

Vista
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	56,173
Debt Assessments	365,754
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 423,127
EXPENDITURES	
Engineering/Inspections	2,500
Management	23,028
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,900
Arbitrage Rebate Fee	650
Insurance	7,300
Legal Advertisements	1,250
Miscellaneous	550
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 60,953
REVENUES LESS EXPENDITURES	\$ 362,174
Bond Payments	(343,809)
BALANCE	\$ 18,365
County Appraiser & Tax Collector Fee	(8,438)
Discounts For Early Payments	(16,877)
EXCESS/ (SHORTFALL)	\$ (6,950)
Carryover Balance From Prior Year	6,950
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	52,062	56,186	56,173	Expenditures Less Interest & Carryover/.94
Debt Assessments	370,353	365,754	365,754	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	7,389	540	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 429,804	\$ 422,480	\$ 423,127	
EXPENDITURES				
Engineering/Inspections	5,125	2,500	2,500	No Change From 2024/2025 Budget
Management	21,732	22,380	23,028	CPI Adjustment
Legal	8,327	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,700	3,800	3,900	\$100 Increase From 2024/2025 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,200	7,300	FY 2024/2025 Expenditure Was \$6,858
Legal Advertisements	604	1,275	1,250	\$25 Decrease From 2024/2025 Budget
Miscellaneous	97	575	550	\$25 Decrease From 2024/2025 Budget
Postage	67	225	225	No Change From 2024/2025 Budget
Office Supplies	197	350	350	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL EXPENDITURES	\$ 60,291	\$ 60,155	\$ 60,953	
REVENUES LESS EXPENDITURES	\$ 369,513	\$ 362,325	\$ 362,174	
Bond Payments	(352,467)	(343,809)	(343,809)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 17,046	\$ 18,516	\$ 18,365	
County Appraiser & Tax Collector Fee	(2,446)	(8,438)	(8,438)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(16,337)	(16,878)	(16,877)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (1,737)	\$ (6,800)	\$ (6,950)	
Carryover Balance From Prior Year	0	6,800	6,950	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (1,737)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,306	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	352,467	343,809	343,809	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 373,773	\$ 344,309	\$ 345,009	
EXPENDITURES				
Principal Payments	170,000	175,000	185,000	Principal Payment Due In 2026
Interest Payments	182,750	168,909	159,234	Interest Payments Due In 2026
Transfer To Construction Fund	11,373	400	775	
Total Expenditures	\$ 364,123	\$ 344,309	\$ 345,009	
Excess/ (Shortfall)	\$ 9,650	\$ -	\$ -	

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 1/1/25 =	\$3,230,000		

Vista Community Development District Assessment Comparison

	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Projected Assessment*</u>
O & M	\$ 110.14	\$ 106.05	\$ 103.77	\$ 112.83	\$ 112.80
<u>Debt</u>	<u>\$ 737.30</u>	<u>\$ 741.32</u>	<u>\$ 743.58</u>	<u>\$ 734.45</u>	<u>\$ 734.45</u>
Total	\$ 847.44	\$ 847.37	\$ 847.35	\$ 847.28	\$ 847.25

* 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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