

Vista
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	52,812
Debt Assessments	369,175
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 422,227
EXPENDITURES	
Engineering/Inspections	2,500
Management	21,108
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	6,100
Legal Advertisements	1,250
Miscellaneous	625
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 57,608
REVENUES LESS EXPENDITURES	\$ 364,619
Bond Payments	(347,025)
BALANCE	\$ 17,594
County Appraiser & Tax Collector Fee	(8,439)
Discounts For Early Payments	(16,880)
EXCESS/ (SHORTFALL)	\$ (7,725)
Carryover Balance From Prior Year	7,725
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M Assessments	51,874	54,847	52,812	Expenditures Less Interest & Carryover/.94
Debt Assessments	370,268	367,171	369,175	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	297	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 422,439	\$ 422,258	\$ 422,227	
EXPENDITURES				
Engineering/Inspections	2,500	2,000	2,500	\$500 Increase From 2021/2022 Budget
Management	20,220	20,496	21,108	CPI Adjustment (Capped at 3%)
Legal	7,775	8,000	8,000	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted amount For 2021/2022 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	5,513	6,000	6,100	Insurance Estimate
Legal Advertisements	963	1,300	1,250	\$50 Decrease From 2021/2022 Budget
Miscellaneous	53	650	625	\$25 Decrease From 2021/2022 Budget
Postage	102	225	225	No Change From 2021/2022 Budget
Office Supplies	114	375	350	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	4,022	4,025	4,025	No Change From 2021/2022 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
TOTAL EXPENDITURES	\$ 54,487	\$ 56,396	\$ 57,608	
REVENUES LESS EXPENDITURES	\$ 367,952	\$ 365,862	\$ 364,619	
Bond Payments	(356,083)	(345,141)	(347,025)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 11,869	\$ 20,721	\$ 17,594	
County Appraiser & Tax Collector Fee	(2,856)	(8,440)	(8,439)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(12,080)	(16,881)	(16,880)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (3,067)	\$ (4,600)	\$ (7,725)	
Carryover Balance From Prior Year	0	4,600	7,725	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (3,067)	\$ 0	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	25	25	25	Projected Interest For 2022/2023
NAV Tax Collection	356,083	345,356	347,025	2023 P & I Payments Less Earned Interest
Total Revenues	\$ 356,108	\$ 345,381	\$ 347,050	
EXPENDITURES				
Principal Payments	145,000	150,000	160,000	Principal Payment Due In 2023
Interest Payments	207,206	195,381	187,050	Interest Payments Due In 2023
Transfer To Construction Fund	9,803	0	0	
Total Expenditures	\$ 362,009	\$ 345,381	\$ 347,050	
Excess/ (Shortfall)	\$ (5,901)	\$ -	\$ -	

Series 2006 Bond Information

Original Par Amount =	\$5,170,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2006		
Maturity Date =	May 2037		
Par Amount As Of 1/1/22 =	\$3,710,000		

Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M	\$ 138.85	\$ 109.41	\$ 104.10	\$ 110.14	\$ 106.05
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 738.14</u>	<u>\$ 743.42</u>	<u>\$ 737.30</u>	<u>\$ 741.32</u>
Total	\$ 884.03	\$ 847.55	\$ 847.52	\$ 847.44	\$ 847.37

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	498
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