

*Vasari  
Community Development  
District*

*December 9, 2025 MEETING*

***AGENDA PACKAGE***

The meeting will be held at:

Vasari Country Club  
11250 Via De Vasari Drive  
Bonita Springs, Florida 34135



11555 HERON BAY BOULEVARD, SUITE 201  
CORAL SPRINGS, FLORIDA 33076

**VASARI COMMUNITY DEVELOPMENT DISTRICT**

Richard Brant, Chairperson  
Barry Sands, Vice Chairperson  
Dennis Lavallo, Assistant Secretary  
Richard Kraska, Assistant Secretary  
Paul O'Connell, Assistant Secretary

Justin Faircloth, District Manager  
Gregory Urbancic, District Counsel  
Matthew DeFrancesco, District Engineer  
Timothy Hall, Field Manager  
Sergio Inguanzo, Accountant  
Janice Swade, Administrative Assistant

**Regular Meeting Agenda  
Tuesday, December 9, 2025 – 9:00 a.m.**

- 1. Call to Order and Roll Call**
- 2. Motion to Approve the Agenda**
- 3. Audience Comments – Three (3) Minute Time Limit**
- 4. Staff Reports**
  - A. District Counsel
  - B. District Engineer
    - i. Copeland Southern Proposals.....Page 3
  - C. District Manager
    - i. November 2025 Field Manager's Report
    - ii. Items Approved Under Resolution 2024-03
    - iii. Follow-Up Items
      - a. Altessa Way Wall Painting – Master Association Request.....Page 13
  - D. Lakes Report
    - i. SOLitude Lake Management
      - a. Service History Reports.....Page 14
      - b. November 2025 Inspection Report.....Page 17
      - c. Consideration of Littoral Planting Proposal  
in C5 Preserve Area.....Page 26
    - ii. Fountain/Aeration Inspection Reports
      - a. Lake Fountain & Aeration Log
  - E. Master Association Report
    - i. Metro PSI Report
    - ii. Insurance Update
    - iii. Lake 24 Cypress Tree Removal/Replanting
- 5. Business Items**
- 6. Business Administration**
  - A. Consideration of Minutes of the November 11, 2025 Meeting  
*Under Separate Cover*.....Page 33
  - B. Approval of Financial Report & Payment Register for October 2025..... Page 34
- 7. Supervisor Requests**
- 8. Audience Comments – Three (3) Minute Time Limit**
- 9. Adjournment**

**The next Regular Meeting is scheduled to be held Tuesday, January 13, 2026 at 9:00 a.m.**

**District Office**

Inframark, Infrastructure Management Services  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076  
954-603-0033

**Meeting Location**

Vasari Country Club  
11250 Via De Vasari Drive  
Bonita Springs, Florida 34135  
239-596-0645

**Copeland Southern Enterprises, Inc.**

1668 Many Road North Fort Myers, FL, 33903

**PROFESSIONAL SERVICES AGREEMENT BETWEEN  
COPELAND SOUTHERN ENTERPRISES, INC. AND****Vasari Community Development District****OWNER INFORMATION:****OWNER'S ADDRESS:** 11555 Heron Bay Blvd. Suite 201 Coral Springs, FL 33076**BILL TO THE ATTENTION OF:** Justin Faircloth, District Manager**PROJECT NAME:** Lake 18 Drainage & Lake Bank Restoration 78 feet Proposal.**WORK DESCRIPTION:** Crews will Reclaim material from lake bottom with some Trucked in Base Rock and Dirt to back fill Eroded Lake slopes using Layered Coconut Erosion Blanket over laid with 1 to 2 inches of top soil, Extend 8" PVC & Anchor Pipe to pond floor 1.5 ft. Below SLW**REMARKS:** 1) CSEI will call in a dig ticket 3 days before work will start to allow time for the utility companies to mark their underground utilities. 2) Crews will need a staging area on the FP&L Easement to stock pile Base Rock and equipment during the project. 3) Lawns will be repaired where equipment has damaged grass and grade with fill and new matching sod. 5) Project will need to be done during the dry season and before May. 6) CSEI No Longer installs littorals Planting since 2015, the existing Littoral planting with in the work area will be moved outside of the work Areas and if additional plants are desired by board than a planting crew will need to be hired, sorry for any inconvenience.**DATE:** 11/29/2025**OWNER INFORMATION:****TELEPHONE NO.:** (239) 245-7118 / 302**Fax No:** (239) 245-7120**Cell:****E-MAIL:** [Justin.Faircloth@inframark.com](mailto:Justin.Faircloth@inframark.com)**PROJECT MANAGER:** Scott Copeland  
[copelandsei@aol.com](mailto:copelandsei@aol.com)**FEE AND TYPE:**

Time &amp; Materials based upon the Rate Schedule in effect at the time service is rendered.

Estimated Fees: \$ \_\_\_\_\_

Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered:  
\$ \_\_\_\_\_Lump Sum Fixed Fee: **\$ 18,575.00**Total Fees: **\$ 18,575.00**

Dear Justin Faircloth,

Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the Drainage &amp; Lake 18 Restoration work for the above-referenced project:

**SCOPE OF SERVICES (Limited to the following,**

1. Crews will set up MOT around work areas for safety during the project and remove once job has been completed.
2. Crews will install 20' of PVC Pipe ran out and anchored to the Pond Floor past the 2:1 slope.
3. Crews will cut straight the existing damaged top of Bank and back fill with recovered material from the Lake Bottom with some trucked in Base rock to bring the Top of Bank back to proposed grade and alignment for the lake slope.
4. Crews will have to back fill the 78' of slope with layered Coconut erosion blanket and Material to re-establish Top of Bank line.
5. Crews will Re-grade and repair the existing Lake Bank slope to transition around the existing trees.
6. Crews install 6" pins in a 6" and 12-inch diamond pattern in the layered Coconut Erosion Blanket to stop water from flowing thru.
7. Crews will haul away all trash and debris from site & repair any damaged areas where equipment crossing has caused damage to the Lawns.
8. Work is estimated to take 4 days to complete.

**Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of the job.**

We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so, please sign this contract and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, please do not hesitate to call Scott Copeland at Office # 239-995-0058 or Mobile # 239-707-6806. Fax # 239-995-0058

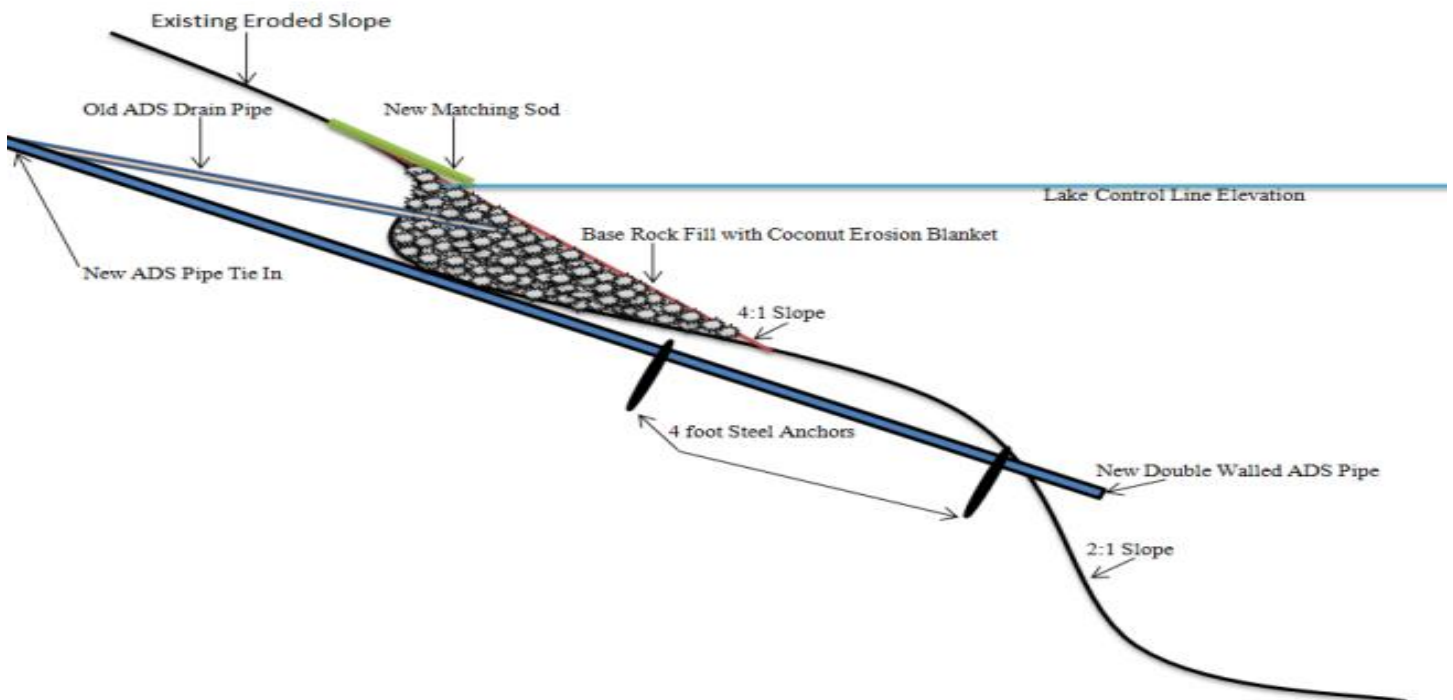
**OWNER AUTHORIZATION:** I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Typed Name &amp; Title: \_\_\_\_\_

