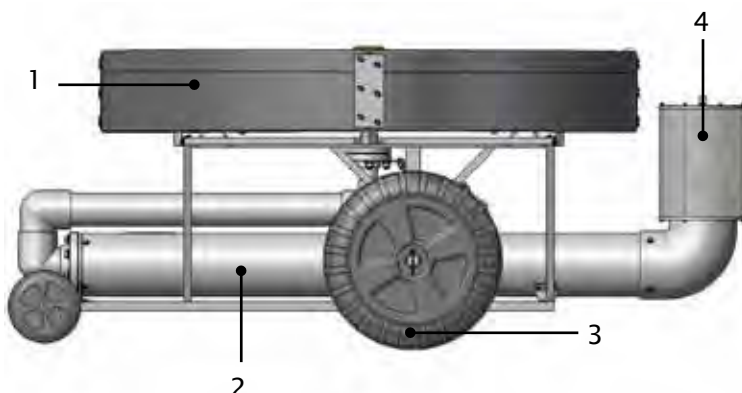
Product specifications and CADs can be found online through [www.otterbine.com](http://www.otterbine.com) or [www.caddetails.com](http://www.caddetails.com).

[www.otterbine.com/triad](http://www.otterbine.com/triad)



Manufactured by: Otterbine® Barebo, Inc. | 3840 Main Road East | Emmaus, PA 18049 U.S.A | PH: 610-965-6018 | Email: [info@otterbine.com](mailto:info@otterbine.com)

### PRODUCT ILLUSTRATION



1. Special polyethylene float allows for easy height adjustment to make it less visible in the water.
2. High quality Grundfos pump and Franklin 3450/2875 RPM motor ensure years of corrosion-resistant, trouble-free run time and no maintenance.
3. Large center wheels assist installation and removal eliminating the need for a crane in most applications.
4. Removable stainless steel intake screen allows for cleaning in the water and protects pump from debris.

Dimensions: 10HP & 15HP = 100in (254cm) x 74in (188cm) x 40in (102cm); 25HP: 120in (305cm) x 90in (229cm) x 40in (102cm) Minimum operating depth is 40in or 1m, with and without lights. See [www.otterbine.com](http://www.otterbine.com) for package details.





# FOUNTAIN GLO™ LED Light Systems



UL Listed  
CE Certified

**NEW PRODUCT**  
by Otterbine®

## Low Energy, High Output LED Low Voltage Light Systems

[www.otterbine.com/led](http://www.otterbine.com/led)

### + Energy Efficient

- 80% Energy Savings Over Traditional MR16 Halogen Lamps
- Low Voltage 6.5W LED Light Pulls Less Than 0.1 Amps

### + Versatile

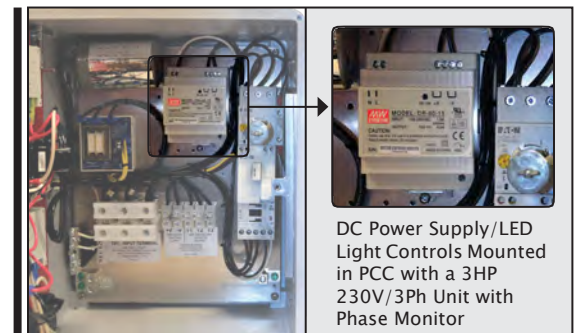
- 2, 4, 6 and 8-light Configurations to Complement Units from 1/2HP to 25HP
- Warm White or Cool/Day White Lamps Available

### + Cost Effective

- Integrating DC Power Supply Allows for Cleaner Power and Longer Cable Runs with Smaller Gauge Cable

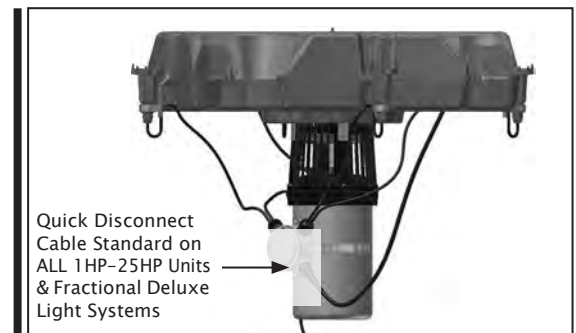
### + Convenient

- All LED Light Systems for 1HP-25HP & Fractional Deluxe Units Come Standard with Cable Quick Disconnect



DC Power Supply/LED Light Controls Mounted in PCC with a 3HP 230V/3Ph Unit with Phase Monitor

DC Power Supply is Mounted in the Power Control Center and Replaces the Traditional Transformer/Junction Box Found in Most Light Systems



Distribution Box Mounted to Side of Unit Allowing for Shallower Operating Depths on Concept 3 Units

#### LED LIGHT MaxIMuM Cable LENgTHs

Lights per Set	16AWG / 1.5mm <sup>2</sup>		12AWG / 4mm <sup>2</sup>	
	Feet	Meters	Feet	Meters
2	650	198	1000	305
4	325	99	700	213
6	225	69	525	160
8*	325	99	700	213

\*Requires two cable runs.

If longer cable runs are needed, contact the factory.



# FOUNTAIN GLO™ LIGHT SYSTEMS

Manufactured by: Otterbine® Barebo, Inc. | 3840 Main Road East | Emmaus, PA 18049 U.S.A | PH: 610-965-6018

## MR 16 LED LIGHT SYSTEMS



Otterbine LED low voltage light systems come with an energy efficient 6.5W bulb that is available in a warm white or cool/day white flood lamp. Options include photocell and colored lenses. Manufactured from corrosion resistant thermal plastics our LED light systems come in 2, 4, 6 and 8 light configurations.

*Recommended for all 1/2HP through 10HP aeration and fountain systems, these systems comply with UL1838 and are CE listed.*

Lights (6.5W LED)	2	4	6	8*
Input Electrical Rating @ 115V 1Ph AC (amps)	.18	.35	.53	.70
Output Electrical Rating @ 12V DC (amps)	1.1	2.2	3.3	4.4
Lamp Wattage (Total)**	13	26	39	52

Lamp Options	2	4	6	8*
Warm White (Lumens)	700	1,400	2,100	2,800
Cool/Day White (Lumens)	970	1,940	2,910	3,880

\*Requires two cable runs.  
50Hz amp draw will be half of what is listed in charts.



MR 16 LED Low Voltage

## HIGH VOLTAGE LIGHT SYSTEMS

Select from either 250 or 500 watt systems to achieve the lighting effect desired for your Otterbine system. These light systems operate off of 115V in 60Hz, or 230V in 50Hz and are manufactured from stainless steel and brass components protecting them in corrosive environments.

*Recommended for our Large Aerating Fountain and Giant Fountain product lines, these systems are ETL & ETL-C approved and can also be used with all 5HP products except High Volume.*



High Voltage

Lights (250W)	2	3	4
Junction Box	1	1	1
Amp Draw (Total)*	4.4	6.6	8.8
Lamp Wattage (Total)	500	750	1000
Candlepower (Total Lumens)	10,000	15,000	20,000

Lights (500W)	4	6	8	12
Junction Box	1	2	2	3
Amp Draw (Total)*	17.6	26.4	35.2	52.8
Lamp Wattage (Total)	2000	3000	4000	6000
Candlepower (Total Lumens)	41,800	62,700	83,600	125,400

\*50Hz amp draw will be half of what is listed in charts.



## PAR 64 HIGH VOLTAGE LIGHT SYSTEMS



Including two lights per set, these systems feature 1000W bulbs that are capable of illuminating our most impressive patterns. Manufactured of stainless steel and brass, these light sets operate on 115V and are available for 60Hz markets.

