



Vista Lakes Community Development District

August 6, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 247 727 946 547

PASSCODE: jN9VM6iA

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313 CAMPUS ST
CELEBRATION, FLORIDA 34747

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Vista Lakes Community Development District

Board of Supervisors

Frank Sebestyen, Chairman
John DeCrotie, Vice Chairperson
Sam Badami, Assistant Secretary
Carla Daly, Assistant Secretary
Nathalie Santana, Assistant Secretary

District Staff

Michael Perez, District Manager
Scott Clark, District Counsel
David Hamstra, District Engineer
Jorge Baez, Field Service Manager
Justin Fisher, Field Inspection Coordinator
John Khatiblou, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Thursday, August 6, 2026, at 9:00 a.m.

The Regular Meeting of the **Vista Lakes Community Development District** will be held on Thursday, August 6, 2026, at 9:00 a.m. at 8841 Lee Vista Boulevard, Orlando, FL 32829. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 247 727 946 547 **Passcode:** jN9VM6iA

Dial-in by Phone: +16468381601 **Pin:** 122776403#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

A. Financial Overview

i. Financial Snapshot P. 4

ii. Financials.....P. 5

iii. Cash Flow Analysis.....P. 23

B. CrossCreek Aquatic Report.....P. 24

C. Field Inspection Report.....P. 33

i. Consideration of Techni-Pools No. 412169 for Pool Pump Impeller

Replacement Proposal P. 61

D. Landscape Workshop

E. District Engineer

F. District Counsel

G. HOA Liaison

H. District Manager

5. Business Items

- A. Public Hearing on Final Budget for Fiscal Year 2027
 - i. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2027 Final Budget.....P. 62
 - ii. Consideration of Resolution 2026-07, Levying the O&M Assessments.....P. 82
- B. Consideration of Resolution 2026-08, Goals and Objectives for Fiscal Year 2027.....P. 85
- C. Consideration of Resolution 2026-09, Meeting Schedule for Fiscal Year 2027.....P. 91

6. BUSINESS ADMINISTRATION

- A. Consideration of Minutes from the Meeting held July 17, 2026
(Under Separate Cover)

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 30, 2026

- **Current Cash Balances:**
 - o Bank United Operating: \$503,790
 - o Bank United Money Market: \$1,448,198
- **Assessment collections:**
 - o We are 94% collected on the tax roll and the GF total revenue is 92% of adopted budget.
- **Audit – FY 2025:**
 - o The audit is complete with no findings for FY25.
- **Expenses:**
 - o Current expenses make up 68% of the annual budget through the end of June 2026
 - o Total expenses for the first 9 months are approximately \$1,441,889. This puts your average monthly burn rate of approximately \$160,210 per month.

*Vista Lakes
Community
Development
District*

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



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 - 4
Debt Service Funds	5 - 6
Capital Projects Fund	7
Notes to the Financial Statements	8 - 9
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments Schedule	10
Cash and Investment Report	11
Bank Reconciliation	12 - 14

VISTA LAKES
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

VISTA LAKES

Community Development District

Governmental Funds
Balance Sheet

June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 A1 & A2 DEBT SERVICE FUND	2024 NOTE DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 503,790	\$ -	\$ -	\$ 503,790
Due From Other Funds	-	25,482	-	25,482
Investments:				
Money Market Account	1,448,198	-	-	1,448,198
Reserve Fund (A-1)	-	32,854	-	32,854
Reserve Fund (A-2)	-	72,131	-	72,131
Revenue Fund	-	-	410	410
Revenue Fund (A-1)	-	100,398	-	100,398
Revenue Fund (A-2)	-	148,867	-	148,867
Prepaid Items	424	-	-	424
Deposits	33,929	-	-	33,929
TOTAL ASSETS	\$ 1,986,341	\$ 379,732	\$ 410	\$ 2,366,483
<u>LIABILITIES</u>				
Accounts Payable	\$ 47,779	\$ -	\$ -	\$ 47,779
Due To Other Funds	25,482	-	-	25,482
TOTAL LIABILITIES	73,261	-	-	73,261
<u>FUND BALANCES</u>				
<u>Nonspendable:</u>				
Prepaid Items	424	-	-	424
Deposits	33,929	-	-	33,929
<u>Restricted for:</u>				
Debt Service	-	379,732	410	380,142
<u>Assigned to:</u>				
Operating Reserves	210,734	-	-	210,734
Reserves - Entry Features	51,612	-	-	51,612
Reserves - Fences / Walls	321,437	-	-	321,437
Reserves - Other	300,976	-	-	300,976
Res-Pav/Concrete/Basin/Curb	288,794	-	-	288,794
Reserves - Ponds / Lakes	175,515	-	-	175,515
Reserves-Reserve Study	14,514	-	-	14,514
Unassigned:	515,145	-	-	515,145
TOTAL FUND BALANCES	\$ 1,913,080	\$ 379,732	\$ 410	\$ 2,293,222
TOTAL LIABILITIES & FUND BALANCES	\$ 1,986,341	\$ 379,732	\$ 410	\$ 2,366,483

VISTA LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 40,000	\$ 36,869	\$ 33,549	\$ (3,320)	83.87%
Interlocal Agreement	50,000	-	-	-	0.00%
Judgements and Fines	-	4,903	-	(4,903)	0.00%
Interest - Tax Collector	8,000	18,745	11,736	(7,009)	146.70%
Special Assmnts- Tax Collector	2,091,323	1,764,698	1,964,805	200,107	93.95%
Special Assmnts- Discounts	(83,653)	(69,338)	(75,818)	(6,480)	90.63%
Other Miscellaneous Revenues	-	32	1,017	985	0.00%
Insurance Reimbursements	-	590	-	(590)	0.00%
TOTAL REVENUES	2,105,670	1,756,499	1,935,289	178,790	91.91%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	4,600	6,400	(1,800)	53.33%
FICA Taxes	918	352	168	184	18.30%
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	150,000	114,089	91,108	22,981	60.74%
ProfServ-Legal Services	90,000	59,347	50,672	8,675	56.30%
ProfServ-Mgmt Consulting	68,135	48,668	51,102	(2,434)	75.00%
ProfServ-Special Assessment	5,330	5,330	5,330	-	100.00%
ProfServ-Trustee Fees	7,596	7,596	7,516	80	98.95%
Auditing Services	6,300	6,200	7,500	(1,300)	119.05%
Website Compliance	1,600	2,864	2,239	625	139.94%
Postage and Freight	2,000	874	189	685	9.45%
Insurance - General Liability	16,256	14,255	14,871	(616)	91.48%
R&M-Emergency & Disaster Relief	-	10,324	-	10,324	0.00%
Printing and Binding	1,000	90	180	(90)	18.00%
Legal Advertising	2,000	662	-	662	0.00%
Miscellaneous Services	2,500	2,065	2,313	(248)	92.52%
Misc-Assessment Collection Cost	2,500	2,487	1,855	632	74.20%
Office Supplies	250	-	-	-	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Bond Issue Expense	100,000	-	-	-	0.00%
Total Administration	470,760	279,978	241,618	38,360	51.33%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Field</u>					
ProfServ-Field Management	105,000	75,000	87,750	(12,750)	83.57%
Contracts-Lake and Wetland	30,600	22,950	26,400	(3,450)	86.27%
Contracts-Fountain	1,800	3,065	4,500	(1,435)	250.00%
Communication - Teleph - Field	11,000	1,487	1,464	23	13.31%
Electricity - Streetlights	124,000	78,373	58,259	20,114	46.98%
Utility - Water & Sewer	86,520	62,311	96,056	(33,745)	111.02%
Streetlights Gated	80,000	50,864	57,283	(6,419)	71.60%
Streetlights Non-Gated	130,000	81,695	92,294	(10,599)	71.00%
R&M-Common Area	40,000	25,393	46,726	(21,333)	116.82%
R&M-Fountain	55,000	25,560	17,667	7,893	32.12%
R&M-Stormwater System	50,000	-	210,892	(210,892)	421.78%
R&M-Emergency & Disaster Relief	25,000	-	-	-	0.00%
R&M-Invasive Plant Maintenance	25,000	-	2,625	(2,625)	10.50%
Misc-Contingency	40,000	35,461	45,636	(10,175)	114.09%
Holiday Lighting & Decorations	26,000	24,100	24,100	-	92.69%
Total Field	829,920	486,259	771,652	(285,393)	92.98%
<u>Landscape Services</u>					
Contracts-Landscape	401,052	291,066	293,975	(2,909)	73.30%
Contracts-Landscape Consultant	12,000	500	86	414	0.72%
Contracts-Mulch	45,000	31,025	31,025	-	68.94%
Contracts-Trees & Trimming	7,500	-	-	-	0.00%
Contracts-Annuaals	10,000	-	-	-	0.00%
Lease - Building	8,436	7,810	13,937	(6,127)	165.21%
R&M-Irrigation	60,000	19,357	34,997	(15,640)	58.33%
R&M-Trees and Trimming	26,000	16,788	30,909	(14,121)	118.88%
R&M-Plant&Tree Replacement	80,000	30,619	23,690	6,929	29.61%
Total Landscape Services	649,988	397,165	428,619	(31,454)	65.94%
<u>Reserves</u>					
Reserve	180,000	-	-	-	0.00%
Total Reserves	180,000	-	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	2,130,668	1,163,402	1,441,889	(278,487)	67.67%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	(24,998)	593,097	493,400	(99,697)	-1973.76%
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	53,534	53,534	0.00%
Operating Transfers-Out	-	(15,249)	(125,878)	(110,629)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(15,249)	(72,344)	(57,095)	0.00%
Net change in fund balance	\$ (24,998)	\$ 577,848	\$ 421,056	\$ (156,792)	-1684.36%
FUND BALANCE, BEGINNING	1,492,024	1,490,893	1,492,024		
FUND BALANCE, ENDING	\$ 1,467,026	\$ 2,068,741	\$ 1,913,080		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 15	\$ 13,469	\$ 12,956	\$ (513)	86373.33%
Interest - Tax Collector	500	6,029	4,170	(1,859)	834.00%
Special Assmnts- Tax Collector	743,052	686,867	705,715	18,848	94.98%
Special Assmnts- Discounts	(29,722)	(27,061)	(27,427)	(366)	92.28%
TOTAL REVENUES	713,845	679,304	695,414	16,110	97.42%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	1,194	950	1,851	(901)	155.03%
Total Administration	1,194	950	1,851	(901)	155.03%
Debt Service					
Principal Debt Retirement A-1	231,000	224,000	231,000	(7,000)	100.00%
Principal Debt Retirement A-2	317,000	307,000	317,000	(10,000)	100.00%
Interest Expense Series A-1	55,211	62,155	55,211	6,944	100.00%
Interest Expense Series A-2	102,281	111,951	102,281	9,670	100.00%
Total Debt Service	705,492	705,106	705,492	(386)	100.00%
TOTAL EXPENDITURES	706,686	706,056	707,343	(1,287)	100.09%
Excess (deficiency) of revenues Over (under) expenditures	7,159	(26,752)	(11,929)	14,823	-166.63%
Net change in fund balance	\$ 7,159	\$ (26,752)	\$ (11,929)	\$ 14,823	-166.63%
FUND BALANCE, BEGINNING	391,661	357,862	391,661		
FUND BALANCE, ENDING	\$ 398,820	\$ 331,110	\$ 379,732		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 405	\$ 405	0.00%
TOTAL REVENUES	-	-	405	405	0.00%
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	-	-	100,000	(100,000)	0.00%
Loan Expense	-	17,785	22,983	(5,198)	0.00%
Total Debt Service	-	17,785	122,983	(105,198)	0.00%
TOTAL EXPENDITURES	-	17,785	122,983	(105,198)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(17,785)	(122,578)	(104,793)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	17,785	122,984	105,199	0.00%
TOTAL FINANCING SOURCES (USES)	-	17,785	122,984	105,199	0.00%
Net change in fund balance	\$ -	\$ -	\$ 406	\$ 406	0.00%
FUND BALANCE, BEGINNING	-	-	4		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 410		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ 4	\$ -	\$ (4)	0.00%
TOTAL REVENUES	-	4	-	(4)	0.00%
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Impr - Drainage	-	666,260	-	666,260	0.00%
Cost of Issuance	-	66,020	-	66,020	0.00%
Total Debt Service	-	732,280	-	732,280	0.00%
TOTAL EXPENDITURES	-	732,280	-	732,280	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(732,276)	-	732,276	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	2,894	2,894	0.00%
Loan/Note Proceeds	-	541,934	-	(541,934)	0.00%
Operating Transfers-Out	-	(2,536)	(53,534)	(50,998)	0.00%
TOTAL FINANCING SOURCES (USES)	-	539,398	(50,640)	(590,038)	0.00%
Net change in fund balance	\$ -	\$ (192,878)	\$ (50,640)	\$ 142,238	0.00%
FUND BALANCE, BEGINNING	-	(184,084)	50,640		
FUND BALANCE, ENDING	\$ -	\$ (376,962)	\$ -		