Exhibit: Lake Restoration, Drainage Work and Material Detail.



**Copeland Southern Enterprises, Inc.**

1668 Many Road North Fort Myers, FL, 33903

**DATE:** 11/29/2025**OWNER INFORMATION:****PROFESSIONAL SERVICES AGREEMENT BETWEEN  
COPELAND SOUTHERN ENTERPRISES, INC. AND****Vasari Community Development District****OWNER INFORMATION:****OWNER'S ADDRESS:** 11555 Heron Bay Blvd. Suite 201 Coral Springs, FL 33076**BILL TO THE ATTENTION OF:** Justin Faircloth, District Manager**PROJECT NAME:** Lake 7 Drainage & Lake Bank Restoration 627 feet Proposal.**WORK DESCRIPTION:** Crews will Reclaim material from lake bottom with some Trucked in Base Rock and Dirt to back fill Eroded Lake slopes using Layered Coconut Erosion Blanket over laid with 1 to 2 inches of top soil, Extend 8 x 6" and 1 x 8" DW ADS Pipes & Anchor Pipes to pond floor 1.5 ft. Below SLW**REMARKS:** 1) CSEI will call in a dig ticket 3 days before work will start to allow time for the utility companies to mark their underground utilities. 2) Crews will need a staging area on the FP&L Easement to stock pile Base Rock and equipment during the project. 3) Lawns will be repaired where equipment has damaged grass and grade with fill and new matching sod. 5) Project will need to be done during the dry season and before May. 6) CSEI No Longer installs littorals Planting since 2015, the existing Littoral planting with in the work area will be moved outside of the work Areas and if additional plants are desired by board than a planting crew will need to be hired, sorry for any inconvenience.**TELEPHONE NO.:** (239) 245-7118 / 302**Fax No:** (239) 245-7120**Cell:****E-MAIL:** [Justin.Faircloth@inframark.com](mailto:Justin.Faircloth@inframark.com)**PROJECT MANAGER:** Scott Copeland  
[copelandsei@aol.com](mailto:copelandsei@aol.com)**FEE AND TYPE:**

Time &amp; Materials based upon the Rate Schedule in effect at the time service is rendered.

Estimated Fees: \$ \_\_\_\_\_

Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered:  
\$ \_\_\_\_\_Lump Sum Fixed Fee: **\$ 83,375.00**Total Fees: **\$ 83,375.00**

Dear Justin Faircloth,

Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the Drainage &amp; Lake 7 Restoration work for the above-referenced project:

**SCOPE OF SERVICES (Limited to the following,**

1. Crews will set up MOT around work areas for safety during the project and remove once job has been completed.
2. Crews will install 160' of 6" & 30' of 8" DW ADS Pipe ran out and anchored to the Pond Floor past the 2:1 slope.
3. Crews will cut straight the existing damaged Sod line along the top of Bank and back fill with recovered material from the Lake Bottom with some trucked in Base rock to bring the Top of Bank back to proposed grade and alignment for the lake slope.
4. Crews will have to back fill the 627' of slope with layered Coconut erosion blanket and Material to re-establish Top of Bank line.
5. Crews will Re-grade and repair the existing Lake Bank slope to transition around the existing trees.
6. Crews install 6" pins in a 6" and 12-inch diamond pattern in the layered Coconut Erosion Blanket to stop water from flowing thru.
7. Crews will haul away all trash and debris from site & repair any damaged areas where equipment crossing has caused damage to the Lawns.
8. Work is estimated to take 9 days to complete.

**Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of the job.**

We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so, please sign this contract and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, please do not hesitate to call Scott Copeland at Office # 239-995-0058 or Mobile # 239-707-6806. Fax # 239-995-0058

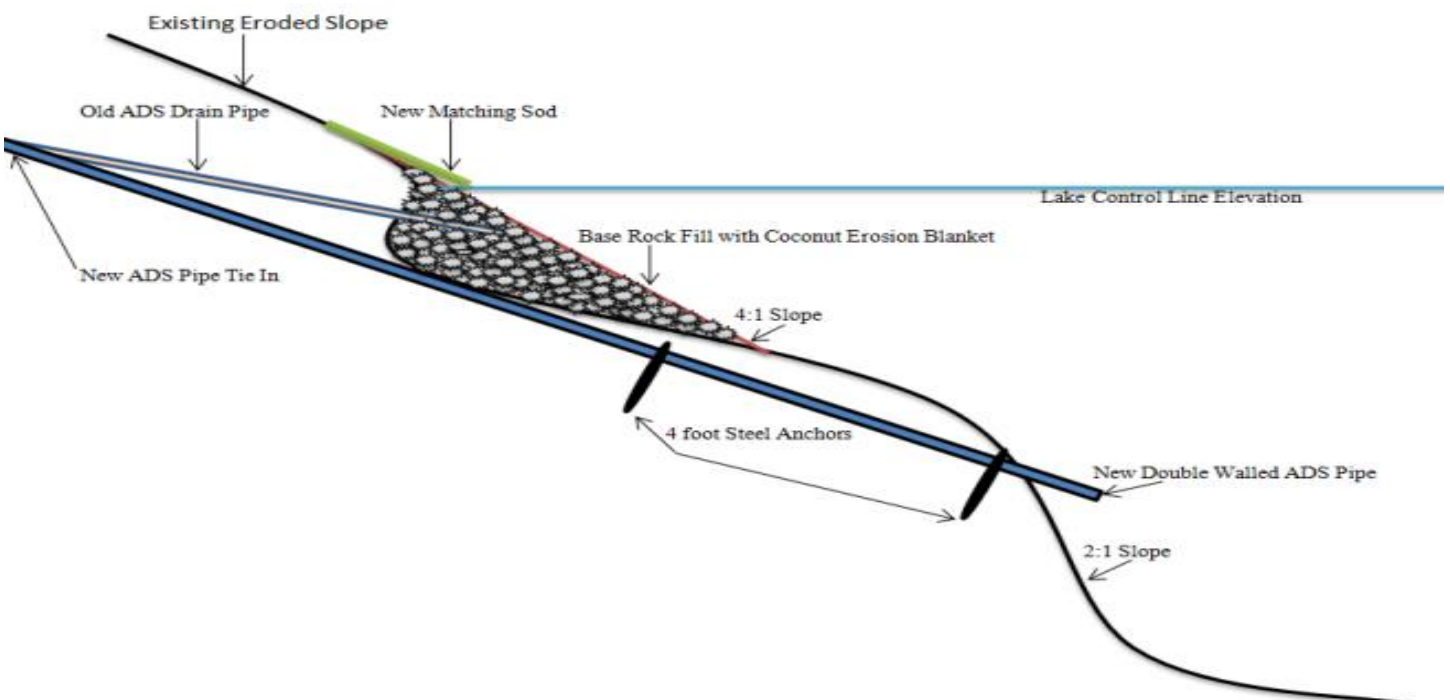
**OWNER AUTHORIZATION:** I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Typed Name &amp; Title: \_\_\_\_\_

Exhibit: Lake Restoration, Drainage Work and Material Detail.



