

Keys Edge  
Community Development District

**Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

- I      FINAL BUDGET**
- II     DETAILED FINAL BUDGET**
- III    ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	77,027
Maintenance Assessments	115,899
Developer Contribution	109,925
Debt Assessments	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 302,971</b>
<b>EXPENDITURES</b>	
<b>Maintenance Expenditures</b>	
Engineering	5,000
Street/Roadway Maintenance/Signage	3,000
Common Area Maintenance (Alba & Aurora)	24,000
Entry Feature Maintenance	12,000
Maintenance Contingency	64,945
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 108,945</b>
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	26,100
Legal	20,000
Assessment Roll	10,000
Audit Fees	4,200
Arbitrage Rebate Fee	0
Insurance	8,000
Legal Advertisements	35,000
Miscellaneous	1,500
Postage	1,500
Office Supplies	750
Dues & Subscriptions	175
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Website Management	2,000
Administrative Contingency	67,725
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 182,450</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 291,395</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 11,576</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ 11,576</b>
County Appraiser & Tax Collector Fee	(3,859)
Discounts For Early Payments	(7,717)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Notes: Legal Advertising Costs Will Increase Due To Closing Of Miami Business Review.  
Assessments For Non Platted Lots Will Be Direct Billed To Developer.  
Per Developer Funding Agreement, Developer Responsible For Any Funding Shortages.

**DETAILED FINAL BUDGET**  
**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	0	0	77,027	For Platted Lots - Expenditures Less Interest /94
Maintenance Assessments	0	0	115,899	For Platted Lots - Expenditures /94
Developer Contribution	64,065	109,925	109,925	For Expenditures Funded By Developer
Debt Assessments	0	0	0	
Interest Income	480	0	120	Interest Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 64,545</b>	<b>\$ 109,925</b>	<b>\$ 302,971</b>	
<b>EXPENDITURES</b>				
<b>Maintenance Expenditures</b>				
Engineering	0	5,000	5,000	No Change From 2023/2024 Budget
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2023/2024 Budget
Common Area Maintenance (Alba & Aurora)	0	18,000	24,000	For Alba And Aurora Units
Entry Feature Maintenance	0	12,000	12,000	No Change From 2023/2024 Budget
Maintenance Contingency	0	2,500	64,945	Maintenance Contingency
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 40,500</b>	<b>\$ 108,945</b>	
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	Typically Non-Applicable First Few Years
Management	26,100	26,100	26,100	No Change From 2023/2024 Budget
Legal	6,065	13,000	20,000	Legal Fees
Assessment Roll	0	10,000	10,000	Billed First Year District Is On Tax Roll
Audit Fees	3,000	4,100	4,200	Fee Will Be Higher Upon Bond Issuance
Arbitrage Rebate Fee	0	0	0	Will Commence In First Year After Bond Issue
Insurance	6,287	8,000	8,000	Insurance Estimate
Legal Advertisements	511	3,500	35,000	Higher First Few Years Due To More Required Advertising
Miscellaneous	609	1,500	1,500	No Change From 2023/2024 Budget
Postage	161	300	1,500	\$1,200 Increase From 2023/2024 Budget
Office Supplies	190	750	750	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	Annual Dues Paid To Department Of Economic Opportunity
Trustee Fees	0	0	4,500	Will Commence In First Year After Bond Issue
Continuing Disclosure Fee	0	0	1,000	Will Commence In First Year After Bond Issue
Website Management	2,000	2,000	2,000	Website Management
Administrative Contingency	0	0	67,725	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 45,098</b>	<b>\$ 69,425</b>	<b>\$ 182,450</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 45,098</b>	<b>\$ 109,925</b>	<b>\$ 291,395</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 19,447</b>	<b>\$ -</b>	<b>\$ 11,576</b>	
Bond Payments	0	0	0	2025 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 19,447</b>	<b>\$ -</b>	<b>\$ 11,576</b>	
County Appraiser & Tax Collector Fee	0	0	(3,859)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(7,717)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 19,447</b>	<b>\$ -</b>	<b>\$ -</b>	

Notes: Legal Advertising Costs Will Increase Due To Closing Of Miami Business Review.  
Assessments For Non Platted Lots Will Be Direct Billed To Developer.  
Per Developer Funding Agreement, Developer Responsible For Any Funding Shortages.

# KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative For Townhomes	\$ -	\$ 276.08
Maintenance For Townhomes	\$ -	\$ 415.41
<u>Debt For Townhomes</u>	\$ -	\$ -
<b>Total For Townhomes</b>	<b>\$ -</b>	<b>\$ 691.49</b>
Administrative For Single Family	\$ -	\$ 276.08
Maintenance For Single Family	\$ -	\$ 415.41
<u>Debt For Single Family</u>	\$ -	\$ -
<b>Total For Single Family</b>	<b>\$ -</b>	<b>\$ 691.49</b>

\* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

O&M Covenant = 691.49

650.00/.94 = 691.49

Community Information

Platted Lots

Townhomes: 137 Alba Units

Single Family: 142 Aurora Units

Total: 279 Units