Notes to the Financial Statements
June 30, 2026

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 from DS for assessment collections. Funds to be transferred in July.
- **Deposits** - Duke Energy, OCU utility deposits & Infinity Sign & Graphix (sign & fence deposit 50%).

► Liabilities

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Due to Other Funds** - Amount due to DS for assessment collections. Funds to be transferred in July.
- **2024 Special Assessment Note** - As of Jun'26 the outstanding balance is \$442,295

► Fund Balance

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

Operating Reserves	\$	210,734	Reserves approved by Board:
Entry Features		51,612	" "
Fences, Walls		321,437	" "
Other		300,976	" "
Pavement, Concrete, Catch Basins, Curb Inlets		288,794	" "
Ponds, Lakes		175,515	" "
Reserve Study		14,514	" "
Total Reserves	\$	1,363,582	

Revenue & Expenses - All Funds
June 30, 2026

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is approximately 84% of adopted budget.
- ▶ Total General Fund non-ad valorem assessments are approximately 94% collected and total revenue is 92% of adopted budget.
- ▶ Total General Fund expenditures and reserves are approximately 68% of the adopted budget.
- ▶ Other miscellaneous revenue - FedEx refund and a FY25 Accrual for Contracts-Fountain not taken due to change in the contract with vendor.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Special Assessment	\$ 5,330	\$ 5,330	100%	Assessment services paid in full.
ProfServ-Trustee Fees	\$ 7,596	\$ 7,516	99%	Fees for 2017A-1 & 2024 series.
Auditing Services	\$ 6,300	\$ 7,500	119%	Audit fee paid in full.
Website Compliance	\$ 1,600	\$ 2,239	140%	Website hosting fees YTD.
Insurance-General Liability	\$ 16,256	\$ 14,871	91%	EGIS insurance paid in full.
Miscellaneous Services	\$ 2,500	\$ 2,313	93%	Record storage & ADP payroll fees.
Annual District Filing Fee	\$ 175	\$ 175	100%	Annual fee paid in full.
<u>Field</u>				
ProfServ-Field Management	\$ 105,000	\$ 87,750	84%	Additional charges for field inspections.
Contracts-Lake and Wetland	\$ 30,600	\$ 26,400	86%	Crosscreek monthly fee has increased to \$2,782 per month.
Contracts-Fountain	\$ 1,800	\$ 4,500	250%	Monthly maintenance three times @ \$500 per visit.
Utility-Water & Sewer	\$ 86,520	\$ 96,056	111%	Water usage and fees are higher than PY.
R&M-Common Area	\$ 40,000	\$ 46,726	117%	Trash services, pond erosion & brick wall repair.
R&M-Stormwater System	\$ 50,000	\$ 210,892	422%	Pond erosion, storm drain repairs & Barrington Cove project.
Misc-Contingency	\$ 40,000	\$ 45,636	114%	Two new speed bump installations & nine electrical box repairs.
Holiday Lighting & Decorations	\$ 26,000	\$ 24,100	93%	Holiday decorations paid in full.
<u>Landscape Services</u>				
Contracts-Mulch	\$ 45,000	\$ 31,025	69%	Mulch done in April.
Lease - Building	\$ 8,436	\$ 13,937	165%	New vendor & contract are including items not budgeted including Insurance, Taxes & CAM expenses.
R&M-Trees and Trimming	\$ 26,000	\$ 30,909	119%	Palm & Myrtle tree trimming YTD.

VISTA LAKES
Community Development District

Supporting Schedules

June 30, 2026

**Non-Ad Valorem Special Assessments - Orange County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

						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 2026				\$ 2,834,376		\$ 2,091,323 74%	\$ 301,605 41%	\$ 441,448 59%
11/10/25	\$ 11,796	\$ 615	\$ -	\$ 12,411	\$ 12,411	\$ -	\$ -	\$ -
11/10/25	4,577	238	-	4,815		1,954	2,861	
11/20/25	12,134	583	1,855	14,573	14,573			
11/20/25	3,318	215	1,851	5,384		2,186	3,199	
11/25/25	63,878	2,662	-	66,539	66,539			
11/25/25	19,818	826	-	20,643		8,379	12,264	
12/05/25	153,263	6,376	-	159,639	159,639			
12/05/25	52,019	2,163	-	54,182		21,993	32,190	
12/15/25	38,046	1,585	-	39,631	39,631			
12/15/25	12,017	501	-	12,518		5,081	7,437	
12/22/25	106,656	4,444	-	111,100	111,100			
12/22/25	36,370	1,516	-	37,885		15,378	22,508	
01/15/26	131,903	5,496	-	137,398	137,398			
01/15/26	49,841	2,077	-	51,917		21,073	30,844	
02/13/26	969,324	40,388	-	1,009,712	1,009,712			
02/13/26	369,644	15,403	-	385,047		156,291	228,756	
03/13/26	80,111	3,338	-	83,449	83,449			
03/13/26	26,640	1,110	-	27,750		11,264	16,486	
04/15/26	145,994	5,913	-	151,907	151,907			
04/15/26	48,900	1,980	-	50,881		20,652	30,228	
05/15/26	92,822	3,097	-	95,919	95,919			
05/15/26	29,487	999	-	30,486		12,374	18,112	
06/15/26	81,206	1,321	-	82,528	82,528			
06/15/26	23,806	399	-	24,205		9,825	14,380	
TOTAL	\$ 2,563,568	\$ 103,244	\$ 3,707	\$ 2,670,519		\$ 1,964,805	\$ 286,450	\$ 419,265
% COLLECTED						94%	94%	94%
TOTAL OUTSTANDING				\$ 163,857		\$ 126,518	\$ 15,156	\$ 22,183

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
June 30, 2026

<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%	\$ 503,790
Money Market Account	Bank United	N/A	3.40%	\$ 1,448,198
Subtotal General Fund				<u>\$ 1,951,988</u>
DEBT SERVICE FUND				
Series 2017 A-1 Reserve account	US Bank	N/A	3.50%	\$ 32,854
Series 2017 A-2 Reserve account	US Bank	N/A	3.50%	\$ 72,131
Series 2017 A-1 Revenue account	US Bank	N/A	3.50%	\$ 100,398
Series 2017 A-2 Revenue account	US Bank	N/A	3.50%	\$ 148,867
Series 2024 Revenue Fund	US Bank	N/A	3.50%	\$ 410
Subtotal Debt Service Fund				<u>\$ 354,660</u>
Grand Total				<u><u>\$ 2,306,648</u></u>

