KEYS COVE
COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY
SPECIAL BOARD MEETING
JULY 29, 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

July 29, 2026
5:00 p.m.

A. Call to Order

B. Proof of Publication………………………………………………………………………………….Page 1

C. Establish Quorum

D. Resignation of Supervisor Clarence McNish holding Seat No. 4

E. Consider Appointment to Vacancy(s)

F. Election of Officers
- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Comments from the Public

I. Approval of Minutes

1. October 22, 2025 Regular Board Meeting Minutes…………………………………………....Page 3

J. 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

K. Old Business

L. Administrative Matters

1. Financial Report………………………………………………………………………………..Page 19
2. Announce the Qualified Elector (Registered Voter) Certification………………………………..Page 23
3. Miami-Dade County Supervisor of Elections 2026 Qualified Candidate Website Results
4. Reminder of Required Annual Four [4] Hours of Ethics Training

M. District Counsel Report

1. Legislative Update…………………………………………………………………………………Page 24

N. Additional Board Member/Staff Comments

O. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57883	IPL0356432	Legal Ad - IPL0356432		1.0	66.0L

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

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 July 29, 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 a Fiscal Year 2026/2027 Proposed Budget and any other 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
PUBLISH:
MIAMI HERALD 07/20/26
IPL0356432
Jul 20 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 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:
07/20/26 Print

Print Tearsheet Link

Marketplace Link

Amanda Rodela

DIGITALLY SIGNED

Amanda Rodela

Julie A Ambry

DIGITALLY SIGNED

Sworn to and subscribed before me on Jul 20, 2026, 10:05 AM EDT

OFFICIAL SEAL
JULIE A AMBRY
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 1010931
MY COMMISSION EXPIRES MAY 28, 2029

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

PUBLISH:
MIAMI HERALD 07/20/26

IPL0356432
Jul 20 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 District Manager prepared a Fiscal Year 2026/2027 Proposed Budget and submitted the Proposed Budget to the Board prior to June 15, 2026; and

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 previously prepared and is 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 September 29, 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 29th day of July, 2026.

ATTEST:	**KEYS COVE COMMUNITY DEVELOPMENT DISTRICT**
By:________________________	By:________________________
Secretary/Assistant Secretary	Chairman/Vice Chairman

Keys Cove
Community Development District

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

CONTENTS

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

REVENUES	**FISCAL YEAR 2026/2027 BUDGET**
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

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
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 PROPOSED DEBT SERVICE FUND BUDGET
KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 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 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	**Fiscal Year 2026/2027 Projected Assessment***
Administrative	$ 85.77	$ 90.79	$ 100.44	$ 99.11	**$ 98.57**
Maintenance	$ 544.72	$ 385.02	$ 258.86	$ 259.96	**$ 256.14**
Debt	$ 629.75	$ 629.75	$ 629.75	$ 629.75	**$ 629.75**
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

IV

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. WOULFE

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.