*Safety tested and approved by ETL & ETL-C and recommended for our Large Aerating Fountain and Giant Fountain product lines, and are not intended for 5HP High Volumes. Colored lens and sequencing packages are not available for these systems.*

Lights (1000W)	2
Amp Draw (Total)*	17.6
Lamp Wattage (Total)	2000
Candlepower (Total Lumens)	38,800



Par 64 High Voltage



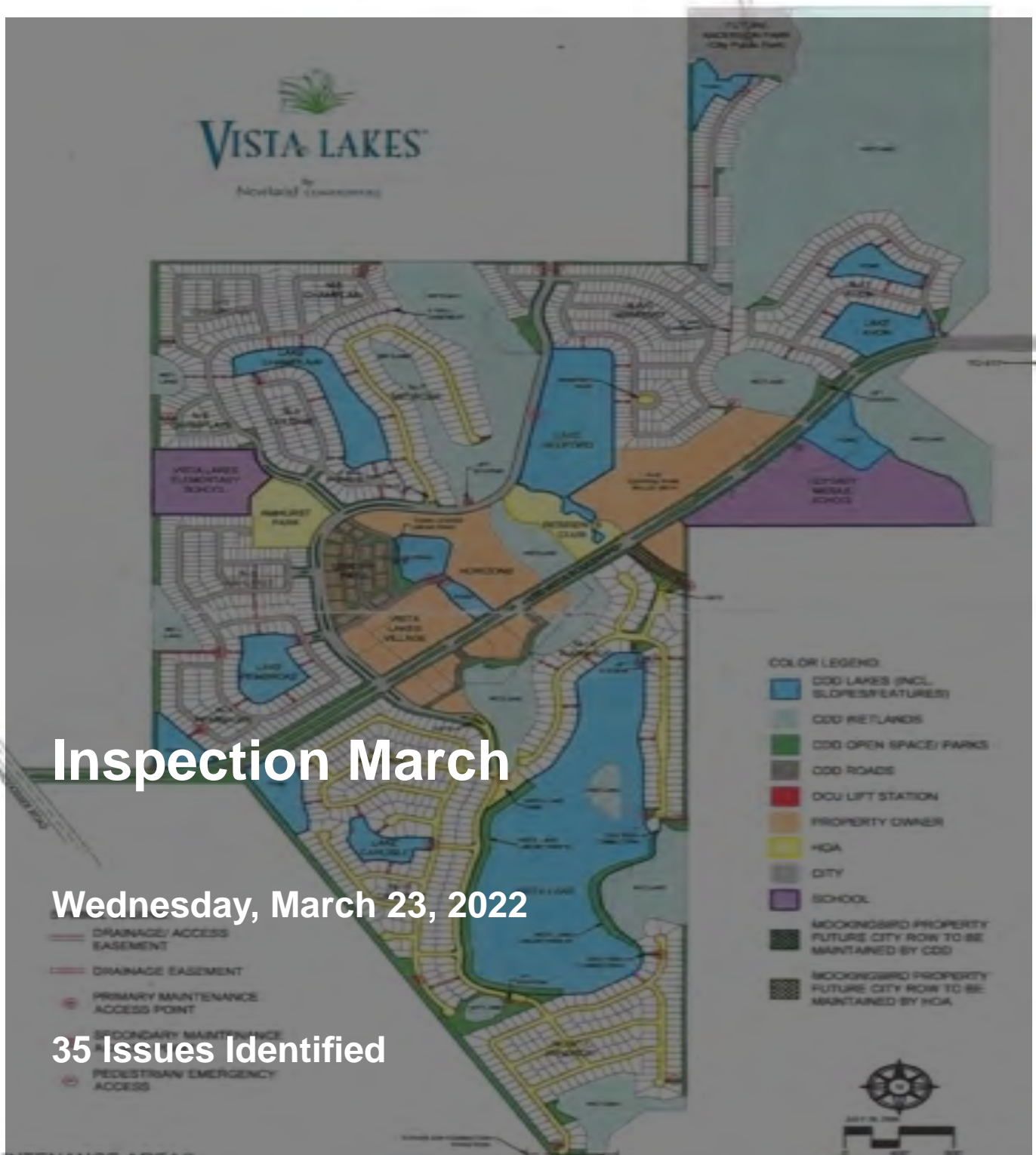
# **Fifth Order of Business**

**5Ci.**

# Inspection March

Wednesday, March 23, 2022

35 Issues Identified





### Item 1

Vista Lakes



### Item 2

Bayboro Ct Wood Fence

Behind Bayboro Ct wood fence owner of the house 6540 Bayboro Ct dumped a tree about a year ago and there no access for the landscaping company to cut the grass.





### Item 3

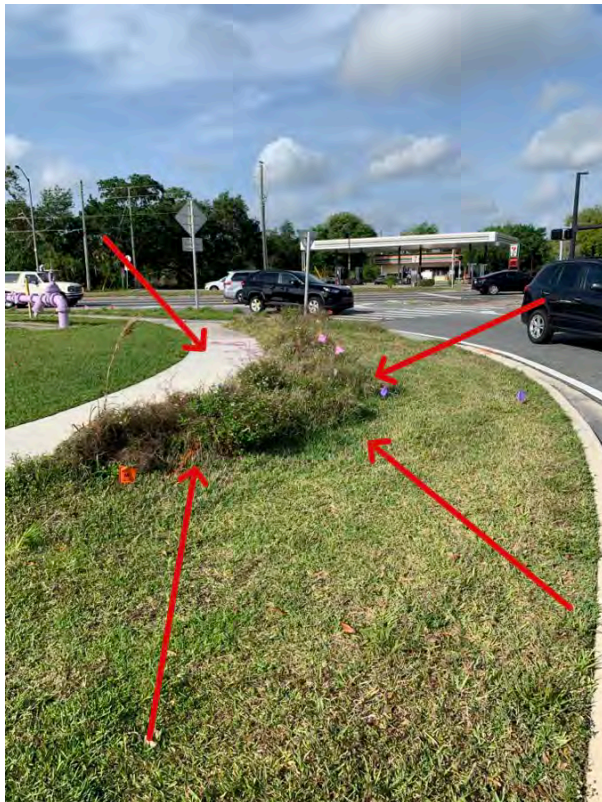
Assigned to Servello

Island Across From Arbys

Overgrown plants over the curb.

Dirt and roots are covering the

curb at the island



### Item 4

Assigned to Servello

Grass between Lee Vista Blvd and

Narcoossee Rd needs to be

trimmed



#### Item 5

##### Assigned to Servello

Broken Irrigation Box Concrete  
Never Done

In front of Walgreens. After around two years concrete panel was removed to fix the irrigation pipes and concrete never got repaired.



#### Item 6

##### Pond#5

Fountain at pond#5 it's been working good after the motor replace.





Item 7

Assigned to Servello

Dead Tree

Tree is falling apart behind 8433

Lake Carlisle Blvd brick fence.



Item 8

Assigned to Servello

Palm trees have never got trimmed





#### Item 9

Assigned to Servello

Spanish Moss

All over the community we can find Spanish moss covering crape myrtle trees. They need to be cleaned.



#### Item 10

Assigned to Servello

Dry Bushes

Behind 6592 Bayboro Ct brick fence some small trees are dead and need to be replace or removed.





Item 11

Assigned to Servello

Plant overgrown behind 6600  
brick fence needs to be removed.