**Copeland Southern Enterprises, Inc.**

1668 Many Road North Fort Myers, FL, 33903

**DATE:** 11/28/2025**OWNER INFORMATION:****PROFESSIONAL SERVICES AGREEMENT BETWEEN  
COPELAND SOUTHERN ENTERPRISES, INC. AND****TELEPHONE NO.:** (239) 245-7118 / 302**Fax No:** (239) 245-7120**Cell:****Vasari Community Development District****E-MAIL:** [Justin.Faircloth@inframark.com](mailto:Justin.Faircloth@inframark.com)**PROJECT MANAGER:** Scott Copeland[copelandsei@aol.com](mailto:copelandsei@aol.com)**FEE AND TYPE:****OWNER INFORMATION:****OWNER'S ADDRESS:** 11555 Heron Bay Blvd. Suite 201 Coral Springs, FL 33076**BILL TO THE ATTENTION OF:** Justin Faircloth, District Manager**PROJECT NAME:** Lake 22 Bank Restoration 314 feet Proposal.**WORK DESCRIPTION:** Crews will Reclaim material from lake bottom with some Trucked in Base Rock and Dirt to back fill Eroded Lake slopes using Layered Coconut Erosion Blanket over laid with 1 to 2 inches of top soil, Extend 2 x 6" DW ADS Pipes & Anchor Pipes to pond floor 1.5 ft. Below SLW & replace 1 x 14" Catch Basin at the SW Corner of Lake just West of the Sidewalk.**REMARKS:** 1) CSEI will call in a dig ticket 3 days before work will start to allow time for the utility companies to mark their underground utilities. 2) Crews will need a staging area in the overflow Parking lot to stock pile Base Rock and equipment during the project 3) Lawns will be repaired where equipment has damaged grass and grade with fill and new matching sod. 5) Project will need to be done during the dry season and before May. 6) CSEI No Longer installs littorals Planting since 2015, the existing Littoral planting with in the work area will be moved outside of the work Areas and if additional plants are desired by board than a planting crew will need to be hired, sorry for any inconvenience.

Time &amp; Materials based upon the Rate Schedule in effect at the time service is rendered.

Estimated Fees: \$ \_\_\_\_\_

Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered:  
\$ \_\_\_\_\_Lump Sum Fixed Fee: **\$ 42,875.00**Total Fees: **\$ 42,875.00**

Dear Justin Faircloth,

Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the Drainage &amp; Lake Restoration work for the above-referenced project:

**SCOPE OF SERVICES (Limited to the following,**

1. Crews will set up MOT around work areas for safety during the project and remove once job has been completed.
2. Crews will install 50' of 6" DW ADS Pipe ran out and anchored to the Pond Floor past the 2:1 slope.
3. Crews will cut straight the existing damaged Sod line along the top of Bank and back fill with recovered material from the Lake Bottom with some trucked in Base rock to bring the Top of Bank back to proposed grade and alignment for the lake slope.
4. Crews will have to back fill the 314' of TOB with layered Coconut erosion blanket and Material to re-establish Top of Bank line.
5. Crews will Re-grade and repair the existing Lake Bank slope to transition around the existing trees.
6. Crews install 6" pins in a 6" and 12-inch diamond pattern in the layered Coconut Erosion Blanket to stop water from flowing thru.
7. Crews will haul away all trash and debris from site & repair any damaged areas where equipment crossing has caused damage to the Lawns.
8. Work is estimated to take 7 days to complete.

**Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of the job.**

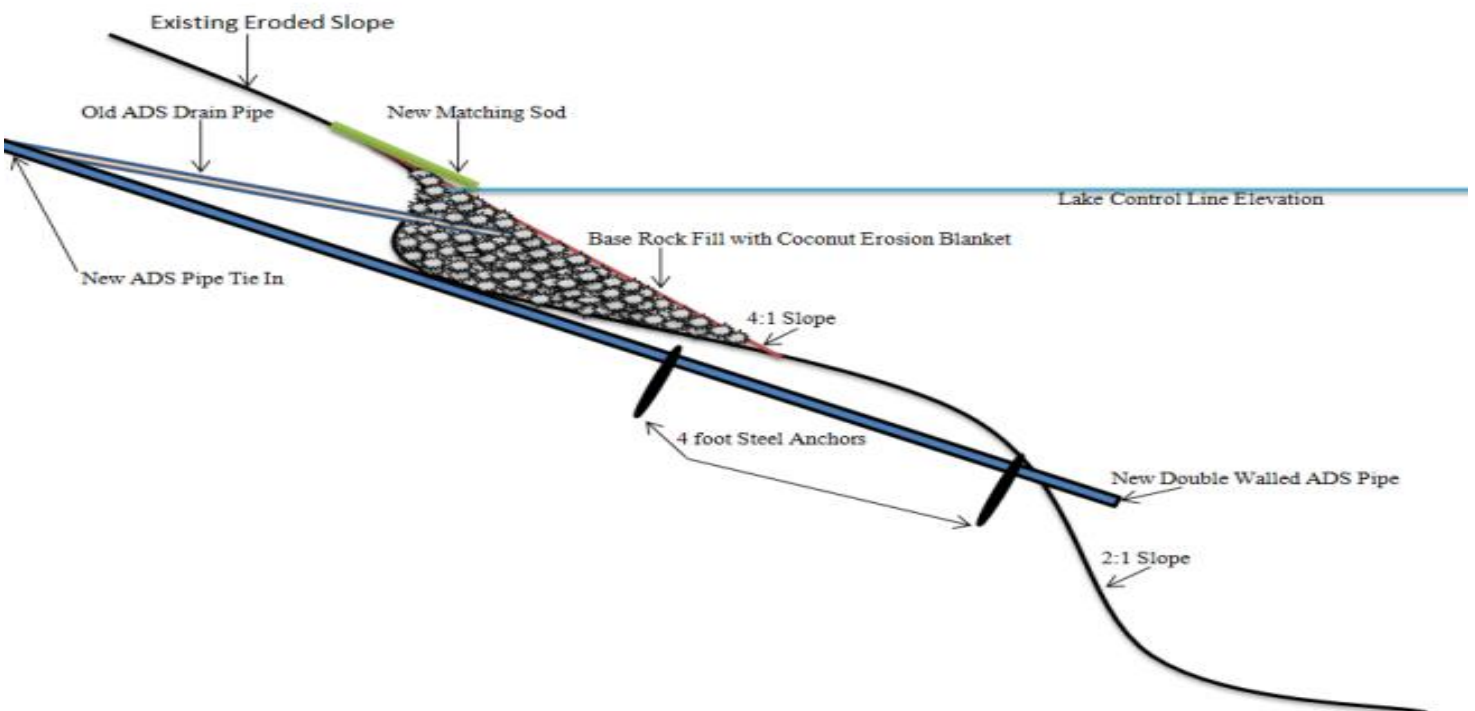
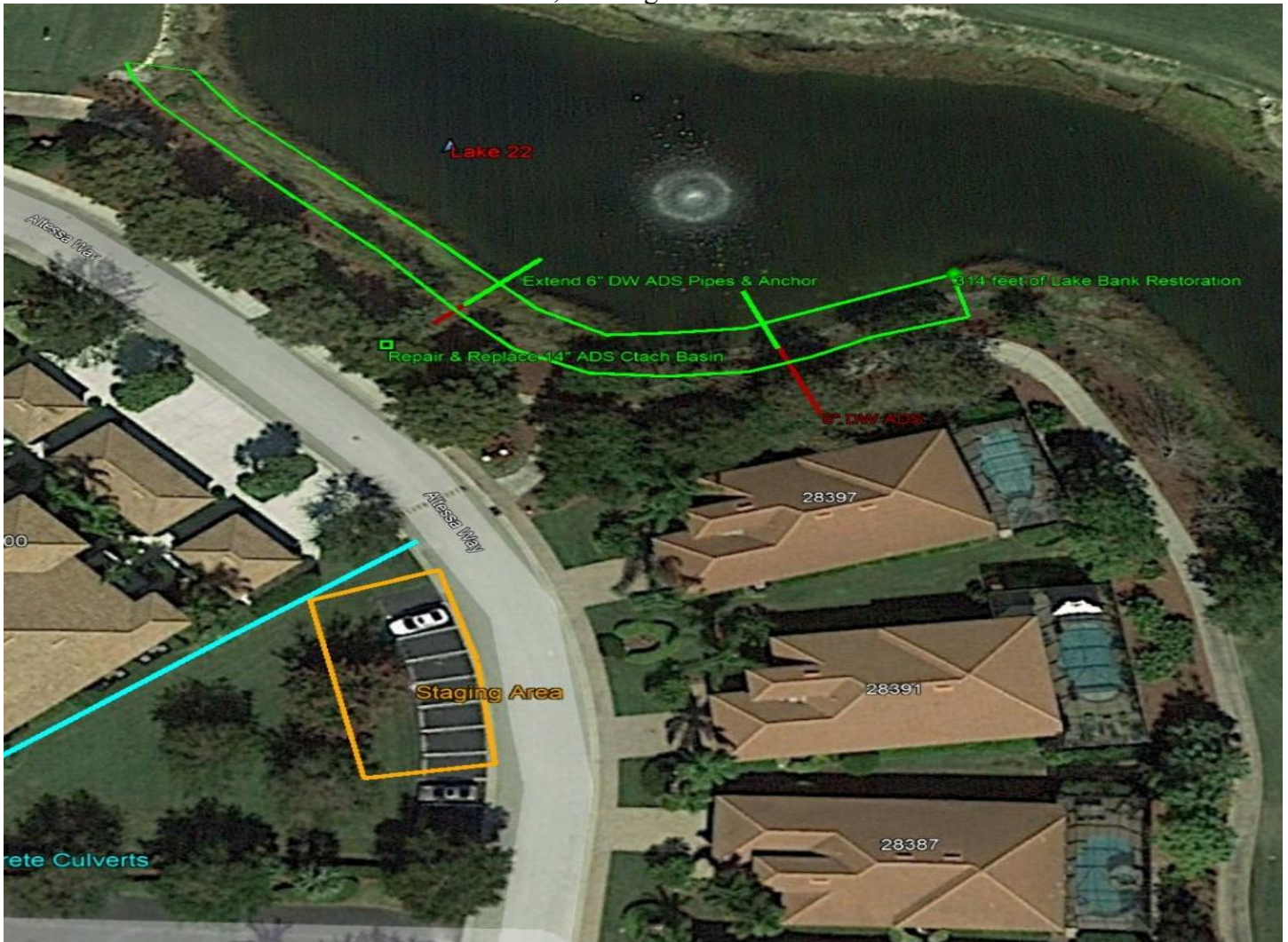
We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so, please sign this contract and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, please do not hesitate to call Scott Copeland at Office # 239-995-0058 or Mobile # 239-707-6806. Fax # 239-995-0058

