

**VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

OCTOBER 5, 2023

AGENDA PACKAGE

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



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

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
Leo Lluberres, Area Field Director
Jorge Baez, Lead Maintenance Tech

Meeting Agenda Thursday, October 5, 2023 – 9:00 a.m.

-
1. **Call to Order and Roll Call**
 2. **Public Comments**
 3. **Staff Reports**
 - A. District Counsel
 - B. District Engineer
(Under Separate Cover)
 1. Consideration of Lee Vista Boulevard and Recreational Trail Improvement Proposals
(Under Separate Cover)
 - C. Field Management
 1. Review of the Field Report.....Page 3
 2. Review of the Sitex Report
(Under Separate Cover)
 3. HOA Liaison Report
 - D. District Manager
 1. Consideration of Holiday Lighting Proposals.....Page 18
 4. **Administrative Items**
 - A. Consideration of the Minutes of the August 3, 2023, MeetingPage 26
 - B. Consideration of Check Register and Invoices (July & August).....Page 34
 - C. Consideration of Financial Statements (July & August).....Page 40
 5. **Business Items**
 - A. Ratification of William Bejarano’s Vista Lakes Use Application.....Page 66
 - B. Review of Vista Lakes Organizational Chart.....Page 69
 6. **Supervisors’ Requests**
 7. **Adjournment**

Next meeting: November 30, 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#



Jorge Baez
Inframark Management Services

SEPTEMBER 2023 FIELD INSPECTION

CDD VISTA LAKES

Thursday, September 14, 2023

Prepared For Prepared For Board Of Supervisor

59 Issues Identified



ISSUE 1

Assigned To Servello

Drain edge need it's not getting done.

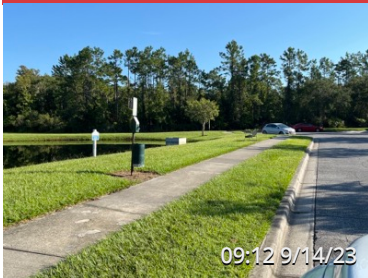
[Scheduled during maintenance rotation](#)



ISSUE 2

Assigned To Servello

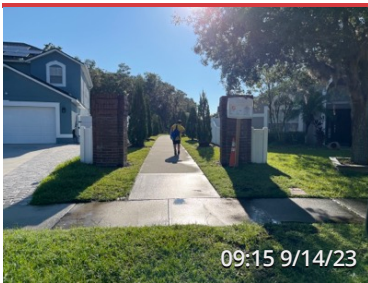
Overgrown trees need to be trimmed at the easement behind the houses at Hastings Beach Blvd. [Scheduled for next detail rotation](#)



ISSUE 3

Assigned To Servello

Good mowing and edging provided at Newport subdivision.
Florence Harbor Drive



ISSUE 4

Assigned To Irrigation

Irrigation project hasn't been started at Odyssey Path.

[Completed](#)



ISSUE 5

Assigned To Servello

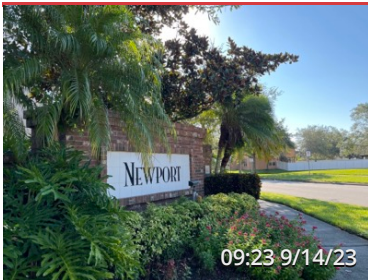
Dry Palm fronds need to be cut and removed. At Chickasaw Trail behind Newport monument wall. [Scheduled for next detail rotation](#)



ISSUE 6

Assigned To Servello

Overgrown Crepe Myrtle need to be trimmed. Next to the Newport monument wall. [Completed](#)



ISSUE 7

Assigned To Servello

Magnolia tree branches over the Newport monument wall need to be trimmed. [Completed](#)



ISSUE 8

Assigned To Servello

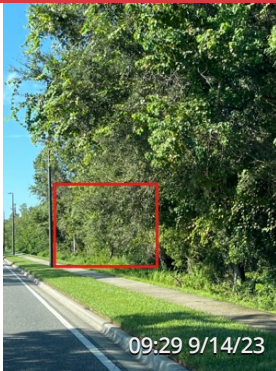
Easement at the after Newport entrance has overgrown trees and plants. Trees need to be trimmed and service needs to be done. [Completed](#)



ISSUE 9

Assigned To Servello

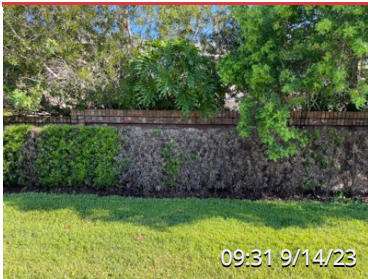
Moss covering the Crepe Myrtles at Newport brick wall need to be removed. [In progress of removing moss from all trees](#)



ISSUE 10

Assigned To Servello

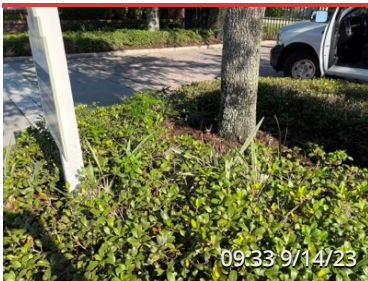
Tree branches over Chickasaw Trail sidewalk need to be trimmed. Branches are too long and long. [Completed](#)



ISSUE 11

Assigned To Servello

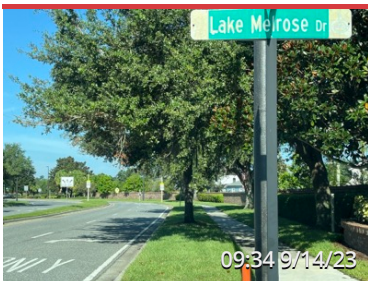
Dry plants between Melrose entrance and the Lyft station at Chickasaw Trail. [Proposal will be sent to replace plants](#)



ISSUE 12

Assigned To Servello

Plant growing between the bushes need to be pulled out at Melrose median. [Scheduled during next detail rotation](#)



ISSUE 13

Assigned To Servello

Low branches over the Chickasaw Trail street need to be trimmed.

Truck are hitting the tree branches. [Completed](#)



ISSUE 14

Assigned To Servello

Tree branches at Chickasaw Trail covering the street sign view need to be trimmed. [Completed](#)



ISSUE 15

Assigned To Servello

Palm tree fronds covering the wall need to be cut and tree branches over the monument wall need to be trimmed.

[Scheduled for next detail rotation](#)

Service need to be done before Christmas lights get installed.



ISSUE 16

Assigned To Servello

Dry sod at Lake Champlain median need fertilizer or new sod in the affected areas [Proposal will be sent to replace sod](#)



ISSUE 17

Assigned To Servello

Weeds overgrown and low branches at the easement behind the house at Newbury Sound Lane.

They need to be trimmed and sprayed.

[Scheduled for next detail rotation](#)

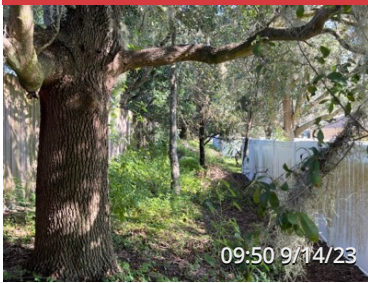


ISSUE 18

Assigned To Servello

Weed overgrowth at easement behind Newbury Sound Lane houses.

They need to be cut and sprayed. [Scheduled for next detail rotation](#)



ISSUE 19

Assigned To Servello

Weeds overgrown at the easement behind houses at Westcott Shore Dr. They need to be cut and sprayed. [Scheduled for next detail rotation](#)



ISSUE 20

Assigned To Servello

Easement behind houses at Lake Champlain Dr

[Scheduled for next detail rotation](#)

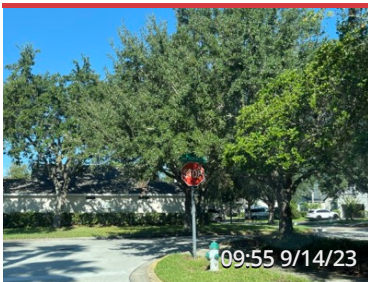


ISSUE 21

Assigned To Servello

Missing mulch around the plants and trees at 5615 Lake Champlain Dr

[Vendor will be contacted to install missing mulch](#)



ISSUE 22

Assigned To Servello

Branches are too low and obstructing the traffic sign view.

Branches around the street sign need to be trimmed.

[Scheduled for next detail rotation](#)



ISSUE 23

Assigned To Servello

Too low branches at Lake Amhurst Tr, need to be trimmed.

Scheduled for next detail rotation

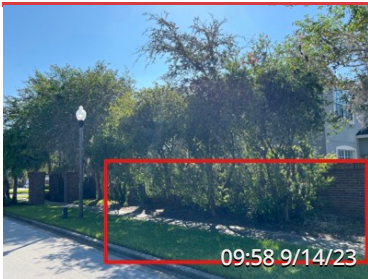


ISSUE 24

Assigned To Servello

Missing mulch in palm trees next to pond#4.

Vendor will be contacted to install missing mulch



ISSUE 25

Assigned To Servello

Beds at Lake Pembroke PI is covered in weeds, it needs to be cut and sprayed. Scheduled for next detail rotation

Missing mulch in both sides and the median and at Lake Pembroke PI entrance. Vendor will be contacted to install missing mulch



ISSUE 26

Assigned To Servello

Branches are to long and low in front of the Vista Lakes monument walls between Chickasaw Trail and Lee Vista Blvd.

Branches need to be trimmed. Scheduled with Arbor to be completed

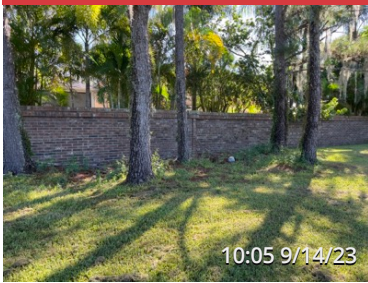


ISSUE 27

Assigned To Servello

Easement behind Bayboro Ct houses

[Scheduled for next detail rotation](#)



ISSUE 28

Assigned To Servello

Weed behind Bayboro Ct brick wall need to be cut and sprayed.

[Scheduled for next detail rotation](#)



ISSUE 29

Assigned To Servello

Grass behind the Remington View Ct fence needs to be mowed.

[Scheduled for next detail rotation](#)

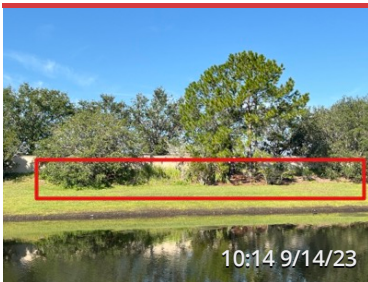


ISSUE 30

Assigned To Servello

Weeds overgrown at the bed next to pond #6. They need to be cut and sprayed.

[Scheduled to be addressed during maintenance](#)



ISSUE 31

Assigned To Servello

Bed next to pond #6 have weeds all over. They need to be cut and sprayed.

[Scheduled for next detail rotation](#)



ISSUE 32

Assigned To Servello

Good mowing service provided around the ponds



ISSUE 33

Assigned To Servello

Dry bushes need to be trimmed and removed.

[Proposal will be sent to replace](#)



ISSUE 34

Assigned To Servello

Weed overgrown at the easement behind houses at Remington View act. They need to be cut and sprayed.

[Scheduled for next detail rotation](#)



ISSUE 35

Assigned To Servello

Weed overgrown at the easement behind houses at Chelsea Harbour Dr. They need to be cut and sprayed.

