



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 14, 2018
10:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.vistacdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VISTA
COMMUNITY DEVELOPMENT DISTRICT
2100 Emerald Dunes Drive
West Palm Beach, FL 33411
REGULAR BOARD MEETING & PUBLIC HEARING
June 14, 2018
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 1, 2018 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2018-02 – Amending Resolution No. 2018-01 Amending the Date and Time for the Public Hearing.....Page 5
 - 2. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 6
 - 3. Consider Resolution No. 2018-04 – Adopting a Statewide Mutual Aid Agreement.....Page 8
- I. Public Hearing
 - 1. Proof of Publication.....Page 10
 - 2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget
 - 3. Consider Resolution No. 2018-05 – Adopting a Fiscal Year 2018/2019 Final Budget.....Page 11
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

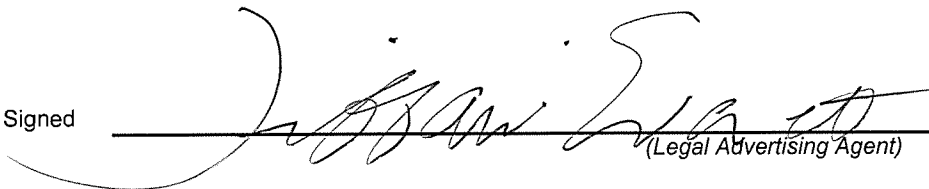
PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - Notice was published in said newspaper on: first date of Publication 09/20/2017 and last date of Publication 09/20/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

VISTA CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number:	0000218113
Ad Cost:	\$271.76
Paid:	\$0.00
Balance Due:	\$271.76

Signed

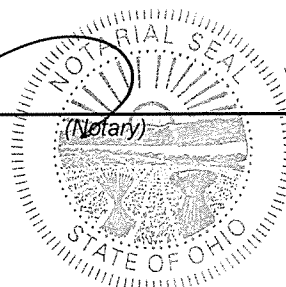


(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 21st day of September, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed





VICKY LEE FLANNERY
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-16-2022

Please see Ad on following page(s).

VISTA CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number: 0000218113
Ad Cost: \$271.76
Paid: \$0.00
Balance Due: \$271.76

**VISTA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District has set the Fiscal Year 2017/2018 Regular Meeting Schedule to reflect that meetings will be held at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411 at 10:00 a.m. on the following dates:

October 5, 2017
November 2, 2017
December 7, 2017
January 4, 2018
February 1, 2018
March 1, 2018
April 5, 2018
May 3, 2018
June 7, 2018
July 5, 2018
August 2, 2018
September 6, 2018

The purpose of the meetings is to conduct all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled without advertised notice.

**VISTA COMMUNITY DEVELOPMENT
DISTRICT**

www.vistacdd.org
9-20/2017

0000218113-01

VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 1, 2018

A. CALL TO ORDER

District Manager Jason Pierman called the March 1, 2018, Regular Board Meeting of the Vista Community Development District to order at 10:04 a.m. at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 21, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Kenneth R. Green, Vice Chairperson Lesley Rey and Supervisor Erin Stevens.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 17, 2017, Regular Board Meeting

Mr. Pierman presented the minutes of the November 17, 2017, Regular Board Meeting and asked if there were any changes.

A **motion** was then made by Mr. Stevens, seconded by Ms. Rey and unanimously passed to approve the minutes of the November 17, 2017, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 1, 2018

H. NEW BUSINESS

1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget

Mr. Pierman presented Resolution No. 2018-01, entitled:

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Rey, seconded by Mr. Stevens and passed unanimously to adopt Resolution No. 2018-01, as presented, setting the Public Hearing for May 3, 2018.

I. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would take place in either March or April.

J. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Stevens, seconded by Ms. Rey and unanimously passed to adjourn the Regular Board Meeting at 10:11 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2018-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2018/2019 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Vista Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Board previously adopted Resolution 2018-01 approving a proposed budget and setting a public hearing for May 3, 2018; and

WHEREAS, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

WHEREAS, the public hearing has been rescheduled for June 14, 2018, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. Resolution No. 2018-01 is hereby amended to change the date and time of the Public Hearing to June 14, 2018 at 10:00 a.m. in the Sales Office located at 2100 Emerald Dunes Drive, West Palm Beach, FL 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

PASSED, ADOPTED AND EFFECTIVE this 14th day of June, 2018.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Vista Community Development District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 14th day of June, 2018.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District has set the Fiscal Year 2018/2019 Regular Meeting Schedule to reflect that meetings will be held at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411 at 10:00 a.m. on the following dates:

**October 4, 2018
November 1, 2018
December 6, 2018
January 3, 2019
February 7, 2019
March 7, 2019
April 4, 2019
May 2, 2019
June 6, 2019
July 4, 2019 (Independence Day)
August 1, 2019
September 5, 2019**

The purpose of the meetings is to conduct all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled without advertised notice.

