

Vista  
Community Development District

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

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**PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

|                                      | <b>FISCAL YEAR<br/>2024/2025<br/>BUDGET</b> |
|--------------------------------------|---|
| <b>REVENUES</b>                      |   |
| O & M Assessments                    | 56,186                                      |
| Debt Assessments                     | 365,754                                     |
| Other Revenues                       | 0   |
| Interest Income                      | 540   |
|                                      |   |
| <b>TOTAL REVENUES</b>                | <b>\$ 422,480</b>                           |
|                                      |   |
| <b>EXPENDITURES</b>                  |   |
| Engineering/Inspections              | 2,500                                       |
| Management                           | 22,380                                      |
| Legal                                | 8,000                                       |
| Assessment Roll                      | 6,000                                       |
| Audit Fees                           | 3,800                                       |
| Arbitrage Rebate Fee                 | 650   |
| Insurance                            | 7,200                                       |
| Legal Advertisements                 | 1,275                                       |
| Miscellaneous                        | 575   |
| Postage                              | 225   |
| Office Supplies                      | 350   |
| Dues & Subscriptions                 | 175   |
| Trustee Fee                          | 4,025                                       |
| Continuing Disclosure Fee            | 1,000                                       |
| Website Management                   | 2,000                                       |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 60,155</b>                            |
|                                      |   |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 362,325</b>                           |
|                                      |   |
| Bond Payments                        | (343,809)                                   |
|                                      |   |
| <b>BALANCE</b>                       | <b>\$ 18,516</b>                            |
|                                      |   |
| County Appraiser & Tax Collector Fee | (8,438)                                     |
| Discounts For Early Payments         | (16,878)                                    |
|                                      |   |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ (6,800)</b>                           |
|                                      |   |
| Carryover Balance From Prior Year    | 6,800                                       |
|                                      |   |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

|                                      | FISCAL YEAR<br>2022/2023<br>ACTUAL | FISCAL YEAR<br>2023/2024<br>BUDGET | FISCAL YEAR<br>2024/2025<br>BUDGET | COMMENTS                                   |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                      |                                    |                                    |                                    |  |
| O & M Assessments                    | 53,033                             | 51,672                             | 56,186                             | Expenditures Less Interest & Carryover/.94 |
| Debt Assessments                     | 369,177                            | 370,299                            | 365,754                            | Bond Payments/.94                          |
| Other Revenues                       | 0                                  | 0                                  | 0                                  |  |
| Interest Income                      | 3,503                              | 360                                | 540                                | Interest Projected At \$45 Per Month       |
| <b>TOTAL REVENUES</b>                | <b>\$ 425,713</b>                  | <b>\$ 422,331</b>                  | <b>\$ 422,480</b>                  |  |
| <b>EXPENDITURES</b>                  |                                    |                                    |                                    |  |
| Engineering/Inspections              | 0                                  | 2,500                              | 2,500                              | No Change From 2023/2024 Budget            |
| Management                           | 21,108                             | 21,732                             | 22,380                             | CPI Adjustment (Capped at 3%)              |
| Legal                                | 7,518                              | 8,000                              | 8,000                              | No Change From 2023/2024 Budget            |
| Assessment Roll                      | 6,000                              | 6,000                              | 6,000                              | As Per Contract                            |
| Audit Fees                           | 3,600                              | 3,700                              | 3,800                              | Accepted Amount For 2023/2024 Audit        |
| Arbitrage Rebate Fee                 | 650                                | 650                                | 650                                | No Change From 2023/2024 Budget            |
| Insurance                            | 6,134                              | 6,600                              | 7,200                              | FY 2023/2024 Expenditure Was \$6,594       |
| Legal Advertisements                 | 1,987                              | 1,225                              | 1,275                              | \$50 Increase From 2023/2024 Budget        |
| Miscellaneous                        | 60                                 | 600                                | 575                                | \$25 Decrease From 2023/2024 Budget        |
| Postage                              | 71                                 | 225                                | 225                                | No Change From 2023/2024 Budget            |
| Office Supplies                      | 166                                | 350                                | 350                                | No Change From 2023/2024 Budget            |
| Dues & Subscriptions                 | 175                                | 175                                | 175                                | No Change From 2023/2024 Budget            |
| Trustee Fee                          | 4,023                              | 4,025                              | 4,025                              | No Change From 2023/2024 Budget            |
| Continuing Disclosure Fee            | 1,000                              | 1,000                              | 1,000                              | No Change From 2023/2024 Budget            |
| Website Management                   | 2,000                              | 2,000                              | 2,000                              | No Change From 2023/2024 Budget            |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 54,492</b>                   | <b>\$ 58,782</b>                   | <b>\$ 60,155</b>                   |  |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 371,221</b>                  | <b>\$ 363,549</b>                  | <b>\$ 362,325</b>                  |  |
| Bond Payments                        | (351,257)                          | (348,081)                          | (343,809)                          | 2025 P & I Payments Less Earned Interest   |
| <b>BALANCE</b>                       | <b>\$ 19,964</b>                   | <b>\$ 15,468</b>                   | <b>\$ 18,516</b>                   |  |
| County Appraiser & Tax Collector Fee | (2,849)                            | (8,439)                            | (8,438)                            | Two Percent Of Total Assessment Roll       |
| Discounts For Early Payments         | (16,428)                           | (16,879)                           | (16,878)                           | Four Percent Of Total Assessment Roll      |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ 687</b>                      | <b>\$ (9,850)</b>                  | <b>\$ (6,800)</b>                  |  |
| Carryover Balance From Prior Year    | 0                                  | 9,850                              | 6,800                              | Carryover Balance From Prior Year          |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ 687</b>                      | <b>\$ -</b>                        | <b>\$ -</b>                        |  |

