



Vista Lakes Community Development District

September 11, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 247 727 946 547

PASSCODE: jN9VM6iA

[Join the meeting now](#)

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

Friday, September 11, 2026, at 9:00 a.m.

The Regular Meeting of the **Vista Lakes Community Development District** will be held on Friday, September 11, 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
- D. Landscape Workshop Irrigation Inspection Reports**P. 53
- E. District Engineer**
- F. District Counsel**
 - i. Consideration of Proposed Updates to the District Rules and Procedures**P. 68
- G. HOA Liaison**
- H. District Manager**

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes from the Meeting held July 17, 2026.....P. 76
- B.** Consideration of Minutes from the Meeting held August 8, 2026.....P. 80

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot July 31, 2026

- **Current Cash Balances:**
 - o Bank United Operating: \$429,736
 - o Bank United Money Market: \$1,452,279
- **Assessment collections:**
 - o We are 95% collected on the tax roll and the GF total revenue is 96% of adopted budget.
- **Audit – FY 2025:**
 - o The audit is complete with no findings for FY25.
- **Expenses:**
 - o Current expenses make up 73% of the annual budget through the end of July 2026
 - o Total expenses for the first 10 months are approximately \$1,552,033. This puts your average monthly burn rate of approximately \$155,203 per month.

*Vista Lakes
Community
Development
District*

Financial Report

July 31, 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)

July 31, 2026

VISTA LAKES

Community Development District

Governmental Funds
Balance Sheet

July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 A1 & A2 DEBT SERVICE FUND	2024 NOTE DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 429,736	\$ -	\$ -	\$ 429,736
Investments:				
Money Market Account	1,452,279	-	-	1,452,279
Reserve Fund (A-1)	-	32,948	-	32,948
Reserve Fund (A-2)	-	72,338	-	72,338
Revenue Fund	-	-	411	411
Revenue Fund (A-1)	-	114,806	-	114,806
Revenue Fund (A-2)	-	169,961	-	169,961
Prepaid Items	12,474	-	-	12,474
Deposits	33,929	-	-	33,929
TOTAL ASSETS	\$ 1,928,418	\$ 390,053	\$ 411	\$ 2,318,882
<u>LIABILITIES</u>				
Accounts Payable	\$ 4,168	\$ -	\$ -	\$ 4,168
Accrued Expenses	32,772	-	-	32,772
TOTAL LIABILITIES	36,940	-	-	36,940
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	12,474	-	-	12,474
Deposits	33,929	-	-	33,929
Restricted for:				
Debt Service	-	390,053	411	390,464
Assigned to:				
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:	481,493	-	-	481,493
TOTAL FUND BALANCES	\$ 1,891,478	\$ 390,053	\$ 411	\$ 2,281,942
TOTAL LIABILITIES & FUND BALANCES	\$ 1,928,418	\$ 390,053	\$ 411	\$ 2,318,882

VISTA LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ 40,000	\$ 41,737	\$ 37,626	\$ (4,111)	94.07%
Interlocal Agreement	50,000	-	50,000	50,000	100.00%
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	1,798,542	1,997,492	198,950	95.51%
Special Assmnts- Discounts	(83,653)	(68,323)	(74,837)	(6,514)	89.46%
Other Miscellaneous Revenues	-	32	3,869	3,837	0.00%
Insurance Reimbursements	-	590	-	(590)	0.00%
TOTAL REVENUES	2,105,670	1,796,226	2,025,886	229,660	96.21%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	6,600	6,400	200	53.33%
FICA Taxes	918	505	168	337	18.30%
ProfServ-Arbitrage Rebate	1,200	4,200	-	4,200	0.00%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	150,000	129,161	100,415	28,746	66.94%
ProfServ-Legal Services	90,000	63,559	50,672	12,887	56.30%
ProfServ-Mgmt Consulting	68,135	54,075	56,779	(2,704)	83.33%
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	191	683	9.55%
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	120	225	(105)	22.50%
Legal Advertising	2,000	3,204	-	3,204	0.00%
Miscellaneous Services	2,500	2,253	2,910	(657)	116.40%
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	313,782	257,246	56,536	54.64%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	83,333	97,500	(14,167)	92.86%
Contracts-Lake and Wetland	30,600	25,500	29,100	(3,600)	95.10%
Contracts-Fountain	1,800	3,390	5,000	(1,610)	277.78%
Communication - Teleph - Field	11,000	1,642	1,633	9	14.85%
Electricity - Streetlights	124,000	83,553	63,872	19,681	51.51%
Utility - Water & Sewer	86,520	69,788	108,637	(38,849)	125.56%
Streetlights Gated	80,000	57,266	63,485	(6,219)	79.36%
Streetlights Non-Gated	130,000	92,143	102,295	(10,152)	78.69%
R&M-Common Area	40,000	57,857	46,726	11,131	116.82%
R&M-Fountain	55,000	35,974	17,667	18,307	32.12%
R&M-Stormwater System	50,000	7,350	222,610	(215,260)	445.22%
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	35,475	46,408	(10,933)	116.02%
Holiday Lighting & Decorations	26,000	24,100	24,100	-	92.69%
Total Field	829,920	577,371	831,658	(254,287)	100.21%
<u>Landscape Services</u>					
Contracts-Landscape	401,052	323,514	326,747	(3,233)	81.47%
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	8,701	15,474	(6,773)	183.43%
R&M-Irrigation	60,000	37,417	34,997	2,420	58.33%
R&M-Trees and Trimming	26,000	16,788	31,110	(14,322)	119.65%
R&M-Plant&Tree Replacement	80,000	37,953	23,690	14,263	29.61%
Total Landscape Services	649,988	455,898	463,129	(7,231)	71.25%
<u>Reserves</u>					
Reserve	180,000	-	-	-	0.00%
Total Reserves	180,000	-	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	2,130,668	1,347,051	1,552,033	(204,982)	72.84%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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)	449,175	473,853	24,678	-1895.56%
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	-	53,534	53,534	0.00%
Operating Transfers-Out	-	(18,079)	(127,933)	(109,854)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(18,079)	(74,399)	(56,320)	0.00%
Net change in fund balance	\$ (24,998)	\$ 431,096	\$ 399,454	\$ (31,642)	-1597.94%
FUND BALANCE, BEGINNING	1,492,024	1,490,893	1,492,024		
FUND BALANCE, ENDING	\$ 1,467,026	\$ 1,921,989	\$ 1,891,478		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ 14,465	\$ 13,891	\$ (574)	92606.67%
Interest - Tax Collector	500	6,029	4,170	(1,859)	834.00%
Special Assmnts- Tax Collector	743,052	696,397	714,827	18,430	96.20%
Special Assmnts- Discounts	(29,722)	(26,775)	(27,153)	(378)	91.36%
TOTAL REVENUES	713,845	690,116	705,735	15,619	98.86%
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	(15,940)	(1,608)	14,332	-22.46%
Net change in fund balance	\$ 7,159	\$ (15,940)	\$ (1,608)	\$ 14,332	-22.46%
FUND BALANCE, BEGINNING	391,661	357,862	391,661		
FUND BALANCE, ENDING	\$ 398,820	\$ 341,922	\$ 390,053		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ -	\$ 406	\$ 406	0.00%
TOTAL REVENUES	-	-	406	406	0.00%
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	-	-	100,000	(100,000)	0.00%
Loan Expense	-	20,615	25,038	(4,423)	0.00%
Total Debt Service	-	20,615	125,038	(104,423)	0.00%
TOTAL EXPENDITURES	-	20,615	125,038	(104,423)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(20,615)	(124,632)	(104,017)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Interfund Transfer - In	-	20,615	125,039	104,424	0.00%
TOTAL FINANCING SOURCES (USES)	-	20,615	125,039	104,424	0.00%
Net change in fund balance	\$ -	\$ -	\$ 407	\$ 407	0.00%
FUND BALANCE, BEGINNING	-	-	4		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 411		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
July 31, 2026

General Fund

Assets

- **Cash and Investments** - The district has one money market and one checking account with Bank United.
- **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.
- **Accrued Expenses** - Monthly Landscaping.
- **2024 Special Assessment Note** - As of Jul'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
July 31, 2026

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is approximately 94% of adopted budget.
- ▶ Total General Fund non-ad valorem assessments are approximately 95% collected and total revenue is 96% of adopted budget.
- ▶ Total General Fund expenditures and reserves are approximately 73% of the adopted budget.
- ▶ Other miscellaneous revenue - FedEx refund, FY25 reversed accrual, State of Florida - Dept of Financial Services - Expense warrant refund.

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	\$ 2,910	116%	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	\$ 97,500	93%	Additional charges for field inspections.
Contracts-Lake and Wetland	\$ 30,600	\$ 29,100	95%	Crosscreek monthly fee has increased to \$2,782 per month.
Contracts-Fountain	\$ 1,800	\$ 5,000	278%	Monthly maintenance three times @ \$500 per visit.
Utility-Water & Sewer	\$ 86,520	\$ 108,637	126%	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	\$ 222,610	445%	Pond erosion, storm drain repairs & Barrington Cove project.
Misc-Contingency	\$ 40,000	\$ 46,408	116%	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>				
Lease - Building	\$ 8,436	\$ 15,474	183%	New vendor & contract are including items not budgeted including Insurance, Taxes & CAM expenses.
R&M-Trees and Trimming	\$ 26,000	\$ 31,110	120%	Palm & Myrtle tree trimming YTD.

VISTA LAKES
Community Development District

Supporting Schedules

July 31, 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
07/15/26	33,667	(981)	-	32,687	32,687		
07/15/26	9,386	(273)	-	9,113		3,699	5,414
TOTAL	\$ 2,606,622	\$ 101,991	\$ 3,707	\$ 2,712,319	\$ 1,997,491	\$ 290,148	\$ 424,679
% COLLECTED					95%	95%	95%
TOTAL OUTSTANDING					\$ 122,057	\$ 93,832	\$ 11,457
						\$ 16,769	

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, 2026

ACCOUNT NAME	BANK NAME	MATURITY	YIELD	BALANCE
GENERAL FUND				
Checking Account - Operating	Bank United	N/A	0.00%	\$ 429,736
Money Market Account	Bank United	N/A	3.40%	\$ 1,452,279
Subtotal General Fund				\$ 1,882,015
DEBT SERVICE FUND				
Series 2017 A-1 Reserve account	US Bank	N/A	3.50%	\$ 32,948
Series 2017 A-2 Reserve account	US Bank	N/A	3.50%	\$ 72,338
Series 2017 A-1 Revenue account	US Bank	N/A	3.50%	\$ 114,806
Series 2017 A-2 Revenue account	US Bank	N/A	3.50%	\$ 169,961
Series 2024 Revenue Fund	US Bank	N/A	3.50%	\$ 411
Subtotal Debt Service Fund				\$ 390,464
Grand Total				\$ 2,272,479

Bank Account Statement

Vista Lakes CDD

Page 20
Monday, August 17, 2026
Page 1
JKHATIBLOU 1

Bank Account No. 5060
Statement No. 06-29

Statement Date 07/31/2026

G/L Account No. 101002 Balance	429,736.22	Statement Balance	467,284.16
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	429,736.22	Subtotal	467,284.16
Negative Adjustments	0.00	Outstanding Checks	-37,547.94
Ending G/L Balance	429,736.22	Ending Balance	429,736.22

