



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
OCTOBER 13, 2022
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
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AGENDA
VISTA
COMMUNITY DEVELOPMENT DISTRICT
2100 Emerald Dunes Drive
West Palm Beach, FL 33411
REGULAR BOARD MEETING & PUBLIC HEARING
October 13, 2022
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
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- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2022-2023 Final Budget.....Page 4
 - 2. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 5
 - 3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 7
- I. Public Hearing
 - 1. Proof of Publication.....Page 12
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 13
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

Miscellaneous Notices



Published in The Palm Beach Post on September 30, 2022

Location

Palm Beach County,

Notice Text

Notice of Public Hearing
and Regular Board Meeting of the
Vista Community
Development District

The Board of Supervisors of the Vista Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on October 13, 2022, 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 2022/2023 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

Sept 23, 30, 2022 #7804376

**VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 2, 2022**

A. CALL TO ORDER

District Manager Jason Pierman called the June 2, 2022, Regular Board Meeting of the Vista Community Development District (the “District”) to order at 10:07 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 27, 2021, as part of the District’s Fiscal Year 2021/2022 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 Sabrina Church.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran 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 4, 2021, Regular Board Meeting

Mr. Pierman presented the minutes of the November 4, 2021, Regular Board Meeting and asked if there were any changes.

A **motion** was made by Ms. Rey, seconded by Ms. Church and unanimously passed approving the minutes of the November 4, 2021, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2022-01– Adopting a Fiscal Year 2020/2021 Amended Budget

Mr. Pierman presented Resolution No. 2022-01, entitled:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Rey, seconded by Ms. Church and passed unanimously adopting Resolution No. 2022-01, as presented, setting the Public Hearing for August 11, 2022.

I. ADMINISTRATIVE MATTERS

Mr. Pierman explained that the State had mandated that every District create a 20-Year Stormwater Needs Analysis by June 30th. He noted that he had already contacted the District's Engineer and requested that they create the report.

Mr. Pierman announced that the qualifying period runs from June 13th to the 17th, noting that Seats 1, 2 and 5 (Vacant, Vacant and Mr. Green, respectively) were up for election this year. He also reminded the Board to submit their Form 1's.

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 Ms. Rey, seconded by Ms. Church and unanimously passed to adjourn the Regular Board Meeting at 10:23 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2022-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2022/2023 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 2022-01 approving a proposed budget and setting a public hearing for August 11, 2022; 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 October 13, 2022, 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 CENTURY GARDENS VILLAGE COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. Resolution No. 2022-01 is hereby amended to change the date and time of the Public Hearing to October 13, 2022 at 10:00 a.m. in the 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 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 13th day of October, 2022.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of October, 2022.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District will hold Regular Meetings at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411 at 10:00 a.m. on the following dates:

**October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023**

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 ensure 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 09/23/22

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Vista Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 13th day of October, 2022.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Vista
Community Development District

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

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

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
O & M Assessments	54,847	54,892	54,892
Debt Assessments	367,171	367,281	367,281
Other Revenues	0	0	0
Interest Income	240	15	14
TOTAL REVENUES	\$ 422,258	\$ 422,188	\$ 422,187
EXPENDITURES			
Engineering/Inspections	2,000	5,000	3,000
Management	20,496	20,496	20,496
Legal	8,000	8,000	5,400
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,500	3,500	3,500
Arbitrage Rebate Fee	650	650	650
Insurance	6,000	5,706	5,706
Legal Advertisements	1,300	1,300	637
Miscellaneous	650	250	25
Postage	225	65	58
Office Supplies	375	240	220
Dues & Subscriptions	175	175	175
Trustee Fee	4,025	4,023	4,023
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	2,000	2,000	2,000
TOTAL EXPENDITURES	\$ 56,396	\$ 58,405	\$ 52,890
REVENUES LESS EXPENDITURES	\$ 365,862	\$ 363,783	\$ 369,297
Bond Payments	(345,141)	(349,760)	(349,760)
BALANCE	\$ 20,721	\$ 14,023	\$ 19,537
County Appraiser & Tax Collector Fee	(8,440)	(4,948)	(4,948)
Discounts For Early Payments	(16,881)	(16,109)	(16,109)
EXCESS/ (SHORTFALL)	\$ (4,600)	\$ (7,034)	\$ (1,520)
Carryover From Prior Year	4,600	4,600	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,434)	\$ (1,520)

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$111,434
(\$7,034)
\$104,400

Notes

Carryover From Prior Year Of \$4,600 was used to reduce Fiscal Year 2021/2022 Assessments.
\$7,725 Of Fund Balance To Be Used To Reduce 2022/2023 Assessments.

AMENDED FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	500	479
NAV Tax Collection	345,356	349,760	349,760
Total Revenues	\$ 345,381	\$ 350,260	\$ 350,239
EXPENDITURES			
Principal Payments	150,000	150,000	150,000
Interest Payments	195,381	199,413	199,413
Transfer To Construction Fund	0	400	380
Total Expenditures	\$ 345,381	\$ 349,813	\$ 349,793
Excess/ (Shortfall)	\$ -	\$ 447	\$ 446

FUND BALANCE AS OF 9/30/21
FY 2021/2022 ACTIVITY
FUND BALANCE AS OF 9/30/22

\$403,801
\$447
\$404,248

Notes

Reserve Fund Balance = \$250,425*. Revenue Fund Balance = \$153,823*.

Revenue Fund Balance To Be Used To Make 11/1/2022 Interest Payment Of \$95,675.

* Approximate Amounts

Series 2006 Bond Information

Original Par Amount =	\$5,170,000	Annual Principal Payments Due:
Interest Rate =	5.38%	May 1st
Issue Date =	November 2006	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$3,560,000	

Miscellaneous Notices



Published in The Palm Beach Post on September 30, 2022

Location

Palm Beach County,

Notice Text

Notice of Public Hearing
and Regular Board Meeting of the
Vista Community
Development District

The Board of Supervisors of the Vista Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on October 13, 2022, 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 2022/2023 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

Sept 23, 30, 2022 #7804376

RESOLUTION NO. 2022-05

A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, the Vista Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 2022/2023 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 13th day of October, 2022.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Vista
Community Development District

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

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FINAL 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 FINAL 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 FINAL DEBT SERVICE 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				
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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