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

|                               | FISCAL YEAR<br>2022/2023 | FISCAL YEAR<br>2023/2024 | FISCAL YEAR<br>2024/2025 |  |
|-------------------------------|--------------------------|--------------------------|--------------------------|--|
| REVENUES                      | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                                 |
| Interest Income               | 17,433                   | 100                      | 500                      | Projected Interest For 2024/2025         |
| NAV Tax Collection            | 351,257                  | 348,081                  | 343,809                  | 2025 P & I Payments Less Earned Interest |
| <b>Total Revenues</b>         | <b>\$ 368,690</b>        | <b>\$ 348,181</b>        | <b>\$ 344,309</b>        |  |
| <b>EXPENDITURES</b>           |                          |                          |                          |  |
| Principal Payments            | 160,000                  | 170,000                  | 175,000                  | Principal Payment Due In 2025            |
| Interest Payments             | 191,350                  | 178,181                  | 168,909                  | Interest Payments Due In 2025            |
| Transfer To Construction Fund | 20,170                   | 0                        | 400                      |  |
| <b>Total Expenditures</b>     | <b>\$ 371,520</b>        | <b>\$ 348,181</b>        | <b>\$ 344,309</b>        |  |
| <b>Excess/ (Shortfall)</b>    | <b>\$ (2,830)</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 1/1/24 = | \$3,400,000   |                                 |                        |

## Vista Community Development District Assessment Comparison

|              | Fiscal Year<br>2020/2021<br><u>Assessment*</u> | Fiscal Year<br>2021/2022<br><u>Assessment*</u> | Fiscal Year<br>2022/2023<br><u>Assessment*</u> | Fiscal Year<br>2023/2024<br><u>Assessment*</u> | Fiscal Year<br>2024/2025<br><u>Projected Assessment*</u> |
|--------------|--|--|--|--|--|
| O & M        | \$ 104.10                                      | \$ 110.14                                      | \$ 106.05                                      | \$ 103.77                                      | \$ 112.83  |
| <u>Debt</u>  | <u>\$ 743.42</u>                               | <u>\$ 737.30</u>                               | <u>\$ 741.32</u>                               | <u>\$ 743.58</u>                               | <u>\$ 734.45</u>   |
| <b>Total</b> | <b>\$ 847.52</b>                               | <b>\$ 847.44</b>                               | <b>\$ 847.37</b>                               | <b>\$ 847.35</b>                               | <b>\$ 847.28</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