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/06/2026	Payment	300345	DUKE ENERGY FLORIDA, INC.	Inv: 070626-7416-ACH			-32.64
07/22/2026	Payment	300347	DUKE ENERGY FLORIDA, INC.	Inv: 072226-0485-ACH			-898.52
07/22/2026	Payment	300348	DUKE ENERGY FLORIDA, INC.	Inv: 072226-7648-ACH			-1,243.56
07/22/2026	Payment	300349	DUKE ENERGY FLORIDA, INC.	Inv: 072226-7551-ACH			-1,252.42
07/22/2026	Payment	300350	DUKE ENERGY FLORIDA, INC.	Inv: 072226-8354-ACH			-1,359.57
07/22/2026	Payment	300351	DUKE ENERGY FLORIDA, INC.	Inv: 072226-8958-ACH			-643.31
07/22/2026	Payment	300352	DUKE ENERGY FLORIDA, INC.	Inv: 072226-0718-ACH			-1,019.86
07/22/2026	Payment	300353	DUKE ENERGY FLORIDA, INC.	Inv: 072226-7159-ACH			-614.18
07/22/2026	Payment	300354	DUKE ENERGY FLORIDA, INC.	Inv: 072226-7935-ACH			-934.79
07/22/2026	Payment	300355	DUKE ENERGY FLORIDA, INC.	Inv: 072226-8449-ACH			-876.48
07/22/2026	Payment	300356	DUKE ENERGY FLORIDA, INC.	Inv: 072226-0027-ACH			-438.31
07/22/2026	Payment	300357	DUKE ENERGY FLORIDA, INC.	Inv: 072226-0708-ACH			-206.15
07/22/2026	Payment	300358	DUKE ENERGY FLORIDA, INC.	Inv: 072226-3130-ACH			-1,283.19
07/22/2026	Payment	300359	DUKE ENERGY FLORIDA, INC.	Inv: 072226-0005-ACH			-1,036.90
07/24/2026	Payment	300360	DUKE ENERGY FLORIDA, INC.	Inv: 072426-9101-ACH			-2,086.16
07/23/2026	Payment	300361	DUKE ENERGY FLORIDA, INC.	Inv: 072326-8940-ACH			-71.79
07/23/2026	Payment	300362	DUKE ENERGY FLORIDA, INC.	Inv: 072326-7870-ACH			-43.98
07/23/2026	Payment	300363	DUKE ENERGY FLORIDA, INC.	Inv: 072326-8144-ACH			-32.65
07/23/2026	Payment	300364	DUKE ENERGY FLORIDA, INC.	Inv: 072326-8350-ACH			-32.64

Bank Account Statement

Vista Lakes CDD

Monday, August 17, 2026
Page 2
JKHATIBLOU 1

Bank Account No. 5060
Statement No. 06-29

Statement Date 07/31/2026

07/23/2026	Payment	300365	DUKE ENERGY FLORIDA, INC.	Inv: 072326-8607-ACH	-32.64
07/23/2026	Payment	300366	DUKE ENERGY FLORIDA, INC.	Inv: 072326-8847-ACH	-32.64
07/23/2026	Payment	300367	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9070-ACH	-32.65
07/23/2026	Payment	300368	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9301-ACH	-32.65
07/23/2026	Payment	300369	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9533-ACH	-32.65
07/23/2026	Payment	300370	DUKE ENERGY FLORIDA, INC.	Inv: 072326-8861-ACH	-32.64
07/23/2026	Payment	300371	DUKE ENERGY FLORIDA, INC.	Inv: 072326-7456-ACH	-127.25
07/23/2026	Payment	300372	DUKE ENERGY FLORIDA, INC.	Inv: 072326-0461-ACH	-36.99
07/23/2026	Payment	300373	DUKE ENERGY FLORIDA, INC.	Inv: 072326-0940-ACH	-32.65
07/23/2026	Payment	300374	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9765-ACH	-32.65
07/23/2026	Payment	300375	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9997-ACH	-47.54
07/23/2026	Payment	300376	DUKE ENERGY FLORIDA, INC.	Inv: 072326-0221-ACH	-32.64
07/23/2026	Payment	300377	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9341-ACH	-32.65
07/23/2026	Payment	300378	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9606-ACH	-130.19
07/23/2026	Payment	300379	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9818-ACH	-1,482.24
07/23/2026	Payment	300380	DUKE ENERGY FLORIDA, INC.	Inv: 072326-0358-ACH	-32.65
07/23/2026	Payment	300381	DUKE ENERGY FLORIDA, INC.	Inv: 072326-0720-ACH	-32.65
07/23/2026	Payment	300382	DUKE ENERGY FLORIDA, INC.	Inv: 072326-5167-ACH	-32.65
07/23/2026	Payment	300383	DUKE ENERGY FLORIDA, INC.	Inv: 072426-8217-ACH	-2,217.25
07/23/2026	Payment	300384	DUKE ENERGY FLORIDA, INC.	Inv: 072326-0881-ACH	-32.64
07/23/2026	Payment	300385	DUKE ENERGY FLORIDA, INC.	Inv: 072326-3354-ACH	-32.64
07/23/2026	Payment	300386	DUKE ENERGY FLORIDA, INC.	Inv: 072326-7147-ACH	-32.64
07/23/2026	Payment	300387	DUKE ENERGY FLORIDA, INC.	Inv: 072326-8578-ACH	-32.65
07/23/2026	Payment	300388	DUKE ENERGY FLORIDA, INC.	Inv: 072326-0253-ACH	-32.64
07/23/2026	Payment	300389	DUKE ENERGY FLORIDA, INC.	Inv: 072326-7345-ACH	-32.64
07/23/2026	Payment	300390	DUKE ENERGY FLORIDA, INC.	Inv: 072326-7949-ACH	-32.65
07/23/2026	Payment	300391	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9165-ACH	-50.83
07/23/2026	Payment	300392	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9420-ACH	-91.11
07/23/2026	Payment	300393	DUKE ENERGY FLORIDA, INC.	Inv: 072326-9602-ACH	-70.88

Bank Account Statement

Vista Lakes CDD

Bank Account No.

5060

Statement No.

06-29

Statement Date

07/31/2026

07/31/2026	Payment	1254	VISTA LAKES C/O US BANK N.A.	Payment of Invoice 014722	-3,809.84
07/31/2026	Payment	1255	VISTA LAKES C/O US BANK N.A.	Payment of Invoice 014723	-5,576.31
07/31/2026	Payment	100264	FLOTECH ENVIRONMENTAL, LLC	Inv: 27820	-6,447.50
07/31/2026	Payment	100265	CROSSCREEK ENVIRONMENTAL INC	Inv: 27207	-2,700.00
Total Outstanding Checks					-37,547.94

Outstanding Deposits

Total Outstanding Deposits

Vista Lakes
Cash Flow Projection
7/31/2026

	<u>Balances</u>	<u>Interest Rate</u>
Operating Account - Bank United	429,736	0.00%
MM Account - Bank United	1,452,279	3.40%
Less: Current Outstanding AP	<u>(4,168)</u>	
Estimated Cash Available Today	<u>1,877,847</u>	
 Outstanding FY26 Tax Roll	 122,057	
 Estimated Total Cash Available with Tax Roll	 <u>1,999,904</u>	
 <u>Projections:</u>		
Monthly Average Spend - (10 Months Oct-Jul)	155,203	
 Total Monthly Average Spend	 <u>155,203</u>	
 Average Spend to YE - (2 months Jul-Sept)	 310,407	
 Expected Cash Flow at YE (9/30/26)	 <u>1,689,497</u>	
 Average Spend 1st QTR FY27 - (2 mos avg spend)	 310,407	
 Expected Need through 1st QTR FY27	 <u>1,379,091</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: 2026-08-28 **Time:** 08:09
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	High	
2			X				X	X	High	
3			X				X	X	High	
4			X				X	X	High	
5	X	X	X				X	X	High	
6			X	X			X	X	High	
7			X				X	X	High	
9			X				X	X	High	
10A			X				X	X	High	
10B			X				X	X	High	
12	X	X	X				X	X	High	
13			X				X	X	High	
14		X	X	X			X	X	High	
15			X				X	X	High	

Additional Comments

Treated all above sites for terrestrial and emergent grasses as well as Treated ponds 5,6,12 and 14 for baby tears, planktonic algae, hydrilla, spatterdock and filamentous algae. Water levels 2 to 4 ft above high water marks. Shoulders of ponds extremely soft and wet.

Project Photos

Photo 1



Photo 2



Project Photos

Photo 3



Photo 4



Project Photos

Photo 5



Photo 6

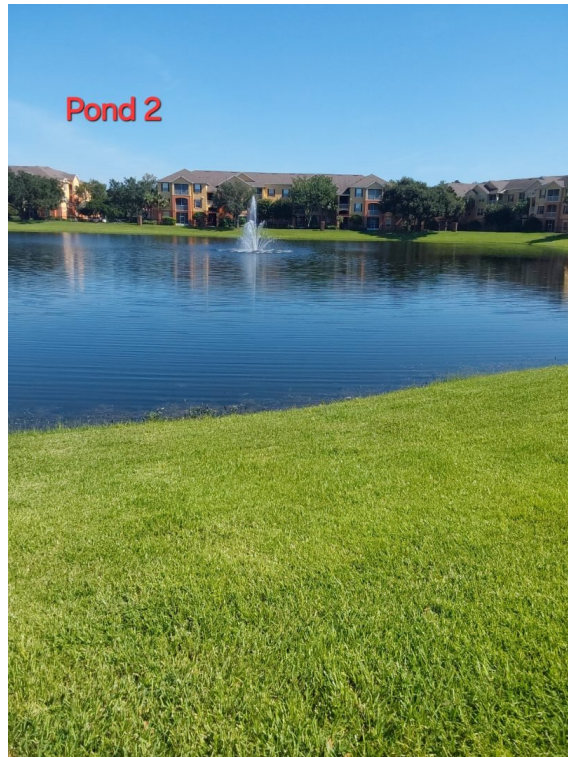


Project Photos

Photo 7



Photo 8

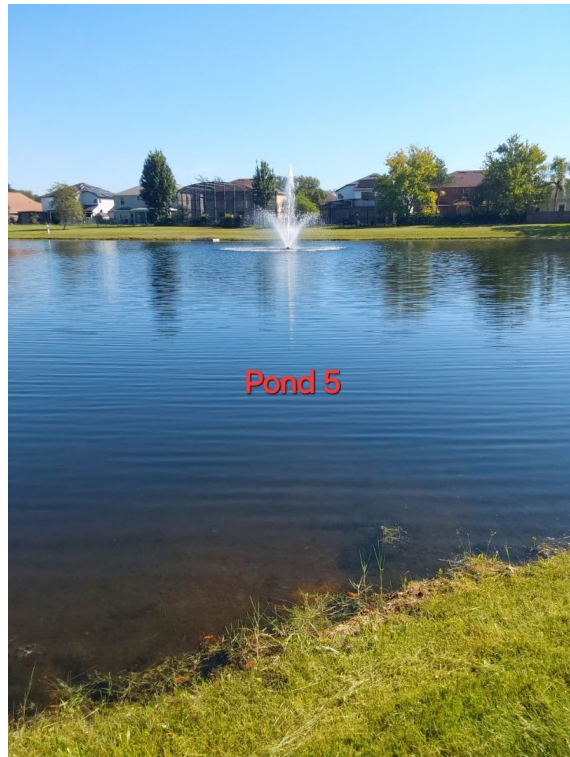


Project Photos

Photo 9



Photo 10



Project Photos

Photo 11



Photo 12



Project Photos

Photo 13

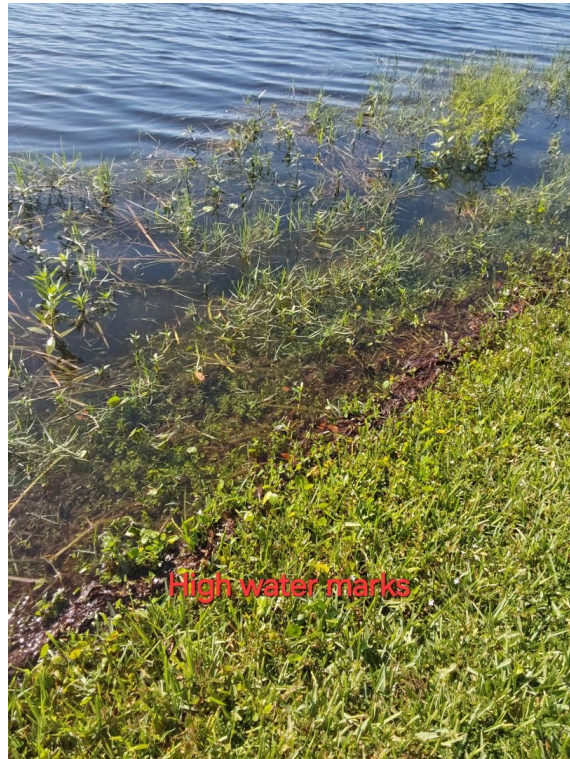


Photo 14



Project Photos

Photo 15





Vista Lakes CDD August 2026 Field Inspection

Monday, August 17, 2026

Prepared For Board of Supervisors

54 Items Identified

Justin Fisher

Inframark

General Info

Inframark was accompanied by Niel (branch manager), Aaron (account manager), and Jaden (irrigation tech) from Landscape Workshop.

