

**VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, April 6, 2023

Remote Participation:

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

Vista Lakes Community Development District

Board Members

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

Staff

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

Meeting Agenda Thursday, April 6, 2023 – 9:00 a.m.

- 1. Call to Order and Roll Call**
- 2. Public Comments**
- 3. Administrative Items**
 - A. Acceptance of the Minutes of the February 2, 2023, Meeting
 - B. Approval of Check Register and Invoices
 - C. Acceptance of Financial Statements
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Field Management
 - i. Field Report
 - ii. Servello
 - a. Servello #7612 for Irrigation Maintenance
 - b. Servello #7654 for Fill in Damage Turf
 - iv. Sitex Report
 - a. Ratification of Fountain/Aerator Repair Agreement
 - v. HOA Liaison Report
 - D. District Manager
- 5. New Business**
- 6. Supervisors' Requests**
- 7. Adjournment**

Next meeting: June 1, 2023, at 9:00 a.m.

District Office:

Inframark
313 Campus Street, Celebration, FL 34747
407-566-1935 www.VistaLakesCDD.org

Meeting Location:

Vista Lakes Clubhouse
8841 Lee Vista Boulevard, Orlando, FL 32829
Call in Number 646-838-1601, Access Code 129267111#

Section 3

Administrative Items

Section 3A Minutes

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**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 2, 2023, 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
Carla Daly	Assistant Secretary
John DeCrotie Sr.	Assistant Secretary

Also participating were:

Gabriel Mena	District Manager
Scott Clark	District Counsel
David Hamstra	District Engineer
Brett Perez	Area Field Director
Freddy Blanco	Field Manager
Scottie Feliciano	Servello & Sons
Residents and Members of the Public	

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Sebestyen called the meeting to order at 6:30 p.m.

Mr. Sebestyen called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS Public Comment Period

Mr. Potsi at 9068 Lake Haven Drive stated that Mr. Hamstra advised him that the encroachment issue on his property would be discussed at tonight’s meeting. It was stated he should have received correspondence from Saint Johns River Water Management District (“SJRWMD”). Mr. Hamstra stated there is a proposal on tonight’s agenda.

Mr. Young at 4864 Remington View Court raised concerns about his street being flooded four times in four years. He questioned whether the storm drains would be fixed. A discussion ensued regarding the flooding issue, permitting and costs.

Discussion ensued regarding the flooding issue and how to have it resolved prior to the next hurricane season. It was stated that Orange County is looking into how to fix the flooding issue. It was suggested to have annual maintenance on the storm drains to help with the flooding. A discussion ensued regarding a gate to control the flooding.

Discussion ensued regarding the landscaping vendors blowing clippings into the storm drains. It was suggested to contact the City of Orlando if a vendor is seen blowing clippings into the storm drains. Ms. Daly suggested having a maintenance check. A discussion ensued regarding the retention ponds and pumping out water. Ms. Daly

42 questioned whether the City of Orlando should create a new run off since there is new
 43 construction.

44 Discussion ensued regarding Egis Insurance. Mr. Grimmel, Senior Vice President of
 45 Agency Operations for Egis Insurance and Risk Advisors, provided information for the
 46 Board regarding what his company has to offer. He stated that he did a drive through with
 47 management, looking at various items that the Board might consider insuring. He stated
 48 that fountains and aerators have a minimal impact on premiums.

49 Discussion ensued regarding insurance premiums and costs. Mr. Grimmel stated that
 50 the fountains, aerators, and entry monuments are currently not on the schedule. He stated
 51 that monuments and walls are the costliest to cover and that walls are priced about \$250
 52 to \$600 per linear foot.

53 Discussion ensued regarding if an incident occurs causing death, does the District
 54 have coverage.

55 Discussion ensued regarding a dock damaged in Hurricane Ian and if it was covered
 56 at the time. Mr. Mena stated that the dock was covered.

57 Discussion ensued regarding FEMA and insurance claims.

58

59 **THIRD ORDER OF BUSINESS** **Administrative Items**

60 **A. Acceptance of the Minutes of the November 28, 2022, Meeting**

61 The minutes are included in the agenda package and available for public review in the
 62 local records office or the District Office during normal business hours.

63 Mr. Sebestyen stated he did not send a letter that was documented on the minutes and
 64 that Mr. DeCrotie is misspelled.

65

66 On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen
 67 with all in favor, unanimous approval was given to accept
 68 the minutes of the November 28, 2022, meeting, as
 69 amended.

70

71 **B. Approval of Check Register and Invoices**

72 The check register and invoice summary are contained in the agenda package and
 73 available for public review in the local records office or the District Office during
 74 normal business hours.

75

76 On MOTION by Ms. Daly, seconded by Mr. DeCrotie,
 77 with all in favor, unanimous approval was given to approve
 78 the check register and invoices.

79

C. Approval of Financial Statements, October 2022

The financial statements are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Mr. DeCrotie, seconded by Ms. Daly, with all in favor, unanimous approval was given to accept the financial statements.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Discussion ensued regarding street lighting agreement with the City of Orlando and updates from previous meetings. Mr. Clark stated there was an updated agreement from 2021 and has a reimbursement of \$50,000. He suggested to send bills again to get reimbursement for the street lighting.

Discussion ensued regarding an update for Gentry Park speed bumps. Mr. Clark stated he spoke with the City Attorney.

