

NOTICE OF PUBLIC HEARING
TO CONSIDER IMPOSITION OF
SPECIAL ASSESSMENTS PURSUANT
TO SECTION 170.07 and 190.021,
FLORIDA STATUTES, BY VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING
TO CONSIDER ADOPTION OF
ASSESSMENT ROLL PURSUANT TO
SECTION 197.3632(4)(b), FLORIDA
STATUTES, BY VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Vista Lakes Community Development District (“District”) Board of Supervisors (“Board”) will hold a public hearing on **August 6, 2024 at 9:00 a.m.** in the **Vista Lakes Clubhouse** located at **8841 Lee Vista Boulevard, Orlando, Florida 32829**, to consider the adoption of the budgets of the District for Fiscal Year 2026/2027, which include an assessment roll, the imposition of 2026-2027 Operations and Maintenance Assessments (“O&M”) (“Assessments”) on benefitted lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the Assessments.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s Fiscal Year 2026/2027 proposed budget and the proposed levy of its annual recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**Assessments**”).

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Fiscal Year 2027 vs. Fiscal Year 2026								
2017 Series A-1 Bond Issue								
Commercial Parcel ID		Commercial Use	Total # of Units	Assessments				
				O & M FY 2027	Debt Service 2017 Series	FY 2027 Total	FY 2026 Total	Difference
N-1	60' Villa	Pembroke	127	\$1,043.79	\$389.24	\$1,433.03	\$1,393.78	\$39.25
N-2	50' Patio	Amhurst	106	\$1,001.41	\$318.47	\$1,319.88	\$1,285.12	\$34.76
N-4,5	50' Patio	Champlain	148	\$1,006.08	\$318.47	\$1,324.55	\$1,289.29	\$35.26
N-7	80' Pool	Melrose	81	\$1,108.64	\$495.40	\$1,604.04	\$1,557.92	\$46.12
N-10	Condo	Central Park	296	\$730.64	\$63.69	\$794.33	\$765.02	\$29.31
N-13	60' Villa	Waverly	119	\$1,024.26	\$424.62	\$1,448.88	\$1,411.70	\$37.18
N-15	70' Pool	Carlisle	125	\$1,057.80	\$495.40	\$1,553.20	\$1,512.46	\$40.74
		Total	1,002					
2017 Series A-2 Bond Issue								
Parcel	Unit Type	Subdivision Name	Total # of Units	Assessments				
				O & M FY 2027	Debt Service 2017 Series	FY 2027 Total	FY 2026 Total	Difference
N-3	60' Villa-ungated	Colonie	79	\$1,043.71	\$452.16	\$1,495.87	\$1,456.62	\$39.25
N-6	50' Patio-ungated	Champlain	63	\$1,006.08	\$376.80	\$1,382.88	\$1,347.62	\$35.26
N-8	50' Patio-ungated	Newport	243	\$982.68	\$376.80	\$1,359.48	\$1,326.00	\$33.48
N-9	50' Patio-ungated	Newport	57	\$982.68	\$376.80	\$1,359.48	\$1,326.70	\$32.78
N-11	60' Villa-ungated	Avon	128	\$1,048.60	\$452.16	\$1,500.76	\$1,461.00	\$39.76
N-14	80' Manor-gated	Warwick	54	\$1,114.42	\$602.88	\$1,717.30	\$1,670.57	\$46.73
N-14	70' Manor-gated	Warwick	55	\$1,053.88	\$527.52	\$1,581.40	\$1,541.07	\$40.33
N-16,17	70' Manor-gated	Windsor	146	\$1,057.00	\$527.52	\$1,584.52	\$1,543.87	\$40.65
	Townhomes	Gentry Park	116	\$768.20	\$188.40	\$956.60	\$923.31	\$33.29
	Condo	Horizons	240	\$709.79	\$75.36	\$785.15	\$758.05	\$27.10
		Total	1,181					
2017 Series A-3 Bond Issue								
Parcel ID	Commercial Use			Assessments				
				O & M FY 2027	Debt Service 2017 Series	FY 2027 Total	FY 2026 Total	Difference
30-23-24-8987-01-100	Church			\$4,317.17	\$3,165.11	\$7,482.28	\$7,183.80	\$298.48
30-23-24-8969-00-010	Animal Hospital			\$3,155.68	\$1,130.40	\$4,286.08	\$4,134.87	\$151.21
30-23-24-8969-00-020	Shopping Plaza			\$7,763.06	\$1,695.59	\$9,458.65	\$9,178.85	\$279.80
30-23-24-8969-00-030	Daycare			\$7,852.85	\$2,072.39	\$9,925.24	\$9,737.80	\$187.44
30-23-24-8972-00-010	Grocery Store & Strip Center			\$45,369.84	\$13,066.06	\$58,435.90	\$56,841.58	\$1,594.32
30-23-24-8972-00-020	Small Strip Center			\$9,538.78	\$2,144.93	\$11,683.71	\$11,367.19	\$316.52
30-23-24-8972-00-030	Vacant			\$762.14	\$1,489.48	\$2,251.62	\$2,199.01	\$52.61
30-23-24-8972-00-040	Bank			\$7,234.14	\$1,412.99	\$8,647.13	\$8,420.88	\$226.25
30-23-24-8971-00-010	Bank			\$5,970.10	\$942.00	\$6,912.10	\$6,759.43	\$152.67
30-23-24-8971-00-020	Drive Through Restaurant			\$6,277.18	\$893.77	\$7,170.95	\$7,016.76	\$154.19
30-23-24-8971-00-030	Dental Office			\$3,957.72	\$753.60	\$4,711.32	\$4,553.71	\$157.61
30-23-24-8971-00-040	Bank			\$7,301.68	\$2,744.98	\$10,046.66	\$9,832.33	\$214.33
30-23-24-8971-00-050	Daycare			\$8,322.80	\$1,986.11	\$10,308.91	\$10,118.48	\$190.43

The O&M Assessments will appear on November 2026 Orange County property tax bill. Amounts shown includes all applicable collection costs. A Property owner is eligible for a discount of up to 4% if paid early. The Orange County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made accordingly, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (656) 209-7919 at least two (2) calendar days prior to the meeting.

Publish no later than 7/10/2026

Michael Perez
District Manager
Vista Lakes Community Development District

LOCATION MAP OF DISTRICT