Emphasis was placed on correcting all irrigation issues throughout the property. Areas of concern were flagged and repair timelines were discussed.

Emphasis was also placed on easement maintenance. Easements should be maintained as needed throughout the property. Frequently during the rainy season and less during the dormant season.

The Odyssey Path and Champlain Path were again discussed. The Odyssey Path is a focal point. Turf replacement and irrigation concerns remain. The Champlain Path still needs mulch. The canopy also needs to be raised to allow a clear line of sight for the security camera.

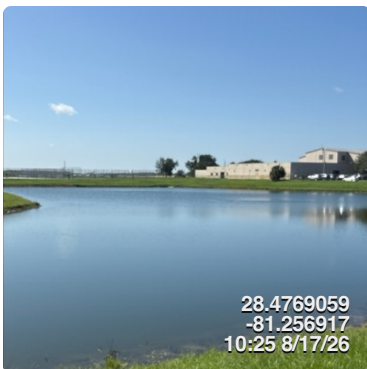
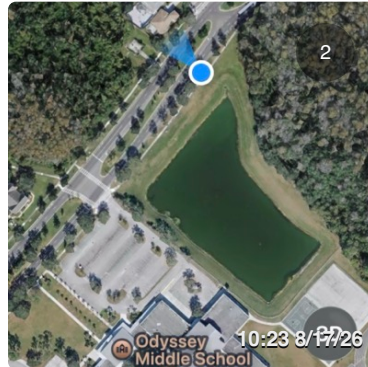
Item 1 - Irrigation Repair

Assigned To: Landscape Workshop

Possible mainline leak. Irrigation repair was flagged during our walkthrough.

Location:

Vista Lakes Blvd near Pond 12



Item 2 - Pond Maintenance

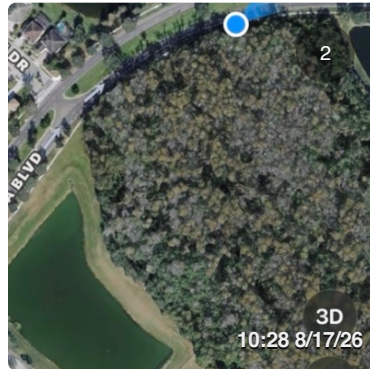
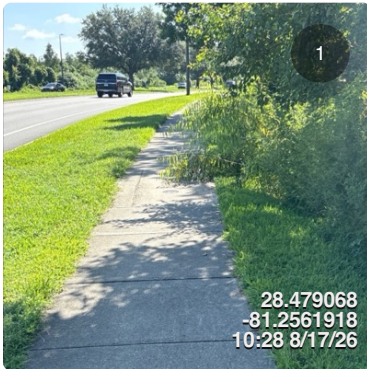
Assigned To: Crosscreek Environmental

The majority of the ponds looked well maintained. Jorge had dedicated the week of 8/10 - 8/14 to picking up trash in and around the ponds. The algae and aquatic weeds looked better than they had last month.

Item 3 - FDOT Cutbacks

Assigned To: Landscape Workshop

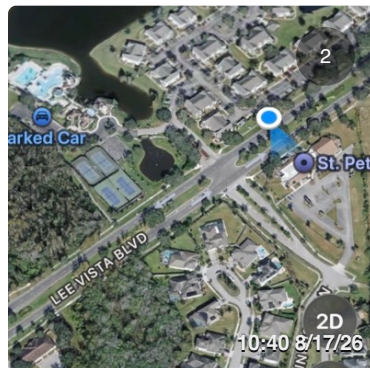
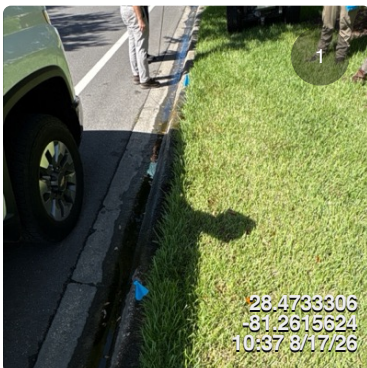
The majority of the FDOT cutbacks have been addressed along the sidewalks. These one still remains.



Item 4 - Irrigation Repair

Assigned To: Landscape Workshop

Irrigation repair was flagged along Lee Vista Blvd near the Amenity Center.



Item 5 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

This repair was flagged in Gentry Park.

Location:

6370 Bristol Channel Way

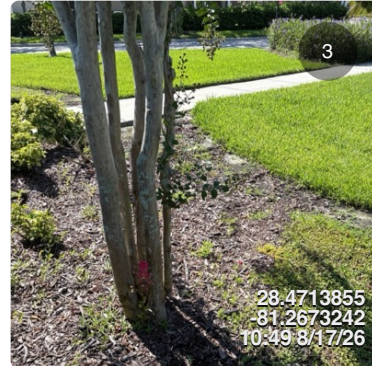
Item 6 - Detailing

Assigned To: Landscape Workshop

Remove all unwanted vegetation and sedge throughout the hedges. Remove all sucker growth property-wide.

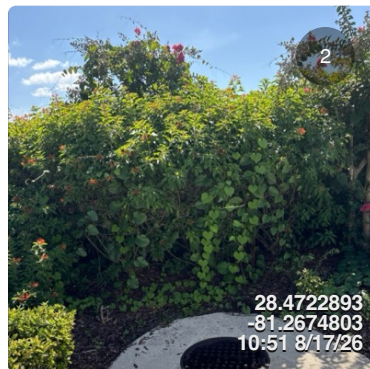
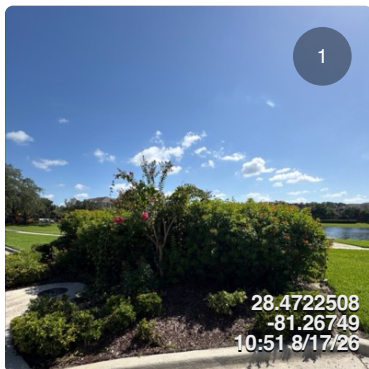
Location:

Gentry Park



Item 7 - Detailing

Assigned To: Landscape Workshop



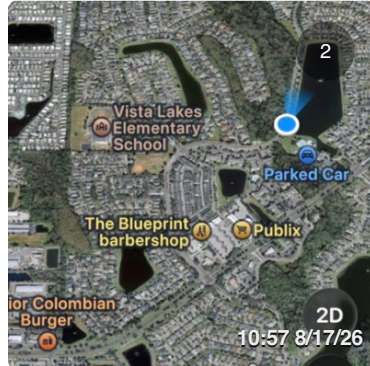
Item 8 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

Irrigation repair was flagged.

Location:

Chickasaw Trail adjacent to the Amenity Center parcel.



Item 9 - REPEAT ... Storm Debris

Assigned To: Landscape Workshop

Some of the storm debris was removed. A large stump and trunk are still present.

Item 10 - Remove Dead Fronds

Assigned To: Landscape Workshop

Remove dead fronds from these palms along Chickasaw near the Newport entrance.





Item 11 - Sucker Growth

Assigned To: Landscape Workshop

Property-wide, remove all sucker growth from Crepe Myrtle, Magnolia and Oaks.



Item 12 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

This line should be capped in this area/easement.

Location:

8703 Hastings Beach Blvd



Item 13 - Little Newport Easement

Assigned To: Landscape Workshop

This easement has not been maintained for a few months.



Item 14 - Newport Easement

Assigned To: Landscape Workshop

Continue to maintain this easement.



Item 15 - Clear Downed Branch

Assigned To: Landscape Workshop

There is a downed branch to be cleared from the ROW. See item 16.

Location:

5453 Florence Harbor Dr



Item 16 - Hazardous Tree

Immediate

Assigned To: Landscape Workshop

This tree is dropping branches near the sidewalk in the ROW. Upon further examination this tree looks to be in decay and suffering from a termite infestation. This tree is in a conservation area, but it is very close to the sidewalk/road. I would suggest this tree be dropped in the conservation area.

Location:

5453 Florence Harbor Dr



Item 17 - Guardrail

Assigned To: District Engineer

I believe we have discussed this with the engineer. A plan is in place to remedy the situation.

Location:

Florence Harbor Dr

Item 18 - REPEAT ... Odyssey Path

Assigned To: Landscape Workshop

Enhancements at Odyssey Path have not yet been made right. Low pressure remains in this area. There also still too much water in the area resulting in turf and plant loss.



Item 19 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

Missing rotor.

Location:

8707 Hastings Beach Blvd



Item 20 - REPEAT ... Cutbacks

Assigned To: Landscape Workshop

Property-wide, continue to cutback foliage encroaching on CDD walls and hardscapes.



Item 21 - Irrigation Repair

Assigned To: Landscape Workshop

Possible mainline leak was flagged during the walkthrough.

Location:

Along Chickasaw Trail Behind 5753 Port Concorde Ln

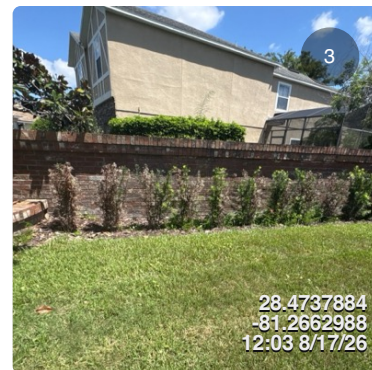
Item 22 - Irrigation Repair



Item 23 - REPEAT ... Replace Podocarpus

Assigned To: Landscape Workshop

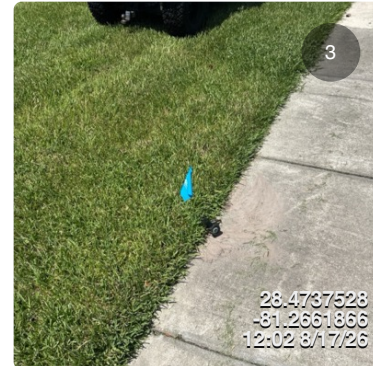
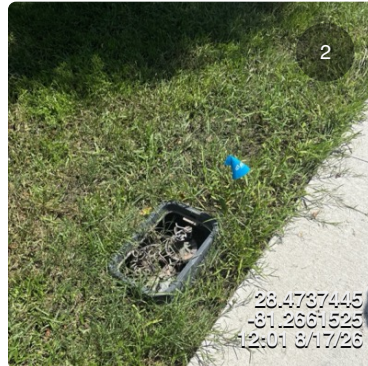
These Podocarpus pictures have been declining since they were planted months ago. The irrigation in this area is not running properly.



