



**KEYS COVE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
MAY 27, 2026
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
May 27, 2026
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
- F. Approval of Minutes
 - 1. October 22, 2025 Regular Board Meeting Minutes.....Page 3
- G. New Business
 - 1. Consider Resolution No. 2026-01 – Approving a Proposed Budget for FY 2026/2027.....Page 7
 - 2. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 14
 - 3. Consider Approval of Stormwater Drainage System Maintenance, 5-year Certification, Phase 1, Location Map and Raptor Vac Systems Proposal.....Page 16
- H. Old Business
- I. Administrative Matters
 - 1. Financial Report.....Page 19
 - 2. Announce the Qualified Elector (Registered Voter) Certification.....Page 23
 - 3. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
 - 4. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- J. District Counsel Report
- K. Additional Board Member/Staff Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57883	IPL0339320	Legal Ad - IPL0339320		1.0	66.0L

ATTENTION: Keys Cove Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**Notice
 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 ("Meeting") on May 27, 2026, 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
 IPL0339320
 May 15 2026

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 05/15/26 Print

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Julie Ambry



Julie Ambry

Sherry J Chasteen



Sworn to and subscribed before
 me on

May 15, 2026, 10:49 AM ED



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

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Keys Cove Community Development District

www.keyscovecdd.org

IPL0339320

May 15 2026

**KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 22, 2025**

A. CALL TO ORDER

The October 22, 2025, 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 Herald* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Carlos Cabezas and Supervisors Jeffrey Louis and Alex Allende 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. CONSIDER BOARD RESIGNATION

Mrs. Perez advised the Board that she received a letter of resignation from Kenneth Dwayne Bryant and presented the same in the meeting materials; noting the effective date of resignation would be the date on the letter of October 1, 2025.

A **MOTION** was made by Supervisor Louis, seconded by Supervisor Allende and unanimously passed accepting Kenneth Dwayne Bryant’s resignation from Seat No. 5, effective October 1, 2025, and simultaneously declaring a vacancy in Seat No. 5.

ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva and Nancy Nguyen as Assistant Secretaries and herself as Secretary/Treasurer and further stated that nominations would be in order for Chairperson and Vice-Chair with the remaining Supervisors being designated as Assistant Secretaries.

A brief discussion ensued and the following slate of officers was nominated:

- Chairperson – Carlos Cabezas
- Vice Chairperson – Alex J. Allende
- Assistant Secretary – Jeffery Louis
- Assistant Secretary – Clarence McNish
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries – Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez’s absence)

A **MOTION** was made by Supervisor Louis, seconded by Supervisor Cabezas and unanimously passed electing the above slate of Officers, as nominated.

E. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

G. APPROVAL OF MINUTES

1. May 28, 2025, Public Hearing & Regular Board Meeting

The minutes of the May 28, 2025, Public Hearing & Regular Board Meeting were presented, and the Board was asked if they had any comments or corrections.

There being no corrections, a **MOTION** was made by Supervisor Louis, seconded by Supervisor Allende and unanimously passed approving the minutes of the May 29, 2025, Public Hearing & Regular Board Meeting, as presented.

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 - Adopting a Fiscal Year 2024/2025 Amended Budget

Mrs. Perez presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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, 2025. 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 Louis, seconded by Supervisor Allende and unanimously passed adopting Resolution No. 2025-05, adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

2. Consider Resolution No. 2025-06 – Consider Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website and Authorizing Signatories

Mrs. Perez presented Resolution No. 2025-06, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE KEYS COVE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement and explained that the District is required to publish legal ads and the costs associated with them. She further added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in the *Miami Herald*. Mrs. Perez advised that a standard publication costs with the *Miami Herald* well in excess of the cost typically paid in the past.

This higher cost prompted Special District Services' management team to seek an alternative for publications. Mrs. Perez stated that her office had been in communication with the Miami-Dade County (the "County") Communications and it was determined that advertising on the County's website was an option to consider which complies with Florida Statutes. This resulted in the County Attorney's review and authorization of the District entering into an Interlocal Agreement with Community Development Districts. This is a great accomplishment that will save the District considerably on publication costs and will cost the District an estimated \$707 annually. The ILA has been reviewed by District Counsel and has been deemed acceptable. Miami-Dade County is now requesting that the Board allocate authorized signers therefore District Counsel has prepared the presented resolution for the Board's consideration.

