

Keys Edge
Community Development District

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

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PROPOSED BUDGET
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	77,022
Maintenance Assessments	115,899
Developer Contribution	109,810
Debt Assessments	593,494
Interest Income	240
TOTAL REVENUES	\$ 896,465
EXPENDITURES	
Maintenance Expenditures	
Engineering	20,000
Street/Roadway Maintenance/Signage	3,000
Common Area Maintenance (Alba & Aurora)	24,000
Entry Feature Maintenance	12,000
Landscaping	12,000
Lawn Maintenance	15,000
Storm Drainage/Class V Permit	3,500
Maintenance Contingency	19,445
TOTAL MAINTENANCE EXPENDITURES	\$ 108,945
Administrative Expenditures	
Supervisor Fees	0
Management	26,856
Legal	18,000
Assessment Roll	10,000
Audit Fees	4,400
Arbitrage Rebate Fee	650
Insurance	8,000
Legal Advertisements	25,000
Miscellaneous	1,500
Postage	1,500
Office Supplies	750
Dues & Subscriptions	175
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Dissemination Services	2,500
Website Management	2,000
Administrative Contingency	75,619
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 182,450
TOTAL EXPENDITURES	\$ 291,395
REVENUES LESS EXPENDITURES	\$ 605,070
Bond Payments	(557,885)
BALANCE	\$ 47,185
County Appraiser & Tax Collector Fee	(15,728)
Discounts For Early Payments	(31,457)
EXCESS/ (SHORTFALL)	\$ -

Notes

Assessments For Non Platted Lots Will Be Direct Billed To Developer.
Per Developer Funding Agreement, Developer Responsible For Any Funding Shortages.

DETAILED PROPOSED BUDGET
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	0	77,027	77,022	For Platted Lots - Expenditures Less Interest /.94
Maintenance Assessments	0	115,899	115,899	For Platted Lots - Expenditures /.94
Developer Contribution	79,429	109,925	109,810	For Expenditures Funded By Developer
Debt Assessments	0	0	593,494	Bond Payments/.94
Interest Income	719	120	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 80,148	\$ 302,971	\$ 896,465	
EXPENDITURES				
Maintenance Expenditures				
Engineering	17,260	5,000	20,000	\$15,000 Increase From 2024/2025 Budget
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2024/2025 Budget
Common Area Maintenance (Alba & Aurora)	0	24,000	24,000	No Change From 2024/2025 Budget
Entry Feature Maintenance	0	12,000	12,000	No Change From 2024/2025 Budget
Landscaping	0	0	12,000	Landscaping
Lawn Maintenance	0	0	15,000	Lawn Maintenance
Storm Drainage/Class V Permit	0	0	3,500	Storm Drainage/Class V Permit
Maintenance Contingency	0	64,945	19,445	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 17,260	\$ 108,945	\$ 108,945	
Administrative Expenditures				
Supervisor Fees	0	0	0	Typically Non-Applicable First Few Years
Management	26,100	26,100	26,856	CPI Adjustment
Legal	13,310	20,000	18,000	Legal Fees
Assessment Roll	4,000	10,000	10,000	No Change From 2024/2025 Budget
Audit Fees	3,100	4,200	4,400	Fee Will Be Higher Due To Bond Issuance
Arbitrage Rebate Fee	0	0	650	Will Commence In First Year After Bond Issue
Insurance	6,758	8,000	8,000	Insurance Estimate
Legal Advertisements	34,797	35,000	25,000	\$10,000 Decrease From 2024/2025 Budget
Miscellaneous	995	1,500	1,500	No Change From 2024/2025 Budget
Postage	1,746	1,500	1,500	No Change From 2024/2025 Budget
Office Supplies	1,580	750	750	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Dues Paid To Department Of Economic Opportunity
Trustee Fees	0	4,500	4,500	Will Commence In First Year After Bond Issue
Continuing Disclosure Fee	0	1,000	1,000	Will Commence In First Year After Bond Issue
Dissemination Services	0	0	2,500	Required By Bond Underwriter
Website Management	2,000	2,000	2,000	Website Management
Administrative Contingency	0	67,725	75,619	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 94,561	\$ 182,450	\$ 182,450	
TOTAL EXPENDITURES	\$ 111,821	\$ 291,395	\$ 291,395	
REVENUES LESS EXPENDITURES	\$ (31,673)	\$ 11,576	\$ 605,070	
Bond Payments	0	0	(557,885)	2026 P & I Payments
BALANCE	\$ (31,673)	\$ 11,576	\$ 47,185	
County Appraiser & Tax Collector Fee	0	(3,859)	(15,728)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(7,717)	(31,457)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (31,673)	\$ -	\$ -	

Notes

Assessments For Non Platted Lots Will Be Direct Billed To Developer.

Per Developer Funding Agreement, Developer Responsible For Any Funding Shortages.

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	ANNUAL BUDGET	ANNUAL BUDGET	COMMENTS
Interest Income	0	0	1,000	Projected Interest For FY 2025/2026
NAV Tax Collection	0	0	557,885	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 558,885	
EXPENDITURES				
Principal Payments	0	0	125,000	Principal Payment Due In 2026
Interest Payments	0	0	430,759	Interest Payments Due In 2026
Bond Redemption	0	-	3,126	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 558,885	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Noter: Capitalized Interest Set-up Through November 2025.

Series 2018 Bond Refunding Information

Original Par Amount =	\$8,370,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.375% - 5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2024		
Maturity Date =	May 2055		
Par Amount As Of 1/1/25 =	\$8,370,000		

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative For Single Family	\$ 276.08	\$ 276.08
Maintenance For Single Family	\$ 415.41	\$ 415.41
<u>Debt For Single Family</u>	<u>\$ -</u>	<u>\$ 2,127.22</u>
Total For Single Family	\$ 691.49	\$ 2,818.71
* Assessments Include the Following:	O&M Covenant = 691.49	
4% Discount for Early Payments	650.00/.94 = 691.49	
1% County Tax Collector Fee		
1% County Property Appraiser Fee		
<u>Community Information</u>		
Platted Lots (Assessment Area One)	789 Lots	
Single Family: 137 Alba Units	Planned For District	
<u>Single Family: 142 Aurora Units</u>	510 Unplatted Lots	
Total: 279 Units		