

Crestview West Community Development District

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

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	59,137
Maintenance Assessments	2,234
Debt Assessments	168,769
Other Revenues	0
Interest	840
TOTAL REVENUES	\$ 230,980
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering - Annual Report/Inspections	1,100
Special Projects	500
Miscellaneous Maintenance	500
TOTAL MAINTENANCE EXPENDITURES	\$ 2,100
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes	306
Management	21,348
Legal	7,000
Assessment Roll	6,500
Audit Fees	3,700
Insurance	7,300
Legal Advertisements	2,750
Miscellaneous	575
Postage	200
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,000
Continuing Disclosure Fee	350
Website Management	1,450
Administrative Contingency	150
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 59,154
TOTAL EXPENDITURES	\$ 61,254
REVENUES LESS EXPENDITURES	\$ 169,726
Bond Payments	(158,643)
BALANCE	\$ 11,083
County Appraiser & Tax Collector Fee	(4,602)
Discounts For Early Payments	(9,206)
EXCESS/ (SHORTFALL)	\$ (2,725)
Carryover From Prior Year	2,725
NET EXCESS/ (SHORTFALL)	\$ 0

DETAILED PROPOSED BUDGET
CRESTVIEW WEST 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	59,850	59,148	59,137	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	2,234	2,234	2,234	Expenditures/.94
Debt Assessments	168,769	168,769	168,769	Bond Payments/.94
Other Revenues	0	0	0	
Interest	2,961	480	840	Estimated At \$70 Per Month
TOTAL REVENUES	\$ 233,814	\$ 230,631	\$ 230,980	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering - Annual Report/Inspections	1,100	1,000	1,100	\$100 Increase From 2024/2025 Budget
Special Projects	0	600	500	\$100 Decrease From 2024/2025 Budget
Miscellaneous Maintenance	0	500	500	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 1,100	\$ 2,100	\$ 2,100	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,600	4,000	4,000	Supervisor Fees
Payroll Taxes	275	306	306	Supervisor Fees * 7.65%
Management	20,148	20,748	21,348	CPI Adjustment
Legal	7,490	7,000	7,000	No Change From 2024/2025 Budget
Assessment Roll	6,500	6,500	6,500	As Per Contract
Audit Fees	3,900	4,000	3,700	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,300	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	3,610	1,750	2,750	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	439	600	575	\$25 Decrease From 2024/2025 Budget
Postage	119	200	200	No Change From 2024/2025 Budget
Office Supplies	301	375	350	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,000	3,000	3,000	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	1,450	1,450	1,450	No Change From 2024/2025 Budget
Administrative Contingency	0	150	150	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,951	\$ 57,704	\$ 59,154	
TOTAL EXPENDITURES	\$ 59,051	\$ 59,804	\$ 61,254	
REVENUES LESS EXPENDITURES	\$ 174,763	\$ 170,827	\$ 169,726	
Bond Payments	(161,229)	(158,643)	(158,643)	2026 P & I Payments
BALANCE	\$ 13,534	\$ 12,184	\$ 11,083	
County Appraiser & Tax Collector Fee	(2,225)	(4,603)	(4,602)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,062)	(9,206)	(9,206)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,247	\$ (1,625)	\$ (2,725)	
Carryover From Prior Year	0	1,625	2,725	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,247	\$ 0	\$ 0	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

CRESTVIEW WEST 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	8,479	600	1,200	Projected Interest For 2025/2026
NAV Tax Collection	161,229	158,643	158,643	Maximum Debt Service Collection
Total Revenues	\$ 169,708	\$ 159,243	\$ 159,843	
EXPENDITURES				
Principal Payments	56,000	60,000	63,000	Principal Payments Due In 2026
Interest Payments	101,270	97,950	95,500	Interest Payments Due In 2026
Bond Redemption	0	1,293	1,343	Estimated Excess Debt Collections
Total Expenditures	\$ 157,270	\$ 159,243	\$ 159,843	
Excess/ (Shortfall)	\$ 12,438	\$ -	\$ -	

Series 2014 Bond Information

Original Par Amount =	\$2,462,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2014		
Maturity Date =	November 2044		

Par Amount As Of 1/1/25 = \$1,971,000

Crestview West Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative	\$ 439.33	\$ 519.27	\$ 518.99	\$ 518.85	\$ 518.76
Maintenance	\$ 19.60	\$ 19.60	\$ 19.60	\$ 19.60	\$ 19.60
Debt	\$ 1,480.43	\$ 1,480.43	\$ 1,480.43	\$ 1,480.43	\$ 1,480.43
Total	\$ 1,939.36	\$ 2,019.30	\$ 2,019.02	\$ 2,018.88	\$ 2,018.79

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 114