**OWNER AUTHORIZATION:** I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Typed Name &amp; Title: \_\_\_\_\_

Exhibit: Lake Restoration, Drainage Work and Material Detail.



<p style="text-align: center;"><b>Copeland Southern Enterprises, Inc.</b> 1668 Many Road North Fort Myers, FL, 33903</p>	<p><b>DATE:</b> 11/27/2025</p>
<p style="text-align: center;"><b>PROFESSIONAL SERVICES AGREEMENT BETWEEN COPELAND SOUTHERN ENTERPRISES, INC. AND</b></p> <p style="text-align: center;"><b><u>Vasari Community Development District</u></b></p>	<p><b><u>OWNER INFORMATION:</u></b></p>
<p style="text-align: center;"><b>OWNER INFORMATION:</b></p>	<p><b>TELEPHONE NO.:</b> (239) 245-7118 / 306</p> <p><b>Fax No:</b> (239) 245-7120</p> <p><b>E-MAIL:</b> <a href="mailto:Justin.Faircloth@inframark.com">Justin.Faircloth@inframark.com</a></p>
<p><b>OWNER'S ADDRESS:</b> 11555 Heron Bay Blvd. Suite 201 Coral Springs, FL 33076</p>	<p><b>PROJECT MANAGER:</b> Scott Copeland <a href="mailto:copelandsei@aol.com">copelandsei@aol.com</a></p>
<p><b>BILL TO THE ATTENTION OF:</b> Justin Faircloth, District Manager</p>	<p><b>FEE AND TYPE:</b></p>
<p><b>PROJECT NAME:</b> 28436 &amp; 28424 Altessa Way 47 &amp; 45-foot HFF &amp; 6– 12” Rip Rap Restoration.</p>	<p>Time &amp; Materials based upon the Rate Schedule in effect at the time service is rendered. Estimated Fees: \$ _____</p>
<p><b>WORK DESCRIPTION:</b> Crews will Re-cut &amp; Re-build Lake bank &amp; Slope, back fill, Install High Flow Fabric for 92 total feet between the finish Rip Rap areas on North Slope of Lake 24, Install up to 100 Tons of 6” to 12” Rip Rap with 3” finish fill.</p>	<p><b><u>Please Select X In Boxes Below for Desired Services</u></b></p>
<p><b>REMARKS:</b> 1) All Guest and Residents will need to be notified by the CDD, of the repairs being done on Lake 24, to stay clear of the repair and access areas where equipment is working during the project. 2) All Sprinkler heads within the work area must be clearly marked before Erosion repair starts. 3) Crews will need a staging area on the FP&amp;L Easement to stock pile Rip Rap and equipment during the project. 4) CSEI will call in a dig ticket 72 hours before work can commence to allow utility companies time to mark the underground utilities within the work areas. 5) If any permits are needed for this project it is the Engineers Responsibility to pull those permits before work commences.</p>	<p><input checked="" type="checkbox"/> Slope &amp; 6 to 12” Rip Rap Fixed Fee: \$ 44,775.00</p> <p><input checked="" type="checkbox"/> Install &amp; Remove Turbidity Barrier Fee \$ 3,800.00</p> <p style="text-align: right;"><b>Total Fees: \$ 48,575.00</b></p>

Dear Justin,

In Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the repair of the Hurricane damage on the North Slope for Lake 24 just South of 28436 and 28424 Buildings for the above-referenced project:

**SCOPE OF SERVICES (Limited to the following):**

1. Crews will set up MOT around work areas for safety during the project and remove once job has been completed.
2. Crews will cut straight the existing damaged Sod line along the top of Bank and back fill with recovered material from the Lake Bottom with some Trucked in Base rock to bring the Top of Bank back to proposed grade and alignment for the lake slope.
3. Crews will have to back fill the 92’ of TOB with layered Coconut erosion blanket and Material to re-establish Top of Bank line before building the Rip Rap 4:1 slope to receive the High Flow Fabric with the 6” to 12” Rip Rap.
4. Crews will Re-grade and repair the existing Lake Bank slope to transition around the existing trees and then install the High Flow Erosion fabric keyed in both at the top and bottom matching the existing 4:1 or 6:1 depending on the Location of slope on both sides to receive the 6 to 12” Rip Rap.
5. Crews install 6” pins into HFF with Top & Toe Keyways cut into slope to lock the Rip Rap on to the newly repaired slope to prevent future rock slides.
6. Crews will install up to 100 tons of 6 to 12” Rip Rap at 1’ depth on slope and 18” or more in the Keyways, run below the SLW as seen in exhibit below.
7. Crews will haul away all trash and debris from site & repair any damaged areas where equipment crossing has caused damage to the Lawns.
8. Work is estimated to take 7 days to complete.

**Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of job.**

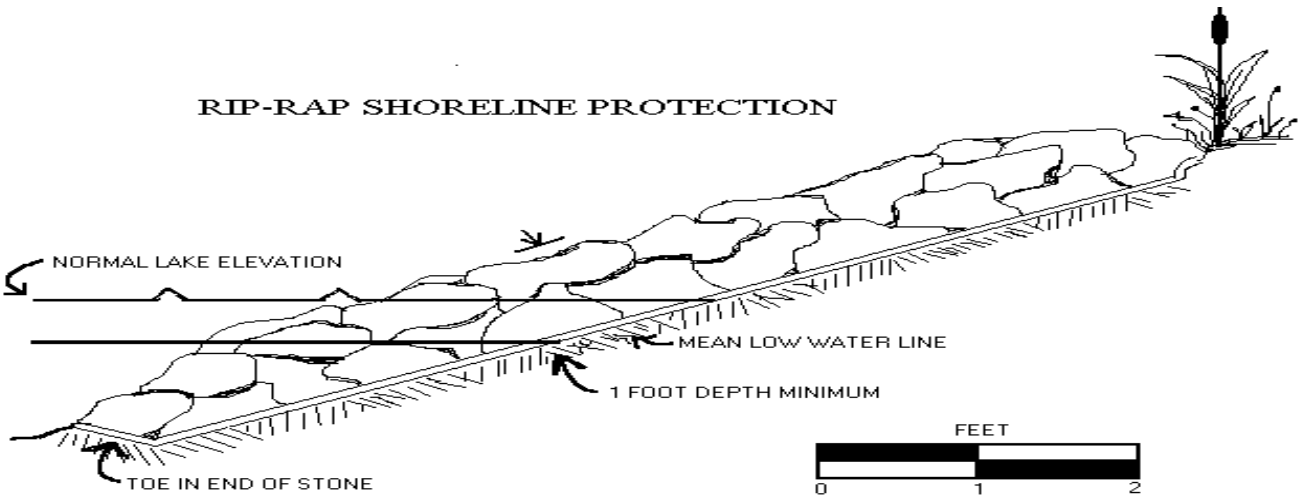
We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the contract proposal below and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, Please do not hesitate to call Scott Copeland at 239-995-0058 or Mobile # 239-707-6806 Fax 239-995-0058

**OWNER AUTHORIZATION:** I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the “FEE TYPE” section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Typed Name & Title: \_\_\_\_\_

Exhibit: Staging & Work Areas for North 6 to 12" Rip Rap Installation on Lake 24.



<p style="text-align: center;"><b>Copeland Southern Enterprises, Inc.</b> 1668 Many Road North Fort Myers, FL, 33903</p>	<p><b>DATE:</b> 11/28/2025</p>
<p style="text-align: center;"><b>PROFESSIONAL SERVICES AGREEMENT BETWEEN COPELAND SOUTHERN ENTERPRISES, INC. AND</b></p> <p style="text-align: center;"><b><u>Vasari Community Development District</u></b></p>	<p><b><u>OWNER INFORMATION:</u></b></p>
<p style="text-align: center;"><b>OWNER INFORMATION:</b></p>	<p><b>TELEPHONE NO.:</b> (239) 245-7118 / 306</p> <p><b>Fax No:</b> (239) 245-7120</p> <p><b>E-MAIL:</b> <a href="mailto:Justin.Faircloth@inframark.com">Justin.Faircloth@inframark.com</a></p>
<p><b>OWNER'S ADDRESS:</b> 11555 Heron Bay Blvd. Suite 201 Coral Springs, FL 33076</p>	<p><b>PROJECT MANAGER:</b> Scott Copeland <a href="mailto:copelandsei@aol.com">copelandsei@aol.com</a></p>
<p><b>BILL TO THE ATTENTION OF:</b> Justin Faircloth, District Manager</p>	<p><b>FEE AND TYPE:</b></p>
<p><b>PROJECT NAME:</b> 28340 - 28470 Altessa Way Drainage with Rip Rap Restoration.</p>	<p>Time &amp; Materials based upon the Rate Schedule in effect at the time service is rendered. Estimated Fees: \$ _____</p>
<p><b>WORK DESCRIPTION:</b> Crews will Re-cut &amp; Re-build Lake bank &amp; Slope, back fill, Install High Flow Fabric for 265 total feet between the finish Rip Rap areas on East Slope of Lake 24, Install up to 260 Tons of 6" to 12" Rip Rap with 3" finish fill.</p>	<p><b><u>Please Select X In Boxes Below for Desired Services</u></b></p>
<p><b>REMARKS:</b> 1) All Guest and Residents will need to be notified by the CDD, of the repairs being done on Lake 24, to stay clear of the repair and access areas where equipment is working during the project. 2) All Sprinkler heads within the work area must be clearly marked before Erosion repair starts. 3) Crews will need a staging area in the overflow Parking lot to stock pile Rip Rap and equipment during the project. 4) CSEI will call in a dig ticket 72 hours before work can commence to allow utility companies time to mark the underground utilities within the work areas. 5) If any permits are needed for this project it is the Engineers Responsibility to pull those permits before work commences.</p>	<p><input checked="" type="checkbox"/> 6" DW ADS Drainage &amp; Rip Rap Fee: \$ <u>117,775.00</u></p> <p><input checked="" type="checkbox"/> Install &amp; Remove Turbidity Barrier Fee \$ <u>5,700.00</u></p> <p style="text-align: right;">Total Fees: \$ <u>123,475.00</u></p>

Dear Justin,

In Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for the repair of the remaining Hurricane damage to the East Slope for Lake 24 just Between 28340 and 28370 Buildings for the above-referenced project:

**SCOPE OF SERVICES (Limited to the following):**

1. Crews will set up MOT around work areas for safety during the project and remove once job has been completed.
2. Crews will install 220' of 6" DW ADS Pipe from a set 14" ADS Catch Basin with steel Grate set at the 20 LME line and ran out and anchored to the Pond Floor past the 2:1 slope set on 4 of the 6 lot lines as seen below in aerial.
3. Crews will cut straight the existing damaged Sod line along the top of Bank and back fill with recovered material from the Lake Bottom with some trucked in Base rock to bring the Top of Bank back to proposed grade and alignment for the lake slope.
4. Crews will have to back fill the 265' of TOB with layered Coconut erosion blanket and Material to re-establish Top of Bank line before building the Rip Rap 4:1 or 6:1 slope to receive the High Flow Fabric and 6" to 12" Rip Rap.
5. Crews will Re-grade and repair the existing Lake Bank slope to transition around the existing trees and then install the High Flow Erosion fabric keyed in both at the top and bottom matching the existing 4:1 or 6:1 slope on both sides to receive the 6 to 12" Rip Rap.
6. Crews install 6" pins into HFF with Top & Toe Keyways cut into slope to lock the Rip Rap on to the newly repaired slope to prevent future rock slides.
7. Crews will install up to 260 tons of 6 to 12" Rip Rap at 1' depth on slope and 18" deep in the Keyways, run below the SLW as seen in exhibit below.
8. Crews will haul away all trash and debris from site & repair any damaged areas where equipment crossing has caused damage to the Lawns.
9. Work is estimated to take 10 days to complete.

**Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of job.**

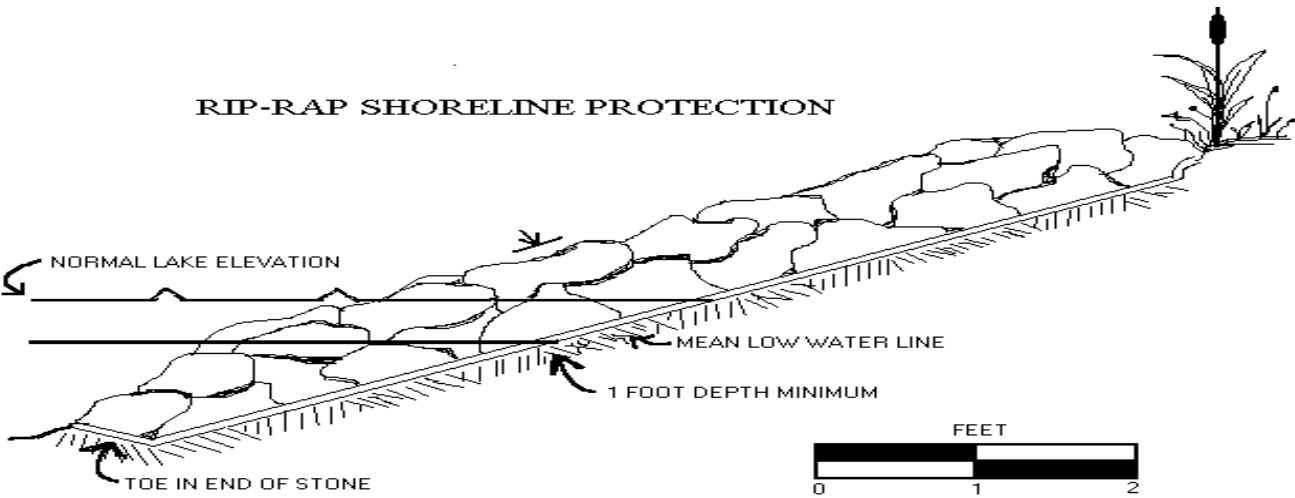
We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the contract proposal below and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, please do not hesitate to call Scott Copeland at 239-995-0058 or Mobile # 239-707-6806 Fax 239-995-0058

**OWNER AUTHORIZATION:** I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Typed Name & Title: \_\_\_\_\_

Exhibit: Staging & Work Areas for 6" Drainage & 6 to 12" Rip Rap Installation on Lake 24.



