



CITY of CRESTVIEW

CITY COUNCIL

CRESTVIEW UNLIMITED ANNUAL MEETING

January 12, 2026

5:00 PM

COUNCIL CHAMBERS

1. **Call to Order**
2. **Approve Agenda**
3. **Presentations and Reports**
 - 3.1. Financial Update
4. **Resolutions**
 - 4.1. Resolution 2026-06
5. **Action Items**
6. **Comments from the Mayor and Council**
7. **Comments from the Audience**
8. **Adjournment**

The Presentations section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. All Action Items are for staff and elected officials only and must be submitted for approval no later than Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a yellow card. The card must be submitted to the City Clerk. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Girard, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option 2 within 48 hours of the scheduled meeting. Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.



Staff Report

CITY COUNCIL MEETING DATE: January 12, 2026

TYPE OF AGENDA ITEM: Presentation

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Jessica Leavins, City Manager, Gina Toussaint, Finance Director, Wendy Tarpley, Financial Management Analyst
DATE: 01/08/2026
SUBJECT: Financial Update

BACKGROUND:

Great Life Golf, LLC, the management company for Blackwater Golf Club, prepares the monthly financial statements, which are then reviewed by the City's finance team.

DISCUSSION:

The Statement of Revenues, Expenses, and Changes in Net Position for the years ending September 30, 2024, and September 30, 2025, may be reviewed by clicking on this [link](#).

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability- Achieve long term financial sustainability

Organizational Capacity, Effectiveness & Efficiency- To efficiently & effectively provide the highest quality of public services

Infrastructure- Satisfy current and future infrastructure needs

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

For discussion purposes.

RECOMMENDED ACTION

No action required.

Attachments

None



Staff Report

CITY COUNCIL MEETING DATE: January 12, 2026

TYPE OF AGENDA ITEM: Resolution

TO: Mayor and City Council
CC: City Manager, City Clerk, Staff and Attorney
FROM: Jessica Leavins, City Manager, Wendy Tarpley, Financial Management Analyst, Gina Toussaint, Finance Director
DATE: 01/08/2026
SUBJECT: Resolution 2026-06

BACKGROUND:

The Crestview Unlimited FY 2026 budget was adopted as part of the City's annual budget for the current fiscal year on September 22, 2025. As the fiscal year progresses, adjustments are sometimes necessary to reflect updated revenue and expenditures.

DISCUSSION:

The proposed budget amendment reflects higher-than-anticipated golf course revenues and provides for the corresponding expenditures represented in the attachment Exhibit A.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;

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Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

The budget amendment increases Crestview Unlimited's original budget amount by \$76,600.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve Resolution 2026-06.

Attachments

1. Exhibit A - Crestview Unlimited Revised Budget

RESOLUTION: 2026- 6

**A RESOLUTION OF CRESTVIEW UNLIMITED, INC., AMENDING
THE FISCAL YEAR 2026 CRESTVIEW UNLIMITED BUDGET TO
MORE ACCURATELY REFLECT REVENUES AND
APPROPRIATIONS**

WHEREAS, The Board of Directors has determined that it is in the best interest of Crestview Unlimited, Inc. (the "Corporation") to amend its budget for the fiscal year 2026; and

WHEREAS, The Corporation's budget needs to be amended to reflect such change.

NOW THEREFORE BE IT RESOLVED that:

1. The Crestview Unlimited budget is amended to accurately reflect estimated revenues and appropriations, a copy of which is attached hereto.
2. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF JANUARY 2026.

CRESTVIEW UNLIMITED, INC.

Jessica Leavins, Manager

Attest:

