

Crestview II  
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
<b>REVENUES</b>	
Administrative Assessments	82,108
Maintenance Assessments	55,266
Debt Assessments	96,845
Interest Income	1,020
<b>TOTAL REVENUES</b>	<b>\$ 235,239</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Aquatic Maintenance	6,500
General Community Maintenance	500
Lawn Maintenance	15,000
Fountain Maintenance & Upkeep	14,400
Electric/FPL - Fountains	10,000
Engineering/Inspections	1,250
Storm Drainage/Class V Permit	3,500
Lake Bank - Erosion Control	300
Maintenance/Contingency	500
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 51,950</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	1,875
Payroll Taxes (Employer)	145
Management	33,432
Secretarial & Field Operations	5,400
Legal	9,250
Assessment Roll	6,000
Audit Fees	3,800
Insurance	8,200
Legal Advertisements	2,750
Miscellaneous	800
Postage	250
Office Supplies	275
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 78,202</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 130,152</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 105,087</b>
Bond Payments	(91,035)
<b>BALANCE</b>	<b>\$ 14,052</b>
County Appraiser & Tax Collector Fee	(4,685)
Discounts For Early Payments	(9,367)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	69,626	66,586	82,108	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	39,509	42,713	55,266	Expenditures/.94
Debt Assessments	96,844	97,659	96,845	Bond Payments/.94
Interest Income	3,805	900	1,020	Interest Projected At \$85 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 209,784</b>	<b>\$ 207,858</b>	<b>\$ 235,239</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Aquatic Maintenance	6,480	5,700	6,500	\$800 Decrease From 2025/2026 Budget
General Community Maintenance	0	500	500	No Change From 2025/2026 Budget
Lawn Maintenance	13,654	15,000	15,000	No Change From 2025/2026 Budget
Fountain Maintenance & Upkeep	2,218	3,400	14,400	\$11,000 Increase From 2025/2026 Budget
Electric/FPL - Fountains	10,544	10,000	10,000	No Change From 2025/2026 Budget
Engineering/Inspections	1,825	1,250	1,250	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Lake Bank - Erosion Control	0	300	300	No Change From 2025/2026 Budget
Maintenance/Contingency	0	500	500	Maintenance/Contingency
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 34,721</b>	<b>\$ 40,150</b>	<b>\$ 51,950</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	675	1,875	1,875	Supervisor Fees
Payroll Taxes (Employer)	132	145	145	Supervisor Fees * 7.65%
Management	31,644	32,556	33,432	CPI Adjustment
Secretarial & Field Operations	5,400	5,400	5,400	No Change From 2025/2026 Budget
Legal	8,080	9,250	9,250	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2025/2026 Audit
Insurance	7,608	8,100	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,606
Legal Advertisements	3,144	2,500	2,750	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	677	850	800	\$50 Decrease From 2025/2026 Budget
Postage	55	250	250	No Change From 2025/2026 Budget
Office Supplies	228	300	275	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 73,268</b>	<b>\$ 76,951</b>	<b>\$ 78,202</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 107,989</b>	<b>\$ 117,101</b>	<b>\$ 130,152</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 101,795</b>	<b>\$ 90,757</b>	<b>\$ 105,087</b>	
Bond Payments	(92,561)	(91,800)	(91,035)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 9,234</b>	<b>\$ (1,043)</b>	<b>\$ 14,052</b>	
County Appraiser & Tax Collector Fee	(1,986)	(4,139)	(4,685)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(7,097)	(8,278)	(9,367)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 151</b>	<b>\$ (13,460)</b>	<b>\$ -</b>	
Carryover From Prior Year	0	13,460	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 151</b>	<b>\$ -</b>	<b>\$ -</b>	

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

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	3,078	600	800	Projected Interest For 2026/2027
NAV Tax Collection	92,561	91,800	91,035	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 95,639</b>	<b>\$ 92,400</b>	<b>\$ 91,835</b>	
<b>EXPENDITURES</b>				
Principal Payments	53,000	56,000	60,000	Principal Payments Due In 2027
Interest Payments	35,365	32,920	30,600	Interest Payments Due In 2027
Bond Redemption	0	3,480	1,235	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 88,365</b>	<b>\$ 92,400</b>	<b>\$ 91,835</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 7,274</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/26 = \$851,000

# Crestview II Community Development District Assessment Comparison

	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
Administrative	\$ 629.50	\$ 578.94	\$ 554.89	<b>\$ 684.25</b>
Maintenance	\$ 281.48	\$ 332.01	\$ 355.95	<b>\$ 460.56</b>
<u>Debt</u>	<u>\$ 813.83</u>	<u>\$ 813.83</u>	<u>\$ 813.83</u>	<u><b>\$ 813.83</b></u>
Total	\$ 1,724.81	\$ 1,724.78	\$ 1,724.67	<b>\$ 1,958.64</b>

\* Assessments Include the Following :

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

Community Information:

Total Units	120
Total Units	120
Less Prepayments	<u>1</u>
Units Billed For Debt	119