

Vista  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

# **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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                                      | <b>FISCAL YEAR<br/>2026/2027<br/>BUDGET</b> |
|--------------------------------------|---|
| <b>REVENUES</b>                      |   |
| O & M Assessments                    | 56,154                                      |
| Debt Assessments                     | 365,754                                     |
| Other Revenues                       | 0   |
| Interest Income                      | 1,320                                       |
|                                      |   |
| <b>TOTAL REVENUES</b>                | <b>\$ 423,228</b>                           |
|                                      |   |
| <b>EXPENDITURES</b>                  |   |
| Engineering/Inspections              | 2,500                                       |
| Management                           | 23,640                                      |
| Legal                                | 9,000                                       |
| Assessment Roll                      | 6,000                                       |
| Audit Fees                           | 3,700                                       |
| Arbitrage Rebate Fee                 | 650   |
| Insurance                            | 7,800                                       |
| Legal Advertisements                 | 1,300                                       |
| Miscellaneous                        | 500   |
| 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>\$ 62,865</b>                            |
|                                      |   |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 360,363</b>                           |
|                                      |   |
| Bond Payments                        | (343,809)                                   |
|                                      |   |
| <b>BALANCE</b>                       | <b>\$ 16,554</b>                            |
|                                      |   |
| County Appraiser & Tax Collector Fee | (8,438)                                     |
| Discounts For Early Payments         | (16,876)                                    |
|                                      |   |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ (8,760)</b>                           |
|                                      |   |
| Carryover Balance From Prior Year    | 8,760                                       |
|                                      |   |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                                      | FISCAL YEAR<br>2024/2025<br>ACTUAL | FISCAL YEAR<br>2025/2026<br>BUDGET | FISCAL YEAR<br>2026/2027<br>BUDGET | COMMENTS                                   |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                      |                                    |                                    |                                    |  |
| O & M Assessments                    | 56,517                             | 56,173                             | 56,154                             | Expenditures Less Interest & Carryover/.94 |
| Debt Assessments                     | 365,850                            | 365,754                            | 365,754                            | Bond Payments/.94                          |
| Other Revenues                       | 0                                  | 0                                  | 0                                  |  |
| Interest Income                      | 4,864                              | 1,200                              | 1,320                              | Interest Projected At \$110 Per Month      |
|                                      |                                    |                                    |                                    |  |
| <b>TOTAL REVENUES</b>                | <b>\$ 427,231</b>                  | <b>\$ 423,127</b>                  | <b>\$ 423,228</b>                  |  |
|                                      |                                    |                                    |                                    |  |
| <b>EXPENDITURES</b>                  |                                    |                                    |                                    |  |
| Engineering/Inspections              | 7,750                              | 2,500                              | 2,500                              | No Change From 2025/2026 Budget            |
| Management                           | 22,380                             | 23,028                             | 23,640                             | CPI Adjustment                             |
| Legal                                | 10,883                             | 8,000                              | 9,000                              | \$1,000 Increase From 2025/2026 Budget     |
| Assessment Roll                      | 6,000                              | 6,000                              | 6,000                              | As Per Contract                            |
| Audit Fees                           | 3,800                              | 3,900                              | 3,700                              | Accepted Amount Of 2025/2026 Ausit         |
| Arbitrage Rebate Fee                 | 650                                | 650                                | 650                                | No Change From 2025/2026 Budget            |
| Insurance                            | 6,858                              | 7,300                              | 7,800                              | FY 2025/2026 Expenditure Was \$7,269       |
| Legal Advertisements                 | 1,467                              | 1,250                              | 1,300                              | \$50 Increase From 2025/2026 Budget        |
| Miscellaneous                        | 86                                 | 550                                | 500                                | \$50 Decrease From 2025/2026 Budget        |
| Postage                              | 77                                 | 225                                | 225                                | No Change From 2025/2026 Budget            |
| Office Supplies                      | 297                                | 350                                | 350                                | No Change From 2025/2026 Budget            |
| Dues & Subscriptions                 | 175                                | 175                                | 175                                | No Change From 2025/2026 Budget            |
| Trustee Fee                          | 4,023                              | 4,025                              | 4,025                              | No Change From 2025/2026 Budget            |
| Continuing Disclosure Fee            | 1,000                              | 1,000                              | 1,000                              | No Change From 2025/2026 Budget            |
| Website Management                   | 2,000                              | 2,000                              | 2,000                              | No Change From 2025/2026 Budget            |
| <b>TOTAL EXPENDITURES</b>            | <b>\$ 67,446</b>                   | <b>\$ 60,953</b>                   | <b>\$ 62,865</b>                   |  |
|                                      |                                    |                                    |                                    |  |
| <b>REVENUES LESS EXPENDITURES</b>    | <b>\$ 359,785</b>                  | <b>\$ 362,174</b>                  | <b>\$ 360,363</b>                  |  |
|                                      |                                    |                                    |                                    |  |
| Bond Payments                        | (348,815)                          | (343,809)                          | (343,809)                          | 2027 P & I Payments Less Earned Interest   |
|                                      |                                    |                                    |                                    |  |
| <b>BALANCE</b>                       | <b>\$ 10,970</b>                   | <b>\$ 18,365</b>                   | <b>\$ 16,554</b>                   |  |
|                                      |                                    |                                    |                                    |  |
| County Appraiser & Tax Collector Fee | (2,354)                            | (8,438)                            | (8,438)                            | Two Percent Of Total Assessment Roll       |
| Discounts For Early Payments         | (15,617)                           | (16,877)                           | (16,876)                           | Four Percent Of Total Assessment Roll      |
|                                      |                                    |                                    |                                    |  |
| <b>EXCESS/ (SHORTFALL)</b>           | <b>\$ (7,001)</b>                  | <b>\$ (6,950)</b>                  | <b>\$ (8,760)</b>                  |  |
|                                      |                                    |                                    |                                    |  |
| Carryover Balance From Prior Year    | 0                                  | 6,950                              | 8,760                              | Carryover Balance From Prior Year          |
|                                      |                                    |                                    |                                    |  |
| <b>NET EXCESS/ (SHORTFALL)</b>       | <b>\$ (7,001)</b>                  | <b>\$ -</b>                        | <b>\$ -</b>                        |  |