[Scheduled for next detail rotation](#)

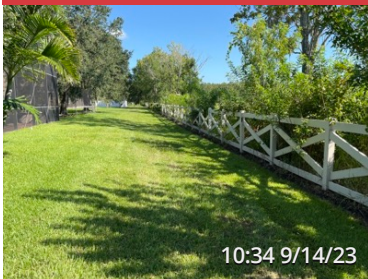


ISSUE 36

Assigned To Servello

Grass is too high at Easement behind Chelsea Harbour Dr wood fence. It need to be mowed to have access and check the drains.

Scheduled to be completed during maintenance rotation



ISSUE 37

Assigned To Servello

Good service provided at Windham Harbour Ave easement and around PVC fence



ISSUE 38

Assigned To Servello

Moss all over the Crepe Myrtles at Vista Park Blvd around the big pond needs to be removed

In progress to remove moss from all trees



ISSUE 39

Assigned To Servello

Overgrown trees covering the palm trees need to be trimmed. All the monument walls at Vista Park Blvd need to be serviced.

Scheduled for next detail rotation

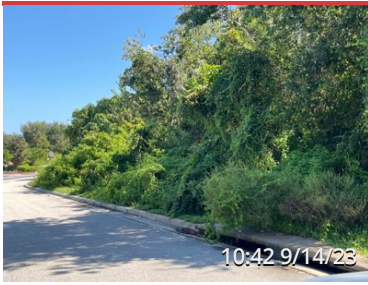


ISSUE 40

Assigned To Servello

Plants getting dry and dying at Vista Park Blvd median at the entrance.

Irrigation has been adjusted to correct issue

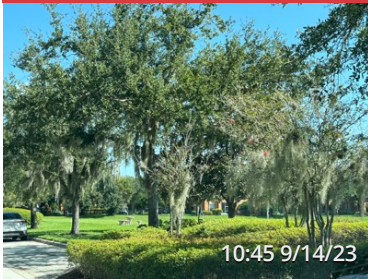


ISSUE 41

Assigned To Servello

Section at Barrington Cove Point needs to be serviced with weed wacker plants are getting closer to the street.

Scheduled for next detail rotation

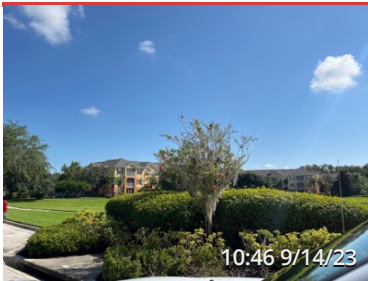


ISSUE 42

Assigned To Servello

Moss covering the crepe Myrtles at Gentry Park area need to be removed.

In progress to remove moss from all trees



ISSUE 43

Assigned To Servello

Moss covering the crepe myrtle tree at Gentry Park need to be removed.

In progress to remove moss from all trees



ISSUE 44

Assigned To Servello

Branches obstructing the view to the street sign need to be trimmed. **Completed**



ISSUE 45

Assigned To Servello

Branches over the Gentry Park parking lot need to be trimmed.

Completed



ISSUE 46

Assigned To Servello

Branches over the Chickasaw Trail sidewalk are to low and low. They need to be trimmed.

Completed



ISSUE 47

Assigned To Servello

Long branch going down over the walk-in path need to be grimed.

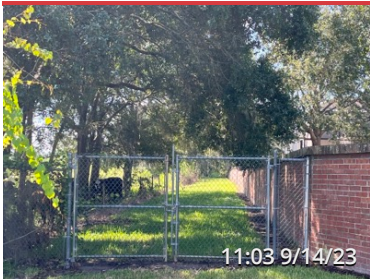
Scheduled with Arbor to be removed



ISSUE 48

Assigned To Servello

The edge Warwick and Windsor walking path need to be sprayed or cut. Scheduled for next maintenance rotation



ISSUE 49

Assigned To Servello

Branches to close or over the brick wall need to be trimmed.

Scheduled for next detail rotation



ISSUE 50

Assigned To Servello

Palm tree didn't get trimmed when service was provided. Palm tree fronds need to be trimmed.

[Scheduled with Arbor to be completed](#)



ISSUE 51

Assigned To Servello

Broken tree branches at Lee Vista Blvd next to pond 5 need to be cut and removed.

[Scheduled to be removed](#)



ISSUE 52

Assigned To Servello

Overgrown fruit tree over the brick wall at Lee Vista Blvd need to be trimmed

[Scheduled for next detail rotation](#)



ISSUE 53

Assigned To Servello



ISSUE 54

Assigned To Servello

Empty section with no bushes at Lee Vista Blvd need to be filled with new plants.

Proposal will be sent to replace plants



ISSUE 55

Assigned To Servello

The overgrown bushes at Lee Vista Blvd need to be trimmed.

Scheduled for next detail rotation

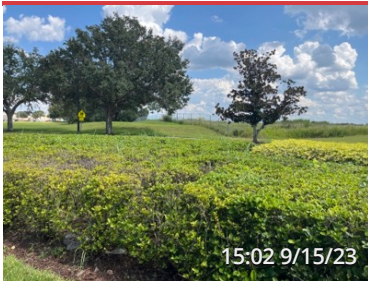


ISSUE 56

Assigned To Servello

Weeds growing between the rocks at the bed in front of the Fountain they need to be sprayed.

Completed



ISSUE 57

Assigned To Servello

Weeds growing between the bushes need to be pulled out at the median between the Church and the Odyssey School.

Scheduled for next detail rotation



ISSUE 58

Assigned To Servello

Too low branches over Chickasaw Trail Sidewalk need to be trimmed.

Completed



ISSUE 59

Assigned To Servello

Weeds growing around the trees at Chickasaw Trail need to be sprayed.

[Scheduled to be sprayed during next detail rotation](#)

We Hang Christmas Lights

4280 Church St. Ste 1556 | Sanford, FL 32771
 407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

RECIPIENT:

Vista Lakes CDD

8841 Lee Vista Blvd
 Orlando, FL 32829
 Phone: 757 869 0840

Quote #2988	
Sent on	09/20/2023
Total	\$10,690.15

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Wreath 36" LED with 18" Bow	INTERSECTION: 36" LED Lit Wreath with 18" Red/ Gold commercial grade 3d vinyl bow -2 Wreaths placed on each monument (total of 4 monuments)	8	\$230.00	\$1,840.00*
Garland	INTERSECTION: LED Lit Commercial Grade Garland 9ft by 14 in -Placed on monuments with a swag to wreath (total of 4 monuments)	8	\$140.00	\$1,120.00*
24" Bow	INTERSECTION: 24" Commercial grade 3D vinyl red and gold bow -Bows placed on center of garland on each monument (total of 4 monuments)	4	\$75.00	\$300.00*
Tree Wrap-	INTERSECTION: Trunk wrapped with LED 5mm minis (warm white) -Wrapping the trunks of trees with 13-15 stands of lights (2 oaks per monument) Total of 6 trees - One monument has ligustrums, we will wrap the trunks here instead of the trees	8	\$420.00	\$3,360.00*
Roof Line- C9 Bulb	TOWER: C-9 LED Warm White 12" spacing -Roof line on both towers lined all the way around (2)	115.2	\$8.50	\$979.20*
Stake Lighting	TOWER: C9 Red/ Green bulbs staked along landscape beds -Staked along beds in front of tower by Covington Cove Way (135') -Staked along 2 sections of beds in front of tower by Trust Co Bank (180')	303.75	\$5.00	\$1,518.75*
Palm	TOWER: Robellini Palm trunks in front of towers wrapped in LED Mini lights (MULTI COLOR) -12 small palms in front of tower by Covington Cove Way -14 small robellini palms in front of tower by Trust Co Bank	26	\$60.00	\$1,560.00*

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Wreath 48" LED with 24" Bow	TOWER: 48" LED lit wreath with 24" vinyl 3D red and gold bow -2 wreaths placed on each tower	4	\$300.00	\$1,200.00*

A deposit of \$5,345.08 will be required to begin scheduling.

* Non-taxable

Hi, here is the quote for 2023!

Please be aware we have been going through all quotes to make sure the quotes are accurate for the scope of work we are doing. Along with that, we have had some price increases over the years and some properties need to be brought closer to our current costs. Below is what we have found:

- Brought the garland cost from \$120 to \$140 (our current rate is \$150)
- We also increased the strand count for the trees as they have grown quite a bit since we first quoted them.

Subtotal	\$11,877.95
Discount (10.0%)	- \$1,187.80
Total	\$10,690.15



We Hang Christmas Lights

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Notes Continued...

-Increased roofline cost from \$5/ft to \$8.5/ft

This is a \$947.45 increase, but it is needed to be able to offer the quality and level of service we provide. With this increase, we are able to lock you in a 3 year term if desired. Please let us know if that is something you want to take advantage of. We have attached a flyer in this email that goes over some of the other benefits of using WHCL!

The most valuable is our every 3-day property inspections during the season. Most properties don't realize but we come out EVERY 3 days to make sure the lights are all working 100%, bows/ wreath positioned correctly, etc. No other company provides in Central Florida!

We are looking forward to another great year with you, let us know if there are any questions!

This quote is valid for the next 30 days, after which values may be subject to change.

Terms and Conditions:

We look forward to working with you! The document below outlines our terms and conditions.

Our service includes Design, Install, Maintenance, Removal and Storage for the products/ decor provided by us. We do not sell product unless it is listed as a permanent install on the quote. We LEASE/ rent out the products/ decor.

A deposit of 50% must be received before work will begin. The balance must be paid in full upon completion of the installation. Credit cards are required to be saved to your profile and this notice gives us authorization to run for the final balance if payment is not received within 30 days after invoiced date. A penalty of 2% per month can be applied to all balances if not paid after 30 days of the invoice date.

We Hang Christmas Lights will be fully insured with the proper General Liability, Workers Comp, and Auto Policies during our term of this contract. We also carry a 2MM Umbrella Policy. Employees of We Hang Christmas Lights, will all be properly trained/ uniformed and in safety compliance with OSHA guidelines while on the property.

Customer acknowledges that We Hang Christmas Lights fills their schedule well in advance, and all cancellations will be charged 50% of the total cost. If a 3 year contract is agreed to, and the customer decides to terminate the contract in year 2 or 3, We Hang Christmas Lights has the right to charge up to a 15% buy out fee.

Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights. Lights will be tested and left in working condition once installed. For commercial projects we do quality checks every 3 days after Thanksgiving, however if lights are out, we will need to be notified. We will have the issue resolved within 24-48 hours of notice.

We Hang Christmas Lights will cover all first offenses of theft, vandalism, destruction from animals or landscape company's negligence. If issues continually arise, we have the right to charge a service fee accordingly.

GFI outlets are DESIGNED to trip from moisture/rain. We do our best to prevent this, but some outlets/ breakers can be more sensitive than others. Customers are responsible for resetting GFIs. We ask our communities/ homeowners to turn the irrigation to run between 8 AM - 3PM or shut off certain zones during the season. We also ask for all customers to have the landscaping trimmed prior to install. We recommend sending an email to the landscapers to notify you will have holiday lights installed from October-January, so they can notify crews to be cautious.

We Hang Christmas Lights does our very best to attach lights/décor with temporary fasteners, however some areas will need permanent anchors put into place. Wreaths and any garland will need small anchors to be placed. Customer understands we begin installing lights as early as October 1st, they will not be turned on until mid November. Greenery will be installed starting November 1st.