Natasha S. Peacock, Corporate Secretary

Blackwater Golf Club
2025 -2026 Budget
Income Statement Summary

	October	1st QTR November	December	January	2nd QTR February	March	April	3rd QTR May	June	July	4th QTR August	September	Revised TOTAL	Previous Totals	Change
ROUNDS	2,100	1,700	1,700	1,800	2,600	2,400	2,000	2,000	1,700	1,700	1,700	2,100	23,500		
AVERAGE PER ROUND	57.74	70.44	66.59	62.07	48.35	52.84	64.50	65.38	70.89	66.77	68.24	55.60	61.49		
COURSE REVENUES															
DUES	42,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	39,000.00	39,000.00	39,000.00	39,000.00	478,000.00	395,650.00	82,350.00
INITIATION FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GREENS FEES	55,000.00	54,000.00	48,000.00	46,000.00	62,000.00	62,000.00	63,000.00	64,000.00	56,000.00	50,000.00	52,000.00	52,000.00	664,000.00	659,000.00	5,000.00
CART FEES	750.00	750.00	750.00	750.00	750.00	750.00	750.00	1,000.00	750.00	750.00	750.00	1,000.00	9,500.00	9,250.00	250.00
RANGE	19,000.00	20,500.00	20,000.00	19,000.00	18,200.00	19,000.00	20,000.00	20,500.00	20,500.00	19,500.00	20,000.00	20,500.00	236,700.00	247,700.00	(11,000.00)
OTHER PRO SHOP INCOME	30.00	30.00	30.00	1,500.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	1,830.00	1,830.00	
OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
HOTEL / VILLA INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL COURSE REVENUES	116,780.00	115,280.00	108,780.00	107,250.00	120,980.00	121,780.00	123,780.00	125,530.00	116,280.00	109,280.00	111,780.00	112,530.00	1,390,030.00	1,313,430.00	76,600.00
	96.31%	96.26%	96.09%	95.99%	96.24%	96.04%	95.95%	96. %	96.49%	96.28%	96.36%	96.38%	96.2%		5.8%
MERCHANDISE															
SALES	4,475.00	4,475.00	4,425.00	4,475.00	4,725.00	5,025.00	5,225.00	5,225.00	4,225.00	4,225.00	4,225.00	4,225.00	54,950.00	54,950.00	0.00
COST OF SALES	2,875.00	2,455.00	2,175.00	2,647.50	2,647.50	3,225.00	3,155.00	3,015.00	2,647.50	2,402.50	2,402.50	2,402.50	32,050.00	32,050.00	0.00
COGS %	64.25%	54.86%	49.15%	59.16%	56.03%	64.18%	60.38%	57.7%	62.66%	56.86%	56.86%	56.86%	58.33%		
GROSS PROFIT MERCHANDISE	1,600.00	2,020.00	2,250.00	1,827.50	2,077.50	1,800.00	2,070.00	2,210.00	1,577.50	1,822.50	1,822.50	1,822.50	22,900.00	22,900.00	0.00
															0%
FOOD & BEVERAGE															
SALES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
COST OF SALES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
COGS %	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
OTHER F&B INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROSS PROFIT FOOD & BEVERAGE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
LABOR															
GOLF OPERATIONS LABOR	23,507.66	23,436.60	23,582.66	23,967.64	22,103.59	24,037.37	23,419.73	24,082.66	23,369.13	23,512.93	23,461.20	23,490.58	281,971.75	279,766.87	2,204.88
HOTEL / VILLA LABOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F&B LABOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MAINTENANCE LABOR	28,348.53	28,043.49	28,921.94	28,921.94	26,286.59	28,921.94	28,043.49	28,921.94	28,043.49	28,921.94	28,526.02	28,439.41	340,340.71	327,726.54	12,614.17
POOL LABOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TENNIS LABOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BUILDING MAINTENANCE LABOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MARKETING LABOR	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	1,800.00	0.00
ADMINISTRATIVE LABOR	10,031.20	10,031.20	10,669.94	10,669.94	10,669.94	10,669.94	10,669.94	10,669.94	10,669.94	10,669.94	10,669.94	10,669.94	126,761.76	114,526.10	12,235.66
TOTAL LABOR	62,037.39	61,661.29	63,324.53	63,709.51	59,210.12	63,779.24	62,283.16	63,824.53	62,232.56	63,254.80	62,807.15	62,749.93	750,874.22	723,819.51	27,054.71
	51.16%	51.49%	55.94%	57.02%	47.1%	50.3%	48.28%	48.81%	51.64%	55.73%	54.14%	53.74%	51.96%		3.7%
EXPENSES															
PRO SHOP EXPENSE	3,781.60	9,031.60	3,781.60	4,731.60	6,781.60	4,806.60	7,031.60	6,531.60	3,781.60	6,531.60	3,781.60	10,531.60	71,104.20	60,679.20	10,425.00
HOTEL / VILLA EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OTHER F&B EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
COURSE MAINTENANCE EXPENSE	40,314.54	18,106.94	16,840.58	19,871.11	26,572.12	29,595.33	29,786.32	27,945.53	40,277.76	24,576.45	27,497.84	22,060.23	323,444.75	313,944.77	9,499.98
POOL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TENNIS EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BUILDING MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MARKETING EXPENSE	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	550.00	6,600.00	6,600.00	0.00
ADMINISTRATIVE EXPENSE	8,450.25	8,380.05	9,151.85	8,397.47	8,020.99	8,964.60	8,970.00	8,860.65	8,441.48	8,432.03	8,405.03	8,675.03	103,149.43	103,149.43	0.00
TOTAL DEPARTMENTAL EXPENSES	53,096.39	36,068.59	30,324.03	33,550.18	41,924.71	43,916.53	46,337.92	43,887.78	53,050.84	40,090.08	40,234.47	41,816.86	504,298.38	484,373.40	19,924.98