Bank Account Statement

Vista Lakes CDD

Page 20
Tuesday, July 7, 2026
Page 1
JKHATIBLOU

Bank Account No. 5060

Statement No. 06-26

Statement Date

06/30/2026

G/L Account No. 101002 Balance	503,790.19	Statement Balance	521,935.48
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	503,790.19	Subtotal	521,935.48
Negative Adjustments	0.00	Outstanding Checks	-18,145.29
Ending G/L Balance	503,790.19	Ending Balance	503,790.19

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/30/2026	Payment	300291	DUKE ENERGY FLORIDA, INC.	Inv: 062226-8578-ACH			-32.64
06/30/2026	Payment	300292	DUKE ENERGY FLORIDA, INC.	Inv: 062226-0940-ACH			-32.65
06/30/2026	Payment	300293	DUKE ENERGY FLORIDA, INC.	Inv: 062226-0358-ACH			-32.65
06/30/2026	Payment	300294	DUKE ENERGY FLORIDA, INC.	Inv: 062226-0253-ACH			-32.65
06/30/2026	Payment	300295	DUKE ENERGY FLORIDA, INC.	Inv: 062226-7147-ACH			-32.64
06/30/2026	Payment	300296	DUKE ENERGY FLORIDA, INC.	Inv: 062226-8940-ACH			-62.70
06/30/2026	Payment	300297	DUKE ENERGY FLORIDA, INC.	Inv: 062226-7345-ACH			-32.64
06/30/2026	Payment	300298	DUKE ENERGY FLORIDA, INC.	Inv: 062226-7870-ACH			-42.79
06/30/2026	Payment	300299	DUKE ENERGY FLORIDA, INC.	Inv: 062226-8144-ACH			-32.65
06/30/2026	Payment	300300	DUKE ENERGY FLORIDA, INC.	Inv: 062226-8350-ACH			-32.65
06/30/2026	Payment	300301	DUKE ENERGY FLORIDA, INC.	Inv: 062226-8607-ACH			-32.65
06/30/2026	Payment	300302	DUKE ENERGY FLORIDA, INC.	Inv: 062226-8847-ACH			-32.65
06/30/2026	Payment	300303	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9070-ACH			-32.65
06/30/2026	Payment	300304	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9301-ACH			-32.65
06/30/2026	Payment	300305	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9533-ACH			-32.65
06/30/2026	Payment	300306	DUKE ENERGY FLORIDA, INC.	Inv: 062226-7949-ACH			-32.64
06/30/2026	Payment	300307	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9765-ACH			-32.64
06/30/2026	Payment	300308	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9997-ACH			-45.01
06/30/2026	Payment	300309	DUKE ENERGY FLORIDA, INC.	Inv: 062226-0221-ACH			-32.64

Bank Account Statement

Vista Lakes CDD

Page 21
Tuesday, July 7, 2026
Page 2
JKHATIBLOU

Bank Account No. 5060
Statement No. 06-26

Statement Date 06/30/2026

06/30/2026	Payment	300310	DUKE ENERGY FLORIDA, INC.	Inv: 062226-0461-ACH	-45.93
06/30/2026	Payment	300311	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9165-ACH	-48.31
06/30/2026	Payment	300312	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9420-ACH	-84.55
06/30/2026	Payment	300313	DUKE ENERGY FLORIDA, INC.	Inv: 062226-7456-ACH	-117.72
06/30/2026	Payment	300314	DUKE ENERGY FLORIDA, INC.	Inv: 062226-7703-ACH	-55.10
06/30/2026	Payment	300315	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9602-ACH	-65.99
06/30/2026	Payment	300316	DUKE ENERGY FLORIDA, INC.	Inv: 062226-8148-ACH	-32.64
06/30/2026	Payment	300317	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9818-ACH	-595.84
06/30/2026	Payment	300318	DUKE ENERGY FLORIDA, INC.	Inv: 061926-7551-ACH	-1,252.42
06/30/2026	Payment	300319	DUKE ENERGY FLORIDA, INC.	Inv: 061926-8354-ACH	-1,359.57
06/30/2026	Payment	300320	DUKE ENERGY FLORIDA, INC.	Inv: 061926-8958-ACH	-643.31
06/30/2026	Payment	300321	DUKE ENERGY FLORIDA, INC.	Inv: 061926-0718-ACH	-1,019.86
06/30/2026	Payment	300322	DUKE ENERGY FLORIDA, INC.	Inv: 061926-7159-ACH	-614.18
06/30/2026	Payment	300323	DUKE ENERGY FLORIDA, INC.	Inv: 061926-7935-ACH	-934.79
06/30/2026	Payment	300324	DUKE ENERGY FLORIDA, INC.	Inv: 062426-8217-ACH	-2,217.25
06/30/2026	Payment	300325	DUKE ENERGY FLORIDA, INC.	Inv: 061926-8449-ACH	-876.48
06/30/2026	Payment	300326	DUKE ENERGY FLORIDA, INC.	Inv: 061926-0027-ACH	-438.31
06/30/2026	Payment	300327	DUKE ENERGY FLORIDA, INC.	Inv: 062326-9101-ACH	-2,086.16
06/30/2026	Payment	300328	DUKE ENERGY FLORIDA, INC.	Inv: 061926-0708-ACH	-206.15
06/30/2026	Payment	300329	DUKE ENERGY FLORIDA, INC.	Inv: 061926-3130-ACH	-1,283.19
06/30/2026	Payment	300330	DUKE ENERGY FLORIDA, INC.	Inv: 061926-0005-ACH	-1,036.90
06/30/2026	Payment	300331	DUKE ENERGY FLORIDA, INC.	Inv: 062226-8861-ACH	-32.65
06/30/2026	Payment	300332	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9341-ACH	-32.65
06/30/2026	Payment	300333	DUKE ENERGY FLORIDA, INC.	Inv: 062226-9606-ACH	-119.82
06/30/2026	Payment	300334	DUKE ENERGY FLORIDA, INC.	Inv: 062226-0720-ACH	-32.65
06/30/2026	Payment	300335	DUKE ENERGY FLORIDA, INC.	Inv: 062226-5167-ACH	-32.66
06/30/2026	Payment	300336	DUKE ENERGY FLORIDA, INC.	Inv: 062226-0881-ACH	-32.64
06/30/2026	Payment	300337	DUKE ENERGY FLORIDA, INC.	Inv: 062226-3354-ACH	-32.65
06/30/2026	Payment	300338	DUKE ENERGY FLORIDA, INC.	Inv: 061926-0485-ACH	-898.52

Bank Account Statement

Vista Lakes CDD

Bank Account No.5060

Statement No.06-26

Statement Date06/30/2026

06/30/2026	Payment	300339	DUKE ENERGY FLORIDA, INC.	Inv: 061926-7648-ACH	-1,243.56
Total Outstanding Checks					-18,145.29

Outstanding Deposits

Total Outstanding Deposits

Vista Lakes
Cash Flow Projection
6/30/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Bank United	503,790	0.00%
MM Account - Bank United	1,448,198	3.40%
Less: Current Outstanding AP	<u>(47,779)</u>	
Estimated Cash Available Today	<u>1,904,209</u>	
 Outstanding FY26 Tax Roll	 126,518	
 Estimated Total Cash Available with Tax Roll	 <u>2,030,727</u>	
 <u>Projections:</u>		
Monthly Average Spend - (9 Months Oct-Jun)	160,210	
 Total Monthly Average Spend	 <u>160,210</u>	
 Average Spend to YE - (3 months Jul-Sept)	 480,630	
 Expected Cash Flow at YE (9/30/26)	 <u>1,550,097</u>	
 Average Spend 1st QTR FY27 - (2 mos avg spend)	 320,420	
 Expected Need through 1st QTR FY27	 <u>1,229,678</u>	
<i>*tax roll revenue for the new FY is received in December</i>		



LAKE TREATMENT REPORT

Crosscreek Environmental service summary and site documentation

Customer & Service Details

Customer: Inframark **Job:** 414 - Vista Lakes CDD
Date: 2026-07-30 **Time:** 09:11
Technician: ScottB

Lakes & Treatments

Lake	Algae	Submersed Weeds	Grasses & Brush	Floating Weeds	Bacteria	Pond Dye	Trash Pickup	Inspection	Water Level	Erosion
1			X	X				X	Normal	
2								X	Normal	
3								X	Normal	
4			X					X	Normal	
5	X		X					X	Normal	
6	X		X					X	Low	
7	X	X	X					X	Normal	
9			X					X	Normal	
10A			X					X	Normal	
10B			X					X	Normal	
12			X					X	Normal	
13			X					X	Normal	
14			X					X	Normal	
15			X					X	Normal	

Additional Comments

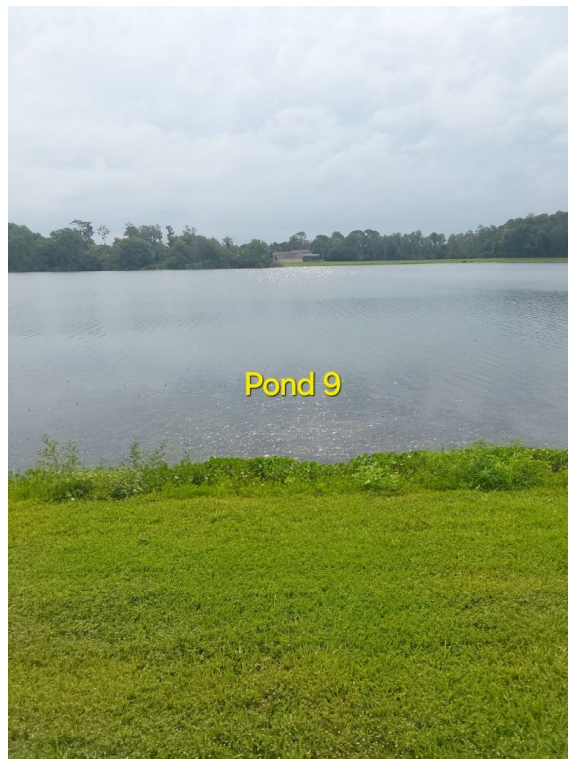
Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 1,5,6 and 7 for filamentous algae, planktonic algae and spatterdock

