

Vista
Community Development District

**Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

CONTENTS

- 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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
O & M Assessments	54,847
Debt Assessments	367,171
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 422,258
EXPENDITURES	
Engineering/Inspections	2,000
Management	20,496
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,500
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	1,300
Miscellaneous	650
Postage	225
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 56,396
REVENUES LESS EXPENDITURES	\$ 365,862
Bond Payments	(345,141)
BALANCE	\$ 20,721
County Appraiser & Tax Collector Fee	(8,440)
Discounts For Early Payments	(16,881)
EXCESS/ (SHORTFALL)	\$ (4,600)
Carryover Balance From Prior Year	4,600
NET EXCESS/ (SHORTFALL)	\$ 0

DETAILED FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
O & M Assessments	54,539	51,840	54,847	Expenditures Less Interest & Carryover/.94
Debt Assessments	367,660	370,222	367,171	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	288	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 422,487	\$ 422,302	\$ 422,258	
EXPENDITURES				
Engineering/Inspections	1,200	2,000	2,000	No Change From 2020/2021 Budget
Management	19,776	20,220	20,496	CPI Adjustment
Legal	6,300	8,000	8,000	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,500	No Change From 2020/2021 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2020/2021 Budget
Insurance	5,251	6,000	6,000	Insurance Estimate
Legal Advertisements	1,339	1,300	1,300	No Change From 2020/2021 Budget
Miscellaneous	36	700	650	\$50 Decrease From 2020/2021 Budget
Postage	72	250	225	\$25 Decrease From 2020/2021 Budget
Office Supplies	147	400	375	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2020/2021 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
TOTAL EXPENDITURES	\$ 51,369	\$ 56,220	\$ 56,396	
REVENUES LESS EXPENDITURES	\$ 371,118	\$ 366,082	\$ 365,862	
Bond Payments	(357,264)	(348,009)	(345,141)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 13,854	\$ 18,073	\$ 20,721	
County Appraiser & Tax Collector Fee	(2,437)	(8,441)	(8,440)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(7,812)	(16,882)	(16,881)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,605	\$ (7,250)	\$ (4,600)	
Carryover Balance From Prior Year	0	7,250	4,600	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,605	\$ -	\$ 0	

DETAILED FINAL DEBT SERVICE BUDGET

VISTA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	2,712	300	25	Projected Interest For 2021/2022
NAV Tax Collection	357,264	348,009	345,356	2022 P & I Payments Less Earned Interest
Total Revenues	\$ 359,976	\$ 348,309	\$ 345,381	
EXPENDITURES				
Principal Payments	135,000	145,000	150,000	Principal Payment Due In 2022
Interest Payments	214,463	203,309	195,381	Interest Payments Due In 2022
Transfer To Construction Fund	11,066	0	0	
Total Expenditures	\$ 360,528	\$ 348,309	\$ 345,381	
Excess/ (Shortfall)	\$ (552)	\$ -	\$ -	

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 1/1/21 =	\$3,855,000		

Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
O & M	\$ 138.85	\$ 105.27	\$ 109.41	\$ 104.10	\$ 110.14
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 742.67</u>	<u>\$ 738.14</u>	<u>\$ 743.42</u>	<u>\$ 737.30</u>
Total	\$ 884.03	\$ 847.94	\$ 847.55	\$ 847.52	\$ 847.44

* 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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