A **MOTION** was made by Supervisor Louis, seconded by Supervisor Allende and unanimously passed adopting Resolution No. 2025-06, as presented.

3. Consider Resolution No. 2025-07 – Goals & Objectives Annual Report

Mrs. Perez presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

An overview of the Resolution Adopting Goals and Objectives was provided.

A **MOTION** was made by Supervisor Louis, seconded by Supervisor Allende and unanimously passed adopting Resolution No. 2025-07, as presented.

A brief discussion ensued followed by the following action.

A **MOTION** was made by Supervisor Louis, seconded by Supervisor Allende and unanimously passed adopting the same Goals and Objectives presented as the Exhibit to Resolution No. 2025-07, for Fiscal Year 2025/2026

I. OLD BUSINESS

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

J. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financials in the meeting book and briefly reviewed them with the Board, pointing out that available funds as of September 30, 2025, were \$925,537.30.

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

K. DISTRICT COUNSEL REPORT

1. Legislative Update

Ms. Wald reviewed the 2025 Legislative Update Memorandum that was presented in the meeting material and addressed the Board's questions.

L. ADDITIONAL BOARD MEMBER/STAFF COMMENTS

1. Annual Ethics Requirement

Mrs. Perez reminded the Board that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, which is due by July 1, 2026, the hours must be completed no later than December 31, 2025. She further noted that links to two training sessions were available on the website.

Mrs. Perez advised the Board of observations that had been made by Field Operations Manager Galvis regarding damages to the pavement around the stormwater management system grates. The same was forwarded to the Association Manager and the District Engineer, noting that she had requested to have the engineer inspect the stormwater catch basin structures at those locations and to provide the Association Manager with specs to repair the damaged pavement.

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Cabezas, seconded by Supervisor Louis adjourning the Regular Board Meeting at 5:18 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 26, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 27th day of May, 2026.

ATTEST:

**KEYS COVE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Keys Cove
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