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3

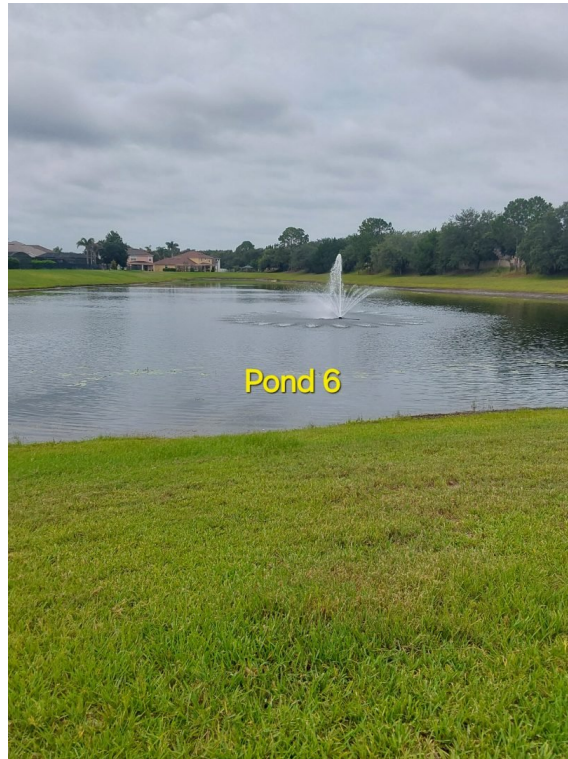
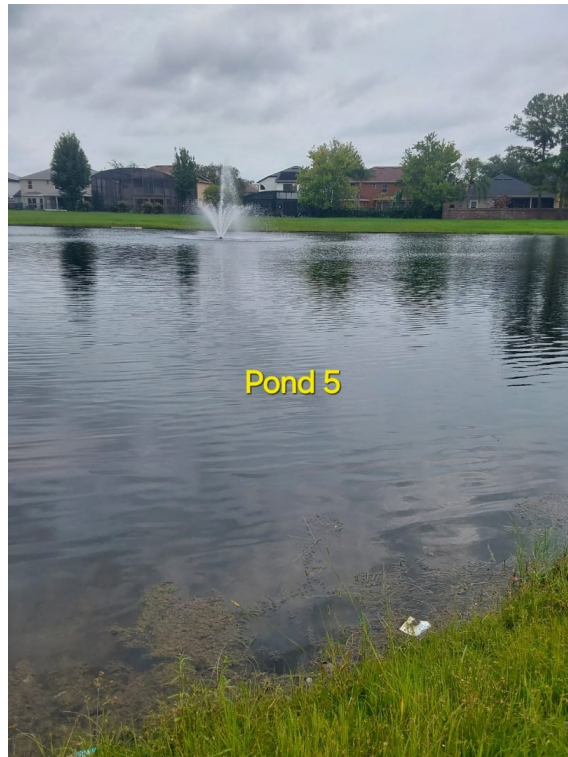


Photo 4



Project Photos

Photo 5



Photo 6



Project Photos

Photo 7



Photo 8

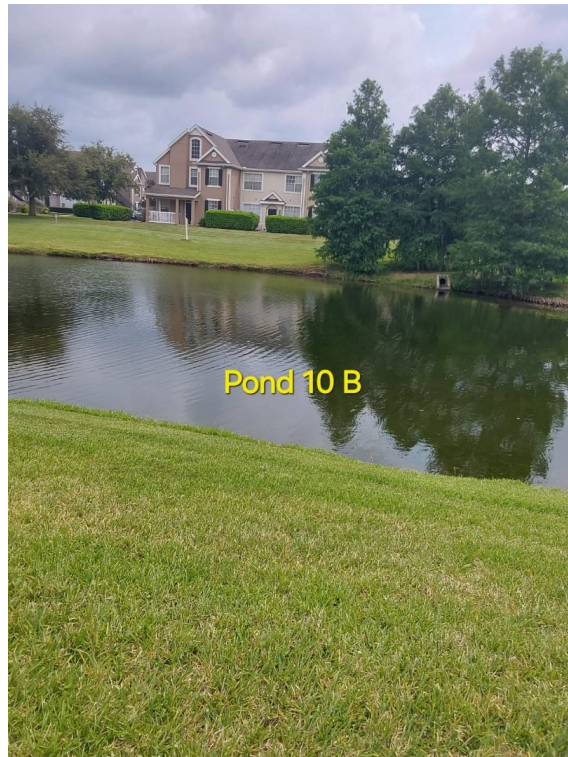


Project Photos

Photo 9



Photo 10



Project Photos

Photo 11

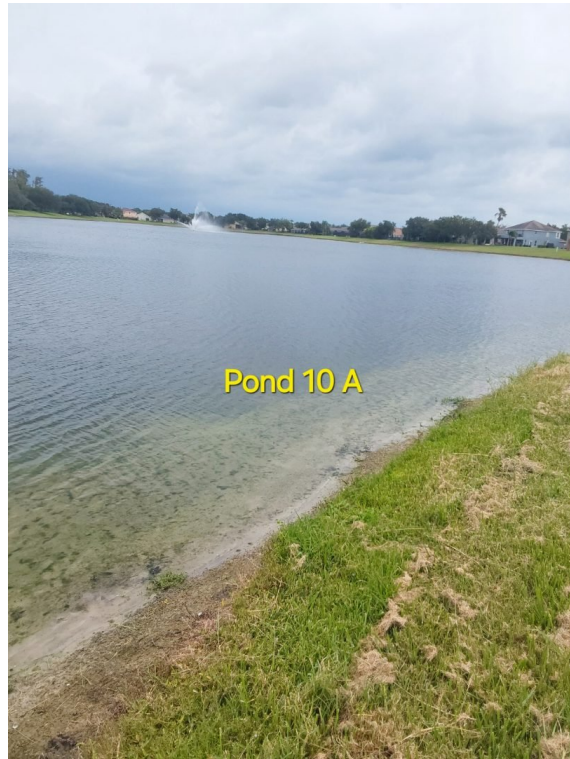
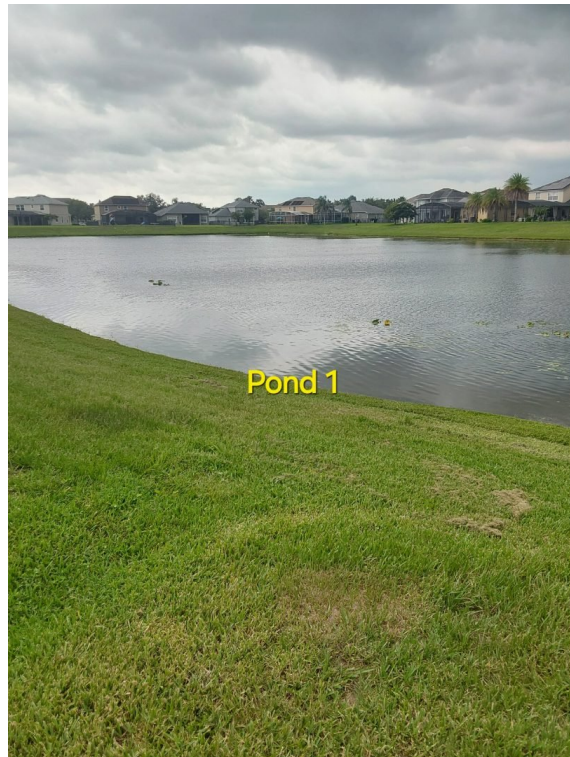


Photo 12



Project Photos

Photo 13



Inspection only. Inclement weather

Photo 14



Inspection only. Inclement weather



Vista Lakes CDD July 2026 Field Inspection

Thursday, July 16, 2026

Prepared For Board of Supervisors

43 Items Identified

Justin Fisher

Inframark

General Concerns/Improvements

Property-wide, the turf was treated with insecticide and micro nutrients. It was also treated with a moisture management compound. This reduces turf stress and keeps moisture from dissipating so quickly. Most hot-spots have been eradicated.

Irrigation at all entrances and focal points have been a point of interest. Repairs are coming along. There are still many to be done.

The next annual rotation is set for the month of August.

FDOT cutbacks along all walkways and thoroughfares should be performed immediately.

Special attention to be made with regard to Odyssey Path. Irrigation is to be confirmed/adjusted. Turf to be replaced. Arborvitae to be straightened/replaced.

Confirm OTC injections and nutrient packs applied to palms.

Emphasis has been made on easement maintenance since the rainy season has started. Landscape Workshop has been provided the Easement report produced 2/27/2026. These areas will be confirmed via Orange County Property Appraisers website.

Vendor was also provided the area map showing HOA/CDD responsibilities.

Item 1 - Detailing

Assigned To: Landscape Workshop

The beds along Bristol Chanell Way have been addressed. They look much better than they did before, but there's still a ways to go.

Location:

Gentry Park





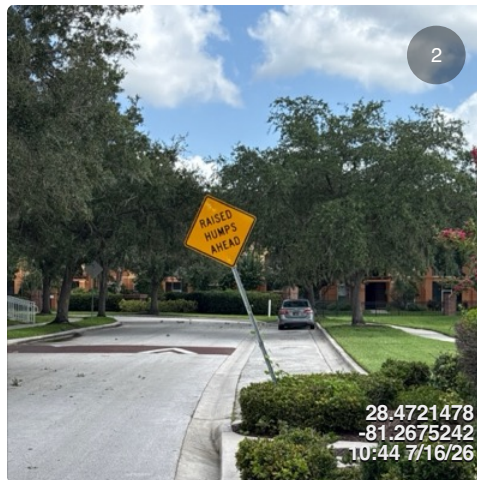
Item 2 - Street Signs

Assigned To: Inframark Maintenance

Straighten street signs along Bristol Chanell Way.