Item 12

Assigned to Servello

Bushes behind 6542 Lake  
Pembroke are getting covered  
with weeds and in more  
sections at Lee Vista Blvd





**Item 13**

**Assigned to Servello**

Vista Lakes Monument Wall

To much plants overgrown Behind  
Vista Lakes monument wall needs  
to be trimmed



**Item 14**

Vista Park Blvd

Brick wall at Vista Park Blvd will be  
pressure washed in next few days.





**Item 15**

8553 Lake Windham Ave

When the owner of the house drains the pool always kill all the sod behind the brick wall.



**Item 16**

Assigned to Servello

Island Across From Tennis Court

Around 8 trinettes missing for over two weeks.



**Item 17**

**Assigned to Servello**

Tress Next To Oddyssey School  
Monitor new flush of growth,provide  
proposal for removal if trees don't  
flush out



**Item 18**

**Assigned to Servello**

**Damaged Turf**

Concrete truck used to to fill  
concrete footing damaged the  
sod at Covington Cove Way.





Item 19

Avon Fountain

Water level at Avon fountain is too low. Contractor was notified.



Item 20

Assigned to Servello

Empty Space

I know there's a proposal for the trinettes in front of the fountain and have never been completed.



### Item 21

#### Water Leak

Kelly explained that they haven't found the leak.



### Item 22

#### Assigned to Servello

#### Avon Exit

Missing tree at the Avon exit monument wall.





**Item 23**

Irrigation Water Leak

I have reported twice before and nothing has happened.



**Item 24**

Assigned to Servello

Fountain Drain Pipe

New pipe has been installed but contractors never put new sod.



Item 25

Assigned to Servello

Oddyssey Walking Path

I don't know what the status in this area with the irrigation or trees.



Item 26





Item 27  
Assigned to Servello  
Broken Sprinkler  
Amhurst exit monument wall.



Item 28  
Assigned to Servello  
Broken Sprinkler  
Pembroke entrance monument wall





### Item 29

Broken Pipe

Behind Pembroke exit monument wall



### Item 30

Wood fence

Westcott Shore Dr fence needs some work.

I will repair the wood fence in the next few days.





### Item 31

#### Water Leak

Assigned To Orange County

Irrigation main back-flow has a water leak and the seal needs to be replaced.



### Item 32

#### Trash Behind Bushes

Trash Behind Avon monument wall has been removed





**Item 33**

Behind Houses

Everything looks good behind  
Florence Harbor Dr houses



**Item 34**

Small Dock

Will be cleaned next month



**Item 35**

**Assigned to Servello**

Vista Park Blvd

Wetland 21 needs some tree removal and push back around 5ft to 10ft

A handwritten signature in black ink, appearing to read 'Jorge A Baez'.

Jorge A Baez  
Inframark



## Service History Report

February 11, 2022  
50097

### Vista Lakes CDD

Date Range: 01/01/22..01/31/22

Toll Free: (888) 480-5253  
Fax: (888) 358-0088  
www.solitudelakemanagement.com

=====

<b>Service Date</b>	<b>1/7/2022</b>	<b>0486280</b>
<b>No.</b>	PI-A00742336	
<b>Order No.</b>	SMOR-550392	
<b>Contract No.</b>	SVR49515	

**Technician Name and State License #s**

Scott Dye

Service Item #	Description	Lake No.	Lake Name
<b>0486280-LAKE-ALL</b>	<b>Vista Lakes Cdd-Lake-ALL</b>	14	Vista Lakes Cdd-Lake-ALL
Technician's Comments:	Called Jorge today to check in, but he was on vacation. Treated all ponds for algae and submerged weeds today. It was very windy, so unable to spray shoreline grasses today. Water levels were lower than usual, but ponds are looking good. Thank you, Scott		
General Comments:	Inspected Lake		
Inspected for algae			Treated
Inspected for Aquatic Weeds			OK
Inspected for Undesirable Shoreline Vegetation			Treated
Lake & Pond Monitoring			OK

=====

<b>Service Date</b>	<b>1/19/2022</b>	<b>0486280</b>
<b>No.</b>	PI-A00744569	
<b>Order No.</b>	SMOR-555231	
<b>Contract No.</b>	SVR49515	

**Technician Name and State License #s**

Scott Dye

Service Item #	Description	Lake No.	Lake Name
<b>0486280-LAKE-ALL</b>	<b>Vista Lakes Cdd-Lake-ALL</b>	14	Vista Lakes Cdd-Lake-ALL
Technician's Comments:	Treated all ponds for shoreline grasses, algae, and submerged weeds today. Water level was very low which allowed me to be able to spray the exposed banks. Ponds are looking very good, only 1 or 2 that still need submerged worked on. Thank you, Scott		
General Comments:	Inspected Lake		
Inspected for algae			
Inspected for Aquatic Weeds			
Inspected for Undesirable Shoreline Vegetation			Treated
Lake & Pond Monitoring			OK

=====

<b>Service Date</b>	<b>1/26/2022</b>	<b>0486280</b>
<b>No.</b>	PI-A00746794	
<b>Order No.</b>	SMOR-552181	
<b>Contract No.</b>	SVR54722	

**Technician Name and State License #s**

Christian Huke  
Greg Baxter  
Kaleb Stamets

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-001</b>	<b>Vista Lakes VTX Aerator 1 Site #15- Aer.</b>		Site #15- Aer.
Technician's Comments:	1/26/2022 Completed #15 aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-002</b>	<b>Vista Lakes VTX Aerator 2 Site #7 - Aer.</b>		Site #7 - Aer.
Technician's Comments:	1/26/2022 Completed #7 aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-003</b>	<b>Vista Lakes VTX Aerator 3 Site #3 - Aer.</b>		Site #3 - Aer.
Technician's Comments:	1/26/2022 Completed #3 aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-004</b>	<b>Vista Lakes VTX Aerator 4 Site #12 - Aer.</b>		Site #12 - Aer.
Technician's Comments:	1/26/2022 Completed #12 aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK

Lubricate Hinges, Barrel Lock, And Cooling Fan OK

Test And Reset GFI Circuitry OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-005</b>	<b>Vista Lakes VTX Aerator 5 Site #14 - Aer.</b>		Site #14 - Aer.
Technician's Comments:	1/26/2022 Completed #14 Aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	120
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-006</b>	<b>Vista Lakes VTX Aerator 6 Site #13 - Aer.</b>		Site #13 - Aer.
Technician's Comments:	1/26/2022 Completed #13 aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-007</b>	<b>Vista Lakes VTX Aerator 7 Site #10B - Main - Aer.</b>		Site #10B - Main - Aer.
Technician's Comments:	1/26/2022 Completed #10 (Main) aeration service. One compressor is down, quote for repair has not been approved. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	12	Aerator Voltage	120
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-008</b>	<b>Vista Lakes VTX Aerator 8 Site #1 - Aer.</b>		Site #1 - Aer.
Technician's Comments:	1/26/2022 Completed #1 aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK



Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-009</b>	<b>Vista Lakes VTX Aerator 9 Site #4 - Aer.</b>		Site #4 - Aer.
Technician's Comments:	1/26/2022 Completed #4 aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-010</b>	<b>Vista Lakes VTX Aerator 10 Site #6 - Aer.</b>		Site #6 - Aer.
Technician's Comments:	1/26/2022 Completed #6 aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-AERATOR-011</b>	<b>Vista Lakes VTX Aerator 11 Site #10b - Lagoon</b>		Site#10B - Lagoon - Aer.
Technician's Comments:	1/26/2022 Completed #10 (Lagoon) aeration service. Thank you, Greg		
General Comments:	Serviced Aeration System		
Aerator Amps	6	Aerator Voltage	115
Air Delivery Tubing	OK	Air Filter	OK
Control Valves	OK	Cooling Fan	OK
Diffusers Fixed/Replaced	No	Diffusers Running	Yes
Inlet Check Valve	OK	Muffler Jar	OK
Pressure	OK	Pressure Gauge	OK
Pressure Relief Valve	OK	Inspect and clean cabinet interior	OK
Lubricate Hinges, Barrel Lock, And Cooling Fan	OK	Test And Reset GFI Circuitry	OK