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**VISTA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                               | FISCAL YEAR<br>2024/2025<br>ACTUAL | FISCAL YEAR<br>2025/2026<br>BUDGET | FISCAL YEAR<br>2026/2027<br>BUDGET | COMMENTS                                 |
|-------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>               |                                    |                                    |                                    |  |
| Interest Income               | 18,571                             | 1,200                              | 1,400                              | Projected Interest For 2026/2027         |
| NAV Tax Collection            | 348,815                            | 343,809                            | 343,809                            | 2027 P & I Payments Less Earned Interest |
| <b>Total Revenues</b>         | <b>\$ 367,386</b>                  | <b>\$ 345,009</b>                  | <b>\$ 345,209</b>                  |  |
|                               |                                    |                                    |                                    |  |
| <b>EXPENDITURES</b>           |                                    |                                    |                                    |  |
| Principal Payments            | 175,000                            | 185,000                            | 195,000                            | Principal Payment Due In 2027            |
| Interest Payments             | 173,613                            | 159,234                            | 149,009                            | Interest Payments Due In 2027            |
| Transfer To Construction Fund | 32,709                             | 775                                | 1,200                              |  |
| <b>Total Expenditures</b>     | <b>\$ 381,322</b>                  | <b>\$ 345,009</b>                  | <b>\$ 345,209</b>                  |  |
|                               |                                    |                                    |                                    |  |
| <b>Excess/ (Shortfall)</b>    | <b>\$ (13,936)</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 1/1/26 = | \$3,055,000   |                                 |                        |

## Vista Community Development District Assessment Comparison

|             | 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>Assessment*</u> | Fiscal Year<br>2025/2026<br><u>Assessment*</u> | Fiscal Year<br>2026/2027<br><u>Projected Assessment*</u> |
|-------------|--|--|--|--|--|
| O & M       | \$ 106.05                                      | \$ 103.77                                      | \$ 112.83                                      | \$ 112.80                                      | \$ 112.77  |
| <u>Debt</u> | <u>\$ 741.32</u>                               | <u>\$ 743.58</u>                               | <u>\$ 734.45</u>                               | <u>\$ 734.45</u>                               | <u>\$ 734.45</u>   |
| Total       | \$ 847.37                                      | \$ 847.35                                      | \$ 847.28                                      | \$ 847.25                                      | \$ 847.22  |

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 498