B. District Engineer

Discussion ensued regarding the engineer report. Mr. Hamstra provided updates for the conservation area encroachments. He stated that the proposal for Southeastern Survey is at a cost of \$2,656 and for Bowman & Blair a wetland scientist is at a cost of \$6,495.

Discussion ensued regarding the encroachment on the conservation area and mitigation. One of the residents was present and stated he would be willing to correct the issue instead of dragging out the issue and resolving the mitigation. Mr. Clark stated that he has seen SJRWMD levy very hefty fines if they perceive that the District is concealing violations. A discussion ensued regarding the homeowners to install planting.

On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to approve the proposal from Southeastern Survey and Mapping Corporation for locating rear property corners for three properties on Lake Avon Drive, in an amount of \$2,656.

On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to approve the proposal from Bowman & Blair for identifying invasive species in the conservation easement and debris piles to be removed, developing a restorative planting plan, and monitoring as required by SJRWMD, in an amount not to exceed \$6,500.

120
121 Mr. Mena stated a letter will be sent out for the newsletter regarding encroachment.

122 Discussion ensued regarding a stop light, traffic, and repair to a median.

123 Discussion ensued regarding reconstruction of the Gentry Park brick monument. It
124 was stated that it cannot be covered under insurance.

125 Discussion ensued regarding Vista Lakes Trail. It was stated that the cost for the
126 overlay is \$165,000 for the reconstruction of the entire length with concrete curbs on both
127 sides is \$30,000, and spot repairs is \$97,000. Ms. Daly asked if money can be pulled
128 from the reserves. Mr. Mena stated there is a total of about \$330,000 in reserves. A
129 discussion ensued regarding funding for the repairs.

130 Discussion ensued regarding, spot repairs, complete overlay, and ribbing curve. Ms.
131 Daly stated we need to get competitive bids for complete patch, repair, and overlay. Mr.
132 Mena stated that the trail was included in the reserve study to be repaired in 2018 and
133 then again in 2031.

134 Discussion ensued regarding the new development of Encore apartment complex. Mr.
135 Hamstra stated it is in the works.

136 Discussion ensued regarding monument sign update. Mr. Hamstra provided a drawing
137 and stated it has been submitted to the City of Orlando. It was stated a tree removal
138 permit will be required.

139

140 On MOTION by Ms. Daly seconded by Mr. Sebestyen,
141 with all in favor, unanimous approval was given to approve
142 proposal #782 from Old World Masonry Construction to
143 repair Gentry Park brick monument, in the amount of
144 \$8,550.

145

146 C. Field Management

147 i. Field Report

148 The field report is contained in the agenda package and available for public review in
149 the local records office or the District Office during normal business hours.

150 ii. Servello

151 Mr. Feliciano introduced Mr. Carlisle and stated he will be the new contact for the
152 District. Mr. Feliciano stated that most of the sod has been replaced but has been placed
153 on hold due to the cold weather conditions. He also stated the work in the conservation
154 area in tract 4 has been completed.

155 Discussion ensued regarding costs for the remainder of the sod work.

156

157 On MOTION by Mr. Sebestyen, seconded by Ms. Daly,
 158 with all in favor, unanimous approval was given to replace
 159 the remainder of sod work, in an amount not to exceed
 160 \$5,000.

161
 162 **iii. Proposals**

163 **a. Ratification of Proposal #7396 from Servello & Sons for Irrigation**
 164 **Repairs**

165 Discussion ensued regarding irrigation repairs. Mr. Feliciano stated that most of the
 166 irrigation is complete and we are waiting on the metal boxes to arrive. Mr. Feliciano
 167 stated that the next annual installation will be at no charge.

168
 169 On MOTION by Ms. Daly, seconded by Mr. DeCrotie,
 170 with all in favor, unanimous approval was given to ratify
 171 proposal #7396 from Servello & Sons for irrigation repairs,
 172 in the amount of \$7,531.07.

173
 174 **b. Inframark Proposal WOVL01102023, Concrete Panels**

175 Discussion ensued regarding a proposal for repair of sidewalks.

176
 177 On MOTION by Mr. Sebestyen, seconded by Ms. Daly,
 178 with all in favor, unanimous approval was given to approve
 179 proposal #WOVL01102023 from Inframark for concrete
 180 panels, in the amount of \$2,475.

181
 182 **iv. Sitex Report**

183 Discussion ensued regarding the algae, water levels, and the ponds. A discussion
 184 ensued regarding aerator and fountains. Mr. Mena stated that one fountain costs \$17,592
 185 and aerators are just under a total of \$42,000. Mr. Mena stated that removing the sales tax
 186 for the aerators would reduce the amount to \$39,439.

187 Discussion ensued regarding pond 10. Ms. Daly stated she would like to find out if
 188 pond 10 is under warranty.

189
 190 On MOTION by Mr. DeCrotie, seconded by Mr.
 191 Sebestyen, with all in favor, unanimous approval was given
 192 to the proposals from Sitex Aquatics for installation of a
 193 floating fountain system, in the amount of \$17,592, and an
 194 aeration system, in the amount of \$39,439.

195
 196 Discussion ensued regarding an agreement for the proposals for the fountain system
 197 and aerators.

198 **v. HOA Liaison Report**

199 Discussion ensued regarding pathway at Windsor. Ms. Daly stated there is an
 200 electrical box in the middle of a pathway at Windsor and is causing accidents.

