

Keys Cove II Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	112,247	114,599	114,599
MAINTENANCE ASSESSMENTS	1,071,276	1,071,958	1,071,958
DEBT ASSESSMENTS	314,530	314,797	314,797
OTHER REVENUES	0	3,631	3,631
INTEREST INCOME	1,800	10,400	10,303
TOTAL REVENUES	\$ 1,499,853	\$ 1,515,385	\$ 1,515,288
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	8,000	3,985	3,985
PAYROLL TAXES	612	264	264
MANAGEMENT	38,700	38,700	38,700
SECRETARIAL & FIELD OPERATIONS	9,000	9,000	9,000
LEGAL	12,000	19,500	17,578
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	3,500	3,500	3,500
INSURANCE	9,200	8,803	8,803
LEGAL ADVERTISING	4,000	6,500	5,481
MISCELLANEOUS	1,700	2,400	2,136
POSTAGE	825	250	229
OFFICE SUPPLIES	700	675	624
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,500	4,246	4,246
CONTINUING DISCLOSURE FEE	500	350	350
WEBSITE MANAGEMENT	2,000	2,000	2,000
ADMINISTRATIVE CONTINGENCY	1,900	1,900	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 107,312	\$ 112,248	\$ 107,071
MAINTENANCE EXPENDITURES			
ENGINEERING/INSPECTIONS	3,000	6,500	4,875
ANNUAL LANDSCAPE SERVICES	290,000	330,000	309,670
LANDSCAPING UPKEEP	35,000	2,500	0
IRRIGATION MAINTENANCE & UPKEEP	24,000	2,500	0
STORMWATER MANAGEMENT SYSTEM MAINTENANCE	15,000	4,500	2,300
STREET/ROADWAY MAINTENANCE & UPKEEP	30,000	5,000	4,350
SECURITY SERVICES/ENTRANCE & PARKING ENFORCEMENT	320,000	300,000	239,841
OFF DUTY POLICE SERVICES	20,000	15,000	5,419
GUARD HOUSE UTILITIES & GATE MAINTENANCE	25,000	28,000	26,722
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	30,000	19,660	19,660
STREET LIGHT MAINTENANCE	35,000	45,000	42,406
LAKE FOUNTAIN INSTALLATION/MAINTENANCE	45,000	2,500	0
JANITORIAL SERVICES (SADIE'S PAW PATROL)	45,000	47,500	44,639
HOLIDAY LIGHTING	30,000	2,500	0
PLAYGROUND MAINTENANCE	5,000	500	0
MISCELLANEOUS MAINTENANCE (FIXTURES, ETC.)	55,000	72,000	68,534
PRESSURE CLEANING	0	25,000	22,377
TOTAL MAINTENANCE EXPENDITURES	\$ 1,007,000	\$ 908,660	\$ 790,793
TOTAL EXPENDITURES	\$ 1,114,312	\$ 1,020,908	\$ 897,864
EXCESS/ (SHORTFALL)	\$ 385,541	\$ 494,477	\$ 617,424
BOND PAYMENTS	(295,658)	(299,724)	(299,724)
BALANCE	\$ 89,883	\$ 194,753	\$ 317,700
COUNTY APPRAISER & TAX COLLECTOR FEE	(29,961)	(14,421)	(14,421)
DISCOUNTS FOR EARLY PAYMENTS	(59,922)	(57,353)	(57,353)
EXCESS/ (SHORTFALL)	\$ -	\$ 122,979	\$ 245,926
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 122,979	\$ 245,926

FUND BALANCE AS OF 9/30/25	\$39,598
FY 2025/2026 ACTIVITY	\$122,979
FUND BALANCE AS OF 9/30/26	\$162,577

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	1,000	5,200	5,094
NAV Tax Collection	295,658	299,724	299,724
Total Revenues	\$ 296,658	\$ 304,924	\$ 304,818
EXPENDITURES			
Principal Payments	206,000	206,000	206,000
Interest Payments	89,432	94,670	94,670
Bond Redemption	1,226	0	0
Total Expenditures	\$ 296,658	\$ 300,670	\$ 300,670
EXCESS/ (SHORTFALL)	\$ -	\$ 4,254	\$ 4,148

FUND BALANCE AS OF 9/30/25	\$102,238
FY 2025/2026 ACTIVITY	\$4,254
FUND BALANCE AS OF 9/30/26	\$106,492

Note*: Revenue Fund Balance = \$106,492.

Interest Account Balance To Be Used To Make 11/1/2026 Interest Payment Of \$43,596.

* Approximate Amounts

Series 2022 Bond Refunding Information

Original Par Amount =	\$3,264,000	Annual Principal Payments Due =
Interest Rate =	3.63%	May 1st
Issue Date =	May 2022	Annual Interest Payments Due =
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$2,402,000	