Location:

Gentry Park



Item 3 - Possible Irrigation Repair

Assigned To: Landscape Workshop

Possible irrigation issue.

Location:

Bristol Channel Way & Saratoga Inlet Dr



Item 4 - Gentry Park Irrigation

Assigned To: Landscape Workshop

Landscape Workshop has reached out to the city with regard to removing the tree with no response. After speaking with Niel, we may have another plan of action. Boring under the sidewalk and bypassing the tree roots all together.

Item 5 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

There is an irrigation repair along Chickasaw between the clubhouse and Newport entrance.



Item 6 - Storm Debris/Illegal Dumping

Assigned To: Landscape Workshop

There is storm debris or illegal dumping along Chickasaw before the Newport entrance.

Item 7 - Downed/Brown Fronds

Assigned To: Landscape Workshop

Property-wide, continue to prune out the dead plant material within the palms.

Location:

Chickasaw before the Newport entrance.



Item 8 - Turf Damage

Assigned To: Landscape Workshop

It looks as if a vehicle jumped the curb, resulting in turf damage.

Location:

N ROW along Chickasaw before the Newport entrance.

Item 9 - Easement Maintenance

Assigned To: Landscape Workshop

Necessary to maintain all easements.

Location:

4948–5200 S Chickasaw

8845 Catbriar Bay Way



Item 10 - REPEAT ... Enhancements

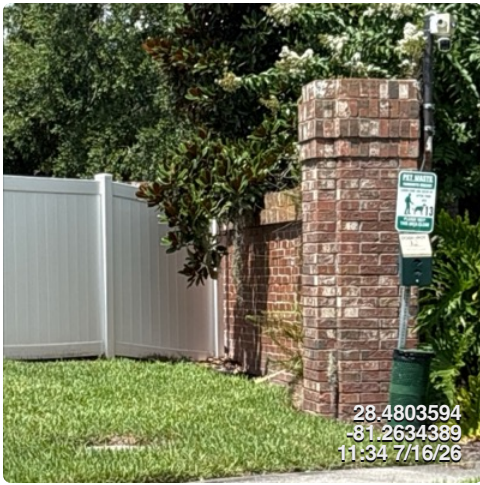
Assigned To: Landscape Workshop

We're missing numerous Pringle Podocarpus units at these.

Location:

Newport Entrances





Item 11 - Hardscape Cutbacks

Assigned To: Landscape Workshop

Property-wide, continue to cut back foliage encroaching upon CDD hardscapes, fences and walls.

Location:

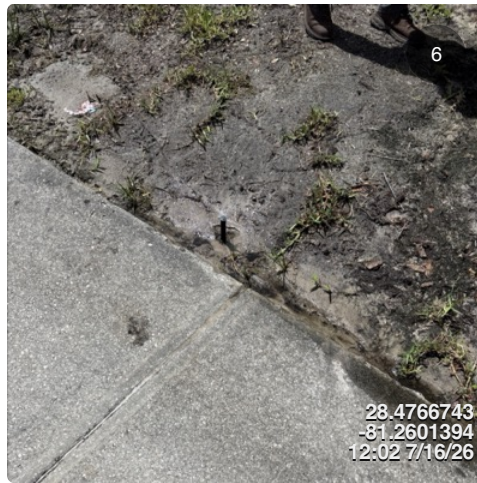
Newport entrance

Item 12 - Odyssey Path

Assigned To: Landscape Workshop

The turf looks well maintained and edged near Lee Vista Boulevard. However, the turf and Arborvitae in this area look to be struggling due to over saturation. There is also a washout due to a broken mist head near Hastings Beach.





Item 13 - Downed Tree

Assigned To: Landscape Workshop

Cut up and return the downed tree to the conservation area.

Location:

N ROW of Chickasaw E of Melrose entrance.

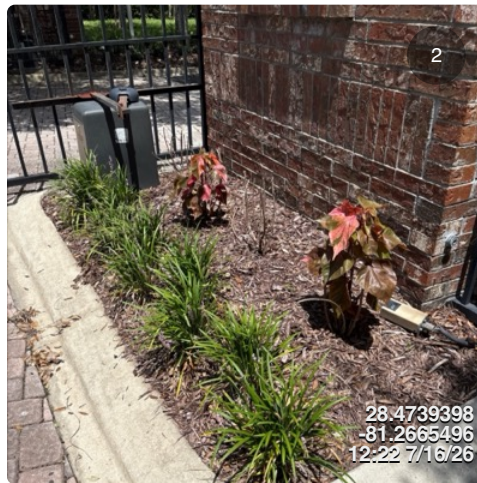
Item 14 - Enhancements

Assigned To: Landscape Workshop

Pringle Podocarpus and Copper-leaf units have died and need to be replaced.

Location:

Melrose entrance



Item 15 - Detailing

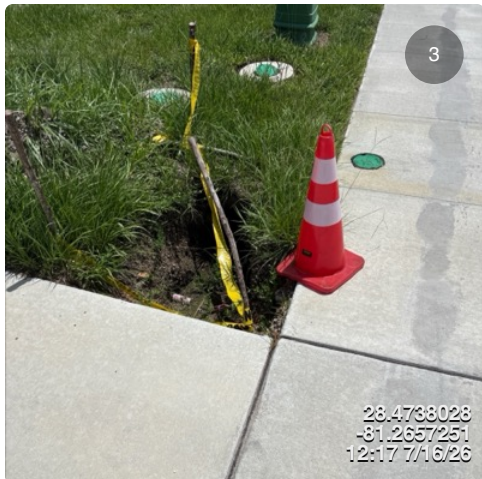
Assigned To: Landscape Workshop

The beds at the Melrose entrance are strewn with unwanted weeds and in need of general detailing.

Item 16 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

Irrigation has been off in the area along Chickasaw between the lift station and Melrose entrance.



Item 17 - Sidewalk Repair

Assigned To: Board Update

Sidewalk repair has been reported to the city by the HOA. This is a serious hazard to all who travel this path.



Item 18 - Cleanup Debris

Assigned To: Inframark Maintenance

It looks as if waste concrete was dumped along the sidewalk. Inframark maintenance will clean up and dispose of.



Item 19 - Easement Maintenance

Assigned To: Landscape Workshop

This easement has been missed during recent services. Landscape Workshop will address during the next service.

Location:

Lake Melrose Dr

Item 20 - Paver Repair

Assigned To: District Engineer

The pavers at the entrance to the school are sinking. We need an assessment of this area.

Location:

Lake Champlain Dr near the school entrance.



Item 21 - Easement Maintenance

Assigned To: Landscape Workshop

Met with resident (5764 Stanford Springs Trail) to speak about his recent complaint. The easement has not been maintained for months. Landscape Workshop has been provided the easement maintenance report/map. We are also responsible for the area on the other side of the fence, between the 2 communities.



Item 22 - Bollard Install

Assigned To: Board Update

Inframark/Vista Lakes Maintenance teamed up to install the new bollards and chains.

Item 23 - REPEAT ... Champlain Path

Assigned To: Landscape Workshop

Mulch was missed in this area. Limb ups are also needed to allow for a clean line of sight for the community security camera. There is also illegal dumping in the easement.

Location:

Port Lancashire & Lake Champlain





Item 24 - Ligustrum In Distress

Assigned To: Landscape Workshop

There is a Lagustrum in distress in the median just outside the colony entrance along Lake Champlain Drive.

Location:

Median outside the Colonie entrance

Item 25 - Freeze Damage Cutbacks

Assigned To: Landscape Workshop

The Trinette cutbacks are not performing well in this area. Landscape Workshop to draw up renderings for new enhancements.

Location:

Lake Champlain Dr & Chickasaw



Item 26 - Enhancements

Assigned To: Landscape Workshop

Replace dead copper relief units. Landscape Workshop plans to raise the Birds of Paradise. General detailing is needed in this area.

Location:

Lake Pembroke PI & Chickasaw



Item 27 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

The water remains often in this area. There are multiple Irrigation repairs to be made. This area may be due for backflow.

Location:

Pond 4

Pembroke entrance





Item 28 - Remove Vines

Assigned To: Landscape Workshop

We need to come up with a plan to remove the invasive vines on the Slash Pines.

Location:

Median at Lee Vista Blvd & Narcoossee

Item 29 - Easement Maintenance

Assigned To: Landscape Workshop

Easement needs to be maintained regularly.

Location:

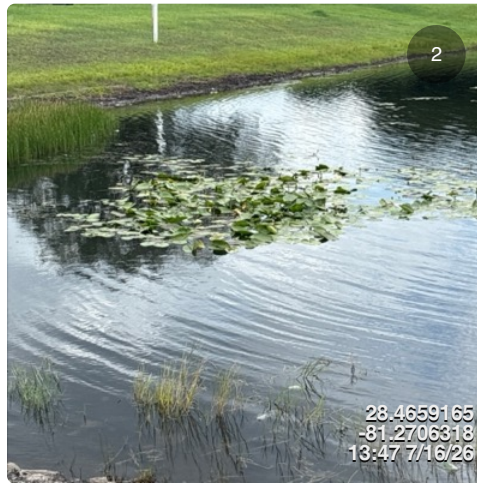
Pond 6



Item 30 - Pond 6

Assigned To: Crosscreek Environmental

Lily pads present in Pond 6. To be treated during routine maintenance.



Item 31 - Pond 9

Assigned To: Crosscreek Environmental

Lily pads present in Pond 9. To be treated during routine maintenance.