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

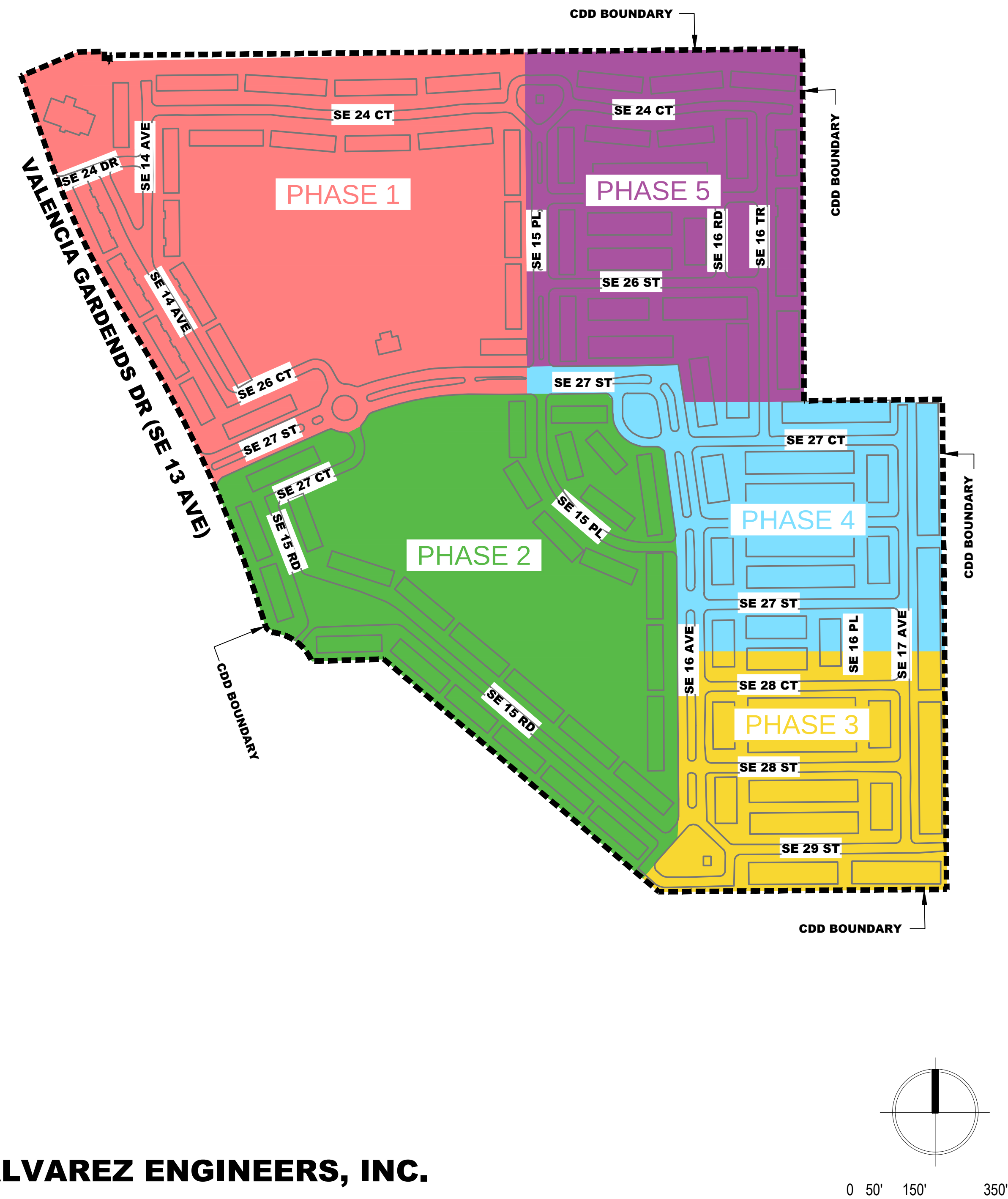
ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

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**		
	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		
Phase 1	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
June 2026

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

	Oct 25 - June 26	25/26 Budget	$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	94,167.38	96,532.00	-2,364.62	97.55%
363.101 · Maint Assessment Income	247,015.05	253,191.00	-6,175.95	97.56%
363.810 · Debt Assessment	598,397.64	613,370.00	-14,972.36	97.56%
363.820 · Debt Assessment-Paid To Trustee	-572,666.67	-576,568.00	3,901.33	99.32%
363.830 · Assessment Fees	-9,082.61	-19,261.00	10,178.39	47.16%
363.831 · Assessment Discounts	-31,318.67	-38,524.00	7,205.33	81.3%
369.401 · Interest Income	18,104.26	1,800.00	16,304.26	1,005.79%
Total Income	344,616.38	330,540.00	14,076.38	104.26%
Gross Profit	344,616.38	330,540.00	14,076.38	104.26%
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	5,010.00	35,000.00	-29,990.00	14.31%
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	2,692.00	25,000.00	-22,308.00	10.77%
511.308 · Holiday Lighting	0.00	2,500.00	-2,500.00	0.0%
511.310 · Engineering	1,200.00	12,000.00	-10,800.00	10.0%
511.311 · Management Fees	27,045.00	36,060.00	-9,015.00	75.0%
511.315 · Legal Fees	5,950.00	13,500.00	-7,550.00	44.07%
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	1,546.12	2,500.00	-953.88	61.85%
511.515 · Reimbursables	390.82	975.00	-584.18	40.08%
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	1,499.94	2,000.00	-500.06	75.0%
Total Expense	60,657.13	330,540.00	-269,882.87	18.35%
Net Income	**283,959.25**	**0.00**	**283,959.25**	**100.0%**

KEYS COVE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2026

REVENUES	Annual Budget 10/1/25 - 9/30/26	Actual Jun-26	Year To Date Actual 10/1/25 - 6/30/26
ADMINISTRATIVE ASSESSMENTS	96,532	6,239	94,167
MAINTENANCE ASSESSMENTS	253,191	16,369	247,015
DEBT ASSESSMENTS	613,370	39,656	598,398
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	0	18,104
Total Revenues	**$ 964,893**	**$ 62,264**	**$ 957,684**
EXPENDITURES			
MAINTENANCE EXPENDITURES			
MAINTENANCE CONTINGENCY	53,500	0	0
STORM DRAINAGE MAINTENANCE	35,000	0	5,010
ROADWAY RESURFACING PROJECT	85,000	0	0
MAINTENANCE RESERVE	25,000	0	0
FOUNTAIN MAINTENANCE/RESERVE	25,000	0	2,692
HOLIDAY CONTRIBUTION	2,500	0	0
ENGINEERING/INSPECTIONS	12,000	0	1,200
SOUTH LAKE RESTORATION PROJECT	0	0	0
TOTAL MAINTENANCE EXPENDITURES	**$ 238,000**	**$ -**	**$ 8,902**
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	6,000	0	400
EMPLOYER TAXES	480	0	0
MANAGEMENT	36,060	3,005	27,045
REIMBURSABLES (POSTAGE/OFFICE SUPPLIES)	975	102	391
LEGAL	13,500	530	5,950
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	99	302
DUES & SUBSCRIPTIONS	175	0	175
TRUSTEE FEES	4,500	0	4,246
WEBSITE MANAGEMENT	2,000	167	1,500
CONTINUING DISCLOSURE FEE	350	0	0
BANK SERVICE CHARGES	0	0	1,244
PAYROLL EXPENSE	0	0	31
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 92,540**	**$ 3,903**	**$ 51,755**
Total Expenditures	**$ 330,540**	**$ 3,903**	**$ 60,657**
REVENUES LESS EXPENDITURES	**$ 634,353**	**$ 58,361**	**$ 897,027**
BOND PAYMENTS	(576,568)	(39,259)	(572,666)
BALANCE	**$ 57,785**	**$ 19,102**	**$ 324,361**
COUNTY APPRAISER & TAX COLLECTOR FEE	(19,261)	(623)	(9,083)
DISCOUNTS FOR EARLY PAYMENTS	(38,524)	0	(31,319)
EXCESS/ (SHORTFALL)	**$ -**	**$ 18,479**	**$ 283,959**
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 18,479**	**$ 283,959**

Bank Balance As Of 6/30/26	**$ 2,105,327.60**
Accounts Payable As Of 6/30/26	**$ 44,844.20**
Accounts Receivable As Of 6/30/26	**$ -**
Maintenance Reserve As Of 6/30/26	**$ 227,500.00**
Reserve For Storm Drainage Maintenance As Of 6/30/26	**$ 175,665.00**
Reserve For Roadway Resurfacing Project As Of 6/30/26	**$ 320,530.00**
Reserve For Fountain Maintenance As Of 6/30/26	**$ 24,025.00**
Reserve For Improvements (Restoration Project) As Of 6/30/26	**$ 262,295.00**
Available Funds As Of 6/30/26	**$ 1,050,468.40**

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		$ (18.98)	$ (79.10)	$ 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	8	Miami-Dade Tax Collector	04/21/26	NAV Taxes	$ 67,239.76		$ (658.65)	$ (1,374.62)	$ 65,206.49	$ 6,739.48	$ 17,677.28	$ 42,823.00	$ 6,535.75	$ 17,142.73	$ 41,528.01	$ 41,528.01
9	9	Miami-Dade Tax Collector	04/21/26	NAV Taxes	$ 34,608.70		$ (342.33)	$ (375.82)	$ 33,890.55	$ 3,468.85	$ 9,098.60	$ 22,041.25	$ 3,396.89	$ 8,909.80	$ 21,583.86	$ 21,583.86
10	10	Miami-Dade Tax Collector	04/24/26	NAV Taxes	$ 56,969.44		$ (569.30)	$ (39.56)	$ 56,360.58	$ 5,708.33	$ 14,977.27	$ 36,283.84	$ 5,647.33	$ 14,817.20	$ 35,896.05	$ 35,896.05
11	11	Miami-Dade Tax Collector	06/30/26	NAV Taxes/Interest	$ 59,582.06	$ 2,681.38	$ (622.63)		$ 61,640.81	$ 6,238.69	$ 16,369.10	$ 39,655.65	$ 6,176.31	$ 16,205.40	$ 39,259.10	$ 39,259.10
12									$ -							$ -
13									$ -							$ -
14									$ -							$ -
15									$ -							$ -
16									$ -							$ -
					$ 936,898.69	$ 2,681.38	$ (9,082.61)	$ (31,318.67)	$ 899,178.79	$ 94,167.38	$ 247,015.05	$ 598,397.64	$ 90,118.44	$ 236,393.68	$ 572,666.67	$ 572,666.67

Assessment Roll	
Admin:	**$96,533.14**
Maint:	**$253,201.04**
Debt:	**$613,376.50**
Total	**$963,110.68**

Collections
97.28%

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

$ 936,898.69	
$ 2,681.38	$ 899,178.79
$ (94,167.38)	$ (90,118.44)
$ (247,015.05)	$ (236,393.68)
$ (598,397.64)	$ (572,666.67)
$ -	$ -

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172

T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@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.

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from $200,000 to $350,000 per person and from $300,000 to $500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of "rural community" to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill's expansion of the definition of "rural community" under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida's Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill’s primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of "compact, urban, mixed-use district" under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD's ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: http://laws.flrules.org/.