

Vista
Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

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

PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O & M Assessments	51,672
Debt Assessments	370,299
Other Revenues	0
Interest Income	360
TOTAL REVENUES	\$ 422,331
EXPENDITURES	
Engineering/Inspections	2,500
Management	21,732
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Arbitrage Rebate Fee	650
Insurance	6,600
Legal Advertisements	1,225
Miscellaneous	600
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 58,782
REVENUES LESS EXPENDITURES	\$ 363,549
Bond Payments	(348,081)
BALANCE	\$ 15,468
County Appraiser & Tax Collector Fee	(8,439)
Discounts For Early Payments	(16,879)
EXCESS/ (SHORTFALL)	\$ (9,850)
Carryover Balance From Prior Year	9,850
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O & M Assessments	54,892	52,812	51,672	Expenditures Less Interest & Carryover/.94
Debt Assessments	367,281	369,175	370,299	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	16	240	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 422,189	\$ 422,227	\$ 422,331	
EXPENDITURES				
Engineering/Inspections	4,350	2,500	2,500	No Change From 2022/2023 Budget
Management	20,496	21,108	21,732	CPI Adjustment (Capped at 3%)
Legal	5,800	8,000	8,000	No Change From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2022/2023 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2022/2023 Budget
Insurance	5,706	6,100	6,600	FY 2022/2023 Expenditure Was \$6,134
Legal Advertisements	637	1,250	1,225	\$25 Decrease From 2022/2023 Budget
Miscellaneous	25	625	600	\$25 Decrease From 2022/2023 Budget
Postage	58	225	225	No Change From 2022/2023 Budget
Office Supplies	220	350	350	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2022/2023 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
TOTAL EXPENDITURES	\$ 54,640	\$ 57,608	\$ 58,782	
REVENUES LESS EXPENDITURES	\$ 367,549	\$ 364,619	\$ 363,549	
Bond Payments	(349,760)	(347,025)	(348,081)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 17,789	\$ 17,594	\$ 15,468	
County Appraiser & Tax Collector Fee	(2,603)	(8,439)	(8,439)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(16,109)	(16,880)	(16,879)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (923)	\$ (7,725)	\$ (9,850)	
Carryover Balance From Prior Year	0	7,725	9,850	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (923)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,295	25	100	Projected Interest For 2023/2024
NAV Tax Collection	349,760	347,025	348,081	2024 P & I Payments Less Earned Interest
Total Revenues	\$ 351,055	\$ 347,050	\$ 348,181	
EXPENDITURES				
Principal Payments	150,000	160,000	170,000	Principal Payment Due In 2024
Interest Payments	199,413	187,050	178,181	Interest Payments Due In 2024
Transfer To Construction Fund	10,928	0	0	
Total Expenditures	\$ 360,341	\$ 347,050	\$ 348,181	
Excess/ (Shortfall)	\$ (9,286)	\$ -	\$ -	

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 1/1/23 =	\$3,710,000		

Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
O & M	\$ 138.85	\$ 104.10	\$ 110.14	\$ 106.05	\$ 103.77
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 743.42</u>	<u>\$ 737.30</u>	<u>\$ 741.32</u>	<u>\$ 743.58</u>
Total	\$ 884.03	\$ 847.52	\$ 847.44	\$ 847.37	\$ 847.35

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	498
-------------	-----