If any of the provisions of this Contract are found or deemed by a court of competent jurisdiction to be invalid or unenforceable, they shall be considered severable from the remainder of this Contract and shall not cause the remainder to be invalid or unenforceable. Neither of us will be liable to the other for indirect, incidental, special, punitive or exemplary damages that result from the performance or the failure to perform any duties under this agreement.

You hereby acknowledge and agree that in any and all events, our liability to you for any damages that you may incur as a result of our acts or omissions or negligence shall not exceed the greater of available insurance or the fee charged for the lease under this Agreement, determined as of the date on which such damages accrue.



We Hang Christmas Lights

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Notes Continued...

Signature: _____ Date: _____

We Hang Christmas Lights

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407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

RECIPIENT:

Vista Lakes CDD

8841 Lee Vista Blvd
Orlando, FL 32829
Phone: 757 869 0840

Quote #2984

Sent on 09/20/2023

Total \$13,410.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Warwick Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350 -Holly bushes lit with WW minis \$200	2	\$550.00	\$1,100.00
Melrose Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350 -Holly bushes lit with WW minis \$210	2	\$560.00	\$1,120.00
Windsor Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350 -Robalini trunks wrapped with MULTI COLOR minis (6 trunks) \$360	1	\$710.00	\$710.00
Avon Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350 -30" Wreath with 15" bow place on columns (2 per monument) \$320	2	\$670.00	\$1,340.00
Newport Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350 -Robalini trunks wrapped with GREEN minis (4 trunks per monument) \$240	4	\$590.00	\$2,360.00
Colonie Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350	2	\$350.00	\$700.00
Champlain Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350 -Robalini trunks wrapped with GREEN minis (4 trunks) \$240	1	\$590.00	\$590.00
Carlisle Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350 -Robalini trunks wrapped with GREEN minis (4 trunks) \$240	4	\$590.00	\$2,360.00
Waverly Entrance	-LED lit 14" Garland swagged w/ 24" Bow (1.5 strand per monument) \$350 -Robalini trunks wrapped with GREEN minis (4 trunks) \$240	2	\$590.00	\$1,180.00
Waverly GATED ENTRANCE	-Tower roof line: entire roof line lit with LED C-9 bulbs \$600 -48" LED lit wreath with 24" bow: placed on front side \$300 -Robalini trunks wrapped with MULTI COLOR minis (9 trunks) \$540	1	\$1,440.00	\$1,440.00

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PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Pembroke + Amhurst Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350 -LED lit Tear drops with 15" bow hung on columns (2 per monument) \$300	2	\$650.00	\$1,300.00
Gentry Entrance	-LED lit 14" Garland swagged w/ 24" Bow (2 strand per monument) \$350	2	\$350.00	\$700.00

A deposit of \$6,705.00 will be required to begin scheduling.

Hi, here is the quote for 2023!

Please be aware we have been going through all quotes to make sure the quotes are accurate for the scope of work we are doing. Along with that, we have had some price increases over the years and some properties need to be brought closer to our current costs. Below is what we have found:

- Originally quoted in 2018
- Corrected the garland quantity (we quoted for 1.5 strands and ended up using 2 strands) and increased cost from \$120 to \$140 (our current 2023 rate for this job would be \$170/ strand)
- Increase strand cost from \$25 to \$30.
- Increased roofline (Waverly) cost from \$5/ft to \$8.5/ft

Subtotal	\$14,900.00
Discount (10.0%)	- \$1,490.00
Total	\$13,410.00



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Notes Continued...

-Lowered discount from 15% to 10%, we no longer offer 15% discounts.

This is a \$3668 increase and we fully understand this is a large increase but it is needed to be able to offer the quality and level of service we provide. What doesn't help is when we first quoted this job in 2018, we actually priced it below our 2018 pricing to win the job and show you our value. Our cost of business has drastically changed since, as most are aware. Labor rates, our workers comp rate for ladder/roof work increased, warehouse cost, truck costs, materials, insurances, etc etc.

With this increase, we are able to lock you in a 3 year term if desired. Please let us know if that is something you want to take advantage of. We have attached a flyer in this email that goes over some of the other benefits of using WHCL!

The most valuable is our every 3-day property inspections during the season. Most properties don't realize but we come out EVERY 3 days to make sure the lights are all working 100%, bows/ wreath positioned correctly, etc. No other company provides in Central Florida! This is something we didn't originally offer when we first started with Vista Lakes, but have since added that value.

We are looking forward to another great year with you, let us know if there are any questions! We do value you as a customer and have appreciated your business over the years!

This quote is valid for the next 30 days, after which values may be subject to change.

Terms and Conditions:

We look forward to working with you! The document below outlines our terms and conditions.

Our service includes Design, Install, Maintenance, Removal and Storage for the products/ decor provided by us. We do not sell product unless it is listed as a permanent install on the quote. We LEASE/ rent out the products/ decor.

A deposit of 50% must be received before work will begin. The balance must be paid in full upon completion of the installation. Credit cards are required to be saved to your profile and this notice gives us authorization to run for the final balance if payment is not received within 30 days after invoiced date. A penalty of 2% per month can be applied to all balances if not paid after 30 days of the invoice date.

We Hang Christmas Lights will be fully insured with the proper General Liability, Workers Comp, and Auto Policies during our term of this contract. We also carry a 2MM Umbrella Policy. Employees of We Hang Christmas Lights, will all be properly trained/ uniformed and in safety compliance with OSHA guidelines while on the property.

Customer acknowledges that We Hang Christmas Lights fills their schedule well in advance, and all cancellations will be charged 50% of the total cost. If a 3 year contract is agreed to, and the customer decides to terminate the contract in year 2 or 3, We Hang Christmas Lights has the right to charge up to a 15% buy out fee.

Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lights. Lights will be tested and left in working condition once installed. For commercial projects we do quality checks every 3 days after Thanksgiving, however if lights are out, we will need to be notified. We will have the issue resolved within 24-48 hours of notice.

We Hang Christmas Lights will cover all first offenses of theft, vandalism, destruction from animals or landscape company's negligence. If issues continually arise, we have the right to charge a service fee accordingly.

GFI outlets are DESIGNED to trip from moisture/rain. We do our best to prevent this, but some outlets/ breakers can be more sensitive than others. Customers are responsible for resetting GFIs. We ask our communities/ homeowners to turn the irrigation to run between 8 AM - 3PM or shut off certain zones during the season. We also ask for all customers to have the landscaping trimmed prior to install. We recommend sending an email to the landscapers to notify you will have holiday lights installed from October-January, so they can notify crews to be cautious.

We Hang Christmas Lights does our very best to attach lights/décor with temporary fasteners, however some areas will need permanent anchors put into place. Wreaths and any garland will need small anchors to be placed. Customer understands we begin installing lights as early as October 1st, they will not be turned on until mid November. Greenery will be installed starting November 1st.

If any of the provisions of this Contract are found or deemed by a court of competent jurisdiction to be invalid or unenforceable, they shall be considered severable from the remainder of this Contract and shall not cause the remainder to be invalid or unenforceable. Neither of us will be liable to the other for indirect, incidental, special, punitive or exemplary damages that result from the performance or the failure to perform any duties under this agreement.

You hereby acknowledge and agree that in any and all events, our liability to you for any damages that you may incur as a result of our acts



We Hang Christmas Lights

4280 Church St. Ste 1556 | Sanford, FL 32771

407 501 7999 | wehangchristmaslightsorlando@gmail.com | wehangchristmaslightsfl.com

Notes Continued...

or omissions or negligence shall not exceed the greater of available insurance or the fee charged for the lease under this Agreement, determined as of the date on which such damages accrue.

Signature: _____ Date: _____

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, August 3, 2023, at 9:00 a.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
Carla Daly	Assistant Secretary
Aaron Simmons	Assistant Secretary

Also participating were:

Gabriel Mena	District Manager
Scott Clark	District Counsel
David Hamstra	District Engineer
Scott Feliciano	Servello
Bert Smith	Sitex
Residents and Members of the Public	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Sebestyen called the meeting to order at 9:00 a.m.

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

SECOND ORDER OF BUSINESS

Public Comment Period

A. Pierta Young – Remington View Court

- i. Would like an update regarding the previous meeting's discussion.

B. Demaris Romero – Pembroke

- i. Mr. Romero inquired if we had confirmed whether Home Depot was discharging water in our lakes. There is currently no evidence to support this claim. Ms. Daly approached the manager, who was unaware of any pumping activity. The Board is considering sending a letter to each business as a "reminder."

THIRD ORDER OF BUSINESS

Field Management

A. Sitex Report

- i. Eelgrass in the big lake: Eelgrass is a desirable aquatic plant, and we will monitor its status closely.
- ii. Ms. Daly disagrees, suggesting this is a small bloom. She claims there is a 40-foot bloom and emphasizes that Sitex should address it promptly to prevent algae issues. She advocates for applying fluoridone treatments.

- iii. Mr. Smith clarifies that fluoridone doesn't impact eelgrass and explains that it is typically used to control hydrilla.
 - iv. Ms. Daly insists that Sitex should reevaluate the condition of the eelgrass in the big lake.
 - v. Relocation of Sitex Boxes (Moved Up)
1. Proposal to relocate four boxes for a total cost of \$3,250, including necessary permit expenses.

On MOTION by Mr. Sebestyen, seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to relocate four boxes in the amount of \$3,250.
--

B. Field Report

- i. The board is interested in locating the "resolved status" to identify completed items.
- ii. A proposal for upgrading/improving the East Fountain.
- iii. Ensure that the vendor is not using dye.
- iv. Mr. Hamstra provided a comment regarding drainage concerns.
- v. Regarding Item 1 in the drain report, bamboo has been disposed of on CDD property:
 1. Mr. Baez will handle the removal, and Mr. Mena will send a letter as necessary.
- vi. Items 4, 42 and 43 are bubble-up structures.
 1. It's essential to clean these structures.
 2. The engineer will be tasked with obtaining a bid for a bladder to facilitate the drying of structure #42.
 3. The Board inquired if the trash from #131 can be removed. Mr. Baez will address this issue.
- vii. Mr. Simmons inquires about the whereabouts of the two missing palms:

They have been ordered and are awaiting installation.

C. Proposals

- i. Viking Masonry for Brick Wall Construction

On MOTION by Mr. Daly, seconded by Ms. Edwards, with all in favor, unanimous approval was given to accept the Viking Masonry for Brick Wall Construction.

- ii. Motion to approve Servello #7964

On MOTION by Ms. Daly, seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to approve Servello #7964.

We have identified the towing company with the City and will pursue reimbursement.

FOURTH ORDER OF BUSINESS

Hurricane Items –

District Engineer

A. Remington View Ct Pipes

- i. An analysis has been completed, revealing that the pipe connecting to the pond between houses is significantly undersized.
- ii. The engineer will engage a surveyor and gather proposals for replacing it with larger pipes. There may also be a need to upsize the pipe in the cul-de-sac.
- iii. Residents of Remington View Ct (6845, 6866, 6855) have expressed ongoing concerns about constant flooding in this area.

B. Surveyor's Assessment of Pond Levels and Pipe Flow

- i. The surveyor assessed the levels of all ponds and ran a hose through the pipes.
- ii. Three potential blockages were identified, with two located between Pembroke and Lee Vista Blvd, and one near Colonie.

C. Local Mitigation Strategy Meeting

- i. Vista Lakes has been ranked high enough to potentially receive mitigation grant funds, covering 75% of the costs.
- ii. Plans include the installation of a control structure to preemptively lower water levels.

