Keys Cove
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	96,532	**97,419**	97,419
Maintenance Assessments	253,191	**254,572**	254,572
Debt Assessments	613,370	**616,705**	616,705
Other Revenues	0	**0**	0
Interest Income	1,800	**26,500**	25,802
Total Revenues	**$ 964,893**	**$ 995,196**	**$ 994,498**
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	**2,400**	1,400
Payroll Taxes - Employer	480	**185**	107
Management	36,060	**36,060**	33,055
Reimbursables (Postage/Office Supplies)	975	**750**	544
Legal	13,500	**11,600**	7,600
Assessment Roll	7,500	**7,500**	0
Audit Fees	3,600	**3,600**	3,600
Arbitrage Rebate Fee	650	**650**	650
Insurance	11,500	**9,280**	9,280
Legal Advertisements	2,750	**3,100**	2,192
Miscellaneous	2,500	**2,900**	2,352
Dues & Subscriptions	175	**175**	175
Trustee Fees	4,500	**4,246**	4,246
Website Management	2,000	**2,000**	1,833
Continuing Disclosure Fee	350	**350**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 92,540**	**$ 84,796**	**$ 67,034**
MAINTENANCE EXPENDITURES			
Maintenance Contingency	53,500	**53,500**	0
Storm Drainage Maintenance	35,000	**35,000**	5,010
Roadway Resurfacing Project	85,000	**85,000**	0
Maintenance Reserve	25,000	**25,000**	0
Fountain Maintenance	25,000	**25,000**	2,692
Holiday Contribution	2,500	**2,500**	0
Engineering/Inspections	12,000	**7,000**	4,000
TOTAL MAINTENANCE EXPENDITURES	**$ 238,000**	**$ 233,000**	**$ 11,702**
TOTAL EXPENDITURES	**$ 330,540**	**$ 317,796**	**$ 78,736**
EXCESS/ (SHORTFALL)	**$ 634,353**	**$ 677,400**	**$ 915,762**
Bond Payments	(576,568)	**(590,791)**	(590,791)
Balance	**$ 57,785**	**$ 86,609**	**$ 324,971**
County Appraiser & Tax Collector Fee	(19,261)	**(9,370)**	(9,370)
Discounts For Early Payments	(38,524)	**(31,319)**	(31,319)
Excess/ (Shortfall)	**$ -**	**$ 45,920**	**$ 284,282**
Carryover From Prior Year	0	**0**	0
Net Excess/ (Shortfall)	**$ -**	**$ 45,920**	**$ 284,282**

FUND BALANCE AS OF 9/30/25	$1,776,524
FY 2025/2026 ACTIVITY	$45,920
FUND BALANCE AS OF 9/30/26	$1,822,444

Notes

Fund Balance Includes Maintenance/Improvements, Storm Drainage, Roadway Resurfacing And Fountain Maintenance Reserves.

Reserve Funds Balance As Of 9/30/2026 is $1,010,015 - Maintenance/Improvements (489,795), Storm Drainage (175,665), Roadways (320,530), Fountains (24,025).

Unspent Maintenance/Improvements, Storm Drainage Maintenance, Roadway Resurfacing & Fountain Maintenance To Be Added To Reserves On 10/1/26.

AMENDED FINAL BUDGET

KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income	1,500	**16,300**	16,233
NAV Tax Collection	576,568	**590,791**	590,791
Total Revenues	**$ 578,068**	**$ 607,091**	**$ 607,024**
EXPENDITURES			
Principal Payments	446,000	**446,000**	446,000
Interest Payments	119,912	**125,710**	125,710
Bond Redemption	12,156	**0**	0
Total Expenditures	**$ 578,068**	**$ 571,710**	**$ 571,710**
EXCESS/ (SHORTFALL)	**$ -**	**$ 35,381**	**$ 35,314**

FUND BALANCE AS OF 9/30/25	$457,970
FY 2025/2026 ACTIVITY	$35,381
FUND BALANCE AS OF 9/30/26	$493,351

Note*: Reserve Fund Balance = $118,121. Revenue Fund Balance = $375,230.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $57,057.
* Approximate Amounts

Series 2019 Bond Refunding Information

Original Par Amount =	$7,322,000	Annual Principal Payments Due:
Interest Rate =	2.60%	May 1st
Issue Date =	December 2019	Annual Interest Payments Due:
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/26 =	$4,389,000	