201 **D. District Manager**
 202 **i. Easement Usage Request**

203 Mr. Mena provided a photo to the Board from a resident who is asking for an
 204 easement usage request to build a pool. A discussion ensued regarding easement and
 205 encroachment. Mr. Clark stated he has a concern with vegetation being damaged and the
 206 conservation area. He stated he would like to see a site development plan from the
 207 resident.

208
 209 **FIFTH ORDER OF BUSINESS** **New Business**

210 Discussion ensued regarding a spreadsheet for insurance claims at every meeting.

211
 212 **SIXTH ORDER OF BUSINESS** **Supervisor's Request**

213 Ms. Daly raised concerns with the new employee. It was stated that they will be
 214 trained prior to taking over the job completely. Ms. Daly stated she would like to be
 215 included in the bidding process.

216
 217 **SEVENTH ORDER OF BUSINESS** **Adjournment**

218
 219

The meeting adjourned at 8:58 p.m.

220
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 222
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 224
 225

Gabriel Mena, Secretary Frank Sebestyen, Chairman

Section 3B

Approval of Check

Register and

Invoices

VISTA LAKES
Community Development District

Check Register and Invoices

February 2023

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 02/01/23 to 02/28/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1043								
001	02/01/23	VISTA LAKES CDD	27MMA-012023	OPEN 12 MONTH CD @ 2.65% W/BU	Investments CD	150500	\$500,000.00	
							Check Total	<u>\$500,000.00</u>
CHECK # 833								
001	02/01/23	BMZ PARTNERSHIP	7913	RENT BLDG 02 - FEB '23	Lease- Building	544031-53902	\$682.00	
							Check Total	<u>\$682.00</u>
CHECK # 835								
001	02/13/23	CLARK, ALBAUGH LLP	18260	GEN COUNSEL THRU JAN 2023	ProfServ-Legal Services	531023-51401	\$1,920.00	
							Check Total	<u>\$1,920.00</u>
CHECK # 836								
001	02/13/23	INFRAMARK, LLC	88604	JAN 2023 MGMT FEES	ADMIN FEES	531027-51201	\$5,250.00	
001	02/13/23	INFRAMARK, LLC	88604	JAN 2023 MGMT FEES	FIELD MGMT	531016-53901	\$7,437.50	
001	02/13/23	INFRAMARK, LLC	88604	JAN 2023 MGMT FEES	POSTAGE	541006-51301	\$7.98	
001	02/13/23	INFRAMARK, LLC	88604	JAN 2023 MGMT FEES	GODADDY/ARCHIVING	534397-51301	\$303.05	
							Check Total	<u>\$12,998.53</u>
CHECK # 837								
001	02/20/23	FLORIDA WATER FEATURES, INC.	23650	WATERFALL CLEANING JAN 2023	Contracts-Fountain	534023-53901	\$325.00	
							Check Total	<u>\$325.00</u>
CHECK # 838								
001	02/20/23	SERVELLO	23076	IRR REPAIRS DUE TO CARS DRIVING ON MEDIAN R&M-Irrigation		546041-53902	\$13,105.19	
							Check Total	<u>\$13,105.19</u>
CHECK # 841								
001	02/23/23	SERVELLO	23507	FEB 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53902	\$30,003.65	
							Check Total	<u>\$30,003.65</u>
CHECK # 842								
001	02/23/23	SITEX AQUATICS, LLC	7259B	FEB 2023 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$2,072.00	
							Check Total	<u>\$2,072.00</u>
CHECK # 843								
001	02/23/23	SERVELLO	23600	MAIN LINE REPAIR DUE TO CAR ACCIDENT	R&M-Irrigation	546041-53902	\$2,584.20	
001	02/23/23	SERVELLO	23602	FLUSH CUT BRAZILLIAN PEPPER	R&M-Trees and Trimming	546099-53902	\$6,000.00	
							Check Total	<u>\$8,584.20</u>
CHECK # 844								
001	02/23/23	SITEX AQUATICS, LLC	7276B	50% DEPOSIT - VERTEX AERATION SYSTEM	Reserve	568022-58100	\$19,719.50	
							Check Total	<u>\$19,719.50</u>
CHECK # DD677								
001	02/24/23	DUKE ENERGY FLORIDA, INC.	232023 ACH	BILL PRD 1/4-2/1/23	Electricity - Streetlighting	543013-53901	\$3,472.04	
							Check Total	<u>\$3,472.04</u>
CHECK # DD678								
001	02/24/23	ORANGE COUNTY UTILITIES - ACH	021023-7700 ACH	BILL PRD 1/13-2/10/23	Utility - Water & Sewer	543021-53901	\$5,981.40	
							Check Total	<u>\$5,981.40</u>

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 02/01/23 to 02/28/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD679							
001	02/14/23	DUKE ENERGY FLORIDA, INC.	012423 ACH	BILL PRD 12/21/22-1/20/23	Streetlights Gated	543046-53901	\$6,350.27
001	02/14/23	DUKE ENERGY FLORIDA, INC.	012423 ACH	BILL PRD 12/21/22-1/20/23	Streetlights Non-Gated	543047-53901	\$10,265.25
001	02/14/23	DUKE ENERGY FLORIDA, INC.	012423 ACH	BILL PRD 12/21/22-1/20/23	Electricity - Streetlighting	543013-53901	\$1,165.49
Check Total							\$17,781.01
CHECK # DD683							
001	02/14/23	DUKE ENERGY FLORIDA, INC.	012423 CORR	TO CORRECT ACH	Electricity - Streetlights	543013-53901	\$32.56
Check Total							\$32.56
CHECK # 834							
001	02/09/23	JOHN A. DECROTIE	PAYROLL	February 09, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD675							
001	02/09/23	CARLA S. DALY	PAYROLL	February 09, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD676							
001	02/09/23	FRANK J. SEBESTYEN	PAYROLL	February 09, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
Fund Total							\$617,231.18