D. Resident Comments

- i. Demaris from Pembroke inquired if the pipes in Pembroke will also be upsized.

- ii. A Remington View Ct resident asked about the process for the pipe work moving forward:
 - 1. David explained that proposals, plans, bid documents, and contractor bids will be obtained.
 - 2. In response to concerns about preventing a 100-year storm recurrence, Mr. Hamstra clarified that it's challenging due to infrastructure limitations, suggesting raising houses as a viable option.

E. Demaris inquired about the next steps for Pembroke:

- i. Mr. Hamstra stated that permission will be sought to conduct CCTV work and investigate potential blockages.

FIFTH ORDER OF BUSINESS Administrative Items

A. Acceptance of the minutes of the June 1, 2023, Meeting

i. Proposed Revisions:

- 1. Regarding Line 157, if there was an opposing vote, it cannot be labeled as unanimous. We need to amend the motion to encompass the entire bill.
- 2. On Line 167, please clarify that this change order pertains to Pegasus.
- 3. In Line 173, make sure the motion explicitly states that it is for funding the control structure.

On MOTION by Mr. Sebestyen, seconded by Ms. Edwards, with all in favor, unanimous approval was given to approve June 1, 2023 meeting minutes, as amended.

B. Approval of Check Register and Invoices (June)

On MOTION by Ms. Edwards, seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to approve Check Register and Invoices for June 2023.

C. Acceptance of Financial Statements

- i. Scott has raised concerns about the debt service fund, which currently generates an extremely low yield. According to the bond documents, it is stated that "in the absence of direction," the fund can be invested as the Board sees fit. Scott believes that the Board should explore opportunities to benefit from the interest on these accounts. The Board should consider instructing US Bank to invest these funds wisely.

- ii. Mr. Clark has proposed a motion to appoint the District Manager as the authorized representative to provide written direction to US Bank regarding the investment of debt service fund monies:

On MOTION by Mr. Sebestyen, seconded by Ms. Edwards, with all in favor, unanimous approval was given to appoint the District Manager as the authorized representative to provide written Direction to US Bank regarding the investment debt service fund monies.

iii. A Motion to Accept Financials

On MOTION by Mr. Simmons, seconded by Ms. Daly, with a vote of 4-0, approval was given to approve Financials for the month of June.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the adoption of the fiscal Year 2023/2024 Budget and Imposing Special Assessments

A. Motion to Open Public Hearing

On MOTION by Mr. DeCrotie, seconded by Ms. Edwards, with all in favor, unanimous approval was given to open the public hearing.

B. Presentation of Fiscal Year 2024 Budget

Mr. Mena presented the FY 2024 Budget to the Board.

C. Public Comment

i. Bill Pass from Carlisle – Discussion on reserves – 7172 Vista Park Blvd

1. Mr. Pass inquired about Reserves and whether they consist of overages from the previous year budgets. The manager clarified that there is a budgeted contribution to reserves, and any overages are also added to the reserves.
2. Mr. Pass sought information on the overall percentage increase this year. The manager mentioned that there's slightly over a 12% increase in revenue, though the actual amount varies for each unit due to a recent methodology update.
3. Mr. Pass raised concerns about changes in apportioning increases if they aren't applied uniformly to everyone. The manager explained that the new methodology no longer allows for equal assessment to every parcel, as percentages now vary by product type. Ms. Daly agreed with Mr. Pass, advocating for an even split among all recipients.
4. Mr. Clark suggested that the discrepancy on the spreadsheet might be due to rounding and primarily pertains to the change in the O&M assessment.
5. Mr. Pass emphasized the potential significant disparities in assessment amounts if percentages aren't uniform. Mr. Clark clarified that while they set a 12% increase

across the board, different values are assigned to administrative and field aspects in the methodology.

6. Ms. Daly asked about the differing debt service amounts. Mr. Clark explained that a distinct debt service methodology was established in 2005, and it cannot be altered. The new methodology solely affects O&M.
7. The manager noted that over the years, with various refinances, the current assessment amounts have decreased and are now lower than they've been in the past 15 years.

D. Consideration of Resolution 2023-04, adopting the Fiscal Year 2024 budget:

- i. Motion to adopt Resolution 2023-04, adopting the Fiscal Year 2024 budget.

On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to adopt Resolution 2023-04, adopting the Fiscal Year 2024 budget.

E. Consideration of Resolution 2023-05, Imposing Special Assessments and Certifying Assessment Roll:

- i. Motion to adopt Resolution 2023-05, Imposing Special Assessments and Certifying Assessment Roll.

On MOTION by Ms. Edwards, seconded by Mr. Simmons, with all in favor, unanimous approval was given to adopt Resolution 2023-05, Imposing Special Assessments and Certifying Assessment Roll.

F. Motion to Close Public Hearing

On MOTION by Mr. DeCrotie, seconded by Ms. Edwards, with all in favor, unanimous approval was given to approve close the public hearing.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- i. Received payments for encroachments in Avon, consisting of two checks at \$5,000 each.
- ii. Sent a letter to the City's Attorney, asserting our right to install speed bumps along Bristol Channel Way.

B. District Engineer

- i. Provided updates on Lee Vista Blvd sidewalk improvements near Avon and recreational trail improvements.

- ii. Plans to advertise on August 19, with bids received by September 21, pending approval of bid documents from Counsel.

1. Counsel suggests sending an invitation to Bid.
2. Motion to proceed with solicitation of bids for Lee Vista Blvd improvements and recreational trail improvements:

On MOTION by Mr. Sebestyen, seconded by Mr. Simmons, with all in favor, unanimous approval was given to proceed with solicitation of bids for Lee Vista Blvd improvements and recreational trail improvements.

- iii. Addressed easement encroachment issues related to the Lake Avon remediation project.

1. Explained the fence blocking access and discussed potential solutions.
 - a. Suggested options include restoring or removing the written agreement at resident cost.
 - b. Proposed the ARC committee introduce contingent modification permission based on acceptance of terms related to easement access.

- iv. Provided an update on the entrance monument sign, waiting on a tree removal permit.

1. Motion to authorize the payment of \$1,000 into a tree mitigation program:

On MOTION by Mr. DeCrotie, seconded by Mr. Sebestyen, with all in favor, unanimous approval was given to authorize the payment of \$1,000 into a tree mitigation program.

- v. Ongoing efforts to gather proposals for the Pembroke Privacy Fence.

- vi. Discussed Selene Apartments and utility connections.

1. Clarified there is no obligation to fence off our side, but the drainage ditch must remain open.

- vii. Noted pipe blockages with APS at Pembroke Pond and behind Rivington, estimating a \$25,000 cost for CCTV work.

- viii. Proposed amending Change Order #2 to \$25,000.

1. Motion to approve the amendment:

On MOTION by Ms. Daly, seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to amend Change Order #2 to \$25,000.

- ix. Addressed conservation maintenance with Servello and will follow up.
- x. Discussed a lengthy list of encroachments and decided to handle them outside of meetings, with Inframark using discretionary judgment, involving the Engineer when necessary and escalating to legal if required.

C. District Manager

- i. Discussed insurance matters.
- ii. Presented a reserve study update proposal, with no immediate action required.
- iii. Proposed amending the Fiscal Year Schedule for FY2024 with revised dates.

1. Motion to approve FY2024 with amended dates:

On MOTION by Mr. DeCrotie, seconded by Mr. Simmons, with all in favor, unanimous approval was given to approve Fiscal Year Schedule for FY2024 with revised dates.

- iv. Discussed Gentry Park water meters.
- v. Addressed sidewalk issues on Vista Park.

EIGHTH ORDER OF BUSINESS New Business

There being none the next order of business followed.

NINTH ORDER OF BUSINESS Supervisor's Requests

There being none the next order of business followed.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Edwards, seconded by Mr. DeCrotie, with all in favor, unanimous approval was given to adjourn the meeting at 12:39 p.m.

VISTA LAKES
Community Development District

Check Register and Invoices

July 2023

VISTA LAKES

Community Development District

**Payment Register by Fund
For the Period from 07/01/23 to 07/31/23
(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 # 915								
001	07/14/23	CITY OF ORLANDO	JUL-23	LIGHTING AGREEMENT JUN - 23	Electricity - Streetlighting	543013-53901	\$2,728.66	
							Check Total	<u>\$2,728.66</u>
CHECK # 916								
001	07/14/23	CLARK, ALBAUGH LLP	18423	GEN MATTERS THRU JUNE 2023	ProfServ-Legal Services	531023-51401	\$3,886.28	
001	07/14/23	CLARK, ALBAUGH LLP	18424	US BANK V. MARIA ESTABALAYA THRU JUNE 2023	ProfServ-Legal Services	531023-51401	\$1,389.00	
001	07/14/23	CLARK, ALBAUGH LLP	18425	SELENE APARTMENT STRMWTR THRU JUNE 2023	ProfServ-Legal Services	531023-51401	\$480.00	
							Check Total	<u>\$5,755.28</u>
CHECK # 917								
001	07/14/23	GENTRY PARK HOA	DE 2023-05	SHARED LIGHTING SVCS 4/21-5/19/23	Electricity - Streetlighting	543013-53901	\$76.82	
							Check Total	<u>\$76.82</u>
CHECK # 918								
001	07/14/23	INFRAMARK, LLC	97043	JUNE 2023 MGMT FEES - STORAGE FEES	RECORD STORAGE FEES	549001-51301	\$180.00	
001	07/14/23	INFRAMARK, LLC	97043	JUNE 2023 MGMT FEES - STORAGE FEES	ADM FEES	531027-51201	\$5,250.00	
001	07/14/23	INFRAMARK, LLC	97043	JUNE 2023 MGMT FEES - STORAGE FEES	FIELD OPS SVCS	531016-53901	\$7,437.50	
001	07/14/23	INFRAMARK, LLC	97043	JUNE 2023 MGMT FEES - STORAGE FEES	POSTAGE	541006-51301	\$13.00	
001	07/14/23	INFRAMARK, LLC	97043	JUNE 2023 MGMT FEES - STORAGE FEES	PRESSURE WASHER REPAIRS	546016-51301	\$722.17	
							Check Total	<u>\$13,602.67</u>
CHECK # 919								
001	07/14/23	INNERSYNC STUDIO, LTD	21494	WEBSITE / COMPLIANCE SVCS	Website Compliance	534397-51301	\$388.13	
							Check Total	<u>\$388.13</u>
CHECK # 920								
001	07/14/23	PEGASUS ENGINEERING	226678	ENGG SVCS 4/23-5/20/23	ProfServ-Engineering	531013-51501	\$11,014.39	
001	07/14/23	PEGASUS ENGINEERING	226675	ENG'G SVCS THRU 4/23-5/20/23	ProfServ-Engineering	531013-51501	\$1,156.10	
							Check Total	<u>\$12,170.49</u>
CHECK # 921								
001	07/14/23	PROPET DISTRIBUTION	142673	5 - 50 COUNT & 7 - 200 COUNT DOGGIE BAGS	R&M-Common Area	546016-53901	\$2,285.00	
							Check Total	<u>\$2,285.00</u>
CHECK # 922								
001	07/14/23	SERVELLO	24327	REMOVE INVASIVE SPECIES - WETLAND #7	R&M-Trees and Trimming	546099-53902	\$2,800.00	
001	07/14/23	SERVELLO	24328	REMOVE INVASIVE SPECIES / WETLAND #7	R&M-Trees and Trimming	546099-53902	\$3,000.00	
001	07/14/23	SERVELLO	24343	IRRIGATION REPAIRS - CLOCK ZONES 4,5, & 6	R&M-Irrigation	546041-53902	\$6,530.32	
001	07/14/23	SERVELLO	24344	WETLAND 7 AREAS - BAHIA STRIP & LAY DIRT	R&M-Plant&Tree Replacement	546170-53902	\$5,964.00	
001	07/14/23	SERVELLO	24345	REMOVE INVASIVE SPECIES	R&M-Plant&Tree Replacement	546170-53902	\$5,700.00	
							Check Total	<u>\$23,994.32</u>
CHECK # 923								
001	07/14/23	SITEX AQUATICS, LLC	7510	JUNE 2023 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$2,072.00	
							Check Total	<u>\$2,072.00</u>
CHECK # 924								
001	07/14/23	FRANK SABESTYEN	06272023	F. SEBESTYEN REIMB FOR PEST CONTROL	R&M-Common Area	546016-53901	\$350.00	
							Check Total	<u>\$350.00</u>