Item 32 - Enhancements

Assigned To: Landscape Workshop

Pringle Podocarpus to be replaced.

Location:

Carlisle entrance



Item 33 - Enhancements

Pringle Podocarpus to be replaced.

Location:

Waverly entrance





Item 34 - Ligustrum In Distress

Assigned To: Landscape Workshop

Check the Irrigation coverage in the median as these Ligustrum are in distress.

Location:

Median near Dairy Queen



Item 35 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

This Irrigation repair has been on the last three reports.

Location:

Median near the Animal Hospital



Item 36 - Turf Damage

Assigned To: Landscape Workshop

It looks as if the turf was damaged on the entrance side by a vehicle.

Location:

Passaic & Fountain Vista

Item 37 - FDOT Pruning

Assigned To: Landscape Workshop

Property-wide, continue to lift trees to FDOT standards above sidewalks, and roadways for clear pedestrian and vehicle travel.



Item 38 - REPEAT ... Amhurst Park

Assigned To: Landscape Workshop

Remove the sucker growth. The beds require detailing and mulch.



Item 39 - REPEAT ... Remove Stakes/Suckers

Assigned To: Landscape Workshop

The sucker growth and steak should be removed from this tree.

Item 40 - REPEAT ... Missed Mowing

Assigned To: Landscape Workshop

Mowing around Pond 5 has again been missed.



Item 41 - Pond 5

Assigned To: Crosscreek Environmental

Algae and trash present in Pond 5.



Item 42 - REPEAT ... Dead Bougainvillea

Assigned To: Landscape Workshop

This dead bougainvillea should have been removed long ago.



Item 43 - Enhancements

Assigned To: Landscape Workshop

This entrance is missing multiple Trinette units.



ESTIMATE

TECHNI-POOLS 2026
P.O Box 721122
Orlando, FL 32872-1122

info@techni-pools.com
+1 (407) 766-1281
www.techni-pools.com



Bill to
Vista Lakes CDD
8340 Lee Vista Blvd
Orlando, FL 32829

Ship to
Vista Lakes CDD
8340 Lee Vista Blvd
Orlando, FL 32829

Estimate details
Estimate no.: 412169
Estimate date: 07/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Repair	Replacement impeller compatible with existing pool pump.	1	\$1,838.60	\$1,838.60
2.		Repair Labor	Replace damaged impeller. Remove the existing impeller, install the new customer-approved replacement impeller, inspect the pump components and seals, reassemble the pump, and test the system to verify proper operation and water flow.	1	\$450.00	\$450.00
Total						\$2,288.60

Accepted date

Accepted by

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027

WHEREAS, the District Manager has, prior to the fifteenth (15th) day of June 2026, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Vista Lakes Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 6, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025-2026 and/or revised projections for Fiscal Year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Vista Lakes Community Development District for the Fiscal Year Ending September 30, 2027”, as adopted by the Board of Supervisors on August 6, 2026.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Vista Lakes Community Development District, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027, the sum of Two Million Nine Hundred Fourteen Thousand Seven Hundred Fourteen Dollars and Fifty-One Cents (\$2,914,714.51), to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$2,193,508.45</u>
TOTAL DEBT SERVICE FUND	<u>\$721,206.06</u>
TOTAL ALL FUNDS	<u>\$2,914,714.51</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 6th day of August, 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE
VISTA LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____



Vista Lakes
Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 8, 2026

CLEAR PARTNERSHIPS



Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 2
Exhibit A - Allocation of Fund Balances	3
Budget Narrative	4 - 7
 <u>DEBT SERVICE BUDGETS</u>	
Series 2017 A-1	
Summary of Revenues, Expenditures and Changes in Fund Balances	8
Amortization Schedule	9 - 10
Budget Narrative	11
 <u>SUPPORTING BUDGET SCHEDULE</u>	
Non-Ad Valorem Assessment Summary	12

Vista Lakes

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	March-	PROJECTED	% +/-)	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$40,000.00	\$14,832.00	\$25,168.00	\$40,000.00	0%	\$40,000.00
Interlocal Agreement	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	0%	\$50,000.00
Interest - Tax Collector	\$8,000.00	\$1,066.00	\$6,934.00	\$8,000.00	0%	\$8,000.00
Special Assmnts- Tax Collector	\$2,091,323.00	\$1,551,003.00	\$540,320.00	\$2,091,323.00	0%	\$2,172,404.64
Special Assmnts- Discounts	-\$83,653.00	-\$62,149.00	\$0.00	-\$62,149.00	-26%	-\$86,896.19
Other Miscellaneous Revenues	\$0.00	\$1,017.00	\$0.00	\$1,017.00	0%	\$0.00
TOTAL REVENUES	\$2,105,670.00	\$1,505,769.00	\$622,422.00	\$2,128,191.00	1%	\$2,183,508.45

EXPENDITURES

Administrative

P/R-Board of Supervisors	\$12,000.00	\$3,000.00	\$9,000.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$918.00	\$168.00	\$750.00	\$918.00	0%	\$918.00
ProfServ-Arbitrage Rebate	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$150,000.00	\$46,441.00	\$66,565.43	\$113,006.43	-25%	\$150,000.00
ProfServ-Legal Services	\$90,000.00	\$32,050.00	\$45,938.33	\$77,988.33	-13%	\$80,000.00
ProfServ-Mgmt Consulting	\$68,135.00	\$28,390.00	\$39,745.00	\$68,135.00	0%	\$70,179.05
ProfServ-Special Assessment	\$5,330.00	\$5,330.00	\$0.00	\$5,330.00	0%	\$5,330.00
ProfServ-Trustee Fees	\$7,596.00	\$7,516.00	\$80.00	\$7,596.00	0%	\$7,596.00
Auditing Services	\$6,300.00	\$7,500.00	\$0.00	\$7,500.00	19%	\$6,300.00
Website Compliance	\$1,600.00	\$1,463.00	\$137.00	\$1,600.00	0%	\$2,000.00
Postage and Freight	\$2,000.00	\$102.00	\$1,898.00	\$2,000.00	0%	\$2,000.00
Insurance - General Liability	\$16,256.00	\$14,871.00	\$1,385.00	\$16,256.00	0%	\$15,401.00
Printing and Binding	\$1,000.00	\$90.00	\$910.00	\$1,000.00	0%	\$500.00
Legal Advertising	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$3,000.00
Miscellaneous Services	\$2,500.00	\$1,255.00	\$1,245.00	\$2,500.00	0%	\$2,500.00
Misc-Assessment Collection Cost	\$2,500.00	\$1,855.00	\$645.00	\$2,500.00	0%	\$43,448.09
Office Supplies	\$250.00	\$0.00	\$250.00	\$250.00	0%	\$250.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Bond Issue Expense	\$100,000.00	\$0.00	\$100,000.00	\$100,000.00	0%	\$100,000.00
Total Administrative	\$470,760.00	\$150,206.00	\$272,748.77	\$422,954.77	-10%	\$503,797.14

Field

ProfServ-Field Management	\$105,000.00	\$48,750.00	\$69,875.00	\$118,625.00	13%	\$122,183.75
Contracts-Lake and Wetland	\$30,600.00	\$15,764.00	\$22,595.07	\$38,359.07	25%	\$32,400.00
Contracts-Fountain	\$1,800.00	\$1,500.00	\$2,150.00	\$3,650.00	103%	\$6,000.00
Communication - Teleph - Field	\$11,000.00	\$788.00	\$1,129.47	\$1,917.47	-83%	\$2,000.00
Electricity - Streetlights	\$124,000.00	\$37,328.00	\$53,503.47	\$90,831.47	-27%	\$105,000.00
Utility - Water & Sewer	\$86,520.00	\$50,530.00	\$72,426.33	\$122,956.33	42%	\$90,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Streetlights Gated	\$80,000.00	\$32,458.00	\$46,523.13	\$78,981.13	-1%	\$80,000.00
Streetlights Non-Gated	\$130,000.00	\$52,385.00	\$75,085.17	\$127,470.17	-2%	\$131,000.00
R&M-Common Area	\$40,000.00	\$20,821.00	\$29,843.43	\$50,664.43	27%	\$50,000.00
R&M-Fountain	\$55,000.00	\$7,232.00	\$10,365.87	\$17,597.87	-68%	\$35,000.00
R&M-Emergency & Disaster Relief	\$25,000.00	\$0.00	\$0.00	\$0.00	-100%	\$10,000.00
R&M-Invasive Plant Maintenance	\$25,000.00	\$2,625.00	\$3,762.50	\$6,387.50	-74%	\$15,000.00
R&M-Stormwater System	\$50,000.00	\$77,698.00	\$111,367.13	\$189,065.13	278%	\$100,000.00
Misc-Contingency	\$40,000.00	\$26,796.00	\$38,407.60	\$65,203.60	63%	\$40,000.00
Holiday Lighting & Decorations	\$26,000.00	\$24,100.00	\$1,900.00	\$26,000.00	0%	\$24,100.00
Total Field	\$829,920.00	\$398,775.00	\$538,934.17	\$937,709.17	13%	\$842,683.75
Landscape Services						
Contracts-Landscape	\$401,052.00	\$162,887.00	\$233,471.37	\$396,358.37	-1%	\$413,083.56
Contracts-Landscape Consultant	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$5,000.00
Contracts-Trees & Trimming	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
Contracts-Mulch	\$45,000.00	\$0.00	\$45,000.00	\$45,000.00	0%	\$45,000.00
Contracts-Annuals	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Lease - Building	\$8,436.00	\$7,787.00	\$649.00	\$8,436.00	0%	\$18,444.00
R&M-Irrigation	\$60,000.00	\$13,536.00	\$19,401.60	\$32,937.60	-45%	\$60,000.00
R&M-Trees and Trimming	\$26,000.00	\$25,446.00	\$554.00	\$26,000.00	0%	\$28,000.00
R&M-Plant&Tree Replacement	\$80,000.00	\$5,415.00	\$74,585.00	\$80,000.00	0%	\$80,000.00
Total Landscape Services	\$649,988.00	\$215,071.00	\$403,160.97	\$618,231.97	-5%	\$667,027.56
Reserves						
Reserve	\$180,000.00	\$0.00	\$180,000.00	\$180,000.00	0%	\$180,000.00
Total Reserves	\$180,000.00	\$0.00	\$180,000.00	\$180,000.00	0%	\$180,000.00
TOTAL EXPENDITURES	\$2,130,668.00	\$764,052.00	\$1,394,843.90	\$2,158,895.90	1%	\$2,193,508.45
Excess (deficiency) of revenues						
Over (under) expenditures	-\$24,998.00	\$741,717.00	-\$772,421.90	-\$30,704.90	23%	-\$10,000.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	-\$63,354.00	\$0.00	-\$63,354.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	-\$63,354.00	\$0.00	-\$63,354.00		\$0.00
Net change in fund balance		\$678,363.00	-\$772,421.90	-\$94,058.90	0%	-\$10,000.00
FUND BALANCE, BEGINNING	\$1,492,024.00	\$1,492,024.00	\$0.00	\$1,492,024.00	0%	\$1,397,965.10
FUND BALANCE, ENDING	\$1,492,024.00	\$2,170,387.00	-\$772,421.90	\$1,397,965.10	-6%	\$1,387,965.10