Blackwater Golf Club
2025 -2026 Budget
Income Statement Summary

Income Statement Summary																4.1%
TOTAL GROSS REVENUES	121,255.00	119,755.00	113,205.00	111,725.00	125,705.00	126,805.00	129,005.00	130,755.00	120,505.00	113,505.00	116,005.00	116,755.00	1,444,980.00	1,368,380.00	76,600.00	
TOTAL EXPENSES	118,008.78	100,184.88	95,823.56	99,907.19	103,782.33	110,920.77	111,776.08	110,727.31	117,930.90	105,747.38	105,444.12	106,969.29	1,287,222.60	1,240,242.91	46,979.69	
COURSE OPERATING INCOME (LOSS)	3,246.22	19,570.12	17,381.44	11,817.81	21,922.67	15,884.23	17,228.92	20,027.69	2,574.10	7,757.62	10,560.88	9,785.71	157,757.40	128,137.09	29,620.31	
	2.68%	16.34%	15.35%	10.58%	17.44%	12.53%	13.36%	15.32%	2.14%	6.83%	9.1%	8.38%	10.92%		23.12%	
EXTRAORDINARY EXPENSES	0.00	0.00	0.00	0.00	0.00	3,835.43	3,835.43	3,835.43	3,835.43	3,835.43	3,835.43	3,835.43	26,848.01	0.00	26,848.01	
GAIN / (LOSS) ON SALE OF ASSETS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
CAPEX/MINORITY INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
CART LEASE	4,563.32	5,628.50	5,643.72	5,659.00	5,674.33	5,689.71	5,705.14	5,720.62	5,736.16	5,751.74	5,767.38	5,783.07	67,322.69	67,322.69	0.00	
MANAGEMENT FEE	3,895.20	3,791.20	3,527.20	3,817.00	4,264.20	4,657.20	4,665.20	4,503.20	3,882.20	3,868.20	3,828.20	4,228.20	48,927.20	48,927.20	0.00	
OTHER INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
INTEREST INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
REAL ESTATE PROPERTY LEASE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
EBITDA (LOSS)	(5,212.30)	10,150.42	8,210.52	2,341.81	11,984.14	1,701.89	3,023.15	5,968.44	(10,879.69)	(5,697.75)	(2,870.13)	(4,060.99)	14,659.50	11,887.20	2,772.30	
INTEREST	1,243.15	1,213.24	1,183.24	1,153.13	1,122.93	1,092.62	1,062.21	1,031.71	1,001.09	970.39	939.57	908.65	12,921.93	12,921.93	23.3%	
INTEREST-AUTO & CAPITAL LEASES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
INTEREST LOAN FEE AMORTIZATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
EBTDA (LOSS)	(6,455.45)	8,937.18	7,027.28	1,188.68	10,861.21	609.27	1,960.94	4,936.73	(11,880.78)	(6,668.14)	(3,809.70)	(4,969.64)	1,737.57	(1,034.73)	2,772.30	
DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
AMORTIZATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
INCOME TAX EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
NET PROFIT (LOSS)	(6,455.45)	8,937.18	7,027.28	1,188.68	10,861.21	609.27	1,960.94	4,936.73	(11,880.78)	(6,668.14)	(3,809.70)	(4,969.64)	1,737.57	(1,034.73)	2,772.30	

Cash Flow Projections															
PRINCIPAL PAYMENTS - Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Capital Schedule	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
NET CASH	(6,455.45)	8,937.18	7,027.28	1,188.68	10,861.21	609.27	1,960.94	4,936.73	(11,880.78)	(6,668.14)	(3,809.70)	(4,969.64)	1,737.57	-1034.73	2,772.30

Notes

50K new equipment built onto P&I (\$1050/month)
Zturn rough mower
Pull Behind Rough Mower