**From:** [Membership](#)  
**To:** [Faircloth, Justin](#)  
**Subject:** Livingston Wall  
**Date:** Wednesday, November 19, 2025 3:18:45 PM  
**Attachments:** [image003.png](#)

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**This Message Is From an External Sender**

This message came from outside your organization. Please use caution when clicking links.

Justin,

As we discussed earlier today, Vasari would like to know if we can repaint the Vasari wall to match the colors of our entrance/exit fountain, which also coordinates with our gatehouse. The body color is Dover White and the trim is Balanced Beige. Please let me know what steps I need to take.

Thanks.





Work Order 00894448

Work Order 00894448  
Number

Created Date 11/26/2025

Account Vasari CDD  
Contact Justin Faircloth  
Address 11250 Via Del Vasari Drive  
Bonita Springs, FL 34135  
United States

## Work Details

Specialist torpedograss  
Comments to  
Customer

Prepared By HUGO PAIZ

## Work Order Assets

Asset	Status	Product Work Type
Vasari CDD-Wetland-All	Treated	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Vasari CDD-Wetland-All	INVASIVES CONTROL	
Vasari CDD-Wetland-All	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Vasari CDD-Wetland-All	SHORELINE WEED CONTROL	
Vasari CDD-Wetland-All		Treated all littorals for torpedograss.



Work Order	00899147	Account	Vasari CDD
Work Order	00899147	Contact	Justin Faircloth
Number		Address	11250 Via Del Vasari Drive Bonita Springs, FL 34135 United States
Created Date	11/13/2025		

## Work Details

Specialist	Inspected all lakes for grasses, algae and	Prepared By	EGGY SUAREZ
Comments to	aquatic plants. Added beneficial bacteria to lakes		
Customer	15 and 10 foe algae growth control and muck reduction. Water level low. Fish and birds observed. Thank you for your business.		

## Work Order Assets

Asset	Status	Product Work Type
Vasari Lake All	Treated	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Vasari Lake All	BIOLOGICAL APPLICATION	
Vasari Lake All	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Vasari Lake All	SHORELINE WEED CONTROL	
Vasari Lake All	LAKE WEED CONTROL	
Vasari Lake All	ALGAE CONTROL	
Vasari Lake All		



Work Order	00902116	Account	Vasari CDD
Work Order	00902116	Contact	Justin Faircloth
Number		Address	11250 Via Del Vasari Drive Bonita Springs, FL 34135 United States
Created Date	11/18/2025		

#### Work Details

Specialist Comments to Customer	Inspected all lakes for grasses, algae and aquatic plants. Treated lake 15 with trymarine as requested. Water level low. Fish and birds observed. Thank you for your business.	Prepared By	EGGY SUAREZ
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#### Work Order Assets

Asset	Status	Product Work Type
Vasari Lake All	Treated	

#### Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Vasari Lake All	BIOLOGICAL APPLICATION	
Vasari Lake All	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Vasari Lake All	SHORELINE WEED CONTROL	
Vasari Lake All	LAKE WEED CONTROL	
Vasari Lake All	ALGAE CONTROL	
Vasari Lake All		

## **Vasari CDD November Lake Inspection**

### **Report**

Below are my observations on November 25, 2025

Lake 1- Lake looks good.

Lake 2- Lake looks good. Weeds in bulkhead recently treated.

Lake 3- Lake looks good.

Lake 4- Lake looks good.

Lake 5- Lake looks good.

Lake 6- Lake looks good.

Lake 7- lake looks good.

Lake 8- Lake looks good.x

Lake 9- minor algae along the shoreline. Patches of marine niaid present in lake.



Lake 10- Surface algae and a patch of spatterdock present.



Lake 11- Lake looks good.

Lake 12- lake looks good. Weeds in bulkhead recently treated.

Lake 13- Lake looks good. Weeds in bulkhead were recently treated.

Lake 14- Surface algae present



Lake 15 - Surface algae present .



Lake 16- Lake looks good.

Lake 17- planktonic algae present.



Lake 18- Lake looks good.

Lake 19- Surface algae in and around the littorals weeds in bull head have been treated recently .



Lake 20- Lake looks good.

Lake 21- Lake looks good.

Lake 22- Surface algae within and around littorals.



Lake 23- Lake looks good.

Lake 24- weed regrowth within rip rap x some treatment evidence observed



Lake 25 - Lake looks good.

\*\*\*All observations have been forwarded and reviewed by the operations team\*\*\*

### **SERVICES AGREEMENT**

PROPERTY NAME: Vasari CDD

CUSTOMER NAME: Vasari CDD

SERVICE DESCRIPTION: **Littoral Planting in C5 Preserve Area**

EFFECTIVE DATE: November 26, 2025

SUBMITTED TO: Justin Faircloth

SUBMITTED BY: Bailey Hill, Business Development Consultant

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably



and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at [www.adr.org](http://www.adr.org), or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

VASARI CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**SOLitude Lake Management, LLC  
1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**Customer's Address for Notice Purposes:**

\_\_\_\_\_

**Please Mail All Notices and Agreements to:**

**SOLitude Lake Management, LLC  
1253 Jensen Drive, Suite 103  
Virginia Beach, VA 23451**



### **SCHEDULE A – SCOPE OF SERVICES**

#### **Aquatic Vegetation Installation:**

1. Company will install the following aquatic vegetation in the wetland shown in the map below:

<u>Quantity</u>	<u>Species</u>	<u>Size</u>
1,500	Swamp Lily ( <i>Crinum americanum</i> )	bareroot
1,500	Golden Canna ( <i>Canna flaccida</i> )	bareroot
1,500	Arrowhead ( <i>Sagittaria lancifolia</i> )	bareroot
1,500	Pickerelweed ( <i>Pontederia cordata</i> )	bareroot

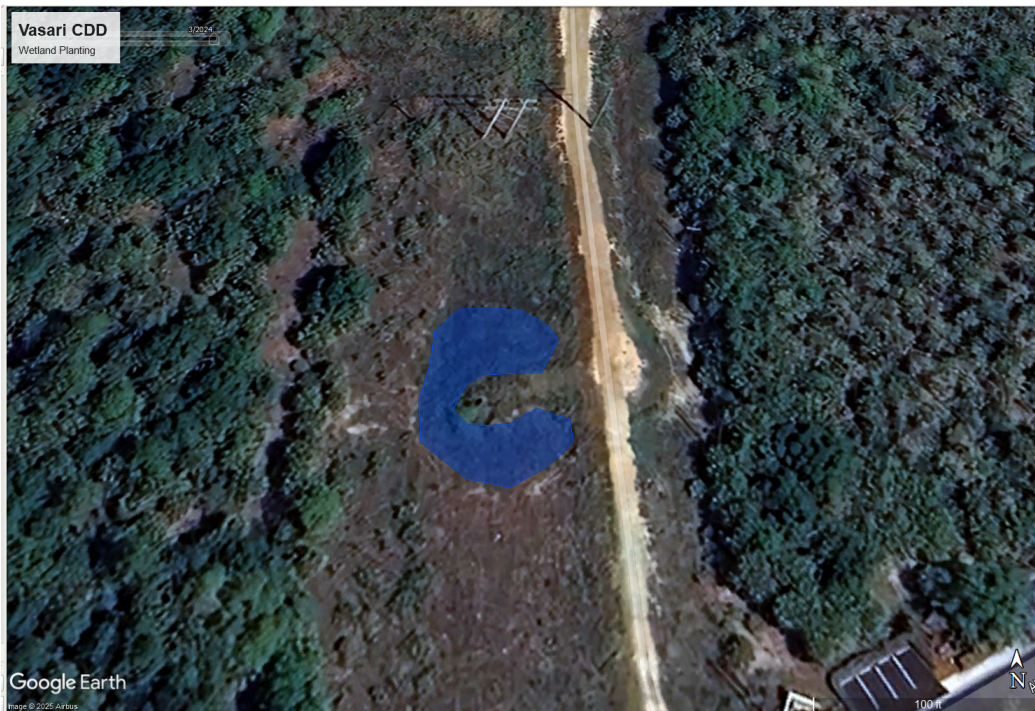
2. Company will remove any vegetation necessary to provide a clear section for the littorals to thrive.
3. Company will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
4. Company will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
5. Company is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
6. Company is not responsible for the health of the plants following the completion of the transplant process. Young plants may be susceptible to trouble early after planting with harsh weather conditions. Company will look to the forecasted weather prior to planting to give the plants best odds of survival, but will not be held responsible for environmental factors that may decrease plant survival rates.
7. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation or any other care and maintenance that may be required due to weather or other environmental conditions. Company is not responsible for any ongoing maintenance or care for the newly installed plants following completion of the installation work.