Vista Lakes
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/26	\$1,397,965
Net change in Fund Balance - Fiscal Year 2027	-\$10,000
Reserves - Fiscal Year 2027 additions	\$180,000
Estimated Funds Available - 9/30/2026	\$1,567,965

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
ALLOCATION OF AVAILABLE FUNDS	
Nonspendable Fund Balance	
Deposits	\$33,929
Assigned Fund Balance	
Operating Reserve - First Quarter Operating Capital	\$182,792 (1)
Reserves - Entry Features	51,612 (2)
Reserves - Fences / Walls	321,436 (2)
Reserves - Other	300,977 (2)
Reserves Pav / Concrete / Basins / Curb	288,794 (2)
Reserves - Ponds / Lakes	175,515 (2)
Reserve Study	14,515 (2)
Reserves - Fiscal Year 2026 additions	180,000 (2)
	\$1,332,849
Estimated Remaining Undesignated Cash as of 9/30/27	\$1,549,570
Total Unassigned (undesignated) Cash	\$18,395

Notes
(1) Represents approximately 1 month of operating expenditures
(2) Reserves approved by Board.

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its money market accounts and other investment accounts.

Interlocal Agreement/Streetlighting Reimbursement

Reimbursement for the non-gated Streetlighting accounts per agreement with the City of Orlando (Duke Energy.)

Interest Tax Collector

The District earns interest on assessments collected by the tax collector.

Special Assessments–Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

P/R Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance.

Professional Services–Arbitrage Rebate Calculation

District contracted with Amtec to annually calculate the District's arbitrage rebate liability on its bonds. The budgeted amount for the fiscal year is based in the negotiated contract.

Professional Services–Dissemination Agent

Bond indenture requests a special annual report on the District's development activity. The amount is based upon the contract amount.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services- Legal Services

The District's attorney provides general legal services to the District, i.e. attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District manager.

Professional Services- Management Consulting

The district receives Management, Accounting and Administrative services as part of a Management agreement with Inframark. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement with a moderate anticipated increase.

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

Professional Services-Special Assessment

These fees are for preparation of the annual assessment roll that is certified to the tax collector.

Professional Services- Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2017 Special Assessment Bond. The budgeted amount for the fiscal year is based on prior year spending.

Auditing Services

The district is required to conduct an annual audit of its financial records by an independent Certified Public Accounting firm. The Budgeted amount for the fiscal year is based on historical cost.

Website - ADA Compliance

This line item is for costs associated with the District's website, including annual domain name renewal and hosting to be ADA compliant.

Postage & Freight

Actual Postage and/or freight used for District mailings including agenda packages; vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with EGIS Insurance Advisors specializing in providing insurance coverage to governmental agencies. The budgeted amount for the fiscal year is based on prior year premiums plus a 10% increase to be conservative.

Printing & Binding

Cost of copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

ADP payroll fees and Inframark storage fee charges.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida statutes administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Budget Narrative
Fiscal Year 2027

Administrative (cont'd)

Bond Issue Expense

The District is required to pay the trustee on the 2024 bond note.

Field

Professional Services-Field Management

The District has a contract with Inframark for the operation of the District's facilities and its contractors.

Contracts- Lake and Wetland

The District has a contract with a vendor for lake and wetland maintenance.

Contracts-Fountain

The District currently has a contract with a vendor to maintain the fountains throughout the District.

Communication-Telephone Field

Includes monthly service fee for local services for the gate entry systems.

Electricity-Streetlighting

The District has utility accounts for street lighting usage for the District's facilities and assets.

Utility Water & Sewer

This represents the estimated cost for water, sewer, and irrigation services. The budgeted amount is based on historical usage.

Streetlights-Gated

Electrical usage for the light poles and fixtures for all the private or gated communities within the District.

Streetlights-Non-Gated

Electrical usage for the light poles and fixtures in the public roads. These also represent the poles for which we will be reimbursed from the City of Orlando.

R&M Common Area

Repairs and maintenance of common areas.

R&M Fountain

The repairs and maintenance of the fountains.

R&M Invasive Plant Maintenance

The removal of species that is not indigenous, or native to a particular area.

R&M Stormwater System

The process of controlling the stormwater runoff that comes primarily from impervious surfaces like parking lots, driveways, and rooftops.

Misc-Contingency

Represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Budget Narrative
Fiscal Year 2027**Field (cont'd)****Holiday Lighting & Decoration**

Represents seasonal holiday decorations throughout the district.

Landscape Services**Contracts-Landscape**

The District has a contract a vendor to provide services for: mowing, edging, fertilization, pest control and maintenance of sods and plant beds.

Contracts-Landscape Consultant

The District uses vendor Tom MacCubbin to perform on site studies, produce reports and for recommendations on Horticulture for the district.

Contracts-Trees & Trimming

The District has a contract to keep the district's trees pruned and to remove any trimmings or cuttings.

Contracts-Mulch

The District has a contract for the installation of Pine Bark Mulch.

Contracts-Annuals

New plants to be replaced or added to the district.

Lease-Building

To pay the lease on a storage building used by the district for the field staff and irrigation equipment.

R&M-Irrigation

Repairs and maintenance to irrigation system.

R&M-Trees & Trimming

Preventative maintenance and tree trimming services.

R&M-Plant & Tree Replacement

Annuals, plants and shrubs provided at community sign walls and median throughout Vista Lakes.

Reserves**Reserve**

For this fiscal year, the District will reserve funds for future capital projects. These capital expenditures are based on a reserve study performed by Reserve Advisors, Inc.

Vista Lakes

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2028 Budget

Series 2017 A-1 and 2017 A-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	2027	2/28/2026	9/30/2027	FY 2027		FY 2028
REVENUES						
Interest - Investments	\$15.00	\$5,800.00	\$0.00	\$5,800.00	38567%	\$0.00
Interest - Tax Collector	\$500.00	\$379.00	\$121.00	\$500.00	0%	\$0.00
Special Assmnts- Tax Collector	\$743,052.00	\$572,393.00	\$170,659.00	\$743,052.00	0%	\$743,052.99
Special Assmnts- Discounts	-\$29,722.00	-\$22,938.00	\$0.00	-\$22,938.00	-23%	-\$29,722.12
TOTAL REVENUES	\$713,845.00	\$555,634.00	\$170,780.00	\$726,414.00	2%	\$713,330.87
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$1,194.00	\$1,851.00	\$0.00	\$1,851.00	55%	\$14,861.06
Total Administrative	\$1,194.00	\$1,851.00	\$0.00	\$1,851.00	55%	\$14,861.06
<i>Debt Service</i>						
Principal Debt Retirement A-1	\$231,000.00	\$0.00	\$231,000.00	\$231,000.00	0%	\$239,000.00
Principal Debt Retirement A-2	\$317,000.00	\$0.00	\$317,000.00	\$317,000.00	0%	\$327,000.00
Interest Expense Series A-1	\$55,211.00	\$27,606.00	\$27,605.00	\$55,211.00	0%	\$48,050.00
Interest Expense Series A-2	\$102,281.00	\$51,140.00	\$51,141.00	\$102,281.00	0%	\$92,295.00
Total Debt Service	\$705,492.00	\$78,746.00	\$626,746.00	\$705,492.00	0%	\$706,345.00
TOTAL EXPENDITURES	\$706,686.00	\$80,597.00	\$626,746.00	\$707,343.00		\$721,206.06
Excess (deficiency) of revenues						
Over (under) expenditures	\$7,159.00	\$475,037.00	-\$455,966.00	\$19,071.00	166%	-\$7,875.19
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance	\$0.00	\$475,037.00	-\$455,966.00	\$19,071.00	0%	-\$7,875.19
FUND BALANCE, BEGINNING	\$391,661.00	\$391,661.00	\$0.00	\$391,661.00	0%	\$410,732.00
FUND BALANCE, ENDING	\$398,820.00	\$866,698.00	-\$455,966.00	\$410,732.00	3%	\$402,856.81

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2025	11/1/2026	11/1/2027	11/1/2028
Series 2017 A-1 Bonds	\$2,005,000.00	\$1,781,000.00	\$1,550,000.00	\$1,311,000.00
Series 2017 A-2 Bonds	\$3,554,000.00	\$3,247,000.00	\$2,930,000.00	\$2,603,000.00
Total	\$5,559,000.00	\$5,028,000.00	\$4,480,000.00	\$3,914,000.00

