

Vista  
Community Development District

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

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

	<b>FISCAL YEAR 2018/2019 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	52,427
Debt Assessments	369,846
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 422,513</b>
<b>EXPENDITURES</b>	
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 55,521</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 366,992</b>
Bond Payments	(347,656)
<b>BALANCE</b>	<b>\$ 19,336</b>
County Appraiser & Tax Collector Fee	(8,445)
Discounts For Early Payments	(16,891)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (6,000)</b>
Carryover Balance From Prior Year	6,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 423,583</b>	<b>\$ 422,724</b>	<b>\$ 422,513</b>	
<b>EXPENDITURES</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 52,588</b>	<b>\$ 54,725</b>	<b>\$ 55,521</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 370,995</b>	<b>\$ 367,999</b>	<b>\$ 366,992</b>	
Bond Payments	(349,735)	(344,650)	(347,656)	2019 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 21,260</b>	<b>\$ 23,349</b>	<b>\$ 19,336</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 3,438</b>	<b>\$ (2,000)</b>	<b>\$ (6,000)</b>	
Carryover Balance From Prior Year	0	2,000	6,000	Carryover Balance From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 3,438</b>	<b>\$ -</b>	<b>\$ -</b>	

**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
<b>REVENUES</b>				
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
<b>Total Revenues</b>	<b>\$ 351,030</b>	<b>\$ 344,675</b>	<b>\$ 347,956</b>	
<b>EXPENDITURES</b>				
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	
<b>Total Expenditures</b>	<b>\$ 357,104</b>	<b>\$ 344,675</b>	<b>\$ 347,956</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ (6,074)</b>	<b>\$ -</b>	<b>\$ -</b>	

**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>
<b>Total</b>	<b>\$ 884.03</b>	<b>\$ 849.26</b>	<b>\$ 849.05</b>	<b>\$ 848.37</b>	<b>\$ 847.94</b>

\* 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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