Service Item #	Description	Lake No.	Lake Name
<b>0486280-FOUNTAIN-001</b>	<b>Vista Lakes VTX Fountain 1 Site #2 - Ftn.</b>		Site #2 - Ftn.
Technician's Comments:	1/26/2022 Completed #2 fountain service. Replaced 1 Par 56 bulb. Thank you,Greg and Kaleb		
General Comments:	Serviced Fountain		
Fountain Amps	25	Fountain Voltage	204

GFCI Breaker Test	OK	Control Breaker	OK
Contactora (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK
Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	12.7
Lighting Voltage	119	No. of Lights Burned Out	1
No. of Lights Replaced	1	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		

Service Item #	Description	Lake No.	Lake Name
<b>0486280-FOUNTAIN-002</b>	<b>Vista Lakes VTX Fountain 2 Site #5 - Ftn.</b>		Site #5 - Ftn.
Technician's Comments:	1/26/2022 Completed #5 fountain service. Replace 2 Par 56 bulbs. Thank you,Greg and Chris		
General Comments:	Serviced Fountain		
Fountain Amps	24	Fountain Voltage	243
GFCI Breaker Test	OK	Control Breaker	OK
Contactora (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK
Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	12.4
Lighting Voltage	121	No. of Lights Burned Out	2
No. of Lights Replaced	2	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		

Service Item #	Description	Lake No.	Lake Name
<b>0486280-FOUNTAIN-003</b>	<b>Vista Lakes VTX Fountain 3 Site #6 - Ftn.</b>		Site #6 - Ftn.
Technician's Comments:	1/26/2022 Completed #6 fountain service. Thank you, Greg and Chris		
General Comments:	Serviced Fountain		
Fountain Amps	24.2	Fountain Voltage	242
GFCI Breaker Test	OK	Control Breaker	OK
Contactora (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK
Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	8.3
Lighting Voltage	116	No. of Lights Burned Out	0
No. of Lights Replaced	0	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		

Service Item #	Description	Lake No.	Lake Name
<b>0486280-FOUNTAIN-004</b>	<b>Vista Lakes VTX Fountain 4 Site #7- Ftn.</b>		Site #7- Ftn.
Technician's Comments:	1/26/2022 Completed #7 fountain service. Replaced 1 run capacitor. Thank you,Greg and Chris		
General Comments:	Serviced Fountain		
Fountain Amps	24.6	Fountain Voltage	236

GFCI Breaker Test	OK	Control Breaker	OK
Contactor (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK
Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	6.8
Lighting Voltage	119	No. of Lights Burned Out	0
No. of Lights Replaced	0	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		

Service Item #	Description	Lake No.	Lake Name
<b>0486280-FOUNTAIN-005</b>	<b>Vista Lakes VTX Fountain 5 Site #8 - Ftn.</b>		Site #8 - Ftn.
Technician's Comments:	1/26/2022 Completed #8 fountain service. Replaced 1 Par 56 bulb. Thank you,Greg, Chris and Kaleb		
General Comments:	Serviced Fountain		
Fountain Amps	34	Fountain Voltage	240
GFCI Breaker Test	OK	Control Breaker	OK
Contactor (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK
Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	14.2
Lighting Voltage	120	No. of Lights Burned Out	1
No. of Lights Replaced	1	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		

Service Item #	Description	Lake No.	Lake Name
<b>0486280-FOUNTAIN-006</b>	<b>Vista Lakes 15hp - Chickasaw Trail Site 10B</b>		Chickasaw Trail
Technician's Comments:	1/26/2022 Completed #10B (Main) fountain service. Thank you, Greg and Kaleb		
General Comments:	Serviced Fountain		
Fountain Amps	74	Fountain Voltage	220
GFCI Breaker Test	OK	Control Breaker	OK
Contactor (Starter)	OK	Motor Overload	OK
Fountain Power Cable	OK	Fuses	OK
Fountain-Timer	OK	Shaft Propeller Impeller	OK
Clean Debris Screen	OK	Clean Nozzles	OK
Fountain Disconnect	OK	Lighting Amps	1.8
Lighting Voltage	111	No. of Lights Burned Out	0
No. of Lights Replaced	0	Clean Lights	OK
Lighting Timer	OK	Lighting Power Cable	OK
Fixtures	OK	Lenses/Seals	OK
Lighting Disconnect	OK		



## Service History Report

March 8, 2022  
50097

### Vista Lakes CDD

Date Range: 02/01/22..02/28/22

Toll Free: (888) 480-5253  
Fax: (888) 358-0088  
www.solitudelakemanagement.com

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<b>Service Date</b>	<b>2/4/2022</b>	<b>0486280</b>
<b>No.</b>	PI-A00757279	
<b>Order No.</b>	SMOR-559957	
<b>Contract No.</b>	SVR49515	

**Technician Name and State License #s**

Scott Dye (FL-CM26069)

Service Item #	Description	Lake No.	Lake Name
<b>0486280-LAKE-ALL</b>	<b>Vista Lakes Cdd-Lake-ALL</b>	14	Vista Lakes Cdd-Lake-ALL
Technician's Comments:	Treated pond 9 for shoreline grasses, also treated ponds 1,2,3,4,5,6,7, and 10b for algae, shoreline grasses and submerged weeds today. Water levels were low, ponds are looking good. Thank you, Scott		
General Comments:	Inspected Lake		
Inspected for algae			Treated
Inspected for Aquatic Weeds			OK
Inspected for Undesirable Shoreline Vegetation			Treated
Lake & Pond Monitoring			OK

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<b>Service Date</b>	<b>2/23/2022</b>	<b>0486280</b>
<b>No.</b>	PI-A00761988	
<b>Order No.</b>	SMOR-564478	
<b>Contract No.</b>	SVR49515	

**Technician Name and State License #s**

Scott Dye (FL-CM26069)

Service Item #	Description	Lake No.	Lake Name
<b>0486280-LAKE-ALL</b>	<b>Vista Lakes Cdd-Lake-ALL</b>	14	Vista Lakes Cdd-Lake-ALL
Technician's Comments:	Treated all ponds for shoreline grasses and algae as needed today. Ponds are looking good. Thank you, Scott		
General Comments:	Inspected Lake		
Inspected for algae			
Inspected for Aquatic Weeds			
Inspected for Undesirable Shoreline Vegetation			Treated
Lake & Pond Monitoring			OK

**5Ciia**



Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1/5/22
Technician Jason

Irrigation Controller		
Location	Clock "C"	
Current Time		
Rain Sensor	<input checked="" type="radio"/> Y	N
In "On" position	<input checked="" type="radio"/> Y	N
Start Time A	AM PM	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTHFSA SU	
Connection Point		
Location	S/S Bank	
Source	<input checked="" type="radio"/> City	Well
Back Flow	<input checked="" type="radio"/> Y	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Head Type	R	PU	R/PU	PU	PU	PU	PU	PU	PU	PU	R	PU	PU	PU	PU	PU	PU	PU
Run Time	45	20	45	20	20	20	20	20	20	20	45	20	20	20	20	20	20	0
Plant Type	Turf	/	/	/	/	/	/	/	/	/	/	/	/	/		/	/	
	Shrub	/	/	/						/	/	/	/					
	Annual																	
Pipes	Mainline break																	
	Lateral line break																	
Valves	Zone Not Responding														1			
	Valve Leaking																	
	Zone stuck open																	
Broken Heads	Replace Nozzle											1	1	1				
	6" Pop Up				3	2	5	1	2	2		2	3	2		5	1	
	12" Pop Up																	
	Riser																	
Adjustments	Rotor																	
	Adjust pattern																	
	Capped						1B											
	Raised / Lowered																	
Location	Island fnt CH																	
	Island fnt CH																	
	Island rt CH																	
	RS CH ent																	
	Fnt of CH																	
	Far lt of CH																	
	RS ent to Horizons																	
	LS ent to Horizons																	
	Island between Horizons & Publix																	
	Island between Horizons & Publix																	
	RS Publix ent																	
	LS Publix ent																	
	Front of Dairy Queen																	
	Mid Island rt side Horizon																	
	Mid Island across rt Horizon																	

