Keys Edge
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 EDGE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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
ADMINISTRATIVE ASSESSMENTS	77,022	**78,065**	78,065
MAINTENANCE ASSESSMENTS	115,899	**115,968**	115,968
DEVELOPER CONTRIBUTION	109,810	**0**	0
DEBT ASSESSMENTS (2024)	593,494	**593,767**	593,767
DEBT ASSESSMENTS (2026-AA2)	0	**0**	0
DEBT ASSESSMENTS (2026-AA3)	0	**0**	0
INTEREST INCOME	240	**7,750**	7,615
TOTAL REVENUES	**$ 896,465**	**$ 795,550**	**$ 795,415**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	**0**	0
MANAGEMENT	26,856	**26,856**	26,856
LEGAL	18,000	**14,000**	10,924
ASSESSMENT ROLL	10,000	**10,000**	10,000
AUDIT FEES	4,400	**4,300**	4,300
ARBITRAGE REBATE FEE	650	**650**	650
INSURANCE	8,000	**7,450**	7,450
LEGAL ADVERTISING	25,000	**4,500**	2,920
MISCELLANEOUS	1,500	**2,500**	1,993
POSTAGE	1,500	**270**	256
OFFICE SUPPLIES	750	**900**	843
DUES & SUBSCRIPTIONS	175	**175**	175
TRUSTEE FEES	4,500	**4,246**	4,246
WEBSITE MANAGEMENT	2,000	**2,000**	2,000
CONTINUING DISCLOSURE FEE	1,000	**500**	500
ADMINISTRATIVE CONTINGENCY	75,619	**10,000**	0
DISSEMINATION SERVICES	2,500	**750**	750
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 182,450**	**$ 89,097**	**$ 73,863**
MAINTENANCE EXPENDITURES			
ENGINEERING/INSPECTIONS	20,000	**5,600**	4,555
STREET/ROADWAY MAINTENANCE/SIGNAGE	3,000	**500**	0
COMMON AREA MAINTENANCE	24,000	**500**	0
ENTRY FEATURE MAINTENANCE	12,000	**500**	0
LANDSCAPING	12,000	**500**	0
LAWN MAINTENANCE	15,000	**18,000**	16,136
STORM DRAINAGE/CLASS V PERMIT	3,500	**500**	0
MAINTENANCE CONTINGENCY	46,445	**10,000**	1,500
TOTAL MAINTENANCE EXPENDITURES	**$ 135,945**	**$ 36,100**	**$ 22,191**
TOTAL EXPENDITURES	**$ 318,395**	**$ 125,197**	**$ 96,054**
REVENUES LESS EXPENDITURES	**$ 578,070**	**$ 670,353**	**$ 699,361**
BOND PAYMENTS (2024)	(557,885)	(566,579)	(566,579)
BOND PAYMENTS (2026 - AA2)	0	0	0
BOND PAYMENTS (2026 - AA3)	0	0	0
BALANCE	**$ 20,185**	**$ 103,774**	**$ 132,782**
COUNTY APPRAISER & TAX COLLECTOR FEE	(15,728)	**(7,585)**	(7,585)
DISCOUNTS FOR EARLY PAYMENTS	(31,457)	**(28,440)**	(28,440)
			-
EXCESS/ (SHORTFALL)	**$ (27,000)**	**$ 67,749**	**$ 96,757**
CARRYOVER FROM PRIOR YEAR	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ (27,000)**	**$ 67,749**	**$ 96,757**

FUND BALANCE AS OF 9/30/25	$146,426
FY 2025/2026 ACTIVITY	$67,749
FUND BALANCE AS OF 9/30/26	$214,175

AMENDED FINAL BUDGET

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2024
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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
Interest Income	1,000	**9,600**	9,436
Bond Proceeds (Debt Service)	0	**0**	0
NAV Assessment Collection	557,885	**566,579**	566,579
Transfer From Construction Account	0	**0**	0
Total Revenues	**$ 558,885**	**$ 576,179**	**$ 576,015**
EXPENDITURES			
Principal Payments	125,000	**125,000**	125,000
Interest Payments	430,759	**433,494**	433,494
Bond Redemption	3,126	**0**	0
Transfer To Construction Account	0	**1,883**	1,883
Total Expenditures	**$ 558,885**	**$ 560,377**	**$ 560,377**
Excess/ (Shortfall)	**$ -**	**$ 15,802**	**$ 15,638**

FUND BALANCE AS OF 9/30/25	$284,584
FY 2025/2026 ACTIVITY	$15,802
FUND BALANCE AS OF 9/30/26	$300,386

Notes

Reserve Fund Balance = $56,754*. Revenue Account Balance = $243,468*.