Item 24 - Irrigation Repair

Assigned To: Landscape Workshop

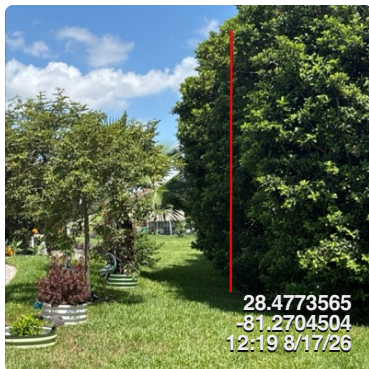
There 3 separate irrigation repairs along Chickasaw near the Melrose entrance.



Item 25 - Melrose Easement

Assigned To: Landscape Workshop

The Melrose Easement has been missed more often than not.



Item 26 - Easement Maintenance

Assigned To: Landscape Workshop

This Viburnum will be pruned backed approximately 12-18 inches to allow mowers access to the pond.

Location:

Winchester Isle & Providence Crossing

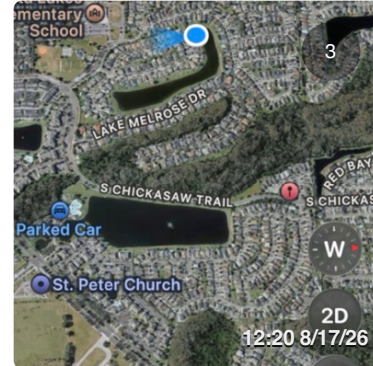
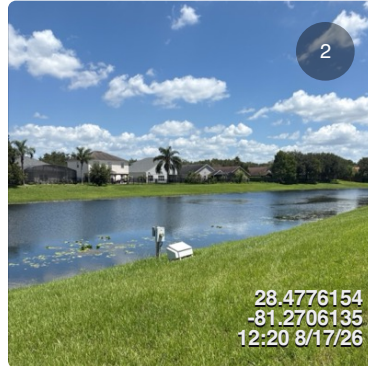
Item 27 - Algae/Aquatic Vegetation

Assigned To: Crosscreek Environmental

There was a significant amount of algae and aquatic vegetation.

Location:

Pond 1



Item 28 - Easement Maintenance

Assigned To: Landscape Workshop

This easement is to be maintained as needed. We've had multiple resident complaints.

Location:

Champlain/Stafford Springs Trail



Item 29 - REPEAT ... Lifting of Canopy/Mulch

Assigned To: Landscape Workshop

The canopy needs to be lifted in this area



Item 30 - Champlain Easement

Assigned To: Landscape Workshop

Continue to maintain the easement as needed.



Item 31 - Sidewalk Repair

Assigned To: Inframark Maintenance

There a few sidewalk grinds that could be performed in the Champlain cut-through.



Item 32 - Palm Pruning

Assigned To: Landscape Workshop

Palm pruning at the monument is needed. There are many down/brown fronds.

Item 33 - Easement Maintenance

Assigned To: Landscape Workshop

Easement behind Home Depot has been neglected.



Item 34 - Algae/Vegetation

Assigned To: Crosscreek Environmental

Significant amount of algae and aquatic weeds.

Location:

Pond 9

Item 35 - Fountains Off

Assigned To: Techni-Pools

Both water features are currently off. Techni-Pools has been notified. They are scheduled to come out the week of 8/17/26.





Item 36 - Irrigation Repair

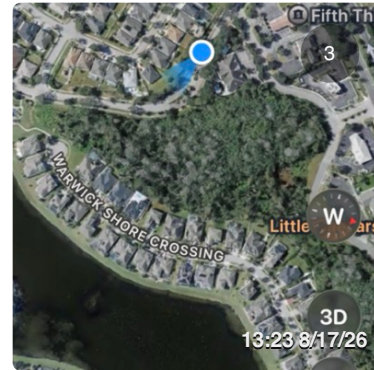
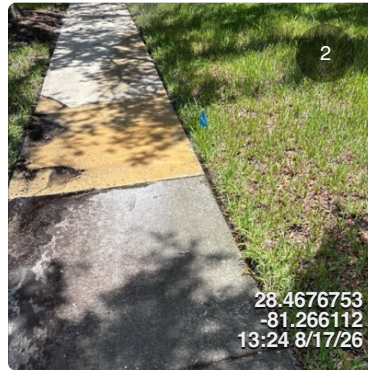
Assigned To: Landscape Workshop

Possible mainline leak along Vista Park Blvd before the gates.

Item 37 - Irrigation Repairs

Assigned To: Landscape Workshop

Possible mainline leak along Vista Park Blvd before the gates.



Item 38 - Irrigation Repairs

Assigned To: Landscape Workshop

There is no water flowing to the medians at The Vista Park Blvd Gates.





Item 39 - Massive Bee Hive

Assigned To: Board Updates

There is a massive bee hive above the road at The Vista Park Blvd Gates. Inframark will have a vendor come and give a proposal for removal.



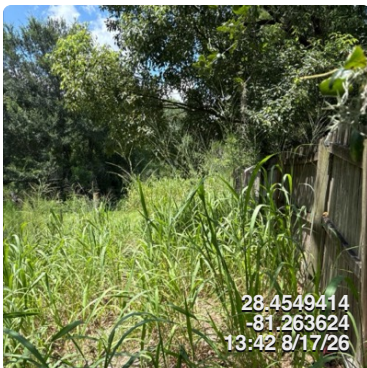
Item 40 - Irrigation Repair

Assigned To: Landscape Workshop

Irrigation repair.

Location:

7200 Vista Park Blvd near the Windsor Entrance



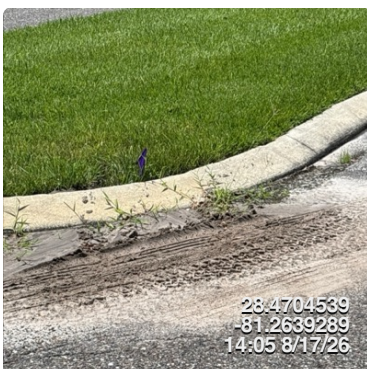
Item 41 - Easement Maintenance

Assigned To: Landscape Workshop

This easement has not been maintained for months.

Location:

7491 Chelsea Harbour Dr



Item 42 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

Missing rotor to be replaced.

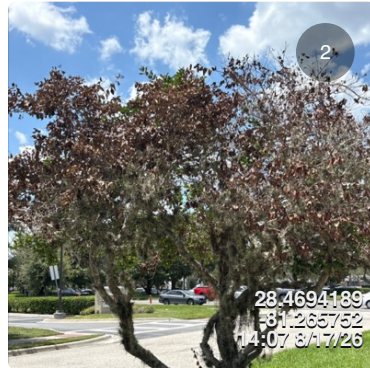
Location:

8704 Barrington Cove Pt

Item 43 - REPEAT ... Failing Ligustrum

Assigned To: Landscape Workshop

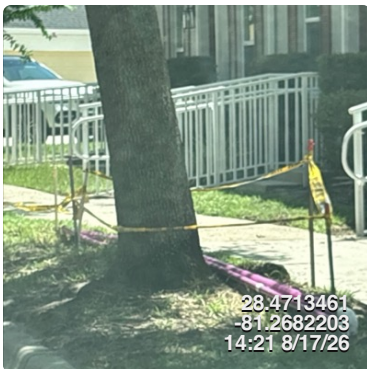
Landscape Workshop to provide proposal for replacement of the failing Ligustrum.



Item 44 - REPEAT ... Straighten Street Signs

Assigned To: Inframark Maintenance

2 speed bump signs need to be straightened in Gentry Park.



Item 45 - REPEAT ... Irrigation Repair

Assigned To: Landscape Workshop

Gentry Park irrigation repair was placed on hold until the HOA attorneys have had a chance to review the proposal.

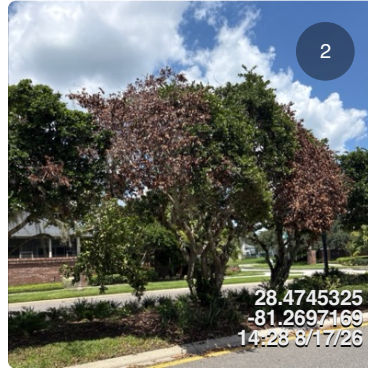
Item 46 - REPEAT ...Failing Ligustrum

Assigned To: Landscape Workshop

There is a Ligustrum in distress in the median just outside the colony entrance along Lake Champlain. Landscape Workshop to provide proposal to replace the failing Ligustrum.

Location:

Lake Champlain & Winchester Isle

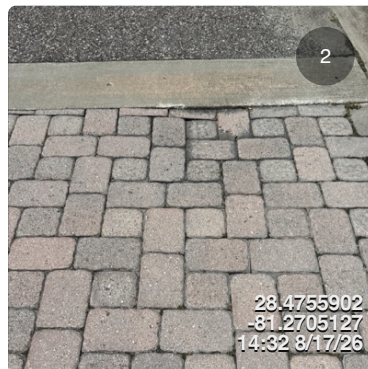
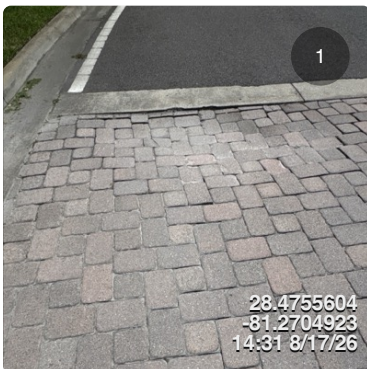
**Item 47 - REPEAT ... Sinking Pavers**

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 48 - Trees Protruding

Assigned To: Landscape Workshop

Clean up these trees protruding from the conservation area.

Location:

Chickasaw Trail near Tracy AA

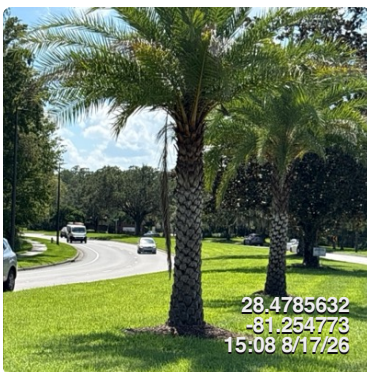
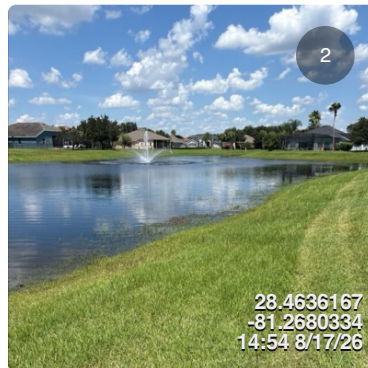
Item 49 - Algae/Vegetation

Assigned To: Crosscreek Environmental

There was a significant amount of algae and aquatic vegetation. The pond banks had also not yet been mowed on the date of inspection.