SERIES 2017 A1 & A2 DEBT SERVICE FUND - 204

CHECK # 839							
204	02/20/23	VISTA LAKES C/O US BANK N.A.	021323 - 3000A2	TRFR FY22 ASSESS SERIES 2017-A2	Due From Other Funds	131000	\$194,085.40
Check Total							\$194,085.40
CHECK # 840							
204	02/20/23	VISTA LAKES C/O US BANK N.A.	021323 - 7000A1	TRFR FY23 ASSESS SERIES 2017-A1	TRANSFER FY23 - ASSESSMENTS SERIES 2017-A1	131000	\$132,602.71
Check Total							\$132,602.71
Fund Total							\$326,688.11

Total Checks Paid	\$943,919.29
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Section 3C

Acceptance of

Financial Statements

VISTA LAKES
Community Development District

Financial Report

February 28, 2023

Prepared by:



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VISTA LAKES
Community Development District

Financial Statements

(Unaudited)

February 28, 2023

Balance Sheet
February 28, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 A1 & A2 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 984,373	\$ -	\$ 984,373
Due From Other Funds	-	127,675	127,675
Investments:			
Certificates of Deposit - 12 Months	500,000	-	500,000
Money Market Account	1,059,252	-	1,059,252
Reserve Fund (A-1)	-	28,727	28,727
Reserve Fund (A-2)	-	63,071	63,071
Revenue Fund (A-1)	-	244,492	244,492
Revenue Fund (A-2)	-	350,145	350,145
Deposits	33,929	-	33,929
TOTAL ASSETS	\$ 2,577,554	\$ 814,110	\$ 3,391,664
<u>LIABILITIES</u>			
Accounts Payable	\$ 54,927	\$ -	\$ 54,927
Accrued Expenses	47,802	-	47,802
Due To Other Funds	127,675	-	127,675
TOTAL LIABILITIES	230,404	-	230,404
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	33,929	-	33,929
Restricted for:			
Debt Service	-	814,110	814,110
Assigned to:			
Operating Reserves	312,499	-	312,499
Reserves - Entry Features	49,717	-	49,717
Reserves - Fences / Walls	309,447	-	309,447
Reserves - Irrigation System	113,070	-	113,070
Reserves - Other	310,432	-	310,432
Res-Pav/Concrete/Basin/Curb	331,276	-	331,276
Reserves - Ponds / Lakes	238,468	-	238,468
Reserves-Reserve Study	11,936	-	11,936
Unassigned:	636,376	-	636,376
TOTAL FUND BALANCES	\$ 2,347,150	\$ 814,110	\$ 3,161,260
TOTAL LIABILITIES & FUND BALANCES	\$ 2,577,554	\$ 814,110	\$ 3,391,664

VISTA LAKES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>FEB-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 2,500	\$ 16,638	665.52%	\$ 3,209
Interlocal Agreement	40,000	-	0.00%	-
Interest - Tax Collector	150	514	342.67%	-
Special Assmnts- Tax Collector	1,284,006	1,075,850	83.79%	242,953
Special Assmnts- Other	1,000	-	0.00%	-
Special Assmnts- Discounts	(51,360)	(43,038)	83.80%	(9,656)
TOTAL REVENUES	1,276,296	1,049,964	82.27%	236,506
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	5,000	2,600	52.00%	600
FICA Taxes	383	199	52.00%	46
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	50,000	41,842	83.68%	7,406
ProfServ-Legal Services	30,000	11,209	37.36%	3,097
ProfServ-Mgmt Consulting	63,000	26,250	41.67%	5,250
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	6,100	103.39%	-
Website Compliance	3,765	1,095	29.08%	14
Postage and Freight	800	118	14.75%	37
Insurance - General Liability	14,881	10,969	73.71%	-
Printing and Binding	2,500	56	2.24%	29
Legal Advertising	1,000	636	63.60%	-
Miscellaneous Services	2,100	1,243	59.19%	59
Misc-Assessment Collection Cost	1,997	1,948	97.55%	1,948
Office Supplies	250	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	198,477	117,428	59.16%	18,486
<u>Field</u>				
ProfServ-Field Management	89,250	37,188	41.67%	7,438
Contracts-Lake and Wetland	26,107	10,360	39.68%	2,072
Contracts-Fountain	10,000	4,150	41.50%	325
Communication - Teleph - Field	9,000	4,814	53.49%	803
Electricity - Streetlights	93,000	27,978	30.08%	5,824
Utility - Water & Sewer	75,000	28,553	38.07%	5,981
Streetlights Gated	70,000	31,233	44.62%	6,529