Interest Account To Be Used To Make 11/1/2026 Interest Payment Of $214,013.

Capitalized Interest Was Set-Up Through November 2025.

* Approximate Amounts

Series 2024 Bond Information

Original Par Amount =	$8,370,000	Annual Principal Payments Due:
Interest Rate =	4.375% - 5.375%	May 1st
Issue Date =	December 2024	Annual Interest Payments Due:
Maturity Date =	May 2055	May 1st & November 1st
Par Amount As Of 9/30/26 =	$8,245,000	

AMENDED FINAL BUDGET

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2026 - ASSESSMENT AREA 2
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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
Interest Income	0	**50**	0
Bond Proceeds (Debt Service)	0	**165,145**	165,145
NAV Assessment Collection	0	**0**	0
Transfer From Construction Account	0	**0**	0
Developer Contribution - Debt	0	**0**	0
Total Revenues	**$ -**	**$ 165,195**	**$ 165,145**
EXPENDITURES			
Principal Payments	0	**0**	0
Interest Payments	0	**0**	0
Bond Redemption	0	**0**	0
Transfer To Construction Account	0	**0**	0
Total Expenditures	**$ -**	**$ -**	**$ -**
Excess/ (Shortfall)	**$ -**	**$ 165,195**	**$ 165,145**

FUND BALANCE AS OF 9/30/25	$0
FY 2025/2026 ACTIVITY	$165,195
FUND BALANCE AS OF 9/30/26	$165,195

Notes

Reserve Fund Balance = $122,392*. Interest Account Balance = $42,803*.

Interest Account To Be Used To Make 11/1/2026 Interest Payment Of $42,753.

Capitalized Interest Was Set-Up Through November 2026.

Capital Projects Bond Proceeds = $3,349,855. Total Bond Proceeds = $3,315,000.

FY 2025/2026 Cost Of Issuance = $269,225.

Fiscal Year 2025/2026 Capital Outlay = $3,200,000*.

* Approximate Amounts

Series 2026 (AA2 Bond Information)

Original Par Amount =	$3,515,000	Annual Principal Payments Due:
Interest Rate =	4.65% - 5.8%	May 1st
Issue Date =	August 2026	Annual Interest Payments Due:
Maturity Date =	May 2056	May 1st & November 1st
Par Amount As Of 9/30/26 =	$3,515,000	

AMENDED FINAL BUDGET

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2026 - ASSESSMENT AREA 3
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	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
Interest Income	0	**0**	0
Bond Proceeds (Debt Service)	0	**724,884**	724,884
NAV Assessment Collection	0	**0**	0
Transfer From Construction Account	0	**0**	0
Developer Contribution - Debt	0	**0**	0
Total Revenues	**$ -**	**$ 724,884**	**$ 724,884**
EXPENDITURES			
Principal Payments	0	**0**	0
Interest Payments	0	**0**	0
Bond Redemption	0	**0**	0
Transfer To Construction Account	0	**0**	0
Total Expenditures	**$ -**	**$ -**	**$ -**
Excess/ (Shortfall)	**$ -**	**$ 724,884**	**$ 724,884**

FUND BALANCE AS OF 9/30/25	$0
FY 2025/2026 ACTIVITY	$724,884
FUND BALANCE AS OF 9/30/26	$724,884

Notes

Reserve Fund Balance = $359,545*. Interest Account Balance = $365,339*.

Interest Account To Be Used To Make 11/1/2026 Interest Payment Of $71,763.

Capitalized Interest Was Set-Up Through May 2027.

Capital Projects Bond Proceeds = $9,220,116. Total Bond Proceeds = $9,945,000.

FY 2025/2026 Cost Of Issuance = $411,325.

Fiscal Year 2025/2026 Capital Outlay = $8,808,791*.

* Approximate Amounts

Series 2026 (AA3 Bond Information)

Original Par Amount =	$9,945,000	Annual Principal Payments Due:
Interest Rate =	4.95% - 6.2%	May 1st
Issue Date =	September 2026	Annual Interest Payments Due:
Maturity Date =	May 2057	May 1st & November 1st

Par Amount As Of 9/30/26 = $9,945,000