Location:

Pond 7



Item 50 - Downed Frond

Assigned To: Landscape Workshop

Vendor to remove down/brown fronds.



Item 51 - Downed Signage

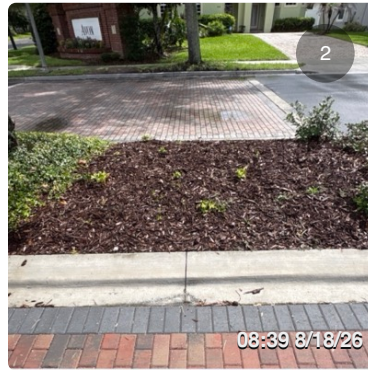
Assigned To: Inframark Maintenance

Inframark to repair or contact the City/County to repair.

Item 52 - REPEAT ... Enhancements

Assigned To: Landscape Workshop

Missing Trinettes at The Avon Entrance.



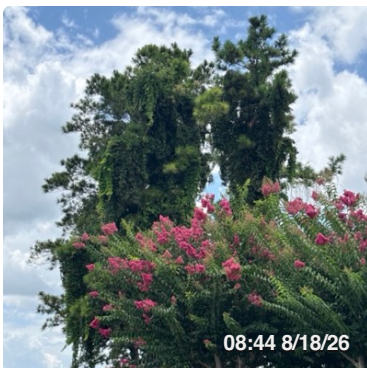
Item 53 - REPEAT ... Detailing/Mulch

Assigned To: Landscape Workshop

The beds require detailing and mulch. The sucker growth should be removed.

Location:

Alternate park entrance



Item 54 - REPEAT ... 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



LW Technician: Erik D.

Date Aug 26 Page 1 of Page 53

```
Program A
Program B
Weather Rain Sensor Present
Weather Sensor Operational
Freeze Sensor
```

Start Times		Run Days							
10	PM	M	T	W	T	F	S	S	
		M	T	W	T	F	S	S	
Y	N								
Y	N								
Y	N								

	Start Times	Run Days							
Program C		M	M	T	W	T	F	S	S
Program D	M	M	M	T	W	T	F	S	S

[illegible]

Additional Comments required on GREEN items

Mainline Leak by lift station

Water Shut Off(s) & Locations

1 _____

2 _____

3 _____

4 _____

5 _____

Property Name: Vista Lakes Newport Playground Technician: Erik D.Date Aug 26 Page 1 of Page 54

Irrigation Clock Make and Model

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times		Run Days						
11:30	pm	M	T	W	T	F	S	S
		M	T	W	T	F	S	S

Y	N
Y	N
Y	N

Program C

Program D

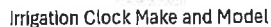
Start Times		Run Days						
		M	M	T	W	T	F	S
		M	M	M	T	W	T	F

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray, Rotor, MP, Drip, Bubbler	S	S	S	S	R	R	S	R	S	S	S													
Annuals, Shrub, Turf																								
Run Time: Program (A)	15	15	15	15	30	30	15	30	15	15	15													
Run Time: Program ()																								
Battery Operated Valve																								
Zone Faults or Alarms																								
Non Billable Maintenance																								
Maintenance Repairs	1																							
Partial Clogged Nozzles																								
Head Adjusted / Straighten																								
Billable Repairs & Upgrades																								
Irrigation Head Broken (6") Spray																								
Irrigation Head Broken (12") Spray																								
Irrigation Head Broken (Riser)																								
Head Broken (Rotor)																								
Upgrade to (6") Pop up Spray																								
Upgrade to (12") Pop up Spray																								
Nozzle- Spray replacement																								
Nozzle- MP Rotator																								
Line Break	1																							
Relocation/Add New Spray Head																								
Head Raised/Lowered Turf or Shrub																								
Damaged Valve Box																								
Valve- Inoperating/Sticking				X																				
Backflow Preventer																								
Irrigation Pump																								
Master Valve																								
Water Meter																								
Other- See Comments																								

Additional Comments required on GREEN items

Water Shut Off(s) & Locations

- 1
- 2
- 3
- 4
- 5



Property Name: Vista Lakes Lift Station

LW Technician: Erik D.

Date Aug 26

Page 1 Of 2—Page 55

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times		Run Days						
9	PM	M	T	W	T	F	S	S
		M	T	W	T	F	S	S
Y	N							
Y	N							
Y	N							

	StartTimes	Run Days							
Program C		M	M	T	W	T	F	S	S
Program D		M	M	M	T	W	T	F	S

[illegible]

Additional Comments required on GREEN items

Water Shut Off(s) & Locations.

4

6 _____



Page 56

Freeze Sensor

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

Irrigation Clock Make and Model

Property Name: Vista Lakes West wall controller LW Technician: Erik D.

Date Aug. 26 Page 1 of 1 Page 57

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times		Run Days						
8	PM	(M)	T	(W)	T	F	S	S
12	AM	(M)	T	(W)	T	F	(S)	(S)
(D)	N							
Y	N							
Y	N							

	Start Times	Run Days							
Program C		M	M	T	W	T	F	S	S
Program D	M	M	M	T	W	T	F	S	S

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray, Rotor, MP, Drip, Bubbler	S	S	S	S	S	S	S	S	S	S	S	S	S	R	R	S	S	R	S	S	S	S	S	S
Annuals, Shrub, Turf																								
Run Time: Program (A)	20	20	15	5	20	20	5	5	5	5	5	20	20	60	45	20	20	45	20	20	20	20	20	20
Run Time: Program (B)																	10							20
Battery Operated Valve																								
Zone Faults or Alarms																								
Non Billable Maintenance																								
Maintenance Repairs																								
Partial Clogged Nozzles																								
Head Adjusted / Straighten																								
Billable Repairs & Upgrades																								
Irrigation Head Broken (6") Spray								11																
Irrigation Head Broken (12") Spray																								
Irrigation Head Broken (Riser)																								
Head Broken (Rotor)																								
Upgrade to (6") Pop up Spray																								
Upgrade to (12") Pop up Spray																								
Nozzle- Spray replacement								11/6																
Nozzle- MP Rotator																								
Drip Line Break																								
Relocation/Add New Spray Head																								
Head Raised/Lowered Turf or Shrub																								
Damaged Valve Box																								
Valve- Inoperating/Sticking								X														X		
Backflow Preventer																								
Irrigation Pump																								
Master Valve																								
Water Meter																								
Other- See Comments								X														X		

Additional Comments required on GREEN items.

X - Valve malfunction or bad wire

Water Shut Off(s) & Locations.

1 _____

2 _____

3 _____

4 _____

5 _____

Property Name: Vista Lakes Westwall controller 2 LW Technician: Erik DDate Aug 26Page 1 of 1 Page 58

Irrigation Clock Make and Model

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times	Run Days								
10 PM	(M)	T	(W)	T	(F)	S	(S)		
	M	T	W	T	F	S	S		

Y	N
Y	N
Y	N

Program C

Program D

Start Times	Run Days								
	M	M	T	W	T	F	S	S	
	M	M	M	T	W	T	F	S	S

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray, Rotor, MP, Drip, Bubbler	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	R	S	S	S		
Annuaals, Shrub, Turf																								
Run Time: Program (A)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	30	15	15	15		
Run Time: Program ()																								
Battery Operated Valve																								
Zone Faults or Alarms														X										
Non Billable Maintenance																								
Maintenance Repairs																								
Partial Clogged Nozzles				X								X												
Head Adjusted / Straighten																								
Billable Repairs & Upgrades																								
Irrigation Head Broken (6") Spray																								
Irrigation Head Broken (12") Spray																								
Irrigation Head Broken (Riser)																								
Head Broken (Rotor)																								
Upgrade to (6") Pop up Spray																								
Upgrade to (12") Pop up Spray																								
Nozzle- Spray replacement																								
Nozzle- MP Rotator																								
Drip Line Break																								
Relocation/Add New Spray Head																								
Head Raised/Lowered Turf or Shrub																								
Damaged Valve Box																								
Valve- Inoperating/Sticking														X										
Backflow Preventer																								
Irrigation Pump																								
Master Valve																								
Water Meter																								
Other- See Comments																								

Additional Comments required on GREEN items _____

Water Shut Off(s) & Locations

- _____
- _____
- _____
- _____
- _____

Property Name: Vista Lakes WarwickLW Technician: Erik D.Date Aug 26Page 1 of 1 Page 59

Irrigation Clock Make and Model

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times		Run Days							
1:15	AM	M	Ⓟ	W	T	Ⓟ	S	S	
		M	T	W	T	F	S	S	
Y	N								
Y	N								
Y	N								

Program C

Program D

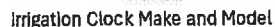
Start Times		Run Days							
		M	M	T	W	T	F	S	S
		M	M	M	T	W	T	F	S

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray, Rotor, MP, Drip, Bubbler	S	S	S	S	R	S	S	S	S	S	S	R	S	S	S	S	S	R	S	S	S	S	S	S
Annuals, Shrub, Turf																								
Run Time: Program (A)	15	15	15	15	15	10	10	10	15	10	15	10	10	10	10	10	10	10	10	10	10	10	10	10
Run Time: Program ()																								
Battery Operated Valve																								
Zone Faults or Alarms																								
Non Billable Maintenance																								
Maintenance Repairs																								
Partial Clogged Nozzles				X											X	X								
Head Adjusted / Straighten																								
Billable Repairs & Upgrades																								
Irrigation Head Broken (6") Spray												11					1							
Irrigation Head Broken (12") Spray																								
Irrigation Head Broken (Riser)												1												
Head Broken (Rotor)																								
Upgrade to (6") Pop up Spray																								
Upgrade to (12") Pop up Spray																								
Nozzle- Spray replacement																								
Nozzle- MP Rotator																								
Line Break																								
Relocation/Add New Spray Head																								
Head Raised/Lowered Turf or Shrub							1																	
Damaged Valve Box																								
Valve- Inoperating/Sticking																								
Backflow Preventer																								
Irrigation Pump																								
Master Valve																								
Water Meter																								
Other- See Comments																								

Water Shut Off(s) & Locations

Additional Comments required on GREEN items

- _____
- _____
- _____
- _____
- _____



Property Name: Vista Lakes Club/Pool

LW Technician: Erik D

Date Aug 26

Page 1 of 1 Page 60

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times		Run Days						
11	PM	M	T	W	T	F	S	S
11	PM	M	T	W	T	F	S	S
Y	N							
Y	N							
Y	N							

	Start Times	Run Days							
Program C		M	M	T	W	T	F	S	S
Program D	M	M	M	T	W	T	F	S	S

[illegible]

Additional Comments required on GREEN items.

Water Shut Off(s) & Locations

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____



Irrigation Clock Make and Model

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Property Name: Vista Lakes Fountain Clock East LW Technician: Erik D.