VISTA LAKES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>FEB-23 ACTUAL</u>
Streetlights Non-Gated	120,000	50,454	42.05%	10,550
R&M-Common Area	15,000	10,385	69.23%	614
R&M-Fountain	10,000	1,036	10.36%	-
R&M-Emergency & Disaster Relief	-	20,029	0.00%	5,620
Holiday Lighting & Decorations	17,500	18,338	104.79%	-
Total Field	534,857	244,518	45.72%	45,756
<u>Landscape Services</u>				
Contracts-Landscape	378,046	150,018	39.68%	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	3,286	44.17%	682
R&M-Irrigation	10,000	28,176	281.76%	8,636
R&M-Trees and Trimming	25,367	9,840	38.79%	9,840
R&M-Plant&Tree Replacement	40,000	51,218	128.05%	35,760
Total Landscape Services	516,662	250,595	48.50%	84,922
<u>Reserves</u>				
Reserve	26,300	28,516	108.43%	28,516
Total Reserves	26,300	28,516	108.43%	28,516
TOTAL EXPENDITURES & RESERVES	1,276,296	641,057	50.23%	177,680
Excess (deficiency) of revenues Over (under) expenditures	-	408,907	0.00%	58,826
Net change in fund balance	\$ -	\$ 408,907	0.00%	\$ 58,826
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,938,243	1,938,243		
FUND BALANCE, ENDING	\$ 1,938,243	\$ 2,347,150		

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, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>FEB-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 15	\$ 4	26.67%	\$ 1
Interest - Tax Collector	140	298	212.86%	-
Special Assmnts- Tax Collector	743,052	635,848	85.57%	134,016
Special Assmnts- Discounts	(27,499)	(25,446)	92.53%	(5,327)
TOTAL REVENUES	715,708	610,704	85.33%	128,690
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	1,264	1,127	89.16%	1,127
Total Administration	1,264	1,127	89.16%	1,127
<u>Debt Service</u>				
Principal Debt Retirement A-1	211,000	-	0.00%	-
Principal Debt Retirement A-2	289,000	-	0.00%	-
Interest Expense Series A-1	75,454	37,727	50.00%	-
Interest Expense Series A-2	130,442	65,221	50.00%	-
Total Debt Service	705,896	102,948	14.58%	-
TOTAL EXPENDITURES	707,160	104,075	14.72%	1,127
Excess (deficiency) of revenues Over (under) expenditures	8,548	506,629	5926.87%	127,563
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	8,548	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	8,548	-	0.00%	-
Net change in fund balance	\$ 8,548	\$ 506,629	5926.87%	\$ 127,563
FUND BALANCE, BEGINNING (OCT 1, 2022)	307,481	307,481		
FUND BALANCE, ENDING	\$ 316,029	\$ 814,110		

Notes to the Financial Statements
February 28, 2023

General Fund

▶ **Assets**

- **Cash and Investments** - The district has one money market and one checking account with Bank United.
- **Due from Other Funds** - Amount due to DS for assessment collections. Funds to be 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** - Fountain service, irrigation repairs & landscaping.
- **Due to Other Funds** - Funds owed to debt service and tax assessments collected.

▶ **Fund Balance**

- **Assigned To:** Reserves approved by the board:

Operating Reserves	\$	312,499	FY23 - Operating Reserves Budget - Sch. A
Gates, Entry Features		49,717	Approved by board - 10/22
Fences, Walls		309,447	" "
Irrigation System		113,070	" "
Other		310,432	Updated by board - 01/23
Pavement, Concrete, Catch Basins, Curb Inlets		331,276	" "
Ponds, Lakes		238,468	Approved by board - 10/22
Reserve Study		11,936	" "

Total Reserves \$ 1,676,845

Revenue & Expenses - All Funds
February 28, 2023

Financial Overview / Highlights

Revenues

Total General Fund non-ad valorem assessments are 84% collected and total revenue is 82% of adopted budget.

Total General Fund expenditures and reserves are approximately at 50% of the adopted budget.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
P/R Board of Supervisors	\$ 5,000	\$ 2,600	52%	Board member payroll YTD.
FICA Taxes	\$ 383	\$ 199	52%	Payroll taxes YTD.
ProfServ-Engineering	\$ 50,000	\$ 41,842	84%	Fees related to Encore apartments, fees related to the deployment of a portable Sump pump & drainage related maps and exhibits.
ProfServ-Special Assessment	\$ 5,330	\$ 5,392	101%	Budget overage is for Orange County Assessment Fee for FY22
ProfServ-Trustee Fees	\$ 7,000	\$ 7,596	109%	Trustee fees paid in full.
Auditing Services	\$ 5,900	\$ 6,100	103%	Auditing fees paid in full.
Insurance-General Liability	\$ 14,881	\$ 10,969	74%	FIA Insurance paid in full.
Legal Advertising	\$ 1,000	\$ 636	64%	Classified listings & online public hearing/bids.
Miscellaneous Services	\$ 2,100	\$ 1,243	59%	Bank fees & Maintenance service to the district Mule.
Annual District Filing Fee	\$ 175	\$ 175	100%	Annual fee paid in full.
<u>Field</u>				
Communication - Teleph - Field	\$ 9,000	\$ 4,814	53%	Telephone flat rate fees increased from \$629 to \$755.
Streetlights Gated	\$ 70,000	\$ 31,233	45%	Fees for electricity / streetlights higher than PY.
Streetlights Non-Gated	\$ 120,000	\$ 50,454	42%	Fees for electricity / streetlights higher than PY.
R&M-Common Area	\$ 15,000	\$ 10,385	69%	Providing, maintaining and fueling a pump for hurricanes, pet liner bags & miscellaneous supplies.
R&M-Emergency & Disaster Relief	\$ -	\$ 20,029	N/A	Hurricane related expenses not budgeted for.
Holiday Lighting & Decorations	\$ 17,500	\$ 18,338	105%	Holiday decorations paid in full.
<u>Landscape Services</u>				
Contracts-Landscape	\$ 378,046	\$ 150,018	40%	Servello monthly fee of \$30,003 below budget.
Contracts-Landscape Consultant	\$ 2,000	\$ 500	25%	Not a monthly service.
Contracts-Mulch	\$ 30,000	\$ -	0%	Not a monthly service.
Contracts Annuals	\$ 23,809	\$ 7,557	32%	December annuals done below budget.
Lease - Building	\$ 7,440	\$ 3,286	44%	Lease increase from \$620 to \$682 a month.
R&M-Irrigation	\$ 10,000	\$ 28,176	282%	IRR repairs done from vehicles driving on the median, mainline repairs & other miscellaneous repairs.
R&M-Plant&Tree Replacement	\$ 40,000	\$ 51,218	128%	Plant replacement in December & sod replacement in January.
<u>Reserves</u>				
Reserve	\$ 26,300	\$ 28,516	108%	50% deposit for Replacement Vertex airation system for pond.