VISTA LAKES

Community Development District

**Payment Register by Fund
For the Period from 07/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 925								
001	07/14/23	SERVELLO	24339	JUNE 2023 LANDSCAPE MAINT	Contracts-Annuals	534117-53902	\$5,536.55	
							Check Total	\$5,536.55
CHECK # 926								
001	07/21/23	HOME DEPOT CREDIT SVS	06212023-7884	MISC SUPPLIES	R&M-Common Area	546016-53901	\$198.94	
							Check Total	\$198.94
CHECK # DD722								
001	07/10/23	BMZ PARTNERSHIP - ACH	9341 ACH	RENT BLDG 02	Lease- Building	544031-53902	\$682.00	
							Check Total	\$682.00
CHECK # DD731								
001	07/26/23	DUKE ENERGY FLORIDA, INC.	070523 ACH	SERVICES DATE 6/2-7/1/23	Electricity - Streetlighting	543013-53901	\$4,103.72	
							Check Total	\$4,103.72
CHECK # DD732								
001	07/26/23	DUKE ENERGY FLORIDA, INC.	062323 ACH	SERVICES DATE 5/20-6/21/23	Streetlights Gated	543046-53901	\$6,419.71	
001	07/26/23	DUKE ENERGY FLORIDA, INC.	062323 ACH	SERVICES DATE 5/20-6/21/23	Streetlights Non-Gated	543047-53901	\$10,355.20	
001	07/26/23	DUKE ENERGY FLORIDA, INC.	062323 ACH	SERVICES DATE 5/20-6/21/23	Electricity - Streetlighting	543013-53901	\$3,394.96	
							Check Total	\$20,169.87
CHECK # DD733								
001	07/26/23	WASTE CONNECTIONS OF FLORIDA ACH	1456451W460	REFUSE REMOVAL - AUGUST 2023	R&M-Common Area	546016-53901	\$274.56	
							Check Total	\$274.56
CHECK # DD734								
001	07/26/23	ORANGE COUNTY UTILITIES - ACH	77000-071323	BILL PRD 6/13-7/13/23	CREDIT ADJ	543021-53901	(\$20.27)	
001	07/26/23	ORANGE COUNTY UTILITIES - ACH	77000-071323	BILL PRD 6/13-7/13/23	Utility - Water & Sewer	543021-53901	\$3,126.46	
001	07/26/23	ORANGE COUNTY UTILITIES - ACH	071323-77000 ACH	CREDIT ADJUSTMENT	Utility - Water & Sewer	543021-53901	(\$52.56)	
							Check Total	\$3,053.63
CHECK # DD735								
001	07/28/23	CHARTER COMMUNICATIONS - ACH	1624067071123	BILL PRD 7/11 -8/10/23	R&M-Common Area	546016-53901	\$143.80	
							Check Total	\$143.80
							Fund Total	\$97,586.44

SERIES 2017 A1 & A2 DEBT SERVICE FUND - 204

CHECK # 927								
204	07/21/23	VISTA LAKES C/O US BANK N.A.	071223 - 7000A1	TRFR FY23 ASSESS SERIES 2017-A1	Due From Other Funds	131000	\$5,579.35	
							Check Total	\$5,579.35
CHECK # 928								
204	07/21/23	VISTA LAKES C/O US BANK N.A.	071223 - 3000A2	TRFR FY22 ASSESS SERIES 2017-A2	Due From Other Funds	131000	\$8,166.28	
							Check Total	\$8,166.28
							Fund Total	\$13,745.63

Total Checks Paid	\$111,332.07
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VISTA LAKES

Community Development District

Payment Register by Fund
For the Period from 08/01/23 to 08/31/23
(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 # 930							
001	08/04/23	CITY OF ORLANDO	AUG-23	LIGHTING AGREEMENT AUG - 23	Electricity - Streetlighting	543013-53901	\$2,728.66
Check Total							\$2,728.66
CHECK # 931							
001	08/04/23	FLORIDA WATER FEATURES, INC.	23837	JUNE 2023 WATERFALL CLEANING	Contracts-Fountain	534023-53901	\$325.00
Check Total							\$325.00
CHECK # 932							
001	08/04/23	PEGASUS ENGINEERING	226721	DRAINAGE ISSUES & COMPUTATIONS	ProfServ-Engineering	531013-51501	\$1,350.00
001	08/04/23	PEGASUS ENGINEERING	226380-A	ENGG SVCS - DEC 2023 - SHORT PAID INV	ProfServ-Engineering	531013-51501	\$1,653.05
001	08/04/23	PEGASUS ENGINEERING	226273-A	ENGG SVCS OCT 2022 - SHORT PAID INV	ProfServ-Engineering	531013-51501	\$735.20
001	08/04/23	PEGASUS ENGINEERING	226758	PIPE CLEANING/FEMA PROJ/MITIGATION STRGY	ProfServ-Engineering	531013-51501	\$25,423.65
Check Total							\$29,161.90
CHECK # 933							
001	08/04/23	PRECAST DESIGNS INC	11697	CUSTOM MEDALLION	R&M-Common Area	546016-53901	\$650.00
Check Total							\$650.00
CHECK # 934							
001	08/04/23	SERVELLO	24393	SOD REPLACEMENT BY MIDDLE SCHOOL	R&M-Plant&Tree Replacement	546170-53902	\$1,118.00
001	08/04/23	SERVELLO	24429	JULY 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53902	\$30,003.65
Check Total							\$31,121.65
CHECK # 935							
001	08/04/23	SITEX AQUATICS, LLC	7566	FOUNTAIN MAINT JULY 2023	Contracts-Lake and Wetland	534021-53901	\$1,425.00
001	08/04/23	SITEX AQUATICS, LLC	7586B	JULY 2023 LAKE MAINT	Contracts-Lake and Wetland	534021-53901	\$2,072.00
Check Total							\$3,497.00
CHECK # 936							
001	08/08/23	INFRAMARK, LLC	98458	JULY 2023 MGMT FEES PLUS STORAGE FEES	ADMIN FEES	531027-51201	\$5,250.00
001	08/08/23	INFRAMARK, LLC	98458	JULY 2023 MGMT FEES PLUS STORAGE FEES	FIELD OPS	531016-53901	\$7,437.50
001	08/08/23	INFRAMARK, LLC	98458	JULY 2023 MGMT FEES PLUS STORAGE FEES	POSTAGE	541006-51301	\$11.40
001	08/08/23	INFRAMARK, LLC	98458	JULY 2023 MGMT FEES PLUS STORAGE FEES	RECORD STORAGE FEES	549001-51301	\$180.00
Check Total							\$12,878.90
CHECK # 938							
001	08/15/23	SERVELLO	24538	REPAIR BROKEN MAIN LINES	IRRIGATION	546041-53902	\$4,098.92
Check Total							\$4,098.92
CHECK # 939							
001	08/15/23	TOM MACCUBBIN	23206 CDD	HORTICULTURAL CONSULTANT 08/02/23	Contracts-Landscape Consultant	534062-53902	\$500.00
Check Total							\$500.00
CHECK # 940							
001	08/23/23	CITY OF ORLANDO	236348	TREE REMOVAL MITIGATION	R&M-Trees and Trimming	546099-53902	\$1,000.00
Check Total							\$1,000.00

VISTA LAKES

Community Development District

Payment Register by Fund
For the Period from 08/01/23 to 08/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 941								
001	08/23/23	FLORIDA WATER FEATURES, INC.	23868	JULY 2023 WATERFALL CLEANING	Contracts-Fountain	534023-53901	\$325.00	
							Check Total	<u>\$325.00</u>
CHECK # 942								
001	08/23/23	RICHARD LEE BURSON	365678	2 - 12" TIRE 4.80-12 5LG & NOZZLE	R&M-Common Area	546016-53901	\$185.96	
							Check Total	<u>\$185.96</u>
CHECK # 943								
001	08/23/23	SERVELLO	24681	IRR NTE	R&M-Irrigation	546041-53902	\$1,223.81	
001	08/23/23	SERVELLO	24592	AUGUST 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53902	\$30,003.65	
							Check Total	<u>\$31,227.46</u>
CHECK # 944								
001	08/23/23	SITEX AQUATICS, LLC	7768B	AUG 2023 LAKE MAINT 14 WATERWAYS	Contracts-Lake and Wetland	534021-53901	\$2,072.00	
							Check Total	<u>\$2,072.00</u>
CHECK # 945								
001	08/23/23	VIKING MASONRY INC	9000564-230810	COMMUNITY WALL RECONSTRUCTION 07/20/23	R&M-Common Area	546016-53901	\$5,320.00	
							Check Total	<u>\$5,320.00</u>
CHECK # 949								
001	08/29/23	FLORIDA COAST EQUIPMENT	W0284311	REPAIRS FOR OVERHEATING ENGINE	R&M-Common Area	546016-53901	\$2,608.44	
001	08/29/23	FLORIDA COAST EQUIPMENT	CM-W0284311	CM FOR TAX - TAX EXEMPT	R&M-Common Area	546016-53901	(\$145.59)	
001	08/29/23	FLORIDA COAST EQUIPMENT	CM-W0284311	CM FOR TAX - TAX EXEMPT	R&M-Common Area	546016-53901	(\$36.39)	
							Check Total	<u>\$2,426.46</u>
CHECK # DD728								
001	08/01/23	AT&T - ACH	071323-2683 ACH	SVC 7/13-8/12/23 #407 243-2683	Communication - Teleph - Field	541005-53901	\$802.72	
							Check Total	<u>\$802.72</u>
CHECK # DD729								
001	08/01/23	BMZ PARTNERSHIP - ACH	9626 ACH	RENT BLDG 02 - AUG '23	Lease- Building	544031-53902	\$682.00	
							Check Total	<u>\$682.00</u>
CHECK # DD736								
001	08/24/23	DUKE ENERGY FLORIDA, INC.	08032023 ACH	SERVICE DATE 7/2-8/1/23	Electricity - Streetlighting	543013-53901	\$4,286.03	
							Check Total	<u>\$4,286.03</u>
CHECK # DD738								
001	08/23/23	ORANGE COUNTY UTILITIES - ACH	47700-081123	DEPOSIT FOR 7/21-8/11/23	Utility - Water & Sewer	543021-53901	\$82.65	
							Check Total	<u>\$82.65</u>
CHECK # DD739								
001	08/26/23	WASTE CONNECTIONS OF FLORIDA ACH	1460877W460	REFUSE REMOVAL - SEPTEMBER 2023	R&M-Common Area	546016-53901	\$317.08	
							Check Total	<u>\$317.08</u>
CHECK # DD740								
001	08/14/23	DUKE ENERGY FLORIDA, INC.	072523 ACH		Streetlights Non-Gated	543047-53901	\$10,355.20	
001	08/14/23	DUKE ENERGY FLORIDA, INC.	072523 ACH		Electricity - Streetlighting	543013-53901	\$3,016.71	
001	08/14/23	DUKE ENERGY FLORIDA, INC.	072523 ACH		Streetlights Gated	543046-53901	\$6,417.08	
							Check Total	<u>\$19,788.99</u>

