

Crestview II
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	66,586
Maintenance Assessments	42,713
Debt Assessments	97,659
Interest Income	900
TOTAL REVENUES	\$ 207,858
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance	5,700
General Community Maintenance	500
Lawn Maintenance	15,000
Fountain Maintenance & Upkeep	3,400
Electric/FPL - Fountains	10,000
Engineering/Inspections	1,250
Storm Drainage/Class V Permit	3,500
Lake Bank - Erosion Control	300
Maintenance/Contingency	500
TOTAL MAINTENANCE EXPENDITURES	\$ 40,150
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	1,875
Payroll Taxes (Employer)	145
Management	32,556
Secretarial & Field Operations	5,400
Legal	9,250
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,100
Legal Advertisements	2,500
Miscellaneous	850
Postage	250
Office Supplies	300
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,951
TOTAL EXPENDITURES	\$ 117,101
REVENUES LESS EXPENDITURES	\$ 90,757
Bond Payments	(91,800)
BALANCE	\$ (1,043)
County Appraiser & Tax Collector Fee	(4,139)
Discounts For Early Payments	(8,278)
EXCESS/ (SHORTFALL)	\$ (13,460)
Carryover From Prior Year	13,460
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CRESTVIEW II 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				
Administrative Assessments	76,344	69,472	66,586	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	33,777	39,840	42,713	Expenditures/.94
Debt Assessments	97,659	97,659	97,659	Bond Payments/.94
Interest Income	5,226	360	900	Interest Projected At \$75 Per Month
TOTAL REVENUES	\$ 213,006	\$ 207,331	\$ 207,858	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance	5,935	5,500	5,700	\$200 Increase From 2024/2025 Budget
General Community Maintenance	300	500	500	No Change From 2024/2025 Budget
Lawn Maintenance	13,193	15,000	15,000	No Change From 2024/2025 Budget
Fountain Maintenance & Upkeep	780	4,400	3,400	\$1,000 Decrease From 2024/2025 Budget
Electric/FPL - Fountains	9,512	10,000	10,000	No Change From 2024/2025 Budget
Engineering/Inspections	1,100	1,250	1,250	No Change From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Lake Bank - Erosion Control	0	300	300	No Change From 2024/2025 Budget
Maintenance/Contingency	0	500	500	Maintenance/Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 30,820	\$ 37,450	\$ 40,150	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	225	1,875	1,875	Supervisor Fees
Payroll Taxes (Employer)	17	145	145	Supervisor Fees * 7.65%
Management	30,732	31,644	32,556	CPI Adjustment
Secretarial & Field Operations	5,400	5,400	5,400	No Change From 2024/2025 Budget
Legal	7,528	9,250	9,250	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,900	4,000	3,700	Accepted Amount For 2024/2025 Budget
Insurance	7,140	7,880	8,100	Fiscal Year 2024/2025 Expenditure Was \$7,608
Legal Advertisements	2,432	2,000	2,500	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	481	950	850	\$100 Decrease From 2024/2025 Budget
Postage	172	250	250	No Change From 2024/2025 Budget
Office Supplies	191	325	300	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,243	\$ 75,744	\$ 76,951	
TOTAL EXPENDITURES	\$ 101,063	\$ 113,194	\$ 117,101	
REVENUES LESS EXPENDITURES	\$ 111,943	\$ 94,137	\$ 90,757	
Bond Payments	(93,281)	(91,800)	(91,800)	2026 Principal & Interest Payments
BALANCE	\$ 18,662	\$ 2,337	\$ (1,043)	
County Appraiser & Tax Collector Fee	(2,002)	(4,139)	(4,139)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(7,282)	(8,278)	(8,278)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 9,378	\$ (10,080)	\$ (13,460)	
Carryover From Prior Year	0	10,080	13,460	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 9,378	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CRESTVIEW II 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	3,475	400	600	Projected Interest For 2025/2026
NAV Tax Collection	93,281	91,800	91,800	Maximum Debt Service Collection
Total Revenues	\$ 96,756	\$ 92,200	\$ 92,400	
EXPENDITURES				
Principal Payments	54,000	53,000	56,000	Principal Payments Due In 2026
Interest Payments	36,715	34,703	32,920	Interest Payments Due In 2026
Bond Redemption	0	4,497	3,480	Estimated Excess Debt Collections
Total Expenditures	\$ 90,715	\$ 92,200	\$ 92,400	
Excess/ (Shortfall)	\$ 6,041	\$ -	\$ -	

Series 2020 Bond Refunding Information

Original Par Amount =	\$1,105,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.5% - 4%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2020		
Maturity Date =	May 2037		
 Par Amount As Of 1/1/25 =	 \$904,000		

Crestview II Community Development District Assessment Comparison

	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Projected Assessment*</u>
Administrative	\$ 618.17	\$ 629.50	\$ 578.94	\$ 554.89
Maintenance	\$ 292.91	\$ 281.48	\$ 332.01	\$ 355.95
<u>Debt</u>	<u>\$ 813.83</u>	<u>\$ 813.83</u>	<u>\$ 813.83</u>	<u>\$ 813.83</u>
Total	\$ 1,724.91	\$ 1,724.81	\$ 1,724.78	\$ 1,724.67

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units 120