

Vista
Community Development District

**Proposed Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
O & M Assessments	54,485
Debt Assessments	367,590
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 422,315
EXPENDITURES	
Engineering/Inspections	2,500
Management	19,776
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,400
Arbitrage Rebate Fee	650
Insurance	6,355
Legal Advertisements	1,300
Miscellaneous	700
Postage	250
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 56,556
REVENUES LESS EXPENDITURES	\$ 365,759
Bond Payments	(345,535)
BALANCE	\$ 20,224
County Appraiser & Tax Collector Fee	(8,441)
Discounts For Early Payments	(16,883)
EXCESS/ (SHORTFALL)	\$ (5,100)
Carryover Balance From Prior Year	5,100
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
O & M Assessments	55,947	52,427	54,485	Expenditures Less Interest & Carryover/.94
Debt Assessments	367,161	369,846	367,590	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	233	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 423,341	\$ 422,513	\$ 422,315	
EXPENDITURES				
Engineering/Inspections	1,000	2,500	2,500	No Change From 2017/2018 Budget
Management	19,020	19,416	19,776	CPI Adjustment
Legal	7,875	8,000	8,000	No Change From 2018/2019 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2018/2019 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2018/2019 Budget
Insurance	5,778	6,355	6,355	Insurance Estimate
Legal Advertisements	1,170	1,400	1,300	\$100 Decrease From 2018/2019 Budget
Miscellaneous	89	800	700	\$100 Decrease From 2018/2019 Budget
Postage	95	250	250	No Change From 2018/2019 Budget
Office Supplies	227	425	425	No Change From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,657	3,750	4,025	Fiscal Year 2018/2019 Expenditure Was \$4,023
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2018/2019 Budget
Website Management	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
TOTAL EXPENDITURES	\$ 51,436	\$ 55,521	\$ 56,556	
REVENUES LESS EXPENDITURES	\$ 371,905	\$ 366,992	\$ 365,759	
Bond Payments	(348,650)	(347,656)	(345,535)	2020 P & I Payments Less Earned Interest
BALANCE	\$ 23,255	\$ 19,336	\$ 20,224	
County Appraiser & Tax Collector Fee	(2,462)	(8,445)	(8,441)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(15,604)	(16,891)	(16,883)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 5,189	\$ (6,000)	\$ (5,100)	
Carryover Balance From Prior Year	0	6,000	5,100	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 5,189	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET

VISTA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019/2020

OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	
REVENUES				COMMENTS
Interest Income	4,840	300	300	Projected Interest For 2019/2020
NAV Tax Collection	348,650	347,656	345,535	2020 P & I Payments Less Earned Interest
Total Revenues	\$ 353,490	\$ 347,956	\$ 345,835	
EXPENDITURES				
Principal Payments	120,000	130,000	135,000	Principal Payment Due In 2020
Interest Payments	227,900	217,956	210,835	Interest Payments Due In 2020
*	10,793	0	0	
Total Expenditures	\$ 358,693	\$ 347,956	\$ 345,835	
Excess/ (Shortfall)	\$ (5,203)	\$ -	\$ -	

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 1/1/19 =	\$4,120,000		

Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
O & M	\$ 138.85	\$ 109.42	\$ 112.12	\$ 105.27	\$ 109.41
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 739.63</u>	<u>\$ 736.25</u>	<u>\$ 742.67</u>	<u>\$ 738.14</u>
Total	\$ 884.03	\$ 849.05	\$ 848.37	\$ 847.94	\$ 847.55

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 498