VISTA LAKES
Community Development District

Supporting Schedules

February 28, 2023

VISTA LAKES

Community Development District

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs (1)	Gross Amount Received	ALLOCATION BY FUND		
					General Fund	Debt Service 2017-A1 Fund	Debt Service 2017-A2 Fund
Assessments Levied FY 2023				\$ 2,027,057	\$ 1,284,006 63%	\$ 301,632 41%	\$ 441,420 59%
11/01/22	\$ 5,736	\$ 313	\$ -	\$ 6,050	\$ 6,050	\$ -	\$ -
11/01/22	3,816	209	-	4,025		1,634	2,391
11/14/22	20,404	850	-	21,254	21,254		
11/14/22	9,241	385	-	9,626		3,907	5,719
11/21/22	47,254	1,969	-	49,223	49,223		
11/21/22	25,788	1,075	-	26,863		10,904	15,959
12/07/22	65,999	2,744	-	68,744	68,744		
12/07/22	35,390	1,472	-	36,863		14,962	21,900
12/14/22	97,445	4,060	-	101,506	101,506		
12/14/22	59,273	2,470	-	61,743		25,061	36,681
12/21/22	39,488	1,645	-	41,133	41,133		
12/21/22	21,516	897	-	22,412		9,097	13,315
01/13/23	523,188	21,800	-	544,988	544,988		
01/13/23	326,688	13,612	-	340,300		138,128	202,172
02/03/23	216,184	8,969	-	225,154	225,154		
02/03/23	120,343	4,992	-	125,335		50,873	74,461
02/16/23	15,166	686	1,948	17,800	17,800		
02/16/23	7,219	335	1,127	8,681		3,524	5,158
TOTAL	\$ 1,640,139	\$ 68,484	\$ 3,075	\$ 1,711,698	\$ 1,075,850	\$ 258,090	\$ 377,758
% COLLECTED				84%	84%	84%	84%
TOTAL OUTSTANDING				\$ 315,359	\$ 208,156	\$ 43,542	\$ 63,661

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)

Cash and Investment Report
February 28, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	Bank United	N/A	0.00%	\$ 984,373 (1)
Certificate of Deposit - 12 Months	Bank United	2/1/2024	2.65%	\$ 500,000
Money Market Account	Bank United	N/A	3.00%	\$ 1,059,252
		Subtotal General Fund		\$ 2,543,625
DEBT SERVICE FUND				
Series 2017 A-1 Reserve account	US Bank	N/A	0.02%	\$ 28,727
Series 2017 A-2 Reserve account	US Bank	N/A	0.02%	\$ 63,071
Series 2017 A-1 Revenue account	US Bank	N/A	0.02%	\$ 244,492
Series 2017 A-2 Revenue account	US Bank	N/A	0.02%	\$ 350,145
		Subtotal Debt Service Fund		\$ 686,435
		Total		\$ 3,230,060

Note: (1) Transferring \$128K to US Bank and \$500K to Bank United MM in March.

Vista Lakes CDD

Bank Reconciliation

Bank Account No. 5060 Bank United GF
 Statement No. 02-23
 Statement Date 2/28/2023

G/L Balance (LCY)	984,372.59	Statement Balance	1,006,348.79
G/L Balance	984,372.59	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	984,372.59	Subtotal	1,006,348.79
Negative Adjustments	0.00	Outstanding Checks	21,976.20
	<hr/>	Differences	0.00
Ending G/L Balance	984,372.59	Ending Balance	984,372.59
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/1/2022	Payment	796	JOHN A. DECROTIE	184.70	0.00	184.70
2/23/2023	Payment	842	SITEX AQUATICS, LLC	2,072.00	0.00	2,072.00
2/23/2023	Payment	844	SITEX AQUATICS, LLC	19,719.50	0.00	19,719.50
Total Outstanding Checks.....				21,976.20		21,976.20

Section 4

Staff Reports

Section 4A District Counsel

Section 4B

District Engineer

Section 4C

Field Management

Section 4Ci Field Report

MARCH 2023 FIELD INSPECTION

Vista Lakes CDD

Monday, March 20, 2023

Prepared For Prepared For Board Of Supervisor

53 Items Identified



Item 1

Assigned To Servello

Sod installation status for first median between CVS and Walgreens.



Item 2

Assigned To Servello

Some anthills at the medians in Lee Vista Blvd



Item 3

Assigned To Servello

Weeds and plants growing between the bushes at first median.



Item 4

Assigned To Servello

Uneven sod at second median with car tracks hasn't been replaced. To much weeds growing around.



Item 5

Assigned To Servello

Palm tree service needed.