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
4	Mid and end zone at road				3	15		3					Min/Hr
5	Mid zone sidewalk end zone road				2	15		2					Min/Hr
6	Mid and end zone road				5	10		5					Min/Hr
7	Mid zone at road				1	15		1					Min/Hr
8	Mid road, end sidewalk				2	15		2					Min/Hr





## Irrigation Maintenance Check

Vista Lakes CDD
<b>Job # 10126</b>
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 11/5/22
Technician Jason

Irrigation Controller		
Location	Clock "C"	
Current Time		
Rain Sensor	<input checked="" type="checkbox"/>	N
In "On" position	<input checked="" type="checkbox"/>	N
Start Time A	AM PM	
Run Days	MTWTHFSASU	
Start Time B	AM PM	
Run Days	MTWTHFSASU	
Connection Point		
Location	S/3 Bank	
Source	<input checked="" type="checkbox"/> City	Well
Back Flow	<input checked="" type="checkbox"/> Y	N

Controller	Zone	18	19		21		23	24	25	26	27	28	29	30				
Head Type	R	PU																
Run Time	45	20																
Plant Type	Turf	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>															
Shrub	<input checked="" type="checkbox"/>																	
Annual																		
Pipes	Mainline break																	
Lateral line break																		
Valves	Zone Not Responding																	
Valve Leaking																		
Zone stuck open																		
Broken Heads	Replace Nozzle																	
6" Pop Up		2																
12" Pop Up																		
Riser																		
Rotor	<input checked="" type="checkbox"/>																	
Adjustments	Adjust pattern																	
Capped																		
Raised / Lowered																		
Location																		

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
9	End zone				2	15	1	1					Min/Hr
11	Start and mid at road, mid road nozzle				2	15		3					Min/Hr
12	Mid road, mid road and sidewalk, nozzle road				3	15		4					Min/Hr
13	Start road end sidewalk, end sidewalk nozzle				2	15		3					Min/Hr
15	Start mid end road and sidewalk				5	15		5					Min/Hr
16	Start at road				1	15		1					Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 11/5/22
Technician Jason

Irrigation Controller		
Location	Pool Area "R"	
Current Time		
Rain Sensor	Y	N
In "On" position	Y	N
Start Time A	8 AM PM	
Run Days	MTWTFSA SU	
Start Time B	AM PM	
Run Days	MTWTFSA SU	
Connection Point		
Location	At garage	
Source	City	Well
Back Flow	Y	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Type	R/PU	PU	PU	PU	PU	PU	R	R	PU/R		PU/B	PU	R/B	PU	PU		PU/B
Run Time	0	20	20	20	20	20	0	40	0	0	20	20	40	20	20	0	20
Plant Type	Turf					✓		✓			✓	✓	✓	✓	✓		✓
Shrub		✓	✓	✓	✓	✓		✓			✓	✓	✓	✓	✓		✓
Annual											✓						
Pipes	Mainline break																
Lateral line break																	
Valves	Zone Not Responding																
Valve Leaking																	
Zone stuck open																	
Broken Heads	Replace Nozzle				✓												
6" Pop Up																	
12" Pop Up																	
Riser																	
Rotor																	
Adjustments	Adjust pattern																
Capped																	
Raised / Lowered																	
Location		Open	Parking lot by garage	Rt side Slide	Dock	Open	Fit Room	PG	Open	Open	Flower Pots	Back of pool	Back of pool	Back of pool	Back of pool	Back of pool	Back of pool

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
4	Mid zone					5		1					
11	Mid zone at gate	1				15		1					Min/Hr
14	Start zone at new plants												Min/Hr
													Min/Hr
													Min/Hr





Irrigation Maintenance Check

Vista Lakes CDD	
Job # 10126	
6204-6206 Bristol Channel Way Orlando 32829	
Preapproval Authorization : In contract	
Date of Inspection	1/5/22
Technician	Jason

Irrigation Controller		
Location	Recreation Area "T"	
Current Time		
Rain Sensor	Y	N
In "On" position	Y	N
Start Time A	AM PM	
Run Days	M T W T H F S A S U	
Start Time B	AM PM	
Run Days	M T W T H F S A S U	
Connection Point		
Location		
Source	City	Well
Back Flow	Y	N

\*Due to construction \*

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Head Type	PU	PU	PU	PU	R	PU	PU	R	R	R	PU	PU	R	R	R	
	Run Time	15	20	20	15	50	0	0	0	0	0	0	20	45	45	45	
Plant Type	Turf	✓	✓	✓	✓	✓							✓	✓	✓	✓	
	Shrub	✓	✓	✓	✓												✓
	Annual	✓			✓												
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding																
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle												1				
	6" Pop Up			4													
	12" Pop Up																
	Riser																
	Rotor																
Adjustments	Adjust pattern																
	Capped																
	Raised / Lowered																
Location		Entry Rd Center Isla	Around Pond	Exit side sidewalk	Club House	Pond Rt of Club Hou	Tennis Court Parking	Tennis Court	Tennis Court		Tennis Court	Tennis Court Sidewa	Back sidewalk to Ch	Open field by Pool	Lt side of Pool	Chickasaw	

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
3	Start, mid, end zone				4	15/10		1/2		1			Min/Hr
12	End zone					15		1					Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1-14-22
Technician Jason

Irrigation Controller		
Location	Lake Champlain Lane "O"	
Current Time		
Rain Sensor	<input checked="" type="radio"/> Y	<input type="radio"/> N
In "On" position	<input checked="" type="radio"/> Y	<input type="radio"/> N
Start Time A	9:45 AM PM	
Run Days	MTWTFSA SU	
Start Time B	AM PM	
Run Days	MTWTFSA SU	
Connection Point		
Location	At clock	
Source	<input checked="" type="radio"/> City	<input type="radio"/> Well
Back Flow	<input checked="" type="radio"/> Y	<input type="radio"/> N

Controller	Zone	1	2	3	4	5	6	7	8								
	Head Type	PU	PU	PU	PU	PU	PU	PU	PU								
	Run Time	15	15	15	15	15	15	15	15								
Plant Type	Turf	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
	Shrub	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>												
	Annual																
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding																
	Valve Leaking		1														
	Zone stuck open																
Broken Heads	Replace Nozzle																
	6" Pop Up																
	12" Pop Up																
	Riser																
Adjustments	Rotor																
	Adjust pattern																
	Capped																
Location	Raised / Lowered																