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

PROPOSED BUDGET
KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	95,997
MAINTENANCE ASSESSMENTS	249,468
DEBT ASSESSMENTS	613,370
OTHER REVENUES	0
INTEREST INCOME	2,100
TOTAL REVENUES	\$ 960,935
EXPENDITURES	
MAINTENANCE EXPENDITURES	
MAINTENANCE CONTINGENCY	50,000
STORM DRAINAGE MAINTENANCE	45,000
ROADWAY RESURFACING PROJECT	85,000
MAINTENANCE RESERVE	20,000
FOUNTAIN MAINTENANCE/RESERVE	20,000
HOLIDAY LIGHTING CONTRIBUTION	2,500
ENGINEERING/INSPECTIONS	12,000
LAKE RESTORATION PROJECT	0
TOTAL MAINTENANCE EXPENDITURES	\$ 234,500
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	6,000
EMPLOYER TAXES	480
MANAGEMENT	37,032
REIMBURSABLES (POSTAGE/OFFICE SUPPLIES)	900
LEGAL	12,500
ASSESSMENT ROLL	7,500
AUDIT FEES	3,700
ARBITRAGE REBATE FEE	650
INSURANCE	11,000
LEGAL ADVERTISING	2,650
MISCELLANEOUS	2,900
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,500
WEBSITE MANAGEMENT	2,000
CONTINUING DISCLOSURE FEE	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 92,337
TOTAL EXPENDITURES	\$ 326,837
REVENUES LESS EXPENDITURES	\$ 634,098
BOND PAYMENTS	(576,568)
BALANCE	\$ 57,530
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,177)
DISCOUNTS FOR EARLY PAYMENTS	(38,353)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	101,315	96,532	95,997	Expenditures Less Interest & Carryover (25%)/.94
MAINTENANCE ASSESSMENTS	249,646	253,191	249,468	Expenditures Less Carryover (75%)/.94
DEBT ASSESSMENTS	607,339	613,370	613,370	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	40,726	1,800	2,100	Interest Projected At \$175 Per Month
TOTAL REVENUES	\$ 999,026	\$ 964,893	\$ 960,935	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
MAINTENANCE CONTINGENCY	0	53,500	50,000	Maintenance Contingency
STORM DRAINAGE MAINTENANCE	0	35,000	45,000	For Storm Drainage Maintenance Reserve
ROADWAY RESURFACING PROJECT	0	85,000	85,000	Fourteen Year Project (Eighth Year)
MAINTENANCE RESERVE	0	25,000	20,000	\$5,000 Decrease From 2025/2026 Budget
FOUNTAIN MAINTENANCE/RESERVE	975	25,000	20,000	\$5,000 Decrease From 2025/2026 Budget
HOLIDAY LIGHTING CONTRIBUTION	0	2,500	2,500	No Change From 2025/2026 Budget
ENGINEERING/INSPECTIONS	4,563	12,000	12,000	No Change From 2025/2026 Budget
LAKE RESTORATION PROJECT	35,014	0	0	Reserve For Lake Restoration Project As Of 3/31/26 Is \$262,295
TOTAL MAINTENANCE EXPENDITURES	\$ 40,552	\$ 238,000	\$ 234,500	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,800	6,000	6,000	No Change From 2025/2026 Budget
EMPLOYER TAXES	212	480	480	Projected At 8% Of Supervisor Fees
MANAGEMENT	35,052	36,060	37,032	CPI Adjustment
REIMBURSABLES (POSTAGE/OFFICE SUPPLIES)	343	975	900	\$75 Decrease From 2025/2026 Budget
LEGAL	8,708	13,500	12,500	FY 25/26 Expenditure Through Feb 2026 Was \$3,128
ASSESSMENT ROLL	7,500	7,500	7,500	No Change From 2025/2026 Budget
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
ARBITRAGE REBATE FEE	650	650	650	No Change From 2025/2026 Budget
INSURANCE	8,609	11,500	11,000	Fiscal Year 2025/2026 Expenditure Was \$9,280
LEGAL ADVERTISING	2,002	2,750	2,650	\$100 Decrease From 2025/2026 Budget
MISCELLANEOUS	2,809	2,500	2,900	\$400 Increase From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	4,246	4,500	4,500	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,956	\$ 92,540	\$ 92,337	
TOTAL EXPENDITURES	\$ 118,508	\$ 330,540	\$ 326,837	
REVENUES LESS EXPENDITURES	\$ 880,518	\$ 634,353	\$ 634,098	
BOND PAYMENTS	(582,210)	(576,568)	(576,568)	2027 Principal & Interest Payments
BALANCE	\$ 298,308	\$ 57,785	\$ 57,530	
COUNTY APPRAISER & TAX COLLECTOR FEE	(9,265)	(19,261)	(19,177)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(30,231)	(38,524)	(38,353)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 258,812	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 258,812	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET

KEYS COVE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	19,392	1,500	2,000	Projected Interest For 2026/2027
NAV Tax Collection	582,210	576,568	576,568	Yearly Maximum Debt Assessment
Total Revenues	\$ 601,602	\$ 578,068	\$ 578,568	
EXPENDITURES				
Principal Payments	436,000	446,000	456,000	Principal Payment Due In 2027
Interest Payments	137,046	119,912	108,186	Interest Payments Due In 2027
Bond Redemption	0	12,156	14,382	Estimated Excess Debt Collections
Total Expenditures	\$ 573,046	\$ 578,068	\$ 578,568	
Excess/Shortfall	\$ 28,556	\$ -	\$ -	

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 1/1/2026 =	\$4,835,000		

Keys Cove Community Development District Assessment Comparison

	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
Administrative	\$ 85.77	\$ 90.79	\$ 100.44	\$ 99.11	\$ 98.57
Maintenance	\$ 544.72	\$ 385.02	\$ 258.86	\$ 259.96	\$ 256.14
<u>Debt</u>	<u>\$ 629.75</u>	<u>\$ 629.75</u>	<u>\$ 629.75</u>	<u>\$ 629.75</u>	<u>\$ 629.75</u>
Total	\$ 1,260.24	\$ 1,105.56	\$ 989.05	\$ 988.82	\$ 984.46