Item 6

Assigned To Servello

Broken irrigation pipe and dry bushes at second median between palm trees.



Item 7

Assigned To Servello

Branches at second median are getting close or too low to the streets at trucks are hitting them.



Item 8

Assigned To Servello

Sod installation status for second median.



Item 9

Assigned To Servello

Damaged sod by work truck working with the valves at the median.



Item 10

Assigned To Servello

Second median sod



Item 11

Assigned To Servello

Weed control needed at medians in Lee Vista Blvd



Item 12

Assigned To Servello

Anthills at beds in Lee Vista Blvd median



Item 13

Assigned To Servello

Dry sod in some sections at second median and weed growing in spots where sod hasn't been replaced.



Item 14

Assigned To Servello

Dry sod and weeds at second median.



Item 15

Assigned To Servello

Some sections hasn't been done yet with sod replacement after hurricane.



Item 16

Assigned To Servello

Sod replacement status at second median.



Item 17

Assigned To Servello

Spanish moss covering some bushes at Lee Vista Blvd and plants are getting dry.



Item 18

Assigned To Servello

Anthills at Lee Vista Blvd close to Vista Park Blvd light



Item 19

Assigned To Servello

Bushes are mixed together at second median. Lee Vista Blvd and Chickasaw Trail intersection.



Item 20

Assigned To Servello

Tree branches are around two feet from the ground. Next to the school



Item 21

Assigned To Servello

Damaged turf. Soaked wet turf damaged by the mowers.



Item 22

Assigned To Sitex Aquatics

Fountain at pond is tripping



Item 23

Assigned To Servello

Broken branches at tree next to pond 5



Item 24

Assigned To Servello

Empty spot with no plants At Lee Vista Blvd and broken branches hidden behind the bushes.



Item 25

Assigned To Servello

Magnolia tree branches at Chickasaw Trail are to long over the brick fence into the neighbors yard.



Item 26

Assigned To Servello

Magnolia tree covered with invasive plants.

Please provide service to this tree before it gets worst.





Item 27

Assigned To Servello

Palm tree fronds needs to be trimmed.



Item 28

Assigned To Servello

Small trees at Lee Vista Blvd and Vista Park Blvd with dry branches. Trees are getting to big.



Item 29

Assigned To Servello

Tree branches too long and too close to the houses at Gentry Park.



Item 30

Assigned To Servello

Oak trees at Chickasaw Trail needs service. Tree branches are too long and low over the road.



Item 31

Assigned To Servello

Tree branches to low over Chickasaw Trail sidewalk.



Item 32

Assigned To Servello

Damaged turf at Chickasaw Trail need replacement.



Item 33

Assigned To Servello

Mulch needed in all beds at Vista Lakes



Item 34

Assigned To Servello

Check for a possible leak.



Item 35

Assigned To Servello

Please keep the edges of the storm grates clean at easement behind houses.



Item 36

Assigned To Servello

Tree branches too long at easement behind houses at Hastings Beach Blvd.



Item 37

Assigned To Servello

Tree branches too long at easement behind houses at Hastings Beach Blvd.



Item 38

Assigned To Servello

Please provide update about trees and irrigation at Odyssey path.



Item 39

Assigned To Servello

Stolen trinettes never got replaced in over six months.



Item 40

Assigned To Servello

Irrigation leak At Lee Vista Blvd



Item 41

Assigned To Servello

Some tree branches to low at Lee Vista Blvd



Item 42

Assigned To Servello

Damaged sod at Warwick



Item 43

Assigned To Servello

Tree service at Gentry Park is needed
branches are to long and over the
townhouses



Item 44

Assigned To Servello

Tree branches at Gentry Park



Item 45

Assigned To Servello

Tree service needed at Gentry Park



Item 46

Assigned To Servello

Palm trees at Pembroke need service



Item 47

Assigned To Servello

Dry grass At Lee Vista Blvd



Item 48

Assigned To Servello

Grass and trees behind behind pond
6 wall



Item 49

Assigned To Servello

Empty spots, plants need replacement and mulch is needed in all beds At Vista Lakes



Item 50

Assigned To Servello

Tree branches getting to low at Vista Park Blvd



Item 51

Assigned To Servello

Empty spots with no bushes and plants are getting dry.



Item 52

Assigned To Servello

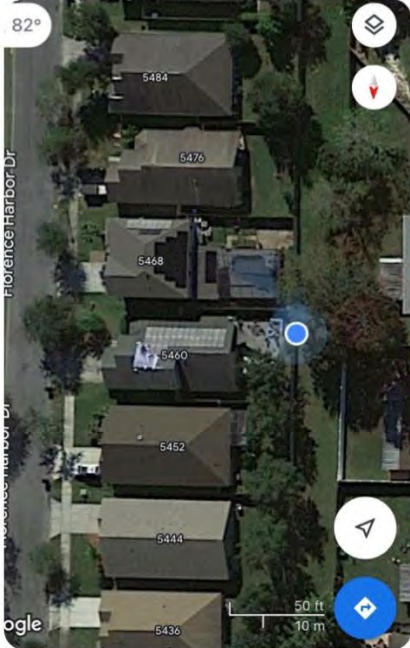
Annuals at Windsor monument wall are dying.