Date: Aug 26 Page 1 of 1 Page 61

Start Times	Run Days								
8 PM	(M)	T	(W)	T	(F)	(S)	S		
	M	T	W	T	F	S	S		

Y	N
Y	N
Y	N

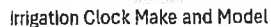
Start Times	Run Days								
	M	M	T	W	T	F	S	S	
	M	M	M	T	W	T	F	S	S

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray, Rotor, MP, Drip, Bubbler	S	S	S	S	S	R	S	S	R	R	S	S	S	S	R	S	S	R	S	S	R			
Annuals, Shrub, Turf																								
Run Time: Program (A)	20	20	20	20	20	45	20	20	45	20	20	20	20	20	20	20	20	20	20	20	20			
Run Time: Program ()																								
Battery Operated Valve																								
Zone Faults or Alarms																								
Non Billable Maintenance																								
Maintenance Repairs																								
Partial Clogged Nozzles			X					X																
Head Adjusted / Straigten																								
Billable Repairs & Upgrades																								
Irrigation Head Broken (6") Spray																	1		1					
Irrigation Head Broken (12") Spray																								
Irrigation Head Broken (Riser)																								
Head Broken (Rotor)						1			11								1							
Upgrade to (6") Pop up Spray																								
Upgrade to (12") Pop up Spray																								
Nozzle- Spray replacement																								
Nozzle- MP Rotator																								
Drip Line Break																								
Relocation/Add New Spray Head																								
Head Raised/Lowered Turf or Shrub																								
Damaged Valve Box																								
Valve- Inoperating/Sticking																								
Backflow Preventer																								
Irrigation Pump																								
Master Valve																								
Water Meter																								
Other- See Comments																								

Additional Comments required on GREEN items

Water Shut Off(s) & Locations

-
-
-
-
-



Date Aug 26 Page 1 of 1 Page 62

```

Program A
Program B
Weather Rain Sensor Present
Weather Sensor Operational
Freeze Sensor

```

Start Times	Run Days							
3:30 AM	M	T	W	T	F	S	S	
	M	T	W	T	F	S	S	
Y	N							
Y	N							
Y	N							

	Start Times	Run Days							
Program C		M	M	T	W	T	F	S	S
Program D	M	M	M	T	W	T	F	S	S

[illegible]

Additional Comments required on GREEN items.

Water Shut Off(s) & Locations.

1 _____

2 _____

3 _____

4 _____

5 _____

Property Name: Vista Lakes NewportLW Technician: SCIK D.Date Aug 26Page 2 of 2 Page 63

Irrigation Clock Make and Model

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

	Start Times		Run Days						
			M	T	W	T	F	S	S
Zone Number	25	26							
Spray, Rotor, MP, Drip, Bubbler	9	5							
Annuals, Shrub, Turf									
Run Time: Program (A)	15	15							
Run Time: Program ()									
Battery Operated Valve									
Zone Faults or Alarms									
Non Billable Maintenance									
Maintenance Repairs									
Partial Clogged Nozzles	X								
Head Adjusted / Straighten									
Billable Repairs & Upgrades									
Irrigation Head Broken (6") Spray									
Irrigation Head Broken (12") Spray									
Irrigation Head Broken (Riser)									
Head Broken (Rotor)									
Upgrade to (6") Pop up Spray									
Upgrade to (12") Pop up Spray									
Nozzle- Spray replacement									
Nozzle- MP Rotator									
Drip Line Break									
Relocation/Add New Spray Head									
Head Raised/Lowered Turf or Shrub									
Damaged Valve Box									
Valve- Inoperating/Sticking									
Backflow Preventer									
Irrigation Pump									
Master Valve									
Water Meter									
Other- See Comments									

Additional Comments required on GREEN items

Water Shut Off(s) & Locations

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____



LW Technician: Erik D.

Date Aug 26 Page 1 of 2 Page 64

Program A

Program 8

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times		Run Days						
9	PM	M	(T)	W	T	(F)	S	S
1	AM	(M)	T	(W)	(T)	F	(S)	(S)
Y	N							
Y	N							
Y	N							

Program C

Program D

Start Times		Run Days							
C		M	M	T	W	T	F	S	S
D	M	M	M	T	W	T	F	S	S

[illegible]

Additional Comments required on GREEN items

Mainline leak

Water Shut Off(s) & Locations

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

Property Name: Vista Lakes Playground 2LW Technician: Erik D.Date: Aug 26 Page 1 of 1 Page 65

Irrigation Clock Make and Model

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times	Run Days								
8 PM	(M)	(T)	(W)	(T)	(F)	S	S		
Y	N	M	T	W	T	F	S	S	

Y	N
Y	N
Y	N

Program C

Program D

Start Times	Run Days								
	M	M	T	W	T	F	S	S	
	M	M	M	T	W	T	F	S	S

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray, Rotor, MP, Drip, Bubbler	R	R	R	R	R	R	R	R	R	R							R	R	R	R	R	R		
Annuals, Shrub, Turf																								
Run Time: Program (A)	10	45	30	30	30	30	45	45	30	30							30	45	45	45	45	45		
Run Time: Program ()																								
Battery Operated Valve																								
Zone Faults or Alarms	X			X	X	X	X		X	X														
Non Billable Maintenance																								
Maintenance Repairs																								
Partial Clogged Nozzles																								
Head Adjusted / Straighten																								
Billable Repairs & Upgrades																								
Irrigation Head Broken (6") Spray																								
Irrigation Head Broken (12") Spray																								
Irrigation Head Broken (Riser)																								
Head Broken (Rotor)																								
Upgrade to (6") Pop up Spray																								
Upgrade to (12") Pop up Spray																								
Nozzle- Spray replacement																								
Nozzle- MP Rotator																								
Drip Line Break																								
Relocation/Add New Spray Head																								
Head Raised/Lowered Turf or Shrub																								
Damaged Valve Box																								
Valve- Inoperating/Sticking																			X					
Backflow Preventer																								
Irrigation Pump																								
Master Valve																								
Water Meter																								
Other- See Comments											X	X	X	X	X	X	X	X	X	X	X	X	X	

Additional Comments required on GREEN items

X Units/modules in clock malfunctioning
Affecting zones 11-22

Water Shut Off(s) & Locations

-
-
-
-
-

Property Name: Vista Lakes Playground 1LW Technician: Erik D.Date Aug 26 Page 1 of 66

Irrigation Clock Make and Model

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Spray, Rotor, MP, Drip, Bubbler	S	S	S	R	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
Annuals, Shrub, Turf																								
Run Time: Program (A)	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30						
Run Time: Program (B)			15	15			15		15		15				15	30								
Battery Operated Valve																								
Zone Faults or Alarms			X																					
Non Billable Maintenance																								
Maintenance Repairs																								
Partial Clogged Nozzles																								
Head Adjusted / Straighten																								
Billable Repairs & Upgrades																								
Irrigation Head Broken (6") Spray																								
Irrigation Head Broken (12") Spray																								
Irrigation Head Broken (Riser)																								
Head Broken (Rotor)																								
Upgrade to (6") Pop up Spray																								
Upgrade to (12") Pop up Spray																								
Nozzle- Spray replacement																								
Nozzle- MP Rotator																								
Drip Line Break		1					1			1														
Relocation/Add New Spray Head																								
Head Raised/Lowered Turf or Shrub																								
Damaged Valve Box																								
Valve- Inoperating/Sticking	X		X																					
Backflow Preventer																								
Irrigation Pump																								
Master Valve																								
Water Meter																								
Other- See Comments																								

Additional Comments required on GREEN items _____

Water Shut Off(s) & Locations

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____

Property Name: Vista Lakes PembrokeLW Technician: Erik D.Date Aug 26 Page 1 of 1 Page 67

Irrigation Clock Make and Model

Program A

Program B

Weather Rain Sensor Present

Weather Sensor Operational

Freeze Sensor

Start Times	Run Days								
2 AM	M	W	T	W	T	F	S	S	
Y	N	M	T	W	T	F	S	S	
Y	N								
Y	N								

Program C

Program D

Start Times	Run Days								
	M	M	M	T	W	T	F	S	S
	M	M	M	T	W	T	F	S	S

Zone Number	1	2	3																
Spray, Rotor, MP, Drip, Bubbler	R	R	R																
Annuals, Shrub, Turf																			
Run Time: Program (A)	45	35	35																
Run Time: Program ()																			
Battery Operated Valve																			
Zone Faults or Alarms																			
Non Billable Maintenance																			
Maintenance Repairs																			
Partial Clogged Nozzles																			
Head Adjusted / Straighten																			
Billable Repairs & Upgrades																			
Irrigation Head Broken (6") Spray																			
Irrigation Head Broken (12") Spray																			
Irrigation Head Broken (Riser)																			
Head Broken (Rotor)																			
Upgrade to (6") Pop up Spray																			
Upgrade to (12") Pop up Spray																			
Nozzle- Spray replacement																			
Nozzle- MP Rotator																			
Drip Line Break																			
Relocation/Add New Spray Head																			
Head Raised/Lowered Turf or Shrub																			
Damaged Valve Box																			
Valve- Inoperating/Sticking																			
Backflow Preventer																			
Irrigation Pump																			
Master Valve																			
Water Meter																			
Other- See Comments																			

Additional Comments required on GREEN items:

Mainline break Backflow closed

Water Shut Off(s) & Locations

- 1
- 2
- 3
- 4
- 5

**VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
RULE OF PROCEDURE 3.0
RECALL PETITION PROCEEDINGS**

Adopted pursuant to Section 190.0071, Florida Statutes

SECTION 1 PURPOSE AND SCOPE

1.1 Purpose. This Rule establishes uniform procedures for processing recall petitions filed against members of the Board of Supervisors of the Vista Lakes Community Development District ("District") who are elected by the qualified electors of the District. These procedures are adopted pursuant to the authority granted under Section 190.0071, Florida Statutes, and shall govern all recall proceedings initiated on or after the effective date of this Rule.

1.2 Scope of Application. This Rule applies exclusively to recall proceedings against Board members who are elected by qualified electors of the District and who have served at least one-fourth of their term of office at the time a recall petition is filed. Board members who are not elected by qualified electors or who have not served the requisite portion of their term are not subject to recall under this Rule.

SECTION 2 DEFINITIONS

For purposes of this Rule, the following definitions shall apply:

2.1 "Board" means the Board of Supervisors of the District.

2.2 "Clerk," as the context requires, means the Clerk of the City of Orlando, Florida.

2.3 "Qualified Elector" means a person who is registered to vote with the Supervisor of Elections and who resides within the boundaries of the District.

2.4 "Recall Committee" means the qualified electors of the District making charges contained in the statement of grounds for recall, as well as those signing the recall petition, as designated pursuant to Section 190.0071(4)(c), Florida Statutes.

2.5 "Recall Petition" means the initial petition containing the name of the Board member sought to be recalled, the statement of grounds for recall, and the requisite number of verified signatures, as prescribed by Section 190.0071(4), Florida Statutes.

2.6 "Recall Referendum Petition" means the petition circulated after preparation of the Record of Recall Proceedings seeking authorization to hold a referendum on whether the Board member should be recalled, as prescribed by Section 190.0071(6), Florida Statutes.

2.7 "Record of Recall Proceedings" means the document prepared by the Clerk that includes the recall petition, the determination of the Supervisor of Elections regarding verified and valid signatures, and the rebuttal statement (if any) of the Board member subject to recall.

2.8 "Supervisor of Elections" means the Supervisor of Elections for Orange County, Florida.

SECTION 3 GROUNDS FOR RECALL

3.1 Exclusive Statutory Grounds. The grounds for removal of elected Board members are limited exclusively to the following reasons and must be contained in the recall petition:

- (a) Malfeasance;
- (b) Misfeasance;
- (c) Neglect of duty;
- (d) Drunkenness;
- (e) Incompetence;
- (f) Permanent inability to perform official duties; or
- (g) Conviction of a felony involving moral turpitude.

3.2 Legal Sufficiency Standard. A recall petition must allege conduct constituting a valid ground for removal. The mere recital of a statutory ground, without supporting factual allegations describing conduct that fulfills that ground, is legally insufficient to require a recall election.