VISTA LAKES

Community Development District

**Payment Register by Fund
For the Period from 08/01/23 to 08/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # DD742								
001	08/28/23	CHARTER COMMUNICATIONS - ACH	1624067081123	BILL PRD 8/11-9/10/23	R&M-Common Area	546016-53901	\$144.09	
							Check Total	<u>\$144.09</u>
CHECK # DD744								
001	08/21/23	ORANGE COUNTY UTILITIES - ACH	081123-7700 ACH	BILL PRD 7/14-8/11/23	Utility - Water & Sewer	543021-53901	\$5,085.25	
001	08/21/23	ORANGE COUNTY UTILITIES - ACH	081123-7700 ACH	CORRECT ACH TAKEN	Utility - Water & Sewer	543021-53901	(\$51.13)	
							Check Total	<u>\$5,034.12</u>
CHECK # DD745								
001	08/31/23	AT&T - ACH	081323-2683 ACH	BILL PRD 8/13-9/12/23	Communication - Teleph - Field	541005-53901	\$802.51	
							Check Total	<u>\$802.51</u>
CHECK # 929								
001	08/08/23	JOHN A. DECROTIE	PAYROLL	August 08, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD724								
001	08/08/23	AARON SIMMONS	PAYROLL	August 08, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD725								
001	08/08/23	CARLA S. DALY	PAYROLL	August 08, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD726								
001	08/08/23	FRANK J. SEBESTYEN	PAYROLL	August 08, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD727								
001	08/08/23	PAULA Z. EDWARDS	PAYROLL	August 08, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
							Fund Total	<u>\$160,382.60</u>

SERIES 2017 A1 & A2 DEBT SERVICE FUND - 204

CHECK # 946								
204	08/23/23	VISTA LAKES C/O US BANK N.A.	081623 - 7000A1	TRANSFER FY23-ASSESSMENTS SERIES 2017-A1	Due From Other Funds	131000	\$3,835.19	
							Check Total	<u>\$3,835.19</u>
CHECK # 947								
204	08/23/23	VISTA LAKES C/O US BANK N.A.	081623 - 3000A2	TRANSFER FY22- ASSESSMENT 2017 -A2	Due From Other Funds	131000	\$5,613.42	
							Check Total	<u>\$5,613.42</u>
							Fund Total	<u>\$9,448.61</u>

Total Checks Paid	\$169,831.21
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VISTA LAKES
Community Development District

Financial Report

July 31, 2023

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 3
Debt Service Funds	4
Notes to the Financial Statements	5 - 6
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments Schedule	7
Cash and Investment Report	8
Bank Reconciliation	9

VISTA LAKES
Community Development District

Financial Statements

(Unaudited)

July 31, 2023

Balance Sheet
July 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 A1 & A2 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 329,046	\$ -	\$ 329,046
Due From Other Funds	-	9,449	9,449
Investments:			
Certificates of Deposit - 12 Months	500,000	-	500,000
Money Market Account	1,174,151	-	1,174,151
Reserve Fund (A-1)	-	28,793	28,793
Reserve Fund (A-2)	-	63,217	63,217
Revenue Fund (A-1)	-	79,472	79,472
Revenue Fund (A-2)	-	118,445	118,445
Deposits	33,929	-	33,929
TOTAL ASSETS	\$ 2,037,126	\$ 299,376	\$ 2,336,502
<u>LIABILITIES</u>			
Accounts Payable	\$ 88,993	\$ -	\$ 88,993
Accrued Expenses	18,681	-	18,681
Due To Other Funds	9,449	-	9,449
TOTAL LIABILITIES	117,123	-	117,123
<u>FUND BALANCES</u>			
Nonspendable:			
Deposits	33,929	-	33,929
Restricted for:			
Debt Service	-	299,376	299,376
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:	209,229	-	209,229
TOTAL FUND BALANCES	\$ 1,920,003	\$ 299,376	\$ 2,219,379
TOTAL LIABILITIES & FUND BALANCES	\$ 2,037,126	\$ 299,376	\$ 2,336,502

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>JUL-23 ACTUAL</u>
REVENUES				
Interest - Investments	\$ 2,500	\$ 41,534	1661.36%	\$ 5,533
Interlocal Agreement	40,000	-	0.00%	-
Interest - Tax Collector	150	7,475	4983.33%	-
Special Assmnts- Tax Collector	1,284,006	1,240,780	96.63%	18,934
Special Assmnts- Other	1,000	-	0.00%	-
Special Assmnts- Discounts	(51,360)	(46,166)	89.89%	568
Other Miscellaneous Revenues	-	12,643	0.00%	-
TOTAL REVENUES	1,276,296	1,256,266	98.43%	25,035

EXPENDITURES

Administration

P/R-Board of Supervisors	5,000	4,200	84.00%	-
FICA Taxes	383	321	84.00%	-
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	50,000	135,610	271.22%	29,162
ProfServ-Legal Services	30,000	28,235	94.12%	5,906
ProfServ-Mgmt Consulting	63,000	52,500	83.33%	5,250
ProfServ-Property Appraiser	2,196	-	0.00%	-
ProfServ-Special Assessment	5,330	5,330	100.00%	-
ProfServ-Trustee Fees	7,000	7,596	108.51%	-
Auditing Services	5,900	6,100	103.39%	-
Website Compliance	3,765	2,023	53.73%	388
Postage and Freight	800	262	32.75%	11
Insurance - General Liability	14,881	10,969	73.71%	-
Printing and Binding	2,500	59	2.36%	-
Legal Advertising	1,000	636	63.60%	-
Miscellaneous Services	2,100	2,204	104.95%	180
Misc-Assessment Collection Cost	1,997	1,948	97.55%	-
Office Supplies	250	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	198,477	258,168	130.07%	40,897

Field

ProfServ-Field Management	89,250	74,375	83.33%	7,438
Contracts-Lake and Wetland	26,107	20,720	79.37%	2,072
Contracts-Fountain	10,000	9,319	93.19%	1,425
Communication - Teleph - Field	9,000	8,825	98.06%	803
Electricity - Streetlights	93,000	76,233	81.97%	10,304
Utility - Water & Sewer	75,000	63,112	84.15%	3,054

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>JUL-23 ACTUAL</u>
Streetlights Gated	70,000	63,256	90.37%	6,419
Streetlights Non-Gated	120,000	102,130	85.11%	10,356
R&M-Common Area	15,000	37,553	250.35%	1,268
R&M-Fountain	10,000	783	7.83%	-
R&M-Emergency & Disaster Relief	-	20,029	0.00%	-
Holiday Lighting & Decorations	17,500	18,338	104.79%	-
Total Field	534,857	494,673	92.49%	43,139
<u>Landscape Services</u>				
Contracts-Landscape	378,046	300,037	79.37%	30,004
Contracts-Landscape Consultant	2,000	1,500	75.00%	500
Contracts-Mulch	30,000	-	0.00%	-
Contracts-Annuaals	23,809	13,093	54.99%	-
Lease - Building	7,440	6,696	90.00%	682
R&M-Irrigation	10,000	49,721	497.21%	5,323
R&M-Trees and Trimming	25,367	21,657	85.37%	-
R&M-Plant&Tree Replacement	40,000	71,930	179.83%	-
Total Landscape Services	516,662	464,634	89.93%	36,509
<u>Reserves</u>				
Reserve	26,300	57,031	216.85%	-
Total Reserves	26,300	57,031	216.85%	-
TOTAL EXPENDITURES & RESERVES	1,276,296	1,274,506	99.86%	120,545
Excess (deficiency) of revenues Over (under) expenditures	-	(18,240)	0.00%	(95,510)
Net change in fund balance	\$ -	\$ (18,240)	0.00%	\$ (95,510)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,938,243	1,938,243		
FUND BALANCE, ENDING	\$ 1,938,243	\$ 1,920,003		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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>JUL-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 15	\$ 624	4160.00%	\$ 609
Interest - Tax Collector	140	4,326	3090.00%	-
Special Assmnts- Tax Collector	743,052	721,196	97.06%	9,173
Special Assmnts- Discounts	(27,499)	(27,228)	99.01%	275
TOTAL REVENUES	715,708	698,918	97.65%	10,057
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	1,264	1,127	89.16%	-
Total Administration	1,264	1,127	89.16%	-
<u>Debt Service</u>				
Principal Debt Retirement A-1	211,000	211,000	100.00%	-
Principal Debt Retirement A-2	289,000	289,000	100.00%	-
Interest Expense Series A-1	75,454	75,454	100.00%	-
Interest Expense Series A-2	130,442	130,442	100.00%	-
Total Debt Service	705,896	705,896	100.00%	-
TOTAL EXPENDITURES	707,160	707,023	99.98%	-
Excess (deficiency) of revenues Over (under) expenditures	8,548	(8,105)	-94.82%	10,057
<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	\$ (8,105)	-94.82%	\$ 10,057
FUND BALANCE, BEGINNING (OCT 1, 2022)	307,481	307,481		
FUND BALANCE, ENDING	\$ 316,029	\$ 299,376		

Notes to the Financial Statements
July 31, 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 August.
- **Deposits** - Duke Energy and OCU utility deposits.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Accrued Expenses** - Lease payment, irrigation repairs & electric - streetlights.
- **Due to Other Funds** - Amount due to DS for assessment collections. Funds to be transferred in July.

▶ **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
July 31, 2023

Financial Overview / Highlights

Revenues

Total General Fund non-ad valorem assessments are 96% collected and total revenue is 98% of adopted budget.
Total General Fund expenditures and reserves are approximately 100% of the adopted budget.
Other miscellaneous revenue: Clark & Albaugh reimbursement check for Pegasus invoices.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
P/R Board of Supervisors	\$ 5,000	\$ 4,200	84%	Board member payroll YTD.
FICA Taxes	\$ 383	\$ 321	84%	Payroll taxes YTD.
ProfServ-Engineering	\$ 50,000	\$ 135,610	271%	Fees for Encore apartments, deployment of a portable sump pump, drainage related maps and exhibits & conservation encroachment proposal & post Hurricane Ian services.
ProfServ-Legal Services	\$ 30,000	\$ 28,235	94%	Selene apartments, stormwater issues & board meetings
ProfServ-Special Assessment	\$ 5,330	\$ 5,330	100%	Assessments paid in full.
ProfServ-Trustee Fees	\$ 7,000	\$ 7,596	109%	Trustee fees paid in full.
Auditing Services	\$ 5,900	\$ 6,100	103%	Grau FY22 audit engagement letter not to exceed \$6,100
Miscellaneous Services	\$ 2,100	\$ 2,204	105%	Bank fees & Maintenance service to the district Mule.
Annual District Filing Fee	\$ 175	\$ 175	100%	Annual fee paid in full.
<u>Field</u>				
Contracts-Fountain	\$ 10,000	\$ 9,319	93%	Sitex Aquatics & Florida Water Features monthly service.
Communication - Teleph - Field	\$ 9,000	\$ 8,825	98%	Telephone flat rate fees increased from \$629 to \$755.
Utility-Water & Sewer	\$ 75,000	\$ 63,112	84%	Water usage higher than PY.
Streetlights Gated	\$ 70,000	\$ 63,256	90%	Fees for electricity / streetlights higher than PY.
Streetlights Non-Gated	\$ 120,000	\$ 102,130	85%	Fees for electricity / streetlights higher than PY.
R&M-Common Area	\$ 15,000	\$ 37,553	250%	Maintaining fuel pump for hurricanes, pet liner bags, sidewalk repairs, new solar light poles & brick monument reconstruction.
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	\$ 300,037	79%	Servello monthly fee of \$30,003 below budgeted amount.
Contracts-Landscape Consultant	\$ 2,000	\$ 1,500	75%	Not a monthly service.
Lease - Building	\$ 7,440	\$ 6,696	90%	Lease increase from \$620 to \$682 a month.
R&M-Irrigation	\$ 10,000	\$ 49,721	497%	IRR repairs related to vehicles driving on median, mainline repairs & other miscellaneous repairs.
R&M-Trees and Trimming	\$ 25,367	\$ 21,657	85%	Removal of invasive plants & tree trimming.
R&M-Plant&Tree Replacement	\$ 40,000	\$ 71,930	180%	New plants in December, sod in January, turf in April & Bahia strip & lay in June.
<u>Reserves</u>				
Reserve	\$ 26,300	\$ 57,031	217%	New Vertex Aeration system for pond & new motor & lights for fountain.