Item 53

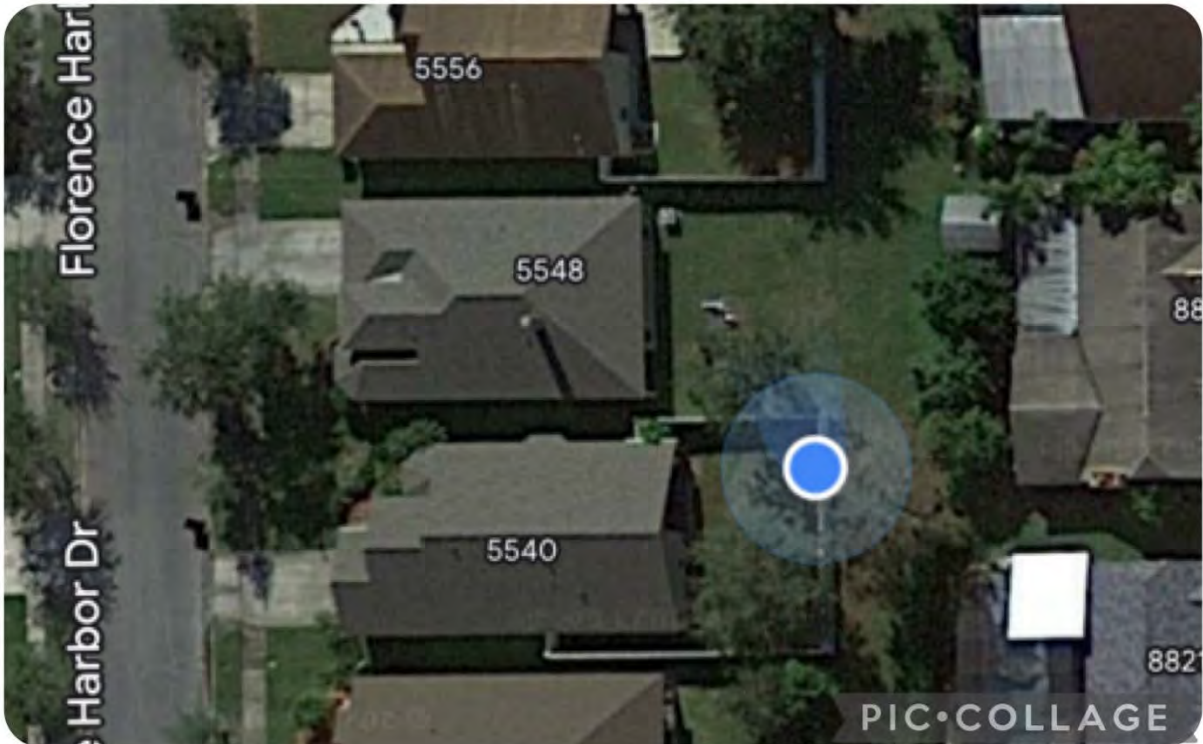
Assigned To Servello

Branches are to long behind Warwick brick wall











Section 4Cii

Servello

Section 4Cia Servello #7612



Proposal

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

Date	Proposal #
03/02/2023	7612

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.

Irrigation Maintenance

Install wireless rain-clik sensors to all clocks that do currently have them.

Description	Quantity	Unit	Price
Hunter Rain Clik Sensor Wireless	16.00	ea	2,739.68

Subtotal Irrigation Maintenance	2,739.68
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Project Total	\$2,739.68
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Vista Lakes CDD

Proposal # 7612

Project Total

\$2,739.68

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: Zachary Carlisle 3/2/2023 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.**

Section 4Ciib Servello #7654



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

Proposal

Date	Proposal #
03/22/2023	7654

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.

Sod

Fill in damaged turf on Lee Vista Blvd. from new car accidents across medians.

Description	Quantity	Unit	Price
St Augustine Floratam Strip & Lay	1,600.00	1sF	2,640.00
Subtotal Sod			2,640.00
Project Total			\$2,640.00

Vista Lakes CDD

Proposal # 7654

Project Total

\$2,640.00

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: Zachary Carlisle 3/22/2023 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.**

Section 4Civ Sitex Report

VISTA LAKES CDD

LEE VISTA BLVD
ORLANDO, FL 32829
14 PONDS



15

14

13

12

1

10A

10B

2

3

4

VISTA EAST
Vista Lakes Village

Publix Super Market at Vista Lakes Center

5

6

7

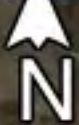
9

The Home Depot

Lee Vista Blvd

Kasaw Trail

VISTA PARK



4000 ft

Section 4Civa Ratification of Fountain/ Aerator Repair Agreement



PO Box 917
Parrish, FL 34219

813.564.2322
www.sitexaquatics.com

Fountain/Aeration Repair Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Vista Lakes CDD hereafter called "customer"

Customer: Vista Lakes CDD
C/O: Inframark
Contact: Mr. Gabriel Mena
Address: 313 Campus St Celebration, FL 34747
Email: Gmena@inframark.com
Phone: 407.947.1238

Sitex agrees to provide replacement & addition of 2 Breakers in accordance with the terms and conditions of this agreement :

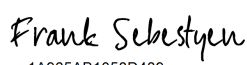
Repair is to the Fountain Panel @ Pond #6 located at the Vista Lakes Community located in Orlando, FL.

Service	Cost
Relocate & add breakers for Aerator & fountain	\$750.00
Relocation of post & Panel	Included
Labor	Included
Total	\$750.00

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

DocuSigned by: 	3/30/2023		03/28/2023
Accepted By	Date	President, Sitex Aquatics llc.	Date

Terms & Conditions

Payment

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.

Section 4D

District Manager