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1-14-22
Technician Jason

Irrigation Controller		
Location	Newport - Chickasaw "L" Left behind Newport Sign	
Current Time		
Rain Sensor	(Y)	N
In "On" position	(Y)	N
Start Time A	9 AM PM	
Run Days	M T W T H F S A S U	
Start Time B	AM PM	
Run Days	M T W T H F S A S U	
Connection Point		
Location	512 Bank	
Source	City	Well
Back Flow	(Y)	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Head Type	PU	PU	PU	PU	PU	PU	PU	PU	PU/R	PU	PU	PU/R	R	PU	pu	R	PU
Run Time	30	30	15	30	15	20	15	45	15	0	45	15	15	15	15	45	15
Plant Type	Turf	✓	✓	✓	✓	✓	✓	✓	✓			✓		✓	✓	✓	✓
	Shrub	✓	✓	✓	✓		✓	✓						✓	✓		✓
	Annual	✓	✓		✓												✓
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding									1	1		1				
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle					1		3									
	6" Pop Up		2			6		1				1					1
	12" Pop Up																
	Riser																
	Rotor																
Adjustments	Adjust pattern																
	Capped																
	Raised / Lowered																
Location		Clock													Mid pond Rt Ent at rd	Field Fence	

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr





Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1-14-22
Technician Jason

Irrigation Controller	
Location	Newport - Chickasaw "L"
Current Time	
Rain Sensor	<input checked="" type="radio"/> Y <input type="radio"/> N
In "On" position	<input checked="" type="radio"/> Y <input type="radio"/> N
Start Time A	9 AM PM
Run Days	MTWTHFSA SU
Start Time B	AM PM
Run Days	MTWTHFSA SU
Connection Point	
Location	5/3 Bank
Source	<input checked="" type="radio"/> City <input type="radio"/> Well
Back Flow	<input checked="" type="radio"/> Y <input type="radio"/> N

Controller	Zone	17	18	19	20	21	22	23	24	25							
	Head Type	PU	PU	PU	PU	PU	R/PU	PU	PU	PU							
	Run Time	15	15	15	20	15	15	15	15	15							
Plant Type	Turf	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
	Shrub		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>							
	Annual							<input checked="" type="checkbox"/>									
Pipes	Mainline break						1										
	Lateral line break						#										
Valves	Zone Not Responding			1													
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle	1				1											
	6" Pop Up	2			2												
	12" Pop Up																
	Riser																
	Rotor																
Adjustments	Adjust pattern																
	Capped																
	Raised / Lowered																
Location		Lt of field															

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1/20/22
Technician Jason

Irrigation Controller		
Location	Newport Park "Q"	
Current Time		
Rain Sensor	Y	N
In "On" position	Y	N
Start Time A	11:30 AM PM	
Run Days	MTWTFSA SU	
Start Time B		
Run Days	MTWTFSA SU	
Connection Point		
Location	5/3 Bank	
Source	City	Well
Back Flow	Y	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	NODE			
	Head Type	PU	PU	PU	PU	R	R	PU	R	PU	PU	R	PU				
	Run Time	15	15	15	15	30	30	15	30	15	15	30	20				
Plant Type	Turf	/		/	/	/			/	/			/				
	Shrub								/				/				
	Annual																
Pipes	Mainline break																
	Lateral line break					1											
Valves	Zone Not Responding		1				1	1			1	1					
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle																
	6" Pop Up	2		1													
	12" Pop Up																
	Riser																
Adjustments	Rotor																
	Adjust pattern																
	Capped																
Location	Raised / Lowered																

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD	
Job # 10126	
6204-6206 Bristol Channel Way Orlando 32829	
Preapproval Authorization : In contract	
Date of Inspection	1-20-22
Technician	Jason

Irrigation Controller	
Location	Vista Lakes Blvd "B"
Current Time	
Rain Sensor	<input checked="" type="radio"/> Y <input type="radio"/> N
In "On" position	<input checked="" type="radio"/> Y <input type="radio"/> N
Start Time A	9 AM PM
Run Days	M T W T H F S A S U
Start Time B	AM PM
Run Days	M T W T H F S A S U
Connection Point	
Location	S13 Bank
Source	<input checked="" type="radio"/> City <input type="radio"/> Well
Back Flow	<input checked="" type="radio"/> Y <input type="radio"/> N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12				
	Head Type	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU				
	Run Time	20	20	20	20	20	20	20	20	20	20	20					
Plant Type	Turf	/	/	/	/	/	/	/	/	/	/	/					
	Shrub																
	Annual																
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding																
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle											1					
	6" Pop Up	1				1			1	1	2						
	12" Pop Up																
	Riser																
Adjustments	Rotor																
	Adjust pattern																
	Capped																
Location	Raised / Lowered																

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr





Irrigation Maintenance Check

Vista Lakes CDD	
Job # 10126	
6204-6206 Bristol Channel Way Orlando 32829	
Preapproval Authorization : In contract	
Date of Inspection	1-20-22
Technician	Jason

Irrigation Controller		
Location	Vista Lakes Blvd "B"	
Current Time		
Rain Sensor	(Y)	N
In "On" position	(Y)	N
Start Time A	9 AM (PM)	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTHFSA SU	
Connection Point		
Location	S13 Bank	
Source	(City)	Well
Back Flow	(Y)	N

Controller	Zone	13	14	15	16	17	18	19	20	21	22	23	24				
	Head Type	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU				
	Run Time				20	20	20	20	20	20	20	20	20				
Plant Type	Turf				✓	✓	✓	✓	✓	✓	✓	✓	✓				
	Shrub								✓								
	Annual																
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding																
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle					2											
	6" Pop Up				2		3										
	12" Pop Up																
	Riser																
Adjustments	Rotor																
	Adjust pattern																
	Capped																
Location	Raised / Lowered																

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD	
Job # 10126	
6204-6206 Bristol Channel Way Orlando 32829	
Preapproval Authorization : In contract	
Date of Inspection	1-20-22
Technician	Jason

Irrigation Controller		
Location	Vista Lakes Blvd "B"	
Current Time		
Rain Sensor	(Y)	N
In "On" position	(Y)	N
Start Time A	9 AM PM	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTHFSA SU	
Connection Point		
Location	S13 Banks	
Source	(City)	Well
Back Flow	(Y)	N

		NODE															
Controller	Zone	25	26	27	28	29	30	31	32	33	34	35	36	37			
	Head Type	PU	PU	PU	R/PU	R/PU	R	PU	R	R	PU	PU	PU	PU			
	Run Time	20	20	20	45	45	45	20	45	45	20						
Plant Type	Turf	✓	✓	✓		✓	✓	✓	✓	✓							
	Shrub						✓	✓	✓	✓							
	Annual																
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding				1						1						
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle																
	6" Pop Up																
	12" Pop Up																
	Riser																
Adjustments	Rotor					2	1		1								
	Adjust pattern																
	Capped																
Location	Raised / Lowered																
				Across from fountain													

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr





Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1/20/22
Technician Jason

Irrigation Controller		
Location	Chickasaw Blvd "K"	
Current Time		
Rain Sensor	Y	N
In "On" position	Y	N
Start Time A	10 AM PM	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTHFSA SU	
Connection Point		
Location	5/3 Bunk	
Source	City	Well
Back Flow	Y	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Head Type	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
	Run Time	15	15	15	15	0	15	15	15	15	15	15	15	15	0	15	0	0	0	15
Plant Type	Turf	✓		✓	✓		✓						✓	✓		✓				✓
	Shrub																			
	Annual																			✓
Pipes	Mainline break																			
	Lateral line break																			
Valves	Zone Not Responding		1			1									1		1	1	1	
	Valve Leaking																			
	Zone stuck open																			
Broken Heads	Replace Nozzle																			
	6" Pop Up	3		3	12								6	6		4				3
	12" Pop Up																			
	Riser																			
Adjustments	Rotor																			
	Adjust pattern																			
	Capped																			
	Raised / Lowered																			
Location																				