#### **General Qualifications:**

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.



5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



**SCHEDULE B – PRICING SCHEDULE**

Total Price: **\$10,500.00** Price is valid for 60 days from the Effective Date

**TO BE SENT UNDER SEPARATE COVER**

**Vasari**  
**Community Development District**

**Financial Report**

*October 31, 2025*

Prepared by:



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**Vasari**  
**Community Development District**

**Financial Statements**

(Unaudited)

*October 31, 2025*

**Balance Sheet**  
October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2012 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 972,842	\$ -	\$ 972,842
Due From Other Funds	3,942	-	3,942
Investments:			
Money Market Account	229,013	-	229,013
Reserve Fund	-	70,870	70,870
Revenue Fund	-	242,569	242,569
Deposits	380	-	380
<b>TOTAL ASSETS</b>	<b>\$ 1,206,177</b>	<b>\$ 313,439</b>	<b>\$ 1,519,616</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 1,311	\$ -	\$ 1,311
Accrued Expenses	8,547	-	8,547
Due To Other Funds	-	3,942	3,942
<b>TOTAL LIABILITIES</b>	<b>9,858</b>	<b>3,942</b>	<b>13,800</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	380	-	380
<b>Restricted for:</b>			
Debt Service	-	309,497	309,497
<b>Assigned to:</b>			
Operating Reserves	79,572	-	79,572
Reserves - Bulkheads	116,312	-	116,312
Reserves-Aeration & Fountains	109,032	-	109,032
Reserves - Irrigation System	339,784	-	339,784
Reserves - Lakes	110,110	-	110,110
Reserves - Perimeter	30,061	-	30,061
Reserves - Stormwater System	46,849	-	46,849
<b>Unassigned:</b>	<b>364,219</b>	<b>-</b>	<b>364,219</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,196,319</b>	<b>\$ 309,497</b>	<b>\$ 1,505,816</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,206,177</b>	<b>\$ 313,439</b>	<b>\$ 1,519,616</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 24,430	\$ 4,467	18.28%	\$ 4,467
Interest - Tax Collector	750	-	0.00%	-
Special Assmnts- Tax Collector	842,597	-	0.00%	-
Special Assmnts- Discounts	(33,704)	-	0.00%	-
<b>TOTAL REVENUES</b>	<b>834,073</b>	<b>4,467</b>	<b>0.54%</b>	<b>4,467</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	1,000	8.33%	1,000
FICA Taxes	918	77	8.39%	77
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Engineering	20,000	-	0.00%	-
ProfServ-Legal Services	12,500	461	3.69%	461
ProfServ-Mgmt Consulting	71,400	5,950	8.33%	5,950
ProfServ-Property Appraiser	766	-	0.00%	-
ProfServ-Special Assessment	6,104	-	0.00%	-
ProfServ-Web Site Maintenance	1,036	86	8.30%	86
Auditing Services	4,000	-	0.00%	-
Postage and Freight	1,500	-	0.00%	-
Insurance - General Liability	10,838	10,358	95.57%	10,358
Printing and Binding	1,300	-	0.00%	-
Legal Advertising	1,100	-	0.00%	-
Misc-Assessment Collection Cost	747	-	0.00%	-
Payroll Services	250	30	12.00%	30
Misc-Contingency	500	-	0.00%	-
Misc-Web Hosting	2,500	388	15.52%	388
Office Supplies	579	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	175
<b>Total Administration</b>	<b>148,813</b>	<b>18,525</b>	<b>12.45%</b>	<b>18,525</b>
<b><u>Conservation and Resource Mgmt</u></b>				
Contracts-Preserve Maintenance	6,850	-	0.00%	-
R&M-Mitigation	600	-	0.00%	-
R&M-Preserves	2,500	-	0.00%	-
<b>Total Conservation and Resource Mgmt</b>	<b>9,950</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<b><u>Field</u></b>				
ProfServ-Field Management	21,283	1,774	8.34%	1,774
R&M-General	2,000	-	0.00%	-
R&M-Renewal and Replacement	1,000	-	0.00%	-
R&M-Walls and Signage	1,000	-	0.00%	-
<b>Total Field</b>	<b>25,283</b>	<b>1,774</b>	<b>7.02%</b>	<b>1,774</b>
<b><u>Lakes and Ponds</u></b>				
Contracts-Fountain	9,900	825	8.33%	825
Contracts-Water Mgmt Services	33,636	2,803	8.33%	2,803
Contracts-Water Quality	5,970	1,311	21.96%	1,311
Electricity-Aeration & Fountains	2,400	288	12.00%	288
Property Insurance	12,431	11,885	95.61%	11,885
R&M-Aquascaping	7,500	63	0.84%	63
R&M-Irrigation	2,500	-	0.00%	-
R&M-Lake	44,834	-	0.00%	-
R&M-Stormwater System	2,500	-	0.00%	-
R&M-Aeration & Fountains	15,000	-	0.00%	-
R&M-Bulkhead	2,000	-	0.00%	-
<b>Total Lakes and Ponds</b>	<b>138,671</b>	<b>17,175</b>	<b>12.39%</b>	<b>17,175</b>
<b><u>Capital Expenditures &amp; Projects</u></b>				
Capital Outlay - Lake Bank Erosion	332,163	-	0.00%	-
<b>Total Capital Expenditures &amp; Projects</b>	<b>332,163</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Reserves</u></b>				
Reserve - Bulkheads	14,539	-	0.00%	-
Reserves - Irrigation System	111,912	-	0.00%	-
Reserve - Lakes	12,062	-	0.00%	-
Reserves - Perimeter	6,861	-	0.00%	-
Reserve-Stormwater System	10,424	-	0.00%	-
Reserve-Aeration & Fountains	23,395	-	0.00%	-
<b>Total Reserves</b>	<b>179,193</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>834,073</b>	<b>37,474</b>	<b>4.49%</b>	<b>37,474</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(33,007)	0.00%	(33,007)
Net change in fund balance	\$ -	\$ (33,007)	0.00%	\$ (33,007)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,229,326</b>	<b>1,229,326</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,229,326</b>	<b>\$ 1,196,319</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,500	\$ 946	27.03%	\$ 946
Special Assmnts- Tax Collector	747,903	-	0.00%	-
Special Assmnts- Discounts	(29,916)	-	0.00%	-
<b>TOTAL REVENUES</b>	<b>721,487</b>	<b>946</b>	<b>0.13%</b>	<b>946</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	4,089	-	0.00%	-
Misc-Assessment Collection Cost	511	-	0.00%	-
<b>Total Administration</b>	<b>4,600</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	675,000	-	0.00%	-
Interest Expense	38,223	-	0.00%	-
<b>Total Debt Service</b>	<b>713,223</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>717,823</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	3,664	946	25.82%	946
Net change in fund balance	\$ 3,664	\$ 946	25.82%	\$ 946
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>308,551</b>	<b>308,551</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 312,215</b>	<b>\$ 309,497</b>		

**Vasari**  
**Community Development District**

**Supporting Schedules**

*October 31, 2025*

**Cash and Investment Report**

*October 31, 2025*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Government Interest Checking	4.07%	\$972,842
Money Market Acct	BankUnited	Public Funds Money Market	3.54%	\$229,013
		Subtotal		<u>\$1,201,855</u>