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 974

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.
LAS OLAS SQUARE, SUITE 600
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER
300 AVENUE OF THE CHAMPIONS, SUITE 270
PALM BEACH GARDENS, FLORIDA 33418
(561) 659-5970
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN
GABRIELLA A. FERNANDEZ PEREZ
MARLENE E. GONZALEZ
LORI B. LEWELLEN
LIZA E. SMOKER
LUCAS A. WILLIAMS

OF COUNSEL:
CLARK J. COCHRAN, JR.
SUSAN F. DELEGAL
DENNIS E. LYLES
BRUCE M. RAMSEY
RICHARD T. WOUFLE

February 2, 2026

VIA E-MAIL ONLY– gperez@sdsinc.org

Ms. Gloria Perez
District Manager
Special District Services
Kendall Office Center
8785 SW 165th Avenue, #200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Keys Cove Community Development District
Our File: 597.04126**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

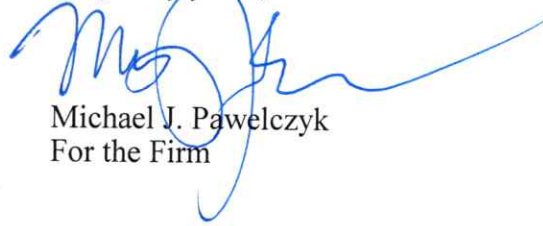
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Keys Cove CDD % SDS, Inc.	PROJECT NAME: Keys Cove
BUSINESS ADDRESS: 2501A Burns Road, Palm Beach Gardens, FL	PROJECT LOCATION: 2525 SE 15th Pl, Homestead, FL 33035
CONTACT: Management	DATE: April 15, 2026

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: All labor, equipment and materials to complete work outlined in the tabulation table labeled Keys Cove CDD Storm Drain MTE Phase 1.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$16,048.50.

Sixteen Thousand Forty Eight Dollars and 50/100 Cents

TERMS: Net 30

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.

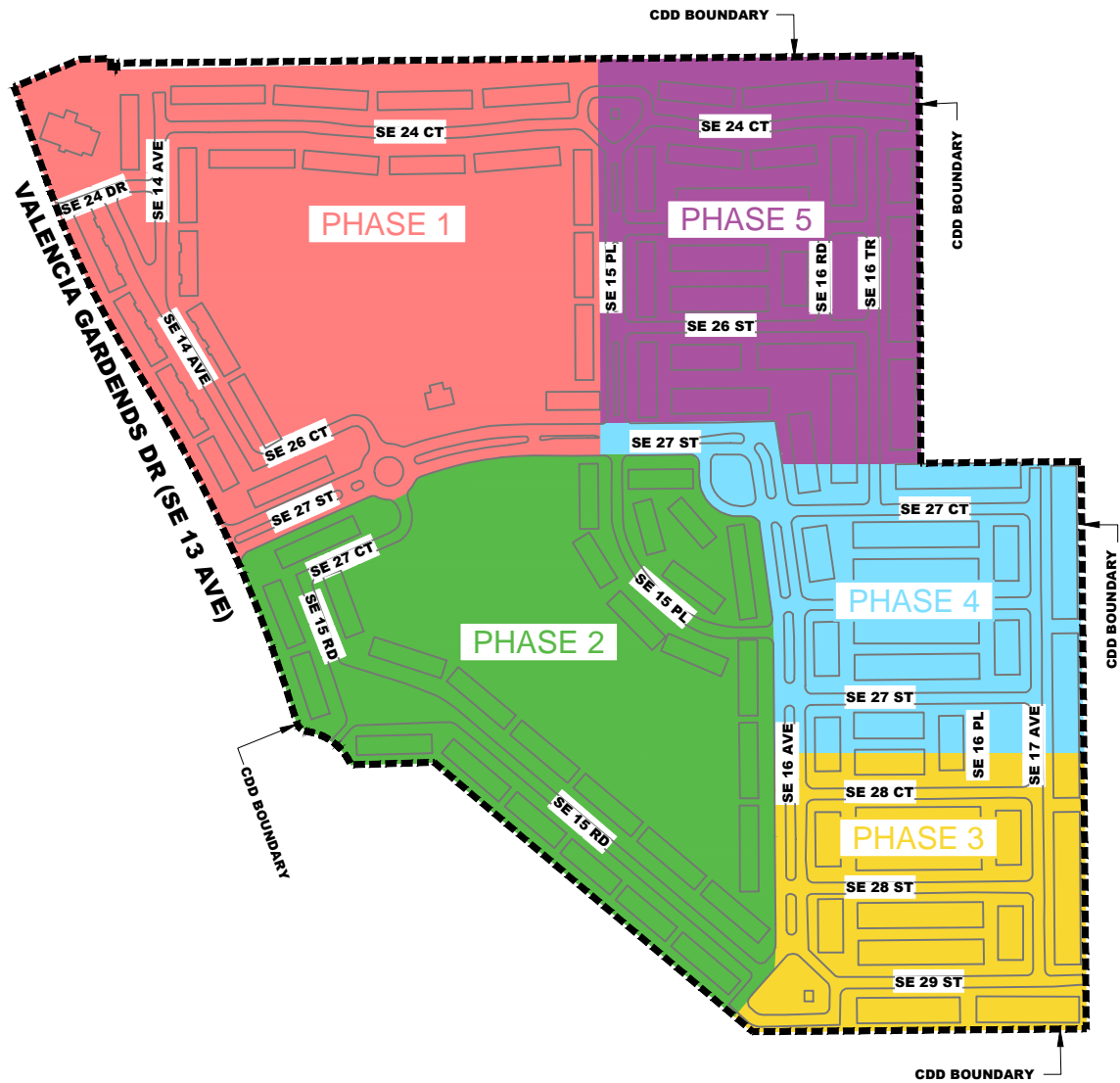
Accepted by:

Authorized Representative's Signature

Date of Acceptance

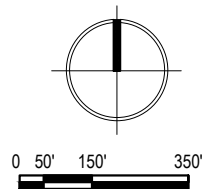
RAPTOR VAC SYSTEMS, INC. - PROPOSAL
 KEYS COVE CDD - STORM DRAIN MAINTENANCE COSTS

Phase	Structures	Pipe Stretch	Pipe Length (ft)	Pipe Diameter (in)	Cost (FT)	Pipeline Cleaning Cost	
Phase 1	1	1 to 2	62	15	\$2.50	\$155.00	
	2	2 to 4	275	15	\$2.50	\$687.50	
	3	3 to 4	69	15	\$2.50	\$172.50	
	4	4 to 5	96	24	\$3.50	\$336.00	
	5	5 to 6 (CS)	91	24	\$3.50	\$318.50	Plug
	6	6 to 7	22	24	\$3.50	\$77.00	
	12	12 to NE CAP	55	15	\$2.50	\$137.50	
	12	12 to NW CAP	55	15	\$2.50	\$137.50	
	12	12 to Y01	72	10	\$1.50	\$108.00	
	13	13 to SE CAP	55	15	\$2.50	\$137.50	
	13	13 to NE CAP	55	15	\$2.50	\$137.50	
	13	13 to Y03	85	10	\$1.50	\$127.50	
	Y03	Y03 to Y02	54	10	\$1.50	\$81.00	
	15	15 to South CAP	55	15	\$2.50	\$137.50	
	15	15 to North CAP	55	15	\$2.50	\$137.50	
	14	14 to SE CAP	55	15	\$2.50	\$137.50	
	14	14 to East CAP	55	15	\$2.50	\$137.50	
	16	16 to South CAP	55	15	\$2.50	\$137.50	
	16	16 to North CAP	55	15	\$2.50	\$137.50	
	19	19 to West CAP	55	15	\$2.50	\$137.50	
	19	19 to East CAP	55	15	\$2.50	\$137.50	
	19	19 to 18 (CS)	111	15	\$2.50	\$277.50	Plug
	18	18 to 17	19	24	\$3.50	\$66.50	
	20	20 to West CAP	55	15	\$2.50	\$137.50	
	20	20 to East CAP	55	15	\$2.50	\$137.50	
	29	29 to West CAP	55	15	\$2.50	\$137.50	
	29	29 to 30	135	15	\$2.50	\$337.50	
	30	30 to Y07	57	10	\$1.50	\$85.50	
	Y07	Y07 to Y06	62	10	\$1.50	\$93.00	
	Y05	Y05 to 29	102	10	\$1.50	\$153.00	
	26	26 to 27 (CS)	99	15	\$2.50	\$247.50	Plug
	27	27 to 28	19	24	\$3.50	\$66.50	
	26	26 to 25	215	24	\$3.50	\$752.50	
	38	38 to 39	213	15	\$1.50	\$319.50	
	39	39 to 40	44	24	\$3.50	\$154.00	
			2727		Total	\$6,678.50	
		Total Number of Structures	Cost Per Structure	Total Cost			
		19	\$110.00	\$2,090.00			
		Total Control Structures	Cost Per Structure	Total Cost			
	3	\$110.00	\$330.00				
	6" Vacuum Hose for Control Structures	Cost Per Day	Total Cost				
	1 Day	\$200.00	\$200.00				
	Pipeline Plug For Control Structures	Cost Per Install	Total Cost				
	3	\$150.00	\$450.00				
	Water Pump and Hoses Daily	Cost Per Day	Total Cost				
	1 Day	\$250.00	\$250.00				
	Pipeline LF	Cost Per LF	Total Cost				
	2,727 LF	Varies	\$6,678.50				
	Baffle Removal and Reinstall	Cost Per Unit	Total Cost				
	23	\$150.00	\$3,450.00				
	Vac Truck Daily Mobilization	Cost Per Day	Total Cost				
	4	\$400.00	\$1,600.00				
	Truck Loads	Cost Per Load	Total Cost				
	4	\$250.00	\$1,000.00				
		GRAND TOTAL	\$16,048.50				



ALVAREZ ENGINEERS, INC.
KEYS COVE CDD
DRAINAGE SYSTEM MAINTENANCE

EXHIBIT 2



Keys Cove
Community Development District

**Financial Report For
March 2026**

Keys Cove Community Development District
Budget vs. Actual
October 2025 through March 2026

	<u>Oct 25 - Mar 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessment Income	72,012.03	96,532.00	-24,519.97	74.6%
363.101 · Maint Assessment Income	188,892.80	253,191.00	-64,298.20	74.61%
363.810 · Debt Assessment	457,593.90	613,370.00	-155,776.10	74.6%
363.820 · Debt Assessment-Paid To Trustee	-434,399.65	-576,568.00	142,168.35	75.34%
363.830 · Assessment Fees	-6,949.82	-19,261.00	12,311.18	36.08%
363.831 · Assessment Discounts	-29,468.55	-38,524.00	9,055.45	76.49%
369.401 · Interest Income	13,127.41	1,800.00	11,327.41	729.3%
Total Income	<u>260,808.12</u>	<u>330,540.00</u>	<u>-69,731.88</u>	<u>78.9%</u>
Gross Profit	260,808.12	330,540.00	-69,731.88	78.9%
Expense				
511.122 · Payroll Expense	30.60	480.00	-449.40	6.38%
511.131 · Supervisor Fees	400.00	6,000.00	-5,600.00	6.67%
511.301 · Maintenance/Contingency	0.00	53,500.00	-53,500.00	0.0%
511.302 · Storm Drainage Maintenance	2,150.00	35,000.00	-32,850.00	6.14%
511.303 · Roadway Resurfacing Project	0.00	85,000.00	-85,000.00	0.0%
511.304 · Maintenance Reserve	0.00	25,000.00	-25,000.00	0.0%
511.307 · Fountain Maintenance/Reserve	1,092.00	25,000.00	-23,908.00	4.37%
511.308 · Holiday Lighting	0.00	2,500.00	-2,500.00	0.0%
511.310 · Engineering	1,145.00	12,000.00	-10,855.00	9.54%
511.311 · Management Fees	18,030.00	36,060.00	-18,030.00	50.0%
511.315 · Legal Fees	3,127.50	13,500.00	-10,372.50	23.17%
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	9,280.00	11,500.00	-2,220.00	80.7%
511.480 · Legal Advertisements	541.40	2,750.00	-2,208.60	19.69%
511.512 · Miscellaneous	1,159.52	2,500.00	-1,340.48	46.38%
511.515 · Reimbursables	171.88	975.00	-803.12	17.63%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.733 · Trustee Fees	4,246.25	4,500.00	-253.75	94.36%
511.734 · Continuing Disclosure Fee	0.00	350.00	-350.00	0.0%
511.738 · South Lake Restoration Project	0.00	0.00	0.00	0.0%
511.750 · Website Management	999.96	2,000.00	-1,000.04	50.0%
Total Expense	<u>43,199.11</u>	<u>330,540.00</u>	<u>-287,340.89</u>	<u>13.07%</u>
Net Income	<u><u>217,609.01</u></u>	<u><u>0.00</u></u>	<u><u>217,609.01</u></u>	<u><u>100.0%</u></u>

**KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Mar-26	Year To Date Actual 10/1/25 - 3/31/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	96,532	9,796	72,012
MAINTENANCE ASSESSMENTS	253,191	25,698	188,893
DEBT ASSESSMENTS	613,370	62,254	457,594
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	0	13,128
Total Revenues	\$ 964,893	\$ 97,748	\$ 731,627
EXPENDITURES			
MAINTENANCE EXPENDITURES			
MAINTENANCE CONTINGENCY	53,500	0	0
STORM DRAINAGE MAINTENANCE	35,000	0	2,150
ROADWAY RESURFACING PROJECT	85,000	0	0
MAINTENANCE RESERVE	25,000	0	0
FOUNTAIN MAINTENANCE/RESERVE	25,000	0	1,092
HOLIDAY CONTRIBUTION	2,500	0	0
ENGINEERING/INSPECTIONS	12,000	0	1,145
SOUTH LAKE RESTORATION PROJECT	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 238,000	\$ -	\$ 4,387
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	0	400
EMPLOYER TAXES	480	0	31
MANAGEMENT	36,060	3,005	18,030
REIMBURSABLES (POSTAGE/OFFICE SUPPLIES)	975	26	172
LEGAL	13,500	0	3,128
ASSESSMENT ROLL	7,500	0	0
AUDIT FEES	3,600	0	0
ARBITRAGE REBATE FEE	650	0	650
INSURANCE	11,500	0	9,280
LEGAL ADVERTISING	2,750	0	541
MISCELLANEOUS	2,500	0	1,159
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	4,246
WEBSITE MANAGEMENT	2,000	167	1,000
CONTINUING DISCLOSURE FEE	350	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 92,540	\$ 3,198	\$ 38,812
Total Expenditures	\$ 330,540	\$ 3,198	\$ 43,199
REVENUES LESS EXPENDITURES	\$ 634,353	\$ 94,550	\$ 688,428
BOND PAYMENTS	(576,568)	(59,591)	(434,400)
BALANCE	\$ 57,785	\$ 34,959	\$ 254,028
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,261)	(1,005)	(6,950)
DISCOUNTS FOR EARLY PAYMENTS	(38,524)	(3,176)	(29,469)
EXCESS/ (SHORTFALL)	\$ -	\$ 30,778	\$ 217,609
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 30,778	\$ 217,609

Bank Balance As Of 3/31/26	\$ 2,058,661.89
Accounts Payable As Of 3/31/26	\$ 64,528.73
Accounts Receivable As Of 3/31/26	\$ -
Maintenance Reserve As Of 3/31/26	\$ 227,500.00
Reserve For Storm Drainage Maintenance As Of 3/31/26	\$ 175,665.00
Reserve For Roadway Resurfacing Project As Of 3/31/26	\$ 320,530.00
Reserve For Fountain Maintenance As Of 3/31/26	\$ 24,025.00
Reserve For Improvements (Restoration Project) As Of 3/31/26	\$ 262,295.00
Available Funds As Of 3/31/26	\$ 984,118.16

**KEYS COVE CDD
TAX COLLECTIONS
2025-2026**

#	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
									\$ 963,111	\$ 96,533	\$ 253,201	\$ 613,377	\$ 96,533	\$ 253,201	\$ 613,377	
									\$ 907,108	\$ 92,540	\$ 238,000	\$ 576,568	\$ 92,540	\$ 238,000	\$ 576,568	\$ 576,568
1	1	Miami-Dade Tax Collector	12/17/25	NAV Taxes	\$ 314,444.76		\$ (3,018.68)	\$ (12,576.93)	\$ 298,849.15	\$ 31,516.98	\$ 82,667.28	\$ 200,260.50	\$ 29,954.20	\$ 78,567.20	\$ 190,327.75	\$ 190,327.75
2	2	Miami-Dade Tax Collector	01/20/26	NAV Taxes	\$ 106,792.86		\$ (1,025.22)	\$ (4,271.70)	\$ 101,495.94	\$ 10,704.18	\$ 28,075.68	\$ 68,013.00	\$ 10,173.14	\$ 26,683.20	\$ 64,639.60	\$ 64,639.60
3	3	Miami-Dade Tax Collector	01/20/26	NAV Taxes	\$ 78,877.28		\$ (742.59)	\$ (4,618.44)	\$ 73,516.25	\$ 7,903.48	\$ 20,736.85	\$ 50,236.95	\$ 7,366.25	\$ 19,327.45	\$ 46,822.55	\$ 46,822.55
4	4	Miami-Dade Tax Collector	01/20/26	NAV Taxes	\$ 120,636.04		\$ (1,158.10)	\$ (4,825.10)	\$ 114,652.84	\$ 12,091.42	\$ 31,715.12	\$ 76,829.50	\$ 11,491.84	\$ 30,142.15	\$ 73,018.85	\$ 73,018.85
5	5	Miami-Dade Tax Collector	03/02/26	NAV Taxes	\$ 1,977.64		\$ (79.10)	\$ (18.98)	\$ 1,879.56	\$ 198.09	\$ 519.95	\$ 1,259.60	\$ 188.21	\$ 494.15	\$ 1,197.20	\$ 1,197.20
6	6	Miami-Dade Tax Collector	03/02/26	NAV Taxes	\$ 56,362.74		\$ (543.67)	\$ (1,997.31)	\$ 53,821.76	\$ 5,649.27	\$ 14,817.72	\$ 35,895.75	\$ 5,394.51	\$ 14,149.75	\$ 34,277.50	\$ 34,277.50
7	7	Miami-Dade Tax Collector	03/02/26	NAV Taxes	\$ 39,407.41		\$ (382.46)	\$ (1,160.09)	\$ 37,864.86	\$ 3,948.61	\$ 10,360.20	\$ 25,098.60	\$ 3,794.01	\$ 9,954.65	\$ 24,116.20	\$ 24,116.20
8									\$ -							\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 718,498.73	\$ -	\$ (6,949.82)	\$ (29,468.55)	\$ 682,080.36	\$ 72,012.03	\$ 188,892.80	\$ 457,593.90	\$ 68,362.16	\$ 179,318.55	\$ 434,399.65	\$ 434,399.65

Assessment Roll

Admin: \$96,533.14
 Maint: \$253,201.04
 Debt: \$613,376.50
 Total \$963,110.68

Collections

74.60%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
 Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$ 718,498.73	
\$ -	\$ 682,080.36
\$ (72,012.03)	\$ (68,362.16)
\$ (188,892.80)	\$ (179,318.55)
\$ (457,593.90)	\$ (434,399.65)
\$ -	\$ -

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
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TTY 305-499-8480
votemiamidade.gov
[@votemiamidade](https://twitter.com/votemiamidade)

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that Keys Cove Community Development District, as described in the attached MAP, has 1383 voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.