SECTION 4 RECALL PETITION REQUIREMENTS

4.1 Petition Content. A recall petition must contain:

- (a) The name of the Board member sought to be recalled;
- (b) A factual statement of grounds for recall, limited solely to those specified in Section 3.1.
- (c) Designation of the recall committee;
- (d) Designation of a specific person as chair of the recall committee, who shall act on behalf of the committee; and
- (e) If more than one Board member is sought to be recalled, a separate recall petition must be prepared for each Board member.

4.2 Requisite Number of Signatures. The recall petition must be signed by at least ten percent (10%) of the total number of qualified electors of the District.

4.3 Signature Requirements. Each qualified elector signing the recall petition must provide:

- (a) Original signature in ink or indelible pencil;
- (b) Printed name;
- (c) Street address;
- (d) City;

- (e) County;
- (f) Voter registration number or date of birth;
- (g) Florida driver license number, Florida identification card number issued pursuant to Section 322.051, Florida Statutes, or the last four digits of the elector's social security number; and
- (h) Date signed.

4.4 Eligibility to Sign. Only qualified electors of the District are eligible to sign the recall petition.

4.5 Time Limit for Collecting Signatures. All signatures must be obtained and the signed petition must be filed with the Clerk no later than thirty-five (35) days after the date on which the first signature is obtained on the recall petition.

4.6 Prohibition on Amendment. The recall petition may not be amended after it is filed with the Clerk, except as provided in Section 5.7.

SECTION 5 FILING AND PROCESSING OF RECALL PETITION

5.1 Filing with Clerk. The recall petition and its accompanying signature pages must be filed by the chair of the recall committee with the Clerk within the time period specified in Section 4.5.

5.2 Clerk's Initial Notification. Within seven (7) days of receipt of the recall petition, the Clerk shall provide written notice, by certified mail, to both the District's registered agent and the Board member subject to recall that a recall petition has been filed, and shall provide a copy of such petition to each.

5.3 Submission to Supervisor of Elections. No more than sixty (60) days after the date on which the recall petition is filed, the Clerk shall submit the recall petition to the Supervisor of Elections, who shall promptly verify the signatures in accordance with Section 99.097, Florida Statutes, and determine whether the requisite number of valid signatures has been obtained.

5.4 Payment of Verification Costs. The recall committee must pay in advance to the Supervisor of Elections the actual cost of signature verification.

5.5 Supervisor's Determination—Insufficient Signatures. If the Supervisor of Elections determines that the recall petition does not contain the requisite number of verified and valid signatures, the recall proceedings are terminated and the Clerk must provide written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action. Any recall petition deemed insufficient may not be used in any other proceeding.

5.6 Supervisor's Determination—Sufficient Signatures. If the Supervisor of Elections determines that the petition has the requisite number of verified and valid signatures, the Clerk must provide written notice, by certified mail, to the District's registered agent and the recall committee of the recall petition sufficiency determination, and shall serve upon the Board member sought to be recalled, by certified mail, notice of such certification and a request that the Board member submit a rebuttal statement to the Clerk within thirty (30) days after receipt of the request.

5.7 Removal of Name from Petition. A qualified elector may have his or her name removed from the recall petition by submitting a signed written request to the Clerk stating such intention. Such request must be made no later than thirty (30) days after the date the elector signed the petition. Within seven (7) days after a qualified elector notifies the Clerk to remove his or her name from the recall petition, the Clerk shall recalculate the current percentage of verified and valid signatures. If the Clerk determines that the number of current verified and valid signatures falls below the threshold required by Section 4.2, the Clerk must send written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action.

SECTION 6 RECORD OF RECALL PROCEEDINGS

6.1 Preparation of Record. If the Supervisor of Elections determines that a recall petition has the requisite number of verified and valid signatures, and within thirty (30) days after the date of receipt of the rebuttal statement or after the last date a rebuttal statement could have been filed, the Clerk must prepare a document entitled "Record of Recall Proceedings."

6.2 Contents of Record. The Record of Recall Proceedings must include:

- (a) The recall petition;
- (b) The determination of the Supervisor of Elections regarding the number of verified and valid signatures; and
- (c) The rebuttal statement, if provided, or, if no rebuttal statement was received, an indication that none was received.

6.3 Distribution of Record. The Record of Recall Proceedings must be sent by certified mail to the District's registered agent, the Board member subject to recall, and the chair of the recall committee.

6.4 Public Posting. The District shall post the Record of Recall Proceedings on its website within fourteen (14) days after receipt. The District shall redact from such posting any personal information which is exempt under Fla. Stat. §119.071, including, without limitation, information which depicts an individual's social security number, driver's license number or Florida identification number.

SECTION 7 RECALL REFERENDUM PETITION

7.1 Authorization to Circulate. Upon receipt of the Record of Recall Proceedings, the recall committee may circulate a petition on whether a referendum to recall the Board member should be held.

7.2 Petition Content. A recall referendum petition must contain:

- (a) The name of the person sought to be recalled; and
- (b) A copy of the Record of Recall Proceedings.

7.3 Requisite Number of Signatures. The signed recall referendum petition must be signed by at least fifteen percent (15%) of the qualified electors of the District or subdistrict, as applicable.

7.4 Signature Requirements. Each qualified elector signing the recall referendum petition must provide:

- (a) Original signature in ink or indelible pencil;
- (b) Printed name;
- (c) Street address;
- (d) City;
- (e) County;
- (f) Voter registration number or date of birth;
- (g) Florida driver license number, Florida identification card number issued pursuant to Section 322.051, Florida Statutes, or the last four digits of the qualified elector's social security number; and
- (h) Date signed.

7.5 Eligibility to Sign. All qualified electors of the District are eligible to sign the recall referendum petition.

7.6 Filing Deadline. The signed recall referendum petition and its accompanying signature pages must be filed with the Clerk no later than sixty (60) days after the chair of the recall committee's receipt of the Record of Recall Proceedings.

7.7 Clerk's Notification. The Clerk shall provide written notice, by certified mail, to both the District's registered agent and the Board member subject to recall that a recall referendum petition has been filed, and provide a copy of such petition, within seven (7) days after receipt of the recall referendum petition.

7.8 Verification of Signatures. No more than thirty (30) days after the date on which the recall referendum petition is filed, the Clerk shall submit the recall referendum petition to the Supervisor of Elections, who shall promptly verify the signatures in accordance with Section 99.097, Florida Statutes, and determine whether the requisite number of valid signatures has been obtained. The recall committee must pay in advance to the Supervisor of Elections the actual cost of such signature verification.

7.9 Supervisor's Determination—Insufficient Signatures. If the Supervisor of Elections determines that the recall referendum petition does not contain the requisite number of verified and valid signatures, the recall vote proceedings are terminated and the Clerk must provide written notice of such insufficiency determination and termination of recall vote proceedings to the registered agent of the District, the Board member subject to recall, and the recall committee without taking further action. Any recall referendum petition deemed insufficient may not be used in any other proceeding.

7.10 Supervisor's Determination—Sufficient Signatures. If the Supervisor of Elections determines that the recall referendum petition has the requisite number of verified and valid signatures, the Clerk must provide written notice, by certified mail, to the District's registered agent, the Board member sought to be recalled, and the recall committee of the recall referendum petition sufficiency determination and the date, time, and location of the recall referendum.

7.11 Removal of Name from Recall Referendum Petition. A qualified elector may have his or her name removed from the recall referendum petition by submitting a signed written request to the Clerk stating such intention. Such request must be made no later than thirty (30) days after the date the elector signed the petition. Within seven (7) days after a qualified elector notifies the Clerk to remove his or her name from the recall referendum petition, the Clerk shall recalculate the current percentage of verified and valid signatures. If the number of current verified and valid signatures falls below the threshold required by Section 7.3, the Clerk must send written notice of such insufficiency determination and termination of recall proceedings to the District's registered agent, the Board member subject to recall, and the recall committee without taking further action.

SECTION 8 RECALL REFERENDUM PROCEDURES

8.1 Fixing Date of Referendum. Upon confirmation that the recall referendum petition has the requisite number of verified and valid signatures, the Supervisor of Elections shall fix a day for holding the recall referendum. The Supervisor of Elections shall administer such referendum in accordance with Section 190.006(3)(d), Florida Statutes.

8.2 Timing of Referendum. Any recall election must be held not less than thirty (30) days or more than ninety (90) days after the certification, and at the same time as any other general or special election held within such period; but if no such election is to be held within that period, the referendum must be conducted at a special election to be held within the period aforesaid.

8.3 Payment of Referendum Costs. The recall committee must pay in advance to the Supervisor of Elections the actual cost of holding the recall referendum.

8.4 Notice by Publication. Notice of the recall referendum shall be published by the District in a newspaper of general circulation in the area of the District at least fourteen (14) days in advance of such referendum.

8.5 Notice by Mail. Notice of the recall referendum shall also be mailed to each qualified elector at his or her last known address at least fourteen (14) days in advance of such referendum. The Board shall use and rely upon the official records maintained by the Supervisor of Elections and property appraiser or tax collector in each county in determining such addresses.

8.6 Content of Notices. The notices required by Sections 8.4 and 8.5 shall contain:

- (a) The date, time, and location of the referendum; and
- (b) A statement that the Record of Recall Proceedings is available for review on the District's website.

8.7 Payment of Notice Costs. The recall committee must pay in advance to the District the actual cost of the recall referendum notices, including the publication and mailing thereof and the staff costs incurred by the District during the notification process.

8.8 Ballot Format. The ballots at the recall referendum must conform to the following:

With respect to each person whose removal is sought, the question must be submitted:

"Shall [NAME OF PERSON] be removed as a member of the board of supervisors of the VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT by recall?"

Immediately following each question there must be printed on the ballots the two propositions in the following order:

"[NAME OF PERSON] should be removed from office."

"[NAME OF PERSON] should not be removed from office."

8.9 Cancellation of Referendum for Resignation. A recall referendum authorized by this Rule must be canceled by the Supervisor of Elections if the Board member subject to the recall submits his or her resignation, which is irrevocable, within twenty (20) days after notice is sent via certified mail pursuant to Section 7.7. The District shall promptly provide the Clerk and the Supervisor of Elections with a copy of any such resignation, but no more than seven (7) days after receipt of such resignation. Such resignation shall become immediately effective without further action from the District's Board of Supervisors.

SECTION 9 RESULTS AND FILLING OF VACANCIES

9.1 Recall Approved. If a majority of the qualified electors of the District voting in the recall referendum approves the recall of the Board member in the recall referendum, as determined by the Supervisor of Elections, the Board member subject to the recall immediately ceases to hold office.

9.2 Filling Vacancy After Recall. The vacancy created by the recall must be filled by the Board of Supervisors pursuant to Section 190.006(4), Florida Statutes, except that, if three or more Board members are recalled at the same referendum, the Governor must fill the vacancy pursuant to Section 114.04, Florida Statutes.

9.3 Recall Not Approved. If a majority of the qualified electors of the District or subdistrict voting in the recall referendum do not approve the recall, the recall proceedings are terminated.

SECTION 10 RESTRICTIONS AND PROHIBITIONS

10.1 Restriction on Board Appointment. A person who is removed by a recall pursuant to this Rule, or who resigns after a petition has been filed against him or her, is not eligible to be appointed to the District's Board of Supervisors within a period of two (2) years after the date of such recall or resignation.

10.2 District Neutrality. The Board of Supervisors of the District shall not advocate for or against the recall of a Supervisor whose recall is sought under this Rule. Without limitation, the Board may not make or publish official statements regarding the merit of a recall petition or rebuttal statement and shall not provide funds for any of the activities which are part of the recall petition process, other than the required costs of notice which are reimbursed in advance pursuant to Section 8.7 and the cost, if any, of posting to the District's website. Nothing in this Section 10.2 shall prohibit an individual Supervisor of the District, acting in his/her individual capacity, from executing petitions or voting as described in this Rule; however, such Supervisor shall not utilize District funds to advocate a particular position, shall not communicate such position by official District email or other District communication methods and shall not utilize or reference that Supervisor's title or position while making any statement regarding the recall process.