VISTA LAKES
Community Development District

Supporting Schedules

July 31, 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
03/16/23	51,084	2,068	-	53,152	53,152		
03/16/23	30,535	1,240	-	31,775		12,897	18,877
04/14/23	39,849	1,328	-	41,177	41,177		
04/14/23	20,081	660	-	20,741		8,419	12,322
05/15/23	22,350	498	-	22,848	22,848		
05/15/23	10,809	241	-	11,050		4,485	6,565
06/15/23	29,017	(198)	-	28,819	28,819		
06/15/23	12,694	(84)	-	12,609		5,118	7,491
07/14/23	19,502	(568)	-	18,934	18,934		
07/14/23	9,449	(275)	-	9,173		3,724	5,450
TOTAL	\$ 1,885,508	\$ 73,394	\$ 3,075	\$ 1,961,977	\$ 1,240,780	\$ 292,733	\$ 428,464

% COLLECTED 96% 96% 96% 96%

TOTAL OUTSTANDING	\$ 65,080	\$ 43,225	\$ 8,899	\$ 12,956
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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
July 31, 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%	\$ 329,046 (1)
Certificate of Deposit - 12 Months	Bank United	2/1/2024	2.65%	\$ 500,000
Money Market Account	Bank United	N/A	5.15%	\$ 1,174,151
		Subtotal General Fund		\$ 2,003,197
DEBT SERVICE FUND				
Series 2017 A-1 Reserve account	US Bank	N/A	5.15%	\$ 28,793
Series 2017 A-2 Reserve account	US Bank	N/A	5.15%	\$ 63,217
Series 2017 A-1 Revenue account	US Bank	N/A	5.15%	\$ 79,472
Series 2017 A-2 Revenue account	US Bank	N/A	5.15%	\$ 118,445
		Subtotal Debt Service Fund		\$ 289,927
		Total		\$ 2,293,124

Note: (1) Transferring \$9K to US Bank in August.

Vista Lakes CDD

Bank Reconciliation

Bank Account No. 5060 Bank United GF
Statement No. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	329,046.18	Statement Balance	329,245.12
G/L Balance	329,046.18	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	329,245.12
Subtotal	329,046.18	Outstanding Checks	198.94
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	329,046.18	Ending Balance	329,046.18
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/21/2023	Payment	926	HOME DEPOT CREDIT SVS	198.94	0.00	198.94
Total Outstanding Checks.....				198.94		198.94

VISTA LAKES
Community Development District

Financial Report

August 31, 2023

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund	2 - 3
Debt Service Funds	4
Notes to the Financial Statements	5 - 6
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments Schedule	7
Cash and Investment Report	8
Bank Reconciliation	9

VISTA LAKES
Community Development District

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 A1 & A2 DEBT SERVICE FUND	TOTAL
ASSETS			
Cash - Checking Account	\$ 222,607	\$ -	\$ 222,607
Due From Other Funds	-	17,829	17,829
Investments:			
Certificates of Deposit - 12 Months	500,000	-	500,000
Money Market Account	1,179,203	-	1,179,203
Reserve Fund (A-1)	-	28,898	28,898
Reserve Fund (A-2)	-	63,447	63,447
Revenue Fund (A-1)	-	83,581	83,581
Revenue Fund (A-2)	-	124,466	124,466
Deposits	33,929	-	33,929
TOTAL ASSETS	\$ 1,935,739	\$ 318,221	\$ 2,253,960
LIABILITIES			
Accounts Payable	\$ 49,279	\$ -	\$ 49,279
Accrued Expenses	1,007	-	1,007
Due To Other Funds	17,829	-	17,829
TOTAL LIABILITIES	68,115	-	68,115
FUND BALANCES			
Nonspendable:			
Deposits	33,929	-	33,929
Restricted for:			
Debt Service	-	318,221	318,221
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:	156,850	-	156,850
TOTAL FUND BALANCES	\$ 1,867,624	\$ 318,221	\$ 2,185,845
TOTAL LIABILITIES & FUND BALANCES	\$ 1,935,739	\$ 318,221	\$ 2,253,960

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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>AUG-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 2,500	\$ 46,586	1863.44%	\$ 5,052
Interlocal Agreement	40,000	-	0.00%	-
Interest - Tax Collector	150	7,475	4983.33%	-
Special Assmnts- Tax Collector	1,284,006	1,277,677	99.51%	36,896
Special Assmnts- Other	1,000	-	0.00%	-
Special Assmnts- Discounts	(51,360)	(45,858)	89.29%	308
Other Miscellaneous Revenues	-	12,643	0.00%	-
Insurance Reimbursements	-	14,417	0.00%	14,417
TOTAL REVENUES	1,276,296	1,312,940	102.87%	56,673

EXPENDITURES

Administration

P/R-Board of Supervisors	5,000	5,200	104.00%	1,000
FICA Taxes	383	398	104.00%	77
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	50,000	135,610	271.22%	-
ProfServ-Legal Services	30,000	33,965	113.22%	5,730
ProfServ-Mgmt Consulting	63,000	57,750	91.67%	5,250
ProfServ-Property Appraiser	2,196	-	0.00%	-
ProfServ-Special Assessment	5,330	5,330	100.00%	-
ProfServ-Trustee Fees	7,000	7,596	108.51%	-
Auditing Services	5,900	6,100	103.39%	-
Website Compliance	3,765	2,023	53.73%	-
Postage and Freight	800	1,718	214.75%	1,457
Insurance - General Liability	14,881	10,969	73.71%	-
Printing and Binding	2,500	1,698	67.92%	1,639
Legal Advertising	1,000	2,424	242.40%	1,788
Miscellaneous Services	2,100	2,384	113.52%	180
Misc-Assessment Collection Cost	1,997	1,948	97.55%	-
Office Supplies	250	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	198,477	275,288	138.70%	17,121

Field

ProfServ-Field Management	89,250	85,011	95.25%	10,636
Contracts-Lake and Wetland	26,107	22,792	87.30%	2,072
Contracts-Fountain	10,000	9,644	96.44%	325
Communication - Teleph - Field	9,000	9,628	106.98%	803
Electricity - Streetlights	93,000	89,763	96.52%	13,530

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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>AUG-23 ACTUAL</u>
Utility - Water & Sewer	75,000	68,229	90.97%	5,117
Streetlights Gated	70,000	69,679	99.54%	6,423
Streetlights Non-Gated	120,000	112,485	93.74%	10,355
R&M-Common Area	15,000	46,127	307.51%	8,573
R&M-Fountain	10,000	783	7.83%	-
R&M-Emergency & Disaster Relief	-	20,029	0.00%	-
Holiday Lighting & Decorations	17,500	18,338	104.79%	-
Total Field	534,857	552,508	103.30%	57,834
<u>Landscape Services</u>				
Contracts-Landscape	378,046	330,040	87.30%	30,004
Contracts-Landscape Consultant	2,000	1,500	75.00%	-
Contracts-Mulch	30,000	-	0.00%	-
Contracts-Annuals	23,809	13,093	54.99%	-
Lease - Building	7,440	7,378	99.17%	682
R&M-Irrigation	10,000	49,721	497.21%	-
R&M-Trees and Trimming	25,367	22,657	89.32%	1,000
R&M-Plant&Tree Replacement	40,000	74,343	185.86%	2,413
Total Landscape Services	516,662	498,732	96.53%	34,099
<u>Reserves</u>				
Reserve	26,300	57,031	216.85%	-
Total Reserves	26,300	57,031	216.85%	-
TOTAL EXPENDITURES & RESERVES	1,276,296	1,383,559	108.40%	109,054
Excess (deficiency) of revenues Over (under) expenditures	-	(70,619)	0.00%	(52,381)
Net change in fund balance	\$ -	\$ (70,619)	0.00%	\$ (52,381)
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,938,243	1,938,243		
FUND BALANCE, ENDING	\$ 1,938,243	\$ 1,867,624		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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>AUG-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 15	\$ 1,640	10933.33%	\$ 1,017
Interest - Tax Collector	140	4,326	3090.00%	-
Special Assmnts- Tax Collector	743,052	738,857	99.44%	17,661
Special Assmnts- Discounts	(27,499)	(27,060)	98.40%	168
TOTAL REVENUES	715,708	717,763	100.29%	18,846
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	1,264	1,127	89.16%	-
Total Administration	1,264	1,127	89.16%	-
<u>Debt Service</u>				
Principal Debt Retirement A-1	211,000	211,000	100.00%	-
Principal Debt Retirement A-2	289,000	289,000	100.00%	-
Interest Expense Series A-1	75,454	75,454	100.00%	-
Interest Expense Series A-2	130,442	130,442	100.00%	-
Total Debt Service	705,896	705,896	100.00%	-
TOTAL EXPENDITURES	707,160	707,023	99.98%	-
Excess (deficiency) of revenues Over (under) expenditures	8,548	10,740	125.64%	18,846
<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	\$ 10,740	125.64%	\$ 18,846
FUND BALANCE, BEGINNING (OCT 1, 2022)	307,481	307,481		
FUND BALANCE, ENDING	\$ 316,029	\$ 318,221		

Notes to the Financial Statements
August 31, 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 September.
- **Deposits** - Duke Energy and OCU utility deposits.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Accrued Expenses** - Lease payment & fountain maintenance.
- **Due to Other Funds** - Amount due to DS for assessment collections. Funds to be transferred in September.

