

Keys Cove II  
Community Development District

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

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**AMENDED FINAL BUDGET**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
<b>REVENUES</b>			
ADMINISTRATIVE ASSESSMENTS	101,973	103,432	103,432
MAINTENANCE ASSESSMENTS	627,447	626,872	626,872
DEBT ASSESSMENTS	314,530	314,271	314,271
OTHER REVENUES	0	0	0
INTEREST INCOME	840	26,070	26,070
<b>TOTAL REVENUES</b>	<b>\$ 1,044,790</b>	<b>\$ 1,070,645</b>	<b>\$ 1,070,645</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	8,000	4,600	4,600
PAYROLL TAXES	612	314	314
MANAGEMENT	34,308	34,308	34,308
SECRETARIAL & FIELD OPERATIONS	9,000	9,000	9,000
LEGAL	9,500	12,500	11,507
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	3,600	3,600	3,600
ARBITRAGE REBATE FEE	650	650	650
INSURANCE	8,000	8,122	8,122
LEGAL ADVERTISING	900	900	684
MISCELLANEOUS	1,700	2,300	1,909
POSTAGE	425	330	316
OFFICE SUPPLIES	775	375	349
DUES & SUBSCRIPTIONS	175	175	175
TRUSTEE FEES	4,650	4,246	4,246
CONTINUING DISCLOSURE FEE	500	500	500
WEBSITE MANAGEMENT	2,000	2,000	2,000
ADMINISTRATIVE CONTINGENCY	1,900	1,900	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 96,695</b>	<b>\$ 95,820</b>	<b>\$ 92,280</b>
<b>MAINTENANCE EXPENDITURES</b>			
ENGINEERING/INSPECTIONS	3,000	5,200	4,132
ANNUAL LANDSCAPE & IRRIGATION MAINTENANCE SERVICES	210,000	375,000	348,204
LANDSCAPING UPKEEP	45,000	5,000	0
IRRIGATION MAINTENANCE & UPKEEP	28,000	40,000	37,153
STREET/ROADWAY MAINTENANCE & UPKEEP	18,000	22,000	19,815
SECURITY SERVICES/ENTRANCE	138,000	175,000	156,850
PARKING ENFORCEMENT SERVICES	5,000	1,000	0
GUARD HOUSE UTILITIES & GATE MAINTENANCE	30,000	27,500	23,880
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	30,000	41,000	36,787
STREET LIGHT MAINTENANCE	18,000	1,000	0
JANITORIAL SERVICES	25,000	41,000	38,716
MISCELLANEOUS MAINTENANCE (STORM DRAIN & PRESSURE CLEANING, PLAYGROUND, ETC)	39,800	145,000	112,659
HOLIDAY LIGHTING	0	20,340	20,340
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 589,800</b>	<b>\$ 899,040</b>	<b>\$ 798,536</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 686,495</b>	<b>\$ 994,860</b>	<b>\$ 890,816</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 358,295</b>	<b>\$ 75,785</b>	<b>\$ 179,829</b>
BOND PAYMENTS	(295,658)	(299,163)	(299,163)
<b>BALANCE</b>	<b>\$ 62,637</b>	<b>\$ (223,378)</b>	<b>\$ (119,334)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(20,879)	(10,166)	(10,166)
DISCOUNTS FOR EARLY PAYMENTS	(41,758)	(39,986)	(39,986)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (273,530)</b>	<b>\$ (169,486)</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (273,530)</b>	<b>\$ (169,486)</b>

FUND BALANCE AS OF 9/30/22	
FY 2022/2023 ACTIVITY	
FUND BALANCE AS OF 9/30/23	

\$611,480
(\$273,530)
\$337,950

**AMENDED FINAL BUDGET**  
**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23</b>	<b>AMENDED FINAL BUDGET 10/1/22 - 9/30/23</b>	<b>YEAR TO DATE ACTUAL 10/1/22 - 9/29/23</b>
<b>REVENUES</b>			
Interest Income	25	3,675	3,675
NAV Tax Collection	295,658	299,163	299,163
<b>Total Revenues</b>	<b>\$ 295,683</b>	<b>\$ 302,838</b>	<b>\$ 302,838</b>
<b>EXPENDITURES</b>			
Principal Payments	180,000	180,000	180,000
Extraordinary Principal Payments	4,006	95,000	95,000
Interest Payments	111,677	108,531	108,531
Cost Of Bond Issuance	0	0	0
<b>Total Expenditures</b>	<b>\$ 295,683</b>	<b>\$ 383,531</b>	<b>\$ 383,531</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (80,693)</b>	<b>\$ (80,693)</b>

FUND BALANCE AS OF 9/30/22	\$161,464
FY 2022/2023 ACTIVITY	(\$80,693)
FUND BALANCE AS OF 9/30/23	\$80,771

Note\*: Revenue Fund Balance = \$78,442.  
Prepayment Fund Balance = \$2,329.  
Interest Account Balance To Be Used To Make 11/1/2023 Interest Payment Of \$54,250.  
\* 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 9/30/23 =	\$2,989,000	