SECTION 11.0 EFFECTIVE DATE

11.1 Effective Date. This Rule shall be effective on this date of its adoption by the Board of Supervisors and shall apply to all recall petitions filed on or after such date.

MINUTES OF MEETING
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Page 76

The regular meeting of the Board of Supervisors of the Vista Lakes Community Development District was held Friday, July 17, 2026, 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	Chairperson
John DeCrotie	Vice Chairperson
Carla Daly	Assistant Secretary
Nathalie Santana	Assistant Secretary
Sam Badami	Assistant Secretary

Also present, either in person or via communications media technology, were:

Michael Perez	District Manager, Inframark
Scott Clark	District Counsel, Winter Park Lawyers
David Hamstra	District Engineer, Pegasus Engineering
Justin Fisher	Field Inspection Coordinator, Inframark
Charles Greene	Lead Ecologist, CrossCreek Environmental
Niel Peterson	General Manager, Landscape Workshop
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Sebestyen called the meeting to order at 9:00 a.m. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of the Agenda

On MOTION by Ms. Daly, seconded by Ms. Santana, with all in favor, the agenda was approved. (5-0)

THIRD ORDER OF BUSINESS

Audience Comments

Joseph, representing the HOA, discussed depressions in the roads and sidewalk within Windsor that needed to be reviewed. Mr. Hamstra stated that the matter was included in his report for discussion.

Barbara discussed landscaping and irrigation items. Mr. Peterson responded to her comments. An extensive discussion followed between the Board and Landscape Workshop.

Ed discussed the need for trash pickup around the interior and exterior of Pond 7.

Benny discussed standing water in the easement between the homes.

Jenn discussed the fountain light at Pond 8.

FOURTH ORDER OF BUSINESS Staff Reports

A. Financial Overview

i. Financial Snapshot

ii. Financial Statements

iii. Cash Flow Analysis

On MOTION by Mr. Badami, seconded by Ms. Santana, the financial reports were accepted. (5-0)

B. CrossCreek Aquatic Report

Mr. Greene discussed the timing of treatments and noted that concerns were not present in all ponds but were primarily related to Pond 7.

The Board directed Mr. Hamstra to survey Pond 7 and provide specifications and pricing for consideration at the next meeting.

Mr. Badami discussed the fountains operating for only a few days over a period of several months.

Mr. Perez reviewed Proposal No. 15515, in the amount of \$15,125.00, for the installation of a fountain at Pond F.

On MOTION by Ms. Daly, seconded by Mr. Badami, with all in favor, Proposal No. 15515 for the installation of a fountain at Pond F, in the amount of \$15,125.00, was approved. (5-0)

C. Field Inspection Report

Mr. Fisher discussed the inspection conducted prior to the changes at Landscape Workshop, compared it with the current report, and reviewed the report with the Board.

Ms. Santana noted that the windows above the fountain were out.

On MOTION by Ms. Daly, seconded by Mr. DeCrotie, with all in favor, the Pressure Washer Total Cleaner LLC Soft Washing and Power Washing Proposal was approved. (5-0)

D. Landscape Workshop

Mr. Peterson addressed the Board and reviewed several items, most of which had been discussed earlier in the meeting. Mr. Peterson stated that the palm injections were scheduled for July 27, 2026.

E. District Engineer

Mr. Hamstra reviewed his report and addressed each item.

Regarding Item No. 1, concerning damage to a resident's vehicle, the Board agreed not to cover the cost.

Regarding Item No. 2, the Board authorized Mr. Hamstra to obtain proposals.

Regarding Item No. 3, Mr. Hamstra stated that the camera work had been completed and proposals were needed.

On MOTION by Ms. Daly, seconded by Mr. Badami, with all in favor, an amount not to exceed \$10,000.00 was approved, subject to Mr. Hamstra's recommendation. (5-0)

Regarding Item No. 4, Mr. Hamstra discussed a change order to reduce costs and eliminate unnecessary work.

Regarding Item No. 5, Mr. Hamstra discussed the need to obtain a bid.

Regarding Item No. 8, Mr. Hamstra stated that a follow-up letter would be sent to the DOT and Commissioner Keen.

Regarding Item No. 12, Mr. Hamstra reported that Insituform had corrected the item and that the work was completed satisfactorily. Mr. Hamstra stated that he would recommend Insituform for future work.

Regarding Item No. 13, Inframark was assigned to handle the bollards. Mr. Fisher stated that the work had been completed.

Item No. 14 was tabled.

Regarding Item No. 6, Mr. Hamstra discussed the roads scheduled for repaving and the work needed on the stormwater system. He stated that the stormwater system would need to be inspected by camera before the work proceeded

On MOTION by Ms. Daly, seconded by Ms. Santana, with all in favor, the camera inspection was approved in an amount not to exceed \$15,000.00. (5-0)

The Board directed that the results be emailed directly to Joseph, the HOA representative.

Mr. Sebestyen mentioned that the HOA could potentially postpone the repaving work to a future date. Discussion ensued.

F. District Counsel

Mr. Clark provided an update regarding the piping agreement with the City and confirmed that the City had acknowledged receipt of the documents. Mr. Clark also discussed legislative matters and a new recall process. Discussion ensued.

G. HOA Liaison

Ms. Daly discussed concerns regarding the road and flooding.

Mr. Hamstra asked what price the Board would consider for a new parking area. Mr. DeCrotie discussed the origin of the proposal and explained why it was presented. Discussion ensued.

FIFTH ORDER OF BUSINESS Business Administration Items**A. Consideration of Minutes for the Meeting held on June 12, 2026**

On MOTION by Ms. Santana, seconded by Mr. DeCrotie, with all in favor, the minutes of the June 12, 2026, meeting were approved.
(5-0)

FOURTH ORDER OF BUSINESS Staff Reports**H. District Manager**

Mr. Perez discussed the next meeting and stated that the public hearing would be held first to assist with timing and quorum.

SIXTH ORDER OF BUSINESS Supervisor Requests

Mr. Sebestyen discussed a new complaint filed against him.

SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Sebestyen, seconded by Mr. Badami, with all in favor, the meeting was adjourned at 12:02 p.m. (5-0)

 Secretary/Assistant Secretary

 Chair/Vice Chair

**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 6, 2026, 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	Chairperson
John DeCrotie	Vice Chairperson (<i>Via Teams</i>)
Carla Daly	Assistant Secretary (<i>Via Teams</i>)
Nathalie Santana	Assistant Secretary
Sam Badami	Assistant Secretary

Also present, either in person or via communications media technology, were:

Michael Perez	District Manager, Inframark
Scott Clark	District Counsel, Winter Park Lawyers
David Hamstra	District Engineer, Pegasus Engineering
Jorge Baez	Field Manager, Inframark
Justin Fisher	Field Inspection Coordinator, Inframark
Charles Greene	Lead Ecologist, CrossCreek Environmental
Niel Peterson	General Manager, Landscape Workshop
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Sebestyen called the meeting to order at 9:00 a.m. A quorum was established.

SECOND ORDER OF BUSINESS Approval of the Agenda

Mr. Sebestyen amended the agenda to move the budget item to the beginning of the meeting.

On MOTION by Mr. Badami, seconded by Ms. Santana, with all in favor, the agenda was approved as amended. (5-0)

FIFTH ORDER OF BUSINESS Business Items

A. Public Hearing on Final Budget for Fiscal Year 2027

Mr. Sebestyen discussed the nominal increase in assessments.

On MOTION by Mr. Badami, seconded by Ms. Daly, with all in favor, the public hearing was opened. (5-0)

i. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2027 Final Budget

On MOTION by Mr. Sebestyen, seconded by Mr. Badami, with all in favor, Resolution 2026-06, Adopting the Fiscal Year 2027 Final Budget, was approved. (5-0)

ii. Consideration of Resolution 2026-07, Levying the O&M Assessments

On MOTION by Mr. Badami, seconded by Ms. Santana, with all in favor, Resolution 2026-07, Levying the O&M Assessments, was approved. (5-0)

On MOTION by Mr. Badami, seconded by Ms. Santana, with all in favor, the public hearing was closed. (5-0)

THIRD ORDER OF BUSINESS Public Comments

Barbara read a statement regarding the condition of the District and the landscaping at Gentry Park. Discussion ensued.

FOURTH ORDER OF BUSINESS Staff Reports**A. Financial Overview****i. Financial Snapshot****ii. Financials****iii. Cash Flow Analysis**

On MOTION by Mr. Badami, seconded by Ms. Santana, with all in favor, the financial reports were accepted. (5-0)

FIFTH ORDER OF BUSINESS Business Items**B. Consideration of Resolution 2026-08, Goals and Objectives for Fiscal Year 2027**

On MOTION by Ms. Santana, seconded by Mr. Badami, with all in favor, Resolution 2026-08, Goals and Objectives for Fiscal Year 2027, was approved. (5-0)

C. Consideration of Resolution 2026-09, Meeting Schedule for Fiscal Year 2027

On MOTION by Mr. DeCrotie, seconded by Mr. Badami, with all in favor, Resolution 2026-09, Meeting Schedule for Fiscal Year 2027, was approved. (5-0)

SIXTH ORDER OF BUSINESS Business Administration**A. Consideration of Minutes from the Meeting Held July 17, 2026**

The minutes from the meeting held July 17, 2026, will be included on the September meeting agenda.

FOURTH ORDER OF BUSINESS Staff Reports**E. District Engineer**

Mr. Hamstra presented videos of five problem areas affecting the roadway depressions and discussed the timeline for resolving the issues. Discussion ensued.

Mr. Sebestyen expressed concern that coordination had not occurred earlier in the project and that the District was now being rushed.

On MOTION by Mr. Sebestyen, seconded by Mr. Badami, with all in favor, repairs in an amount not to exceed \$175,000 were approved, with authorization for the District Engineer to use his judgment. (5-0)

B. CrossCreek Aquatic Report

Mr. Greene discussed the proposals provided under separate cover for additional visits. He discussed 18 treatments compared to 24 treatments. The Board discussed the treatments for five specific ponds and requested revised proposals for consideration at the next meeting.

C. Field Inspection Report

Ms. Daly discussed the landscaping timeline to save time during the meeting. The Board discussed marking off the depression areas, obtaining HOA approval to relocate the reclaimed water pipe, and inconsistent weekly service throughout the District.

D. Landscape Workshop

This item was previously discussed during the meeting.

E. District Engineer

Mr. Hamstra discussed the items included in his report.

F. District Counsel

Mr. Clark discussed the stormwater agreement that was sent to the City. He also discussed proposed updates to the District's Rules and Procedures for consideration at the next meeting. Additionally, Mr. Clark discussed the future repayment of the line of credit and stated that he would propose options, such as a new bond, if applicable.

Vista Lakes CDD
August 6, 2026

At 10:06 a.m., Ms. Santana left the meeting, resulting in the loss of a quorum. The meeting then proceeded as a workshop.

G. HOA Liaison

There was nothing to discuss.

H. District Manager

Mr. Perez stated that the next meeting date had been changed to September 11, 2026.

SEVENTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

Residents asked questions regarding the status of several engineering projects and discussed landscaping concerns.

EIGHTH ORDER OF BUSINESS Adjournment

The workshop was concluded at 10:26 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair