

Vista  
Community Development District

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

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

	<b>FISCAL YEAR 2024/2025 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 FINAL BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 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 FINAL DEBT SERVICE BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 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 2020/2021 <u>Assessment*</u>	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <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