**Debt Service Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2012 Reserve Fund	US Bank	1st American Oblig Fund	3.66%	\$70,870
Series 2012 Revenue Fund	US Bank	1st American Oblig Fund	3.66%	\$242,569
		Subtotal		<u>\$313,439</u>
		<b>Total</b>		<u><b>\$1,515,294</b></u>

# Bank Account Statement

Vasari CDD

**Bank Account No.** 4409  
**Statement No.** 10-25

**Statement Date** 10/31/2025

<b>G/L Account No. 101003 Balance</b>	972,842.21	<b>Statement Balance</b>	998,116.34
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	972,842.21	<b>Subtotal</b>	998,116.34
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-25,274.13
<b>Ending G/L Balance</b>	972,842.21	<b>Ending Balance</b>	972,842.21

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
08/20/2025	Payment	100074	BOWMAN GULF COAST LLC	Inv: 504869			-3,927.50
09/08/2025	Payment	100084	BOWMAN GULF COAST LLC	Inv: 508702			-5,549.00
09/29/2025	Payment	100090	BOWMAN GULF COAST LLC	Inv: 513328			-4,883.50
10/29/2025	Payment	4180	FLORIDA COMMERCE COPELAND	Payment of Invoice 004718			-175.00
10/29/2025	Payment	100100	SOUTHERN ENTERPRISES, INC.	Inv: 555			-660.00
10/30/2025	Payment	100102	INNERSYNC STUDIO LTD	Inv: INV-SN-1086			-388.13
10/30/2025	Payment	100104	COLEMAN, YOVANOVICH & KOESTER, P.A.	Inv: 154			-1,062.00
10/30/2025	Payment	100105	BOWMAN GULF COAST LLC	Inv: 522340			-8,629.00
<b>Total Outstanding Checks</b>							-25,274.13

# VASARI COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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### GENERAL FUND - 001

#### CHECK # 100091

001	10/07/25	U.S. BANK	7868360	SERIES 2012 TRUSTEE FEES 8/1/25-7/31/26	ProfServ-Trustee Fees	531045-51301	\$4,089.11
<b>Check Total</b>							<b>\$4,089.11</b>

#### CHECK # 100092

001	10/07/25	COLEMAN, YOVANOVICH & KOESTER, P.A.	153	AUG 2025 FEES	ProfServ-Legal Services	531023-51401	\$655.25
<b>Check Total</b>							<b>\$655.25</b>

#### CHECK # 100093

001	10/07/25	SOLITUDE LAKE MGMT	PSI204622	9/15/25 SOLITUDE - MIDGE FLY TREATMENT LAKE 14 14	R&M-Lake	546042-53917	\$210.00
001	10/07/25	SOLITUDE LAKE MGMT	PSI204638	MIDGE FLY TREATMENTS LAKE 24 8/12 & 8/25/25	R&M-Lake	546042-53917	\$3,543.00
<b>Check Total</b>							<b>\$3,753.00</b>

#### CHECK # 100094

001	10/07/25	INFRAMARK LLC	159325	AUG 2025 AGENDA BOODS/POSTAGE	Office Supplies	551002-51301	\$75.00
001	10/07/25	INFRAMARK LLC	159325	AUG 2025 AGENDA BOODS/POSTAGE	Postage and Freight	541006-51301	\$1.48
<b>Check Total</b>							<b>\$76.48</b>

#### CHECK # 100095

001	10/07/25	FOUNTAIN KINGS INC	INV-0933	AUG 2025 LAKE AERATION/FOUNTAIN MAINT	Contracts-Fountain	534023-53917	\$825.00
001	10/07/25	FOUNTAIN KINGS INC	INV-0934	SEPT 2025 LAKE AERATION/FOUNTAIN MAINT	Contracts-Fountain	534023-53917	\$825.00
<b>Check Total</b>							<b>\$1,650.00</b>

#### CHECK # 100096

001	10/07/25	FEDERAL EXPRESS	8-985-44070	FEDEX AGENDA PKGS	Postage and Freight	541006-51301	\$70.66
<b>Check Total</b>							<b>\$70.66</b>

#### CHECK # 100097

001	10/07/25	JOHNSON ENGINEERING, INC.	6751	AUG 2025 WATER QUALITY MONITORING	Contracts-Water Quality	534048-53917	\$1,755.50
<b>Check Total</b>							<b>\$1,755.50</b>

#### CHECK # 100098

001	10/23/25	VASARI COUNTRY CLUB MASTER	09192025	2025-2026 INSURANCE	Property Insurance	545015-53917	\$11,885.42
<b>Check Total</b>							<b>\$11,885.42</b>

#### CHECK # 100099

001	10/23/25	SOLITUDE LAKE MGMT	PSI212646	OCT 2025 BACTERIA TREATMENT	Contracts-Water Mgmt Services	534047-53917	\$2,180.00
001	10/23/25	SOLITUDE LAKE MGMT	PSI212646	OCT 2025 BACTERIA TREATMENT	R&M-Aquascaping	546006-53917	\$62.50
001	10/23/25	SOLITUDE LAKE MGMT	PSI209472	OCT 2025 WETLAND MAINT	Contracts-Water Mgmt Services	534047-53917	\$623.00
<b>Check Total</b>							<b>\$2,865.50</b>

**VASARI COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # 100100</b>							
001	10/29/25	COPELAND SOUTHERN ENTERPRISES, INC.	555	FENCE REPAIR	R&M-Walls and Signage	546106-53901	\$660.00
<b>Check Total</b>							<b>\$660.00</b>
<b>CHECK # 100101</b>							
001	10/29/25	FEDERAL EXPRESS	9-010-47122	FEDEX TO U.S. BANK	Postage and Freight	541006-51301	\$23.74
001	10/29/25	FEDERAL EXPRESS	9-019-68391	FEDEX TO LANDSHORE ENTERPRISES LLC	Postage and Freight	541006-51301	\$16.20
<b>Check Total</b>							<b>\$39.94</b>
<b>CHECK # 100102</b>							
001	10/30/25	INNERSYNC STUDIO LTD	INV-SN-1086	QTRLY WEBSITE MAINT	Misc-Web Hosting	549915-51301	\$388.13
<b>Check Total</b>							<b>\$388.13</b>
<b>CHECK # 100103</b>							
001	10/30/25	INFRAMARK LLC	160679	OCT 2025 MGMT SVCS	ProfServ-Mgmt Consulting	531027-51201	\$5,950.00
001	10/30/25	INFRAMARK LLC	160679	OCT 2025 MGMT SVCS	ProfServ-Field Management	531016-53901	\$1,773.58
001	10/30/25	INFRAMARK LLC	160679	OCT 2025 MGMT SVCS	ProfServ-Web Site Maintenance	531094-51301	\$86.33
001	10/30/25	INFRAMARK LLC	161896	SEPT 2025 POSTAGE	Postage and Freight	541006-51301	\$2.22
001	10/30/25	INFRAMARK LLC	161897	SEPT 2025 AGENDA BOOKS	Office Supplies	551002-51301	\$75.00
<b>Check Total</b>							<b>\$7,887.13</b>
<b>CHECK # 100104</b>							
001	10/30/25	COLEMAN, YOVANOVICH & KOESTER, P.A.	154	SEPT 2025 FEES	ProfServ-Legal Services	531023-51401	\$1,062.00
<b>Check Total</b>							<b>\$1,062.00</b>
<b>CHECK # 100105</b>							
001	10/30/25	BOWMAN GULF COAST LLC	522340	SEPT 2025 FEES	ProfServ-Engineering	531013-51501	\$8,629.00
<b>Check Total</b>							<b>\$8,629.00</b>
<b>CHECK # 4179</b>							
001	10/13/25	RISK MANAGEMENT ASSOCIATES, INC	22215918	POLICY RENEWAL 10/1/25-10/1/26	Insurance - General Liability	545002-51301	\$10,358.00
<b>Check Total</b>							<b>\$10,358.00</b>
<b>CHECK # 4180</b>							
001	10/29/25	FLORIDA COMMERCE	92709	FY 2026 ANNUAL FILING FEE	Annual District Filing Fee	554007-51301	\$175.00
<b>Check Total</b>							<b>\$175.00</b>
<b>Fund Total</b>							<b>\$56,000.12</b>

**Total Checks Paid \$56,000.12**