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD	
Job # 10126	
6204-6206 Bristol Channel Way Orlando 32829	
Preapproval Authorization : In contract	
Date of Inspection	1/20/22
Technician	Jason

Irrigation Controller		
Location	Chickasaw Blvd "L"	
Current Time		
Rain Sensor	Y	N
In "On" position	Y	N
Start Time A	11:45 AM (PM)	
Run Days	MTWTHFSASU	
Start Time B	AM PM	
Run Days	MTWTHFSASU	
Connection Point		
Location	5/3 Bank	
Source	City	Well
Back Flow	Y	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Head Type	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	
	Run Time	15	15	15	0	15	0	15	15	15	15	15	15	15	15	0	15	
Plant Type	Turf	/	/	/		/		/	/	/	/	/	/	/	/		/	
	Shrub	/	/	/		/		/	/	/	/	/	/	/	/		/	
	Annual	/		/		/				/			/	/	/		/	
Pipes	Mainline break																	
	Lateral line break			1														
Valves	Zone Not Responding				1		1									1		
	Valve Leaking																	
	Zone stuck open																	
Broken Heads	Replace Nozzle													2				
	6" Pop Up	1	2	2					1	1				1				
	12" Pop Up					5							2		1			
	Riser																	
Adjustments	Rotor																	
	Adjust pattern																	
	Capped								1B						1B			
Location	Raised / Lowered																	
		Rt Side Ent		Lt Side Ent									Center Island					

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr





Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1-27-22
Technician J. 3. 10

Irrigation Controller		
Location	Champlain "M" Amhurst Park- Inside Fence	
Current Time		
Rain Sensor	(Y)	N
In "On" position	(Y)	N
Start Time A	9 AM (PM)	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTHFSA SU	
Connection Point		
Location	S3 Bank	
Source	City	Well
Back Flow	(Y)	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Head Type	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU/R	PU
	Run Time	15	15	0	15	15	15	15	15	15	10	10	15	15	10	15	15
Plant Type	Turf	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Shrub		✓		✓	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓
	Annual				✓			✓	✓	✓		✓		✓		✓	
Pipes	Mainline break																
	Lateral line break						1										
Valves	Zone Not Responding						±										
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle				3												
	6" Pop Up	3	3		1		2	2		1	1						
	12" Pop Up																
	Riser																
	Rotor																
Adjustments	Adjust pattern																
	Capped																
	Raised / Lowered																
Location		Rt side Box	Lt side Box	Center Box	of Center	4 center	Chickasaw Rd	Chickasaw Rd		Across from Box	Across from Box	Across box	Across box center is	10 plain ent	10 plain ent	10 plain ent	Champlain Enter

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD	
Job # 10126	
6204-6206 Bristol Channel Way Orlando 32829	
Preapproval Authorization : In contract	
Date of Inspection	1-27-22
Technician	Jason

Irrigation Controller		
Location	Champlain "M"	
Current Time		
Rain Sensor	(Y)	N
In "On" position	(Y)	N
Start Time A	9 AM PM	
Run Days	MTWTHFSASU	
Start Time B	AM PM	
Run Days	MTWTHFSASU	
Connection Point		
Location	5/3 Bank	
Source	City	Well
Back Flow	(Y)	N

Controller	Zone	13	14	15	16	17	18	19	20	21	22	23	24				
	Head Type	PU	PU	PU/R	PU	PU	PU	PU	PU	PU	PU	PU	PU				
	Run Time					15	15	15									
Plant Type	Turf					✓	✓	✓									
	Shrub						✓	✓									
	Annual						✓	✓									
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding																
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle																
	6" Pop Up																
	12" Pop Up																
	Riser																
Adjustments	Rotor																
	Adjust pattern																
	Capped																
	Raised / Lowered																
Location		Champlain Entrance	Champlain Entrance	Champlain Entrance	Champlain Entrance	Champlain Entrance			Chickasaw 26								

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1-20-22
Technician Jason

Irrigation Controller		
Location	Amhurst Park "N"	
Current Time		
Rain Sensor	(Y)	N
In "On" position	(Y)	N
Start Time A	7 AM PM	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTHFSA SU	
Connection Point		
Location	S/3 Bank	
Source	City	Well
Back Flow	(Y)	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	NODE			
	Head Type	R	R	R	R	R	R	R	R	R	PU	R	R	PU			
	Run Time	45	45	0	45	45	45	45	45	10	20	0	40	20			
Plant Type	Turf	✓	✓		✓	✓	✓	✓	✓	✓				✓			
	Shrub										✓			✓			
	Annual																
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding																
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle																
	6" Pop Up																
	12" Pop Up																
	Riser																
Adjustments	Rotor	(1)					(1)		1								
	Adjust pattern																
	Capped																
	Raised / Lowered																
	Location	Parking lot by clock	Field by clock at bench		Between Bbfield & court	Field by clock	By playground	Front of courts	Bbfield at wall	Bbfield	Across from clock		Bbfield				

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1-20-22
Technician Jason

Irrigation Controller		
Location	Amhurst Park "N"	
Current Time		
Rain Sensor	(Y)	N
In "On" position	(Y)	N
Start Time A	7 AM PM	
Run Days	MTWTHFSASU	
Start Time B	AM PM	
Run Days	MTWTHFSASU	
Connection Point		
Location	S13 Bank	
Source	City	Well
Back Flow	(Y)	N

Controller	Zone	13	14	15	16	17	18	19	20	21	22	23	24				
	Head Type	PU	R	R	R	PU	R	R	R	R	R	R	R				
	Run Time	30	60	60	60	30	0	60	0	0	60	60	0				
Plant Type	Turf	✓	✓	✓	✓	✓		✓			✓	✓					
	Shrub	✓				✓											
	Annual																
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding																
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle					1											
	6" Pop Up					1											
	12" Pop Up																
	Riser																
Adjustments	Rotor																
	Adjust pattern																
	Capped																
	Raised / Lowered																
Location		At clock and corner	Behind Bbfield	Behind Bbfield	Behind Bbfield	At court		Inside Bbfield		Inside Bbfield	Inside Bbfield behind home plate	Dog Park					

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr





Irrigation Maintenance Check

Vista Lakes CDD	
Job # 10126	
6204-6206 Bristol Channel Way Orlando 32829	
Preapproval Authorization : In contract	
Date of Inspection	1-28-22
Technician	Jason

Irrigation Controller		
Location	Bristol "V"	
Current Time		
Rain Sensor	(Y)	N
In "On" position	(Y)	N
Start Time A	7:30 AM PM	
Run Days	MTWTHFSA SU	
Start Time B	AM PM	
Run Days	MTWTHFSA SU	
Connection Point		
Location	S/3 Bank	
Source	City	Well
Back Flow	(Y)	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11					
	Head Type	PU	PU	R	PU	PU	PU	PU	R	PU	PU	PU					
	Run Time	15	15	40	20	20	15	15	30	20	20	20					
Plant Type	Turf	✓	/	✓	✓	/	✓	✓	✓	✓	✓	/					
	Shrub		✓		✓			✓									
	Annual																
Pipes	Mainline break																
	Lateral line break		1														
Valves	Zone Not Responding																
	Valve Leaking																
	Zone stuck open																
Broken Heads	Replace Nozzle				1							1					
	6" Pop Up	1		2			1					1					
	12" Pop Up																
	Riser																
	Rotor					1			1								
Adjustments	Adjust pattern																
	Capped																
	Raised / Lowered																
Location		At Clock		Publix side of lake	Corner Publix side	Road near bench	Corner Publix side	Road on Publix side	Lake near bench	Behind Horizon	Chickasaw corner	Near Clock					

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr



Irrigation Maintenance Check

Vista Lakes CDD	
Job # 10126	
6204-6206 Bristol Channel Way Orlando 32829	
Preapproval Authorization : In contract	
Date of Inspection	1-28-22
Technician	Jason

Irrigation Controller		
Location	Clock#1 behind Rt wall	
Current Time		
Rain Sensor	Y	N
In "On" position	Y	N
Start Time A	11:30 AM PM	
Run Days	MTWTFSA SU	
Start Time B	AM PM	
Run Days	MTWTFSA SU	
Connection Point		
Location	At clock	
Source	City	Well
Back Flow	Y	N

Controller	Zone	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Head Type	PU	PU	PU	PU	R PU	PU	PU	PU	R PU	R PU	R PU	R	R PU	PU	PU	PU	
Run Time				15	45	15	15	45	15	15	45	45	15	20			
Plant Type	Turf				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
Shrub							✓		✓		✓	✓	✓				
Annual														✓			
Pipes	Mainline break																
Lateral line break					2			2		2							
Valves	Zone Not Responding																
Valve Leaking																	
Zone stuck open																	
Broken Heads	Replace Nozzle																
6" Pop Up																	
12" Pop Up																	
Riser																	
Rotor						1											
Adjustments	Adjust pattern																
Capped																	
Raised / Lowered																	
Location		6236-6204	Bristol sidewalk	6251 Chickasaw side	6228	6335	6307	6243	6307	Clock	Between 6258/6270	6384	6207	6318	6312 & 6342		

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr





Irrigation Maintenance Check

Vista Lakes CDD
Job # 10126
6204-6206 Bristol Channel Way Orlando 32829
Preapproval Authorization : In contract
Date of Inspection 1/5/22
Technician Jason

Irrigation Controller		
Location	Clock #3 Nodes	
Current Time		
Rain Sensor	Y	(N)
In "On" position	Y	(N)
Start Time A	10 AM PM	
Run Days	MTWTHFSASU	
Start Time B	AM PM	
Run Days	MTWTHFSASU	
Connection Point		
Location	At corner	
Source	City	Well
Back Flow	(Y)	N

Controller	Zone	1	2	3	4	5											
	Head Type	R/PU	PU	PU	PU	PU											
	Run Time	45	30	30	30	30											
Plant Type	Turf	✓	✓	✓	✓	✓											
	Shrub	✓	✓		✓	✓											
	Annual																
Pipes	Mainline break																
	Lateral line break																
Valves	Zone Not Responding				(1)												
	Valve Leaking																
	Zone stuck open					(1)											
Broken Heads	Replace Nozzle																
	6" Pop Up					1											
	12" Pop Up																
	Riser																
Adjustments	Rotor																
	Adjust pattern																
	Capped			1B													
	Raised / Lowered																
Location																	

Zone	Location and Description	Broken Riser	6in R	12in P	6in P	FT	90	180	360	SST	EST	MP	Rootbound
4	7 x 9v batteries												
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr
													Min/Hr

**5Ciib**



261 Springview Commerce Drive  
 DeBary, FL 32713  
 Telephone 386-753-1100  
 Fax 386-753-1106

# Proposal

Date	Proposal #
03/03/2022	6453

## Submitted To

### Vista Lakes CDD

Brett Perez  
 210 North University Drive Suite 702  
 Coral Springs, FL 33071

## Project

Vista Lakes CDD  
 Lee Vista Blvd.  
 Orlando, FL 32829

## Scope

*We propose to furnish the following scope of work to complete Vista Lakes CDD.*

### Arbor Services

Trim back and flush cut invasive trees in the conservation wood line that are encroaching on the CDD easement as discussed.

Description	Quantity	Unit	Price
Trim back and flush cut trees	1.00	ea	14,040.00
Dump fees	1.00	ea	1,800.00

### Subtotal Arbor Services

15,840.00

### Project Total

\$15,840.00

Vista Lakes CDD

**Proposal # 6453**

**Project Total**

\$15,840.00

**Terms & Conditions**

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: <u>Kelly Martin</u>	<u>3/3/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Vista Lakes CDD	Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

**All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.**



261 Springview Commerce Drive  
 DeBary, FL 32713  
 Telephone 386-753-1100  
 Fax 386-753-1106

# Proposal

Date	Proposal #
03/03/2022	6452

## Submitted To

### Vista Lakes CDD

Brett Perez  
 210 North University Drive Suite 702  
 Coral Springs, FL 33071

## Project

Vista Lakes CDD  
 Lee Vista Blvd.  
 Orlando, FL 32829

## Scope

*We propose to furnish the following scope of work to complete Vista Lakes CDD.*

## Bedding Plants

Across from Publix loading dock. Entrance along Saratoga Inlet Dr. Install Viburnum hedge to prevent trash getting in the pond.

Description	Quantity	Unit	Price
Bed Prep Foreman - Remove Sod to create Bed	4.00	Hr	220.00
Bed Prep Crew - Remove Sod to create Bed	8.00	Hr	280.00
Viburnum Suspensum	71.00	3G	1,011.75
Pine Bark Mulch	6.00	Cu Yd	282.00
Dump Fee	1.00	Ea	75.00

## Subtotal Bedding Plants

1,868.75

## Project Total

\$1,868.75



Vista Lakes CDD

**Proposal # 6452**

**Project Total**

\$1,868.75

**Terms & Conditions**

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: Kelly Martin  
Servello & Son, Inc.

3/3/2022  
Date

Accepted: \_\_\_\_\_  
Vista Lakes CDD Date

The above prices, specifications and conditions are accepted. Not valid after 30 days. Full payment is due upon completion.

**All jobs equal to or totaling a price of \$10,000.00 and above: A minimum 40% draw is required to schedule and start the job.**



261 Springview Commerce Drive  
 DeBary, FL 32713  
 Telephone 386-753-1100  
 Fax 386-753-1106

# Proposal

Date	Proposal #
03/03/2022	6455

## Submitted To

### Vista Lakes CDD

Brett Perez  
 210 North University Drive Suite 702  
 Coral Springs, FL 33071

## Project

Vista Lakes CDD  
 Lee Vista Blvd.  
 Orlando, FL 32829

## Scope

*We propose to furnish the following scope of work to complete Vista Lakes CDD.*

### Arbor Services

Vista Park Lift Station

Trim back and flush cut invasive trees in the conservation wood line that are encroaching on the CDD easement as discussed.

Description	Quantity	Unit	Price
Trim back and flush cut trees	1.00	ea	19,440.00
Dump fees	1.00	ea	1,800.00

### Subtotal Arbor Services

21,240.00

### Project Total

\$21,240.00

Vista Lakes CDD

**Proposal # 6455**

**Project Total**

\$21,240.00

**Terms & Conditions**

Plant material is guaranteed for controlable insects and disease only when a horticulture program is in place through Servello & Son, Inc. Plant damage due to drought is only covered when an irrigation agreement is in place through Servello & Son, Inc. and the Client signs off on needed repairs as they are brought to the Clients attention. Servello & Son, Inc. will not be responsible for plant damage due to catastrophic events such as: Hurricanes, Floods, Fire, Lightning, Freeze, and severe drought (no recorded rainfall for 30 days). Irrigation parts will be guaranteed against defect and improper installation for a period of (1) one year.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications will be executed only upon written authorization and billed accordingly. Servello & Son, Inc. is a drug free workplace and carries workers compensation insurance.

By: <u>Kelly Martin</u>	<u>3/3/2022</u>	Accepted: _____	_____
Servello & Son, Inc.	Date	Vista Lakes CDD	Date

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