



**KEYS COVE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
FEBRUARY 23, 2022
5:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.keyscovecdd.org
786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KEYS COVE
COMMUNITY DEVELOPMENT DISTRICT
Keys Cove Community Clubhouse
1455 SE 27th Street
Homestead, Florida 33035
SPECIAL BOARD MEETING
February 23, 2022
5:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. October 27, 2021 Regular Board MeetingPage 2
- G. Old Business
- H. New Business
 - 1. Review Landshore Enterprises, Lake Bank Erosion Control Proposals.....Page 5
 - 2. Consider Approval for the District Engineer’s Preparation of Lake Bank Erosion Project RFP Package with the Assistance of District Counsel
 - 3. Discussion Regarding the Funding of the Lake Bank Erosion Project
- I. **Administrative Matters**
 - 1. Financial Update.....Page 17
- J. Additional Board Member/Staff Comments
- K. Adjourn

Miscellaneous Notices



Published in Miami Daily Business Review on February 14, 2022

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF SPECIAL BOARD MEETING OF THE KEYS COVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Keys Cove Community Development District (the "District") will hold a Special Board Meeting on February 23, 2022, at 5:00 p.m. in the Keys Cove Community Clubhouse Meeting Room Area located at 1455 SE 27th Street, Homestead, Florida 33035.

The purpose of the Special Board Meeting is for the Board to consider any business which may properly come before it. A copy of the agenda may be obtained from the District's website (www.keyscovecdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (786) 347-2711 Ext 2011 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Keys Cove Community Development District

www.keyscovecdd.org

2/14 22-01/0000578633M

**KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 27, 2021**

A. CALL TO ORDER

The October 27, 2021, Regular Board Meeting of the Keys Cove Community Development District (the “District”) was called to order at 5:00 p.m. in the Keys Cove Community Clubhouse located at 1455 SE 27th Street, Homestead, Florida 33035.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 13, 2021, part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Vice Chairperson Mary Wantuck and Supervisors Jeffrey Louis, Kenneth Dwayne Bryant and Clarence McNish constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 30, 2021, Public Hearing & Regular Board Meeting

Mrs. Perez presented the minutes of the June 30, 2021, Public Hearing & Regular Board Meeting, asking if there were any corrections or additions.

A **MOTION** was made by Supervisor Wantuck, seconded by Supervisor Bryant and passed unanimously approving the June 30, 2021, Public Hearing & Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mrs. Perez presented Resolution No. 2021-05, entitled:

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2021. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Wantuck, seconded by Bryant and unanimously passed adopting Resolution No. 2021-05, adopting a Fiscal Year 2020/2021 Amended Budget.

2. Presentation and Discussion of the Lake Bank Erosion Report and Plans

Supervisor Cabezas arrived at approximately 5:04 p.m.

Mr. Miguel Reto of Landshore Enterprises provided a detailed presentation along with estimated cost options for the north and south lake bank erosion repairs. He also reviewed the findings of the analysis and inspection that was conducted. Mr. Reto provided estimated time-lines and briefly went over warranty information, followed by a Q&A session with the Board and Staff.

The Board requested additional proposals for alternate methods of correction.

3. Update on Stormwater Catch Basin Inspection

AmeriClean completed the cleaning of the storm drainage system, except for Structure 33, which was not accessible due to its location. The invoice was adjusted to reflect that omission.

Information and images regarding the Structure 33 location has been forwarded to the District Engineer to discuss the structure depth and alternate cleaning methods.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting booklet and briefly reviewed them with the Board, pointing out that available funds as of September 30, 2021, were \$620,446.93.

A **MOTION** was made by Supervisor Wantuck, seconded by Supervisor Bryant and passed unanimously ratifying and approving the financials, as presented.

2. Accept and Receive 2021 Annual Engineer’s Report

A **MOTION** was made by Supervisor Bryant, seconded by Supervisor Louis and unanimously passed accepting and receiving the 2021 Annual Engineer's Report, as presented.

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS

Ms. Wald provided a legislative update.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Wantuck, seconded by Supervisor Bryant to adjourn the Regular Board Meeting at 6:20 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC

Keys Cove Community Development District
C/O: Special District Services, Inc.
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

ESTIMATE #3911

Date: 1/5/2022

Project: Shoreline Restoration for at Lake 1 North at Keys Cove CDD - Phase 1

JOB SCOPE

Landshore® to perform work as described in the Erosion Control and Sedimentation Plan for Lake 1 N, prepared for Keys Cove CDD, dated September 17, 2021.

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
Lake 1N	Mobilization / General preparation	EA	1	
Phase 1	Maintenance of Traffic	EA	1	
	Clearing and Grubbing	EA	1	
	Installation and maintenance of stormwater pollution prevention measures	EA	1	
	Earthwork			
	Regular Excavation	CY	613	
	Embankment (Fill)	CY	575	
	Grading and Shaping	SY	698	
	Installation of Concrete Block Erosion Control Mat			
	Concrete Block Mat with Soil Anchors	SF	5,274	
	Non-Woven Geotextile	SY	586	
	Turf Reinforcement Mat - C125 Coconut	SY	558	
	Sod (St. Augustine)	SY	802	
	Demobilization	EA	1	
TOTAL JOB COST				\$183,694.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC*

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

- 5% Booking Date
- 20% Mobilization Date
- 65% Progress billing based on LF completed
- 10% Completion of project

****Invoice is due upon receipt****

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities outside of easement along shoreline if as-built drawings or locations are not provided by the Client.
2. Landshore® reserves the right to change this estimate unless an agreement is reached within 60 days of the original estimate date.
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
6. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
7. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
8. **All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
9. **The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore® Enterprises Representative Signature

Date



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC

Keys Cove Community Development District
C/O: Special District Services, Inc.
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

ESTIMATE #3912

Date: 1/5/2022

Project: Shoreline Restoration for at Lake 1 North at Keys Cove CDD - Phase 2

JOB SCOPE

Landshore® to perform work as described in the Erosion Control and Sedimentation Plan for Lake 1 N, prepared for Keys Cove CDD, dated September 17, 2021.

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
Lake 1N	Mobilization / General preparation	EA	1	
Phase 2	Maintenance of Traffic	EA	1	
	Clearing and Grubbing	EA	1	
	Installation and maintenance of stormwater pollution prevention measures	EA	1	
	Earthwork			
	Regular Excavation	CY	308	
	Embankment (Fill)	CY	216	
	Grading and Shaping	SY	754	
	Installation of Concrete Block Erosion Control Mat			
	Concrete Block Mat with Soil Anchors	SF	5,705	
	Non-Woven Geotextile	SY	634	
	Turf Reinforcement Mat - C125 Coconut	SY	604	
	Sod (St. Augustine)	SY	848	
	Demobilization	EA	1	
TOTAL JOB COST				\$174,647.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC*

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

- 5% Booking Date
- 20% Mobilization Date
- 65% Progress billing based on LF completed
- 10% Completion of project

****Invoice is due upon receipt****

SPECIAL CONDITIONS

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2. Landshore® reserves the right to change this estimate unless an agreement is reached within 60 days of the original estimate date.
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
6. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
7. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
- 8. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 9. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore® Enterprises Representative Signature

Date



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC

Keys Cove Community Development District
C/O: Special District Services, Inc.
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

ESTIMATE #3913

Date: 1/5/2022

Project: Shoreline Restoration for at Lake 1 North at Keys Cove CDD - Phase 3

JOB SCOPE

Landshore® to perform work as described in the Erosion Control and Sedimentation Plan for Lake 1 N, prepared for Keys Cove CDD, dated September 17, 2021.

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
Lake 1N	Mobilization / General preparation	EA	1	
Phase 3	Maintenance of Traffic	EA	1	
	Clearing and Grubbing	EA	1	
	Installation and maintenance of stormwater pollution prevention measures	EA	1	
	Earthwork			
	Regular Excavation	CY	193	
	Embankment (Fill)	CY	100	
	Grading and Shaping	SY	430	
	Installation of Concrete Block Erosion Control Mat			
	Concrete Block Mat with Soil Anchors	SF	3,251	
	Non-Woven Geotextile	SY	361	
	Turf Reinforcement Mat - C125 Coconut	SY	344	
	Sod (St. Augustine)	SY	588	
	Demobilization	EA	1	
TOTAL JOB COST				\$117,465.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC*

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

- 5% Booking Date
- 20% Mobilization Date
- 65% Progress billing based on LF completed
- 10% Completion of project

****Invoice is due upon receipt****

SPECIAL CONDITIONS

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2. Landshore® reserves the right to change this estimate unless an agreement is reached within 60 days of the original estimate date.
3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
6. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
7. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
8. **All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
9. **The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

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Client's Representative Signature

Date

Landshore® Enterprises Representative Signature

Date



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC

Keys Cove Community Development District
C/O: Special District Services, Inc.
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

ESTIMATE #3914

Date: 1/5/2022

Project: Shoreline Restoration for at Lake 1 North at Keys Cove CDD - Phase 4

JOB SCOPE

Landshore® to perform work as described in the Erosion Control and Sedimentation Plan for Lake 1 N, prepared for Keys Cove CDD, dated September 17, 2021.

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
Lake 1N	Mobilization / General preparation	EA	1	
Phase 4	Maintenance of Traffic	EA	1	
	Clearing and Grubbing	EA	1	
	Installation and maintenance of stormwater pollution prevention measures	EA	1	
	Earthwork			
	Regular Excavation	CY	295	
	Embankment (Fill)	CY	203	
	Grading and Shaping	SY	569	
	Installation of Concrete Block Erosion Control Mat			
	Concrete Block Mat with Soil Anchors	SF	4,300	
	Non-Woven Geotextile	SY	478	
	Turf Reinforcement Mat - C125 Coconut	SY	455	
	Sod (St. Augustine)	SY	699	
	Demobilization	EA	1	
TOTAL JOB COST				\$145,310.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC*

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

- 5% Booking Date
- 20% Mobilization Date
- 65% Progress billing based on LF completed
- 10% Completion of project

****Invoice is due upon receipt****

SPECIAL CONDITIONS

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7. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
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Client's Representative Signature

Date

Landshore® Enterprises Representative Signature

Date



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC*

Keys Cove Community Development District
C/O: Special District Services, Inc.
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

ESTIMATE #3884

Date: 1/7/2022

Project: Shoreline Restoration for at Lake 1 North at Keys Cove CDD

JOB SCOPE

Landshore® to perform work as described in the Erosion Control and Sedimentation Plan for Lake 1 N, prepared for Keys Cove CDD, dated September 17, 2021.

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
Lake 1N	Mobilization / General preparation	EA	1	
	Maintenance of Traffic	EA	1	
	Clearing and Grubbing	EA	1	
	Installation and maintenance of stormwater pollution prevention measures	EA	1	
	Earthwork			
	Regular Excavation	CY	1,409	
	Embankment (Fill)	CY	1,094	
	Grading and Shaping	SY	2,451	
	Installation of Concrete Block Erosion Control Mat			
	Concrete Block Mat with Soil Anchors	SF	18,530	
	Non-Woven Geotextile	SY	2,059	
	Turf Reinforcement Mat - C125 Coconut	SY	1,960	
	Sod (St. Augustine)	SY	2,204	
	Demobilization	EA	1	

TOTAL JOB COST \$509,355.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore® Enterprises, LLC

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Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC*

PAYMENT SCHEDULE

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- 10% Completion of project

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6. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
7. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
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Client's Representative Signature

Date

Landshore® Enterprises Representative Signature

Date



Landshore® Enterprises, LLC

Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC

Keys Cove Community Development District
C/O: Special District Services, Inc.
2501 A Burns Rd.
Palm Beach Gardens, FL 33410

ESTIMATE #3885

Date: 1/7/2022

Project: Shoreline Restoration for at Lake 2 South at Keys Cove CDD

JOB SCOPE

Landshore® to perform work as described in the Erosion Control and Sedimentation Plan for Lake 2 S, prepared for Keys Cove CDD, dated September 17, 2021.

ITEMIZED ESTIMATE: TIME AND MATERIALS

<u>Section</u>	<u>Description</u>	<u>Units</u>	<u>Estimated Quantities</u>	<u>Total</u>
Lake 2S	Mobilization / General preparation	EA	1	
	Maintenance of Traffic	EA	1	
	Clearing and Grubbing	EA	1	
	Installation and maintenance of stormwater pollution prevention measures	EA	1	
	Earthwork			
	Regular Excavation	CY	473	
	Embankment (Fill)	CY	245	
	Grading and Shaping	SY	1,470	
	Installation of Concrete Block Erosion Control Mat			
	Concrete Block Mat with Soil Anchors	SF	11,114	
	Non-Woven Geotextile	SY	1,235	
	Turf Reinforcement Mat - C125 Coconut	SY	1,176	
	Sod (St. Augustine)	SY	1,420	
	Demobilization	EA	1	

TOTAL JOB COST \$311,187.00

Excluding any permit fees and fees for a payment and performance bond, if any.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental engineering, Erosion control, Construction management
d/b/a Erosion Restoration, LLC*

PAYMENT SCHEDULE

Landshore® Enterprises' payment policy is as follows:

- 5% Booking Date
- 20% Mobilization Date
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****Invoice is due upon receipt****

SPECIAL CONDITIONS

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3. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.
4. Landshore® is not responsible for any damages to the work by any natural disaster.
5. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.
6. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
7. If there are 4" pipes at shoreline edge, Landshore® will extend the pipes for no additional cost. Any other size will be determined as needed.
- 8. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.**
- 9. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).**

This proposal is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature

Date

Landshore® Enterprises Representative Signature

Date

Keys Cove
Community Development District

**Financial Report For
January 2022**

Keys Cove Community Development District
Budget vs. Actual
October 2021 through January 2022

	Oct 21 - Jan 22	21-22 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	66,585.32	81,471.00	-14,885.68	81.73%
363.101 · Maint Assessment Income	435,249.71	532,634.00	-97,384.29	81.72%
363.399 · Carryover From Prior Year	0.00	0.00	0.00	0.0%
363.810 · Debt Assessment	501,231.05	613,370.00	-112,138.95	81.72%
363.820 · Debt Assessment-Paid To Trustee	-476,676.85	-576,568.00	99,891.15	82.68%
363.830 · Assessment Fees	-9,635.63	-24,549.00	14,913.37	39.25%
363.831 · Assessment Discounts	-39,502.62	-49,099.00	9,596.38	80.46%
369.401 · Interest Income	48.58	540.00	-491.42	9.0%
Total Income	477,299.56	577,799.00	-100,499.44	82.61%
Expense				
511.122 · Payroll Expense	91.80	400.00	-308.20	22.95%
511.131 · Supervisor Fees	1,200.00	5,000.00	-3,800.00	24.0%
511.301 · Maintenance/Contingency	0.00	33,290.00	-33,290.00	0.0%
511.302 · Storm Drainage Maintenance	1,890.00	20,520.00	-18,630.00	9.21%
511.303 · Roadway Resurfacing Project	0.00	35,715.00	-35,715.00	0.0%
511.304 · Maintenance Reserve	0.00	25,000.00	-25,000.00	0.0%
511.307 · Fountain Maintenance	350.00	10,000.00	-9,650.00	3.5%
511.308 · Holiday Lighting	0.00	2,500.00	-2,500.00	0.0%
511.310 · Engineering	786.25	5,000.00	-4,213.75	15.73%
511.311 · Management Fees	10,696.00	32,088.00	-21,392.00	33.33%
511.315 · Legal Fees	3,050.00	10,500.00	-7,450.00	29.05%
511.318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
511.330 · Arbitrage Rebate Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	6,925.00	7,360.00	-435.00	94.09%
511.480 · Legal Advertisements	103.68	750.00	-646.32	13.82%
511.512 · Miscellaneous	332.80	950.00	-617.20	35.03%
511.515 · Reimbursables	173.59	1,050.00	-876.41	16.53%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,031.25	4,750.00	-718.75	84.87%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.737 · North & South Lake Erosion Project	7,519.00	368,651.00	-361,132.00	2.04%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
Total Expense	37,991.01	577,799.00	-539,807.99	6.58%
Net Income	439,308.55	0.00	439,308.55	100.0%

**KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Jan-22	Year To Date Actual 10/1/21 - 1/31/22
REVENUES			
ADMINISTRATIVE ASSESSMENTS	81,471	2,841	66,585
MAINTENANCE ASSESSMENTS	532,634	18,564	435,250
DEBT ASSESSMENTS	613,370	21,379	501,231
OTHER REVENUES	0	0	0
INTEREST INCOME	540	0	49
Total Revenues	\$ 1,228,015	\$ 42,784	\$ 1,003,115
EXPENDITURES			
MAINTENANCE EXPENDITURES			
MAINTENANCE CONTINGENCY	33,290	0	0
STORM DRAINAGE MAINTENANCE	20,520	0	1,890
ROADWAY RESURFACING PROJECT	35,715	0	0
MAINTENANCE RESERVE	25,000	0	0
FOUNTAIN MAINTENANCE	10,000	0	350
HOLIDAY CONTRIBUTION	2,500	0	0
ENGINEERING/INSPECTIONS	5,000	0	786
NORTH & SOUTH LAKE EROSION PROJECT	368,651	0	7,519
TOTAL MAINTENANCE EXPENDITURES	\$ 500,676	\$ -	\$ 10,545
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	5,000	0	1,200
EMPLOYER TAXES	400	0	92
MANAGEMENT	32,088	2,674	10,696
REIMBURSABLES (POSTAGE/OFFICE SUPPLIES)	1,050	16	174
LEGAL	10,500	0	3,050
ASSESSMENT ROLL	7,500	0	0
AUDIT FEES	3,600	0	0
ARBITRAGE REBATE FEE	650	0	0
INSURANCE	7,360	0	6,925
LEGAL ADVERTISING	750	0	104
MISCELLANEOUS	950	0	333
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,750	0	4,031
WEBSITE MANAGEMENT	2,000	167	666
CONTINUING DISCLOSURE FEE	350	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,123	\$ 2,857	\$ 27,446
Total Expenditures	\$ 577,799	\$ 2,857	\$ 37,991
REVENUES LESS EXPENDITURES	\$ 650,216	\$ 39,927	\$ 965,124
BOND PAYMENTS	(576,568)	(20,539)	(476,677)
BALANCE	\$ 73,648	\$ 19,388	\$ 488,447
COUNTY APPRAISER & TAX COLLECTOR FEE	(24,549)	(415)	(9,635)
DISCOUNTS FOR EARLY PAYMENTS	(49,099)	(1,267)	(39,503)
EXCESS/ (SHORTFALL)	\$ -	\$ 17,706	\$ 439,309
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 17,706	\$ 439,309

Bank Balance As Of 1/31/22	\$ 1,567,153.36
Accounts Payable As Of 1/31/22	\$ 376,275.51
Accounts Receivable As Of 1/31/22	\$ -
Reserve For Storm Drainage Maintenance As Of 1/31/22	\$ 80,795.00
Reserve For Roadway Resurfacing Project As Of 1/31/22	\$ 104,100.00
Reserve For Emergency/Improvements As Of 1/31/22	\$ 82,400.00
Available Funds As Of 1/31/22	\$ 923,582.85

KEYS COVE CDD TAX COLLECTIONS 2021-2022

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maint Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maint Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$ 1,227,475	\$ 81,471	\$ 532,634	\$ 613,370	\$ 81,471	\$ 532,634	\$ 613,370	
									\$ 1,153,827	\$ 76,583	\$ 500,676	\$ 576,568	\$ 76,583	\$ 500,676	\$ 576,568	\$ 576,568
1	1	Miami-Dade Tax Collector	11/26/21	NAV Taxes	\$ 228,071.07		\$ (2,188.97)	\$ (9,173.97)	\$ 216,708.13	\$ 15,143.87	\$ 98,960.05	\$ 113,967.15	\$ 14,389.33	\$ 94,029.65	\$ 108,289.15	\$ 108,289.15
2	2	Miami-Dade Tax Collector	12/03/21	NAV Taxes	\$ 378,078.00		\$ (3,629.55)	\$ (15,123.00)	\$ 359,325.45	\$ 25,095.00	\$ 164,058.00	\$ 188,925.00	\$ 23,850.35	\$ 155,920.75	\$ 179,554.35	\$ 179,554.35
3	3	Miami-Dade Tax Collector	12/08/21	NAV Taxes	\$ 279,777.72		\$ (2,685.87)	\$ (11,191.02)	\$ 265,900.83	\$ 18,570.30	\$ 121,402.92	\$ 139,804.50	\$ 17,649.23	\$ 115,381.35	\$ 132,870.25	\$ 132,870.25
4	4	Miami-Dade Tax Collector	12/20/21	NAV Taxes	\$ 74,355.34		\$ (716.08)	\$ (2,747.39)	\$ 70,891.87	\$ 4,935.35	\$ 32,264.74	\$ 37,155.25	\$ 4,705.42	\$ 30,761.85	\$ 35,424.60	\$ 35,424.60
5	5	Miami-Dade Tax Collector	01/11/22	NAV Taxes	\$ 42,783.95		\$ (415.16)	\$ (1,267.24)	\$ 41,101.55	\$ 2,840.80	\$ 18,564.00	\$ 21,379.15	\$ 2,729.05	\$ 17,834.00	\$ 20,538.50	\$ 20,538.50
6									\$ -							\$ -
7									\$ -							\$ -
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 1,003,066.08	\$ -	\$ (9,635.63)	\$ (39,502.62)	\$ 953,927.83	\$ 66,585.32	\$ 435,249.71	\$ 501,231.05	\$ 63,323.38	\$ 413,927.60	\$ 476,676.85	\$ 476,676.85

Total Assessment Roll = 1,227,493.24

Debt Assessments
On Roll = 613,376

Maintenance Assessments
On Roll = 532,542

Note: \$1,227,475, \$81,471, \$532,634 and \$613,370 are 2021/2022 Budgeted assessments before discounts and fees.

Note: \$1,153,827, \$76,583, \$500,676 and \$576,568 are 2021/2022 Budgeted assessments after discounts and fees.

\$ 1,003,066.08	
\$ -	\$ 953,927.83
\$ (66,585.32)	\$ (63,323.38)
\$ (435,249.71)	\$ (413,927.60)
\$ (501,231.05)	\$ (476,676.85)
\$ -	\$ -