▶ **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
August 31, 2023

Financial Overview / Highlights

Revenues

Total General Fund non-ad valorem assessments are 99% collected and total revenue is 103% of adopted budget.
Total General Fund expenditures and reserves are approximately 109% of the adopted budget.
Other miscellaneous revenue: Clark & Albaugh reimbursement check for Pegasus invoices.
Insurance reimbursement: Florida Insurance Alliance reimbursement for tree & landscape damage of March, 2023

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
P/R Board of Supervisors	\$ 5,000	\$ 5,200	104%	Board member payroll YTD.
FICA Taxes	\$ 383	\$ 398	104%	Payroll taxes YTD.
ProfServ-Engineering	\$ 50,000	\$ 135,610	271%	Fees for Encore apartments, deployment of a portable Sump pump, drainage related maps and exhibits & Conservation encroachment proposal & post Hurricane Ian services.
ProfServ-Legal Services	\$ 30,000	\$ 33,965	113%	Selene apartments, stormwater issues & board meetings
ProfServ-Special Assessment	\$ 5,330	\$ 5,330	100%	Assessments paid in full.
ProfServ-Trustee Fees	\$ 7,000	\$ 7,596	109%	Trustee fees paid in full.
Auditing Services	\$ 5,900	\$ 6,100	103%	Grau FY22 audit engagement letter not to exceed \$6,100
Postage and Freight	\$ 800	\$ 1,718	215%	Postage and freight charges through August.
Legal Advertising	\$ 1,000	\$ 2,424	242%	Classified listings & online public hearing/bids.
Miscellaneous Services	\$ 2,100	\$ 2,384	114%	Bank fees & Maintenance service to the district Mule.
Annual District Filing Fee	\$ 175	\$ 175	100%	Annual fee paid in full.
<u>Field</u>				
ProfServ-Field Management	\$ 89,250	\$ 85,011	95%	Additional charge in August from Inframark for maintenance work
Contracts-Fountain	\$ 10,000	\$ 9,644	96%	Sitex Aquatics & Florida Water Features monthly service.
Communication - Teleph - Field	\$ 9,000	\$ 9,628	107%	Telephone flat rate fees increased from \$629 to \$755.
Electricity-Streetlights	\$ 93,000	\$ 89,763	97%	Fees for electricity higher than PY.
Streetlights Gated	\$ 70,000	\$ 69,679	100%	Fees for electricity higher than PY.
Streetlights Non-Gated	\$ 120,000	\$ 112,485	94%	Fees for electricity higher than PY.
R&M-Common Area	\$ 15,000	\$ 46,127	308%	Maintaining fuel pump for hurricanes, pet liner bags, sidewalk repairs, new solar light poles & brick monument reconstruction.
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>				
Lease - Building	\$ 7,440	\$ 7,378	99%	Lease increase from \$620 to \$682 a month. On-site storage facility & parking.
R&M-Irrigation	\$ 10,000	\$ 49,721	497%	IRR repairs related to vehicles driving on median, mainline repairs & other miscellaneous repairs.
R&M-Plant&Tree Replacement	\$ 40,000	\$ 74,343	186%	New plants in December, sod in January & August, turf in April & Bahia strip & lay in June.
<u>Reserves</u>				
Reserve	\$ 26,300	\$ 57,031	217%	New Vertex Aeration system for pond & new motor & lights for fountain.

VISTA LAKES
Community Development District

Supporting Schedules

August 31, 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**

					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 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
03/16/23	51,084	2,068	-	53,152	53,152		
03/16/23	30,535	1,240	-	31,775		12,897	18,877
04/14/23	39,849	1,328	-	41,177	41,177		
04/14/23	20,081	660	-	20,741		8,419	12,322
05/15/23	22,350	498	-	22,848	22,848		
05/15/23	10,809	241	-	11,050		4,485	6,565
06/15/23	29,017	(198)	-	28,819	28,819		
06/15/23	12,694	(84)	-	12,609		5,118	7,491
07/14/23	19,502	(568)	-	18,934	18,934		
07/14/23	9,449	(275)	-	9,173		3,724	5,450
08/15/23	37,204	(308)	-	36,896	36,896		
08/15/23	17,829	(168)	-	17,661		7,168	10,492
TOTAL	\$ 1,940,541	\$ 72,918	\$ 3,075	\$ 2,016,534	\$ 1,277,677	\$ 299,901	\$ 438,956
% COLLECTED				98%	99%	98%	98%
TOTAL OUTSTANDING				\$ 10,524	\$ 6,329	\$ 1,731	\$ 2,464

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
August 31, 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%	\$ 222,607 (1)
Certificate of Deposit - 12 Months	Bank United	2/1/2024	2.65%	\$ 500,000
Money Market Account	Bank United	N/A	5.15%	\$ 1,179,203
		Subtotal General Fund		\$ 1,901,810
DEBT SERVICE FUND				
Series 2017 A-1 Reserve account	US Bank	N/A	5.15%	\$ 28,898
Series 2017 A-2 Reserve account	US Bank	N/A	5.15%	\$ 63,447
Series 2017 A-1 Revenue account	US Bank	N/A	5.15%	\$ 83,581
Series 2017 A-2 Revenue account	US Bank	N/A	5.15%	\$ 124,466
		Subtotal Debt Service Fund		\$ 300,392
		Total		\$ 2,202,202

Note: (1) Transferring \$18K to US Bank in September.

Vista Lakes CDD

Bank Reconciliation

Bank Account No. 5060 Bank United GF
Statement No. 08-23
Statement Date 8/31/2023

G/L Balance (LCY)	222,606.50	Statement Balance	240,573.03
G/L Balance	222,606.50	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	240,573.03
Subtotal	222,606.50	Outstanding Checks	17,966.53
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	222,606.50	Ending Balance	222,606.50
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/23/2023	Payment	942	RICHARD LEE BURSON	185.96	0.00	185.96
8/23/2023	Payment	946	VISTA LAKES C/O US BANK N.A.	3,835.19	0.00	3,835.19
8/23/2023	Payment	947	VISTA LAKES C/O US BANK N.A.	5,613.42	0.00	5,613.42
8/29/2023	Payment	949	FLORIDA COAST EQUIPMENT	2,426.46	0.00	2,426.46
8/15/2023	Payment	937	CLARK, ALBAUGH LLP	5,905.50	0.00	5,905.50
Total Outstanding Checks.....				17,966.53		17,966.53

VISTA LAKES USE APPLICATION

Use Applications must be filed not more than one hundred eighty (180) days before and not less than thirty (30) days before the date and time at which the proposed use is intended to begin...

PLEASE TYPE OR PRINT IN INK

Name of Applicant: William Bejarano

Mailing Address: 7940 Via Dellagia Way, Suite 200 Orlando FL 32819 Phone: 407.999.9985 ext. 2271 Email: William@unicoro.com

Contact Person (name and title, is applicable): William Bejarano

Mailing Address: 7940 Via Dellagia Way, Suite 200 Orlando FL 32819 Phone: 407.999.9985 ext. 2271 Email: William@unicoro.com

Date of Proposed Use: TIMES Start: End:

Nature of Proposed Use (including the type(s) of activities which will occur): Utility locate work

Area(s) to be used (attach sketch and/or legal description): Please see attached exhibit.

Setup will begin at said area(s) at approximately (time) and will be completed at (time)

Equipment and apparatus proposed to be utilized in connection with the proposed use: Radiodetection 8100 and Pinpoint ground penetration radar for horizontal locates, Vac-Tron equipment trailer to perform cavuum excavation and verify utilities vertically

FEES: Approval of any use application may be contingent upon the payment of certain nonrefundable fees determined by CDD based on the area(s) to be used...

Signed by Applicant:

Signature

Print Name

As:

(Insert title if applicable)

Of:

(Insert name of organization if applicable)

Date:

Witness:

Print Name:

Witness:

Print Name:

Handwritten signature and name of William Bejarano, P.M., and organization Unicoip National Developments, dated 08/07/23.

Handwritten witness names: Zachery Pujol and Christina Osborne.

NOTE: Applicant agrees to pay all costs incurred by the District associated with reviewing the applicant's application request.

USE AGREEMENT

Vista Lakes Community Development District, a Florida Community Development District ("CDD") hereby grants permission to the applicant ("Applicant") named on the attached USE APPLICATION (the "Application") to use the area described on the Application (the "Area") on the date and during the time specified on the Application and for the purpose specified on the Application (the "Use"), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein.

- 1. Right to Terminate: CDD reserves the right to, immediately and without notice, terminate the Use if there shall be any violation of the terms, conditions or provisions of this USE AGREEMENT, or, if in the judgment of CDD, there is a reasonable likelihood that continuation of the Use will put life or property at risk of injury or damage.
2. Indemnification: Applicant shall indemnify, defend and hold harmless CDD and the officers, directors, agents, employees and assigns of CDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions and/or provisions of this USE AGREEMENT.
3. Compliance with Law: Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Area.
4. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property.
5. "As Is" Condition: Applicant accepts the use of the Area in its "as is condition." CDD shall have no obligation to make any changes thereto. CDD shall have no obligation to provide any utilities to the Area. Applicant has inspected the Area prior to filing its Application and is aware of the Area's current condition.
6. Rules and Regulations: Applicant and Applicant's Representatives shall comply with the following Rules and Regulations:
a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the Vista Lakes community by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
b) No materials or items shall be affixed to any portion of the Area or any facilities or improvements located thereon so as to cause damage thereto.
c) Applicant shall remove all trash and other property of Applicant from the Area and shall return the Area to the condition that existed prior to Applicant's use of the Area.
d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.
7. Right to Use Only: This USE AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Area as and when provided above.
8. Other Conditions: Depending upon the nature of the Use and the Area, CDD reserves the right to require, as a condition of using the Area:
a) Certificate of Insurance (form, type, limits and coverage approved by CDD) with respect to the Area and the Use;
b) Security appropriate for the Use and Area;
c) Bond or deposit to cover clean up/repair costs; and/or
d) Such other conditions or limitations reasonably related to mitigating impacts to the Area because of the Use.

Witness: [Signature]
Print Name: Zachary Pujol
Witness: [Signature]
Print Name: Christina Osborne

Witness: [Signature]
Print Name: Elizabeth Fallo
Witness: [Signature]
Print Name: Gabriel Mena

Signed by Applicant: [Signature]
Signature: [Signature]
Print Name: William Bepko
AS: P.M.
Of: Unicip Natural Developments
(Inser name of organization if applicable)
Date: 09/07/23

Approved by: VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
By: [Signature]
Name: Frank J. Sebestyen
Title: Chairman
Date: 8/10/2023

ADDITIONAL RULES AND REGULATIONS

1. Applicant shall provide its own sanitary facilities as appropriate in accordance with applicable regulations or reasonable requirements of the District.
2. No pets shall be permitted within the Area except on handheld leashes continuously under the control of the pet's adult owner.
3. No permanent structures are permitted to be constructed within the Area without permission from all permitting authorities and affected entities.
4. No digging activities are permitted within the Area without dig permits, locates and permission from all affected entities.
5. Site shall be restored as closely as possible to the original condition through grading and sodding of Area used. Clearing of small plant material is acceptable but must be replaced by similar plant material.
6. Applicant shall provide written confirmation to the District that coordination and notification has been made with all utility systems within the Area.
7. Applicant shall coordinate all activities with the District's field personnel and shall provide written and verbal communication of progress of activities as well as any issues or problems that arise.
8. No District sidewalks shall be closed without prior written approval from the District.
9. When closing sidewalks, the appropriate required signage shall be placed at the nearest handicap ramps at either ends of the sidewalk being closed for detour purposes. The appropriate sidewalk closed signs shall also be placed at the section of sidewalk being closed.
10. The sidewalks shall be re-opened, cleaned and swept at the end of each working day and on weekends unless prior approval has been received from the CDD Field Manager Ariel Medina, 407-947-0604.
11. Sidewalk shall be open to the public on all holidays and weekends which are part of a holiday celebration.
12. Applicant must obtain appropriate permits from Orange County and all other agencies related to the work associated with this agreement.

Applicant agrees to abide by all requirements and stipulations as noted above:

Signature _____

Title _____

Date _____

P.M.

08/07/23