VISTA COMMUNITY DEVELOPMENT DISTRICT

www.vistacdd.org

PUBLISH: THE PALM BEACH POST 00/00/2018

RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Vista Community Development District (“District”) hereby approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Emergency Management requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 27P-19, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA, THAT:

Section 1. The above recitals are hereby adopted.

Section 2. That execution of the attached revised Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

PASSED, ADOPTED and EFFECTIVE this 14th day of June, 2018.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT,
FLORIDA**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

STATEWIDE MUTUAL AID AGREEMENT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Palm Beach Post, The
June 1, 2018
Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting of the Vista Community Development District The Board of Supervisors of the Vista Community Development District will hold a Public Hearing and Regular Board Meeting on June 14, 2018, at 10:00 a.m., or as soon thereafter as can be heard, at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2018/2019 Proposed Final Budget of the Vista Community Development District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice. Vista Community Development District www.vistacdd.org PUBLISH: The Palm Beach Post 5-25, 6-1/ 2018

RESOLUTION NO. 2018-05

A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2018/2019 BUDGET.

WHEREAS, the Vista Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 14th day of June, 2018.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Vista
Community Development District

**Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
O & M Assessments	52,427
Debt Assessments	369,846
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 422,513
EXPENDITURES	
Engineering/Inspections	2,500
Management	19,416
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,300
Arbitrage Rebate Fee	650
Insurance	6,355
Legal Advertisements	1,400
Miscellaneous	800
Postage	250
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	3,750
Continuing Disclosure Fee	1,000
Website Management	1,500
TOTAL EXPENDITURES	\$ 55,521
REVENUES LESS EXPENDITURES	\$ 366,992
Bond Payments	(347,656)
BALANCE	\$ 19,336
County Appraiser & Tax Collector Fee	(8,445)
Discounts For Early Payments	(16,891)
EXCESS/ (SHORTFALL)	\$ (6,000)
Carryover Balance From Prior Year	6,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
O & M Assessments	54,576	55,835	52,427	Expenditures Less Interest & Carryover/.94
Debt Assessments	368,824	366,649	369,846	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	183	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 423,583	\$ 422,724	\$ 422,513	
EXPENDITURES				
Engineering/Inspections	1,360	2,500	2,500	No Change From 2017/2018 Budget
Management	18,636	19,020	19,416	CPI Adjustment
Legal	9,527	7,500	8,000	\$500 Increase From 2017/2018 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,100	3,200	3,300	\$100 Increase From 2017/2018 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2017/2018 Budget
Insurance	5,778	6,355	6,355	Insurance Estimate
Legal Advertisements	753	1,500	1,400	\$100 Decrease From 2017/2018 Budget
Miscellaneous	94	900	800	\$100 Decrease From 2017/2018 Budget
Postage	99	250	250	No Change From 2017/2018 Budget
Office Supplies	259	425	425	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,657	3,750	3,750	No Change From 2017/2018 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
TOTAL EXPENDITURES	\$ 52,588	\$ 54,725	\$ 55,521	
REVENUES LESS EXPENDITURES	\$ 370,995	\$ 367,999	\$ 366,992	
Bond Payments	(349,735)	(344,650)	(347,656)	2019 P & I Payments Less Earned Interest
BALANCE	\$ 21,260	\$ 23,349	\$ 19,336	
County Appraiser & Tax Collector Fee	(2,451)	(8,449)	(8,445)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(15,371)	(16,900)	(16,891)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,438	\$ (2,000)	\$ (6,000)	
Carryover Balance From Prior Year	0	2,000	6,000	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,438	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	1,295	25	300	Projected Interest For 2018/2019
NAV Tax Collection	349,735	344,650	347,656	2019 P & I Payments Less Earned Interest
Total Revenues	\$ 351,030	\$ 344,675	\$ 347,956	
EXPENDITURES				
Principal Payments	115,000	120,000	130,000	Principal Payment Due In 2019
Interest Payments	234,081	224,675	217,956	Interest Payments Due In 2019
Transfer To Construction Fund	8,023	0	0	
Total Expenditures	\$ 357,104	\$ 344,675	\$ 347,956	
Excess/ (Shortfall)	\$ (6,074)	\$ -	\$ -	

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 1/1/18 =	\$4,240,000		

Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
O & M	\$ 138.85	\$ 107.45	\$ 109.42	\$ 112.12	\$ 105.27
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 741.81</u>	<u>\$ 739.63</u>	<u>\$ 736.25</u>	<u>\$ 742.67</u>
Total	\$ 884.03	\$ 849.26	\$ 849.05	\$ 848.37	\$ 847.94

* 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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