AMORTIZATION SCHEDULE

SERIES 2017 A-1 SPECIAL ASSESSMENT BONDS

Payment Date	Outstanding Balance	Rate	Principal	Interest	Total Debt Payment
11/1/2026	\$1,550,000.00			\$24,025.00	\$24,025.00
5/1/2027	\$1,550,000.00	3.100%	\$239,000.00	\$24,025.00	\$263,025.00
11/1/2027	\$1,311,000.00			\$20,320.50	\$20,320.50
5/1/2028	\$1,311,000.00	3.100%	\$246,000.00	\$20,320.50	\$266,320.50
11/1/2028	\$1,065,000.00			\$16,507.50	\$16,507.50
5/1/2029	\$1,065,000.00	3.100%	\$254,000.00	\$16,507.50	\$270,507.50
11/1/2029	\$811,000.00			\$12,570.50	\$12,570.50
5/1/2030	\$811,000.00	3.100%	\$262,000.00	\$12,570.50	\$274,570.50
11/1/2030	\$549,000.00			\$8,509.50	\$8,509.50
5/1/2031	\$549,000.00	3.100%	\$270,000.00	\$8,509.50	\$278,509.50
11/1/2031	\$279,000.00			\$4,324.50	\$4,324.50
5/1/2032	\$279,000.00	3.100%	\$279,000.00	\$4,324.50	\$283,324.50
Totals			\$1,550,000.00	\$172,515.00	\$1,722,515.00

AMORTIZATION SCHEDULE

SERIES 2017 A-2 SPECIAL ASSESSMENT BONDS

Payment Date	Outstanding Balance	Rate	Principal	Interest	Annual Debt Service
11/1/2026	\$2,930,000.00			\$46,147.50	\$46,147.50
5/1/2027	\$2,930,000.00	3.150%	\$327,000.00	\$46,147.50	\$373,147.50
11/1/2027	\$2,603,000.00			\$40,997.25	\$40,997.25
5/1/2028	\$2,603,000.00	3.150%	\$338,000.00	\$40,997.25	\$378,997.25
11/1/2028	\$2,265,000.00			\$35,673.75	\$35,673.75
5/1/2029	\$2,265,000.00	3.150%	\$349,000.00	\$35,673.75	\$384,673.75
11/1/2029	\$1,916,000.00			\$30,177.00	\$30,177.00
5/1/2030	\$1,916,000.00	3.150%	\$360,000.00	\$30,177.00	\$390,177.00
11/1/2030	\$1,556,000.00			\$24,507.00	\$24,507.00
5/1/2031	\$1,556,000.00	3.150%	\$371,000.00	\$24,507.00	\$395,507.00
11/1/2031	\$1,185,000.00			\$18,663.75	\$18,663.75
5/1/2032	\$1,185,000.00	3.150%	\$383,000.00	\$18,663.75	\$401,663.75
11/1/2032	\$802,000.00			\$12,631.50	\$12,631.50
5/1/2033	\$802,000.00	3.150%	\$395,000.00	\$12,631.50	\$407,631.50
11/1/2033	\$407,000.00			\$6,410.25	\$6,410.25
5/1/2034	\$407,000.00	3.150%	\$407,000.00	\$6,410.25	\$413,410.25
Totals			\$2,930,000.00	\$430,416.00	\$3,360,416.00

Budget Narrative
Fiscal Year 2027

REVENUES

Interest Investments

The District earns interest on their money market accounts and other investments.

Interest Tax Collector

The District earns interest on assessments received from Orange County.

Special Assessments–Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida statutes administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays principal payments annually to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Vista Lakes

Community Development District

Supporting Budget Schedule

FY 2027

Fiscal Year 2027 vs. Fiscal Year 2026

2017 Series A-1 Bond Issue

Commercial Parcel ID		Commercial Use	Total # of Units	Assessments				
				O & M FY 2027	Debt Service 2017 Series	FY 2027 Total	FY 2026 Total	Difference
N-1	60' Villa	Pembroke	127	\$1,043.79	\$389.24	\$1,433.03	\$1,393.78	\$39.25
N-2	50' Patio	Amhurst	106	\$1,001.41	\$318.47	\$1,319.88	\$1,285.12	\$34.76
N-4,5	50' Patio	Champlain	148	\$1,006.08	\$318.47	\$1,324.55	\$1,289.29	\$35.26
N-7	80' Pool	Melrose	81	\$1,108.64	\$495.40	\$1,604.04	\$1,557.92	\$46.12
N-10	Condo	Central Park	296	\$730.64	\$63.69	\$794.33	\$765.02	\$29.31
N-13	60' Villa	Waverly	119	\$1,024.26	\$424.62	\$1,448.88	\$1,411.70	\$37.18
N-15	70' Pool	Carlisle	125	\$1,057.80	\$495.40	\$1,553.20	\$1,512.46	\$40.74
		Total	1,002					

2017 Series A-2 Bond Issue

Parcel	Unit Type	Subdivision Name	Total # of Units	Assessments				
				O & M FY 2027	Debt Service 2017 Series	FY 2027 Total	FY 2026 Total	Difference
N-3	60' Villa-ungated	Colonie	79	\$1,043.71	\$452.16	\$1,495.87	\$1,456.62	\$39.25
N-6	50' Patio-ungated	Champlain	63	\$1,006.08	\$376.80	\$1,382.88	\$1,347.62	\$35.26
N-8	50' Patio-ungated	Newport	243	\$982.68	\$376.80	\$1,359.48	\$1,326.00	\$33.48
N-9	50' Patio-ungated	Newport	57	\$982.68	\$376.80	\$1,359.48	\$1,326.70	\$32.78
N-11	60' Villa-ungated	Avon	128	\$1,048.60	\$452.16	\$1,500.76	\$1,461.00	\$39.76
N-14	80' Manor-gated	Warwick	54	\$1,114.42	\$602.88	\$1,717.30	\$1,670.57	\$46.73
N-14	70' Manor-gated	Warwick	55	\$1,053.88	\$527.52	\$1,581.40	\$1,541.07	\$40.33
N-16,17	70' Manor-gated	Windsor	146	\$1,057.00	\$527.52	\$1,584.52	\$1,543.87	\$40.65
	Townhomes	Gentry Park	116	\$768.20	\$188.40	\$956.60	\$923.31	\$33.29
	Condo	Horizons	240	\$709.79	\$75.36	\$785.15	\$758.05	\$27.10
		Total	1,181					

Parcel ID	Commercial Use	Assessments				
		O & M FY 2027	Debt Service 2017 Series	FY 2027 Total	FY 2026 Total	Difference
30-23-24-8987-01-100	Church	\$4,317.17	\$3,165.11	\$7,482.28	\$7,183.80	\$298.48
30-23-24-8969-00-010	Animal Hospital	\$3,155.68	\$1,130.40	\$4,286.08	\$4,134.87	\$151.21
30-23-24-8969-00-020	Shopping Plaza	\$7,763.06	\$1,695.59	\$9,458.65	\$9,178.85	\$279.80
30-23-24-8969-00-030	Daycare	\$7,852.85	\$2,072.39	\$9,925.24	\$9,737.80	\$187.44
30-23-24-8972-00-010	Grocery Store & Strip Center	\$45,369.84	\$13,066.06	\$58,435.90	\$56,841.58	\$1,594.32
30-23-24-8972-00-020	Small Strip Center	\$9,538.78	\$2,144.93	\$11,683.71	\$11,367.19	\$316.52
30-23-24-8972-00-030	Vacant	\$762.14	\$1,489.48	\$2,251.62	\$2,199.01	\$52.61
30-23-24-8972-00-040	Bank	\$7,234.14	\$1,412.99	\$8,647.13	\$8,420.88	\$226.25
30-23-24-8971-00-010	Bank	\$5,970.10	\$942.00	\$6,912.10	\$6,759.43	\$152.67
30-23-24-8971-00-020	Drive Through Restaurant	\$6,277.18	\$893.77	\$7,170.95	\$7,016.76	\$154.19
30-23-24-8971-00-030	Dental Office	\$3,957.72	\$753.60	\$4,711.32	\$4,553.71	\$157.61
30-23-24-8971-00-040	Bank	\$7,301.68	\$2,744.98	\$10,046.66	\$9,832.33	\$214.33
30-23-24-8971-00-050	Daycare	\$8,322.80	\$1,986.11	\$10,308.91	\$10,118.48	\$190.43

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Vista Lakes Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026-2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform

Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Orange County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Vista Lakes Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the Orange County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interest of the District to permit the District Manager to amend the Assessment Roll, certified to the Orange County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for Orange County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit "B"

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit "B."

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Orange County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit "B."

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the Orange County Tax Collector and shall be collected by Orange County Tax Collector in the same manner and time as Orange County taxes. The proceeds therefrom shall be paid to the Vista Lakes Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall remain apprised of all updates made to the Orange County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the Orange County property roll.

After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Vista Lakes Community Development District.

PASSED AND ADOPTED this 6th day of August 2026.

ATTEST:

**BOARD OF SUPERVISORS OF THE
VISTA LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Vista Lakes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6th day of August 2026.

ATTEST:

**VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: District Management

Date: 8/6/26

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Vista Lakes Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Vista Lakes Community Development District

RESOLUTION 2026-09

**A RESOLUTION OF THE VISTA LAKES COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026/2027**

WHEREAS, the Vista Lakes Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Orange County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST 2026.

ATTEST:

**VISTA LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL
YEAR 2026/2027**

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027 (Proposed Budget Meeting)
June 3, 2027
July 1, 2027
August 5, 2027 (Final Budget Meeting)
September 2, 2027

The Board of Supervisors of the Vista Lakes Community Development District will hold meetings for Fiscal Year 2027 at the Vista Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida at 9:00 a.m. on the first Thursday of every month, unless otherwise noted, as follows: