



**KEYS COVE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 27, 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
REGULAR BOARD MEETING
April 27, 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. February 23, 2022 Special Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Allstate Lake Fountains Maintenance Services Increase Request.....Page 5
 - 2. Discussion Regarding the Landshore Enterprises, Lake Bank Erosion Controls Proposals and Plans.....Page 6
 - 3. Consider Approval for the District Engineer to Oversee the Lake Bank Erosion Project.....Page 14
 - 4. Discussion Regarding the Funding of the Lake Bank Erosion Project
 - 5. Consider Approval of Storm Drainage Cleaning Proposals.....Page 15
 - 6. Consider Resolution No. 2022-01 – Approving a Proposed Budget for FY 2022/2023; and Providing an Effective Date.....Page 21
- I. **Administrative Matters**
 - 1. Financial Update.....Page 28
 - 2. Reminder of Statement of Financial Interests Disclosure 2021 Form 1, Filing Deadline: July 1, 2022
 - 3. Announce the General Election and Candidate Qualifying Period – Noon, Monday, June 13, 2022 through Noon, Friday, June 17, 2022
- J. Additional Board Member/Staff Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

KEYS COVE COMMUNITY DEVELOPMENT DISTRICT - FISCAL
YEAR 2021/2022 REGULAR MEETING SCHEDULE

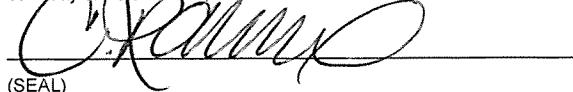
in the XXXX Court,
was published in said newspaper in the issues of

10/13/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

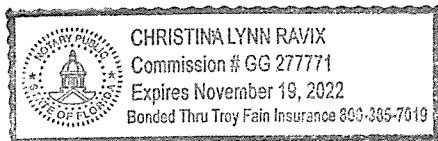


Sworn to and subscribed before me this
13 day of OCTOBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



KEYS COVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Keys Cove Community Development District will hold Regular Meetings at 5:00 p.m. in the meeting room area of the Keys Cove Community Clubhouse located at 1455 SE 27th Street, Homestead, Florida 33035, on the following dates:

October 27, 2021
January 26, 2022
April 27, 2022
June 29, 2022
September 28, 2022

The purpose of the meetings is to conduct any business coming before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings 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 particular meeting.

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

KEYS COVE COMMUNITY DEVELOPMENT DISTRICT

www.keyscovecdd.org
10/13

21-21/0000556243M

**KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
FEBRUARY 23, 2022**

A. CALL TO ORDER

The February 23, 2022, Special 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 Special Board Meeting had been published in the *Miami Daily Business Review* on February 14, 2022, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Carlos Cabezas, Vice Chairperson Mary Wantuck and Supervisors Jeffrey Louis, and Kenneth Dwayne Bryant 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.; General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and District Engineer Juan Alvarez of Alvarez Engineers, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

Mrs. Perez advised of the addition of an item under New Business – Consider Ratification of Raptor Vac-System Services for Storm Drainage Cleaning Services.

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. October 27, 2021, Regular Board Meeting

Mrs. Perez presented the minutes of the October 27, 2021, 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 October 27, 2021, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Review Landshore Enterprises’ Lake Bank Erosion Control Proposals

Landshore Enterprises provided alternate prices, as requested by the Board, using an alternate application method for the shoreline restoration. Following are the costs presented in the meeting book, which break down into 4 phases for the North Lake referred to as Lake 1. Also presented is a onetime project option for each the North Lake (Lake 1) and the South Lake (Lake 2):

Estimated Cost for North Lake Project conducted in 4 Phases:

Est. 3911 - Lake 1 North – Phase 1	\$183,694.00
Est. 3912 - Lake 1 North – Phase 2	\$174,647.00
Est. 3913 - Lake 1 North – Phase 3	\$117,465.00
Est. 3914 - Lake 1 North – Phase 4	<u>\$145,310.00</u>
Total	\$621,116.00

Estimated Cost for each lake conducted as one project each (No Phases):

Est. 3884 - Lake 1 North \$509,355.00 (approximate mobilization savings of \$111,761)
Est. 3885 - Lake 2 South \$311,187.00

Mr. Reto provided an overview of the information, warranties, methods of application, etc. A lengthy discussion ensued and various methods and possible phase options were discussed. Mr. Alvarez reviewed the plans and alternatives were discussed.

The Board discussed with Mr. Alvarez and Mr. Reto the possibilities of using an applicable/appropriate and more economical method for the repairs that would still be recommended by Landshore Enterprises.

A discussion ensued after which;

A **MOTION** was made by Supervisor Louis, seconded by Supervisor Wantuck and passed unanimously approving Landshore Enterprises to create modified plans with a not to exceed amount of \$15,000.00, for said services.

2. Consider District Engineer's Preparation of Lake Bank Erosion Project RFP Package

This item was tabled.

3. Discussion Regarding Funding of the Lake Bank Erosion Project

Mrs. Perez provided a recap by noting that when the budget was established last year for the 2021/2022 FY Budget, the total estimated project cost for both lakes was estimated at \$451,051.

Therefore, the fiscal year 2021/2022 budget has \$368,651 allocated for the North & South Lake Erosion Project and there is \$82,400 in unused budgeted emergency/improvements reserve funds that were anticipated to be used for/applied towards the Lake Erosion Project.

A discussion ensued with the Board being able to discuss cost options depending on the application method and possible project phases with both Mr. Alvarez and Mr. Reto of Landshore Enterprises.

4. Consider Ratification of Raptor Vac-System Services for Storm Drainage Cleaning Services

Mrs. Perez advised the Board that she was seeking the ratification for services rendered by Raptor Vac-Systems for the cleaning of four (4) catch basin structures, provide 6" 125 LF of vacuum hose to clean one structure in open space area, jet line 172 LF of pipe and additional work, if deemed necessary, for a total amount of \$1,500. The original agreement prepared by District Counsel was in the amount of \$1,250 and the Change Order for the additional work was for \$250.

A **MOTION** was made by Supervisor Wantuck, seconded by Supervisor Bryant and passed unanimously ratifying the services rendered by Raptor Vac-Systems for the cleaning of four (4) catch basin structures, provide 6" 125 LF of vacuum hose to clean one structure in open space area, jet line 172 LF of pipe and additional work, if deemed necessary, for a total amount of \$1,500.

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 January 31, 2022, were \$923,582.85.

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

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS

There were no further comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Cabezas, seconded by Supervisor Wantuck adjourning the Special Board Meeting at 6:01 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

The past 18 months have been unusual to say the least. Unfortunately, the cost of products, fuel and labor has seen a severe spike during this period. Effective January 1, 2022 there will be a nominal five percent (5%) increase for our professional services.

Please plan accordingly when preparing your 2022 budget.

Respectfully,

Allstate Resource Management, Inc



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

March 2, 2022

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

Dear Ms. Perez,

Please see attached our cost proposals based on the Erosion Control and Sedimentation Plan for Lake 1 North and Lake 2 South, and the comments and changes requested on the Keys Cove CDD Board meeting held on February 23, 2022.

Below is a summary of what the proposed work is (please refer to the Topographic drawings attached to these proposals, and to the already provided Erosion Control and Sedimentation Plan):

Lake 1N:

High priority (Section 1): Reduced in length to only cover the priority areas using Shoreflex®.

Medium priority (Section 2 and 4): Recommending a change on the erosion control application from Shoreflex® to Eco-Filter Tubes (EFT®). Please see below for EFT® product description and method of construction.

Low priority (Section 3): This section of the shoreline is not as critical as the other sections and therefore, we are recommending to *only* monitor it.

Lake 2S:

High priority (Section 1): Stays the same length as previously submitted using Shoreflex®.

Medium priority (Section 2): Recommending a change on the erosion control application from Shoreflex® to EFT®.

Low priority (Section 3): This section of the shoreline is not as critical as the other sections and therefore, we are recommending to *only* monitor it.



Landshore® Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

Product Description (EFT®): EFT® construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered EFT® system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

Job Scope (EFT®): Landshore® will install EFT® as follows: One(1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Fill Material is proposed to be brought in from offsite consisting of clean sand. An erosion control mat will be installed over the base tube to assist in sod rooting and prevent material washing away.

Landshore® will use a dump truck that has been designed/modified to pump fill material out of the bed of the truck. It will be parked on the road specifically on the section where we will be working. When the dump truck is parked on the road, safety cones will be placed around it to alert the traffic. A water pump will be used to pump water out of the lake into the bed of the truck. This procedure will create a slurry inside the bed of the truck. At the same time, sand will be pumped out of the bed of the truck into the tubes. The main benefit of this method is that any damages between the houses, if any, will be minimum, as access for this equipment consists of 6-inch hoses running from the street to the jobsite, eliminating the need to traffic equipment through residential areas.

If you have any additional questions, require further information, or would like to discuss these cost proposals, do not hesitate to contact us at (954) 327-3300 or via email at info@landshore.com.

We look forward to having the pleasure of doing business with you.

Sincerely,
Andre van den Berg
Landshore® Enterprises, LLC



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

PROPOSAL #3930

Date: 3/2/2022

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. Please refer to Topographic attached to this proposal to refer to the sections.

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
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	388	
	Embankment (Fill)	CY	438	
	Grading and Shaping	SY	828	
	Installation of Concrete Block Erosion Control Mat			
	Concrete Block Mat with Soil Anchors	SF	3,200	
	Non-Woven Geotextile	SY	356	
	Turf Reinforcement Mat - C125 Coconut	SY	732	
	Installation of Eco-Filter Tubes (EFT®)			
	EFT® 1x7.5' Cir. Sacrificial Tube	LF	1,440	
EFT	EFT® 1x10' Cir. Base Tube	LF	1,440	
	Sod (St. Augustine)	SY	1,880	
	Demobilization	EA	1	
TOTAL JOB COST				\$243,193.00

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. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
6. 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.
7. **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.**
8. **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

PROPOSAL #3931

Date: 3/2/2022

Project: Shoreline Restoration for at Lake 2 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. Please refer to Topographic attached to this proposal to refer to the sections.

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
Lake 2N	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	226	
	Embankment (Fill)	CY	196	
	Grading and Shaping	SY	846	
	Installation of Concrete Block Erosion Control Mat			
	Concrete Block Mat with Soil Anchors	SF	4,280	
	Non-Woven Geotextile	SY	476	
	Turf Reinforcement Mat - C125 Coconut	SY	896	
	Installation of Eco-Filter Tubes (EFT®)			
	EFT® 1x7.5' Cir. Sacrificial Tube	LF	945	
	EFT® 1x10' Cir. Base Tube	LF	945	
EFT	Sod (St. Augustine)	SY	1,560	
	Demobilization	EA	1	
TOTAL JOB COST				\$203,342.00

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. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).
6. 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.
7. **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.**
8. **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



OVERSEE LAKE BANK EROSION PROJECT PROPOSAL

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Keys Cove CDD – Proposals to Clean Storm Drainage Structures		
Americlean	Raptor Vac Systems	Express Sewer and Drain
Proposal to clean 23 reported structures based on the detailed report provided.		
Total Price: \$2,760.00	Total Price: \$2,150.00	Total Price: \$4,600.00





PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

February 25, 2022

Keys Cove District
c/o Special District Service, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
Attn: Ronald Galvis

STORM DRAIN CLEANING

(23) Catch Basins

Scope of Work:

Vacuum pump truck to remove debris from each drain and pit.
Pressure jet clean drains pit walls and bottom.
Remove debris from area.

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total cost for (23) Catch Basins: \$ 2,760.00

With payment to be made at: Terms: Net 30 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Sincerely submitted,

Oscar Vincas

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Note: Proposal may be withdrawn by us if not accepted within 90 days.



PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033

Tel 786-694-0709

E-mail: operations@raptorvac.com

www.raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Keys Cove CDD C/o SDS, Inc.	PROJECT NAME: Keys Cove
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL 33410	PROJECT LOCATION: 1455 SE 27 St, Homestead, FL 33035
TELEPHONE: 786-503-1633	DATE: February 28, 2022; Valid for 90 days.

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con Sewer Combination Cleaner to vacuum all sediment from twenty three (23) storm drain structures, cleaning of structure walls; disposal at County plant. Inspect structures while drained from water, provide inspection report.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$2,150.00.

Two Thousand One Hundred Fifty Dollars and 00/100 Cents

TERMS: Net 30

COMPLETION TIME: One (1) day, weather permitting.

See next page for acceptance...



ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance





Express Drain and Sewer

Keys Cove CDD
2501 Burns Rd
Palm Beach Gardens, FL 33410

☎ (786) 503-1633
✉ rGalvis@sdsinc.org

ESTIMATE	#2605
ESTIMATE DATE	Mar 28, 2022
TOTAL	\$4,600.00

CONTACT US
5801 Mayo St
Hollywood, FL 33023

☎ (954) 763-2520
✉ info@expressservicesfl.com

ESTIMATE

Services	qty	unit price	amount
Vacuum - Storm Drains - Service Address 1455 SE 27th ST. Homestead, FL 33035.	23.0	\$200.00	\$4,600.00
Estimate to vacuum out 23 storm drains located on the property. Express Drain will vacuum out all dirt and debris and pressure clean the basin. Express Drain will jet the lateral lines at no charge located within the basins that are accessible and do not have baffles. After completion of the job the debris will be dumped at the proper septage facility. This estimate includes the price for water for the jetting, travel time, fuel charges and dump fees.			
Please note: After the system is cleaned and the lines are jetted, Express Drain cannot guarantee that the ground will percolate rain water during heavy and long down pours due to the fact that the drain field cannot handle large volumes of water. Also if there are roots in the lines and basins it will affect the ground handling large volumes of water. Please note: After the system is cleaned and the lines are jetted, Express Drain cannot guarantee that the ground will percolate rain water during heavy and long down pours due to the fact that the drain field cannot handle large volumes of water. Also if there are roots in the lines and basins it will affect the ground handling large volumes of water.			
Total			\$4,600.00

Thank you for your business!

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Keys Cove Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 29, 2022 at 5:00 p.m. in the Keys Cove Community Clubhouse, 1455 SE 27th Street, Homestead, Florida 33035, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 27th day of April, 2022.

ATTEST:

**KEYS COVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Keys Cove
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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

PROPOSED BUDGET
KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	83,535
MAINTENANCE ASSESSMENTS	530,549
DEBT ASSESSMENTS	613,370
OTHER REVENUES	0
INTEREST INCOME	360
TOTAL REVENUES	\$ 1,227,814
EXPENDITURES	
MAINTENANCE EXPENDITURES	
MAINTENANCE CONTINGENCY	28,830
STORM DRAINAGE MAINTENANCE	20,520
ROADWAY RESURFACING PROJECT	35,715
MAINTENANCE RESERVE	25,000
FOUNTAIN MAINTENANCE	10,000
HOLIDAY LIGHTING CONTRIBUTION	2,500
ENGINEERING/INSPECTIONS	7,500
SOUTH LAKE EROSION PROJECT	368,651
TOTAL MAINTENANCE EXPENDITURES	\$ 498,716
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
EMPLOYER TAXES	400
MANAGEMENT	33,048
REIMBURSABLES (POSTAGE/OFFICE SUPPLIES)	1,050
LEGAL	10,500
ASSESSMENT ROLL	7,500
AUDIT FEES	3,700
ARBITRAGE REBATE FEE	650
INSURANCE	8,310
LEGAL ADVERTISING	750
MISCELLANEOUS	950
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,500
WEBSITE MANAGEMENT	2,000
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,883
TOTAL EXPENDITURES	\$ 577,599
REVENUES LESS EXPENDITURES	\$ 650,215
BOND PAYMENTS	(576,568)
BALANCE	\$ 73,647
COUNTY APPRAISER & TAX COLLECTOR FEE	(24,549)
DISCOUNTS FOR EARLY PAYMENTS	(49,098)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	83,309	81,471	83,535	Expenditures Less Interest & Carryover (25%)/.94
MAINTENANCE ASSESSMENTS	228,919	532,634	530,549	Expenditures Less Carryover (75%)/.94
DEBT ASSESSMENTS	613,376	613,370	613,370	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	983	540	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 926,587	\$ 1,228,015	\$ 1,227,814	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
MAINTENANCE CONTINGENCY	10,550	33,290	28,830	\$4,460 Decrease From 2021/2022 Budget
STORM DRAINAGE MAINTENANCE	2,950	20,520	20,520	For Storm Drainage Maintenance Reserve
ROADWAY RESURFACING PROJECT	0	35,715	35,715	Fourteen Year Project (Fifth Year)
MAINTENANCE RESERVE	0	25,000	25,000	No Change From 2021/2022 Budget
FOUNTAIN MAINTENANCE	700	10,000	10,000	No Change From 2021/2022 Budget
HOLIDAY LIGHTING CONTRIBUTION	0	2,500	2,500	No Change From 2021/2022 Budget
ENGINEERING/INSPECTIONS	11,598	5,000	7,500	\$2,500 Increase From 2021/2022 Budget
SOUTH LAKE EROSION PROJECT	0	368,651	368,651	South Lake Erosion Project
TOTAL MAINTENANCE EXPENDITURES	\$ 25,798	\$ 500,676	\$ 498,716	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,200	5,000	5,000	No Change From 2021/2022 Budget
EMPLOYER TAXES	168	400	400	Projected At 8% Of Supervisor Fees
MANAGEMENT	31,776	32,088	33,048	CPI Adjustment (Capped At 3%)
REIMBURSABLES (POSTAGE/OFFICE SUPPLIES)	1,024	1,050	1,050	No Change From 2021/2022 Budget
LEGAL	9,225	10,500	10,500	No Change From 2021/2022 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	No Change From 2021/2022 Budget
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2021/2022 Audit
ARBITRAGE REBATE FEE	650	650	650	No Change From 2021/2022 Budget
INSURANCE	6,691	7,360	8,310	Insurance Estimate
LEGAL ADVERTISING	420	750	750	No Change From 2021/2022 Budget
MISCELLANEOUS	605	950	950	No Change From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	4,032	4,750	4,500	\$250 Decrease From 2021/2022 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,316	\$ 77,123	\$ 78,883	
TOTAL EXPENDITURES	\$ 96,114	\$ 577,799	\$ 577,599	
REVENUES LESS EXPENDITURES	\$ 830,473	\$ 650,216	\$ 650,215	
BOND PAYMENTS	(587,606)	(576,568)	(576,568)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 242,867	\$ 73,648	\$ 73,647	
COUNTY APPRAISER & TAX COLLECTOR FEE	(8,957)	(24,549)	(24,549)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(29,847)	(49,099)	(49,098)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 204,063	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 204,063	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

KEYS COVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2020/2021	2021/2022	2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	25	50	25	Projected Interest For 2022/2023
NAV Tax Collection	587,606	576,568	576,568	Yearly Maximum Debt Assessment
Total Revenues	\$ 587,631	\$ 576,618	\$ 576,593	
EXPENDITURES				
Principal Payments	400,000	399,000	411,000	Principal Payment Due In 2023
Interest Payments	179,530	163,943	153,413	Interest Payments Due In 2023
Bond Redemption	0	13,675	12,180	Estimated Excess Debt Collections
Total Expenditures	\$ 579,530	\$ 576,618	\$ 576,593	
Excess/Shortfall	\$ 8,101	\$ -	\$ -	

Series 2019 Bond Refunding Information

Original Par Amount =	\$7,322,000	Annual Principal Payments Due:	May 1st
Interest Rate=	2.60%	Annual Interest Payments Due :	May 1st & November 1st
Issue Date:	December 2019		
Maturity Date:	May 2035		
Par Amount As Of 1/1/2022 =	\$6,505,000		

Keys Cove Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative	\$ 100.00	\$ 73.55	\$ 82.86	\$ 83.65	\$ 85.77
Maintenance	\$ 12.50	\$ 117.14	\$ 235.03	\$ 546.86	\$ 544.72
Debt	\$ 837.82	\$ 757.49	\$ 629.75	\$ 629.75	\$ 629.75
Total	\$ 950.32	\$ 948.18	\$ 947.64	\$ 1,260.26	\$ 1,260.24

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 974

Keys Cove
Community Development District

**Financial Report For
March 2022**

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

	Oct 21 - March 22	21-22 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	72,357.17	81,471.00	-9,113.83	88.81%
363.101 · Maint Assessment Income	472,983.05	532,634.00	-59,650.95	88.8%
363.399 · Carryover From Prior Year	0.00	0.00	0.00	0.0%
363.810 · Debt Assessment	544,683.80	613,370.00	-68,686.20	88.8%
363.820 · Debt Assessment-Paid To Trustee	-518,953.35	-576,568.00	57,614.65	90.01%
363.830 · Assessment Fees	-10,490.22	-24,549.00	14,058.78	42.73%
363.831 · Assessment Discounts	-41,002.30	-49,099.00	8,096.70	83.51%
369.401 · Interest Income	73.60	540.00	-466.40	13.63%
Total Income	519,651.75	577,799.00	-58,147.25	89.94%
Expense				
511.122 · Payroll Expense	153.00	400.00	-247.00	38.25%
511.131 · Supervisor Fees	2,000.00	5,000.00	-3,000.00	40.0%
511.301 · Maintenance/Contingency	1,500.00	33,290.00	-31,790.00	4.51%
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	717.50	10,000.00	-9,282.50	7.18%
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	16,044.00	32,088.00	-16,044.00	50.0%
511.315 · Legal Fees	5,110.00	10,500.00	-5,390.00	48.67%
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	650.00	650.00	0.00	100.0%
511.450 · Insurance	6,925.00	7,360.00	-435.00	94.09%
511.480 · Legal Advertisements	184.61	750.00	-565.39	24.62%
511.512 · Miscellaneous	637.14	950.00	-312.86	67.07%
511.515 · Reimbursables	475.84	1,050.00	-574.16	45.32%
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	999.96	2,000.00	-1,000.04	50.0%
Total Expense	49,798.55	577,799.00	-528,000.45	8.62%
Net Income	469,853.20	0.00	469,853.20	100.0%

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

	Annual Budget 10/1/21 - 9/30/22	Actual Mar-22	Year To Date Actual 10/1/21 - 3/31/22
REVENUES			
ADMINISTRATIVE ASSESSMENTS	81,471	1,924	72,357
MAINTENANCE ASSESSMENTS	532,634	12,578	472,983
DEBT ASSESSMENTS	613,370	14,484	544,684
OTHER REVENUES	0	0	0
INTEREST INCOME	540	0	73
Total Revenues	\$ 1,228,015	\$ 28,986	\$ 1,090,097
EXPENDITURES			
MAINTENANCE EXPENDITURES			
MAINTENANCE CONTINGENCY	33,290	0	1,500
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	718
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	\$ -	\$ 12,413
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	5,000	0	2,000
EMPLOYER TAXES	400	0	153
MANAGEMENT	32,088	2,674	16,044
REIMBURSABLES (POSTAGE/OFFICE SUPPLIES)	1,050	145	476
LEGAL	10,500	0	5,110
ASSESSMENT ROLL	7,500	0	0
AUDIT FEES	3,600	0	0
ARBITRAGE REBATE FEE	650	0	650
INSURANCE	7,360	0	6,925
LEGAL ADVERTISING	750	0	185
MISCELLANEOUS	950	123	637
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,750	0	4,031
WEBSITE MANAGEMENT	2,000	166	1,000
CONTINUING DISCLOSURE FEE	350	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,123	\$ 3,108	\$ 37,386
Total Expenditures	\$ 577,799	\$ 3,108	\$ 49,799
REVENUES LESS EXPENDITURES	\$ 650,216	\$ 25,878	\$ 1,040,298
BOND PAYMENTS	(576,568)	(14,184)	(518,953)
BALANCE	\$ 73,648	\$ 11,694	\$ 521,345
COUNTY APPRAISER & TAX COLLECTOR FEE	(24,549)	(287)	(10,490)
DISCOUNTS FOR EARLY PAYMENTS	(49,099)	(315)	(41,002)
EXCESS/ (SHORTFALL)	\$ -	\$ 11,092	\$ 469,853
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 11,092	\$ 469,853

Bank Balance As Of 3/31/22	\$ 1,240,774.92
Accounts Payable As Of 3/31/22	\$ 19,352.42
Accounts Receivable As Of 3/31/22	\$ -
Reserve For Storm Drainage Maintenance As Of 3/31/22	\$ 80,795.00
Reserve For Roadway Resurfacing Project As Of 3/31/22	\$ 104,100.00
Reserve For Emergency/Improvements As Of 3/31/22	\$ 82,400.00
Available Funds As Of 3/31/22	\$ 954,127.50

**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	
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	6	Miami-Dade Tax Collector	02/18/22	NAV Taxes	\$ 57,971.96		\$ (567.88)	\$ (1,184.66)	\$ 56,219.42	\$ 3,847.90	\$ 25,155.56	\$ 28,968.50	\$ 3,731.32	\$ 24,395.20	\$ 28,092.90	\$ 28,092.90
7	7	Miami-Dade Tax Collector	03/14/22	NAV Taxes	\$ 28,985.98		\$ (286.71)	\$ (315.02)	\$ 28,384.25	\$ 1,923.95	\$ 12,577.78	\$ 14,484.25	\$ 1,884.00	\$ 12,316.65	\$ 14,183.60	\$ 14,183.60
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 1,090,024.02	\$ -	\$ (10,490.22)	\$ (41,002.30)	\$ 1,038,531.50	\$ 72,357.17	\$ 472,983.05	\$ 544,683.80	\$ 68,938.70	\$ 450,639.45	\$ 518,953.35	\$ 518,953.35

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.

\$ 1,090,024.02	
\$ -	\$ 1,038,531.50
\$ (72,357.17)	\$ (68,938.70)
\$ (472,983.05)	\$ (450,639.45)
\$ (544,683.80)	\$ (518,953.35)
\$ -	\$ -