

Keys Edge
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	77,022
Maintenance Assessments	115,899
Developer Contribution	109,810
Debt Assessments	593,494
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$ 896,705
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	16,000
Storm Drainage/Class V Permit	3,500
Maintenance Contingency	18,445
TOTAL MAINTENANCE EXPENDITURES	\$ 108,945
Administrative Expenditures	
Supervisor Fees	0
Management	27,576
Legal	18,000
Assessment Roll	10,000
Audit Fees	5,500
Arbitrage Rebate Fee	650
Insurance	8,200
Legal Advertisements	20,000
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	78,839
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 182,690
TOTAL EXPENDITURES	\$ 291,635
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 Phase 1 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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	78,213	77,022	77,022	For 279 Phase 1 Lots - Expenditures Less Interest / .94
Maintenance Assessments	115,900	115,899	115,899	For 279 Phase 1 Lots - Expenditures Less Interest / .94
Developer Contribution	27,481	109,810	109,810	For Expenditures Funded By Developer
Debt Assessments	0	593,494	593,494	Bond Payments/.94
Other Revenues	31,332	0	0	
Interest Income	3,681	240	480	Interest Projected At \$40 Per Month
TOTAL REVENUES	\$ 256,607	\$ 896,465	\$ 896,705	
EXPENDITURES				
Maintenance Expenditures				
Engineering	2,098	20,000	20,000	No Change From 2025/2026 Budget
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2025/2026 Budget
Common Area Maintenance (Alba & Aurora)	0	24,000	24,000	No Change From 2025/2026 Budget
Entry Feature Maintenance	0	12,000	12,000	No Change From 2025/2026 Budget
Landscaping	0	12,000	12,000	Landscaping
Lawn Maintenance	15,400	15,000	16,000	FY 25/26 Expenditure Through March 26 Was \$8,921
Storm Drainage/Class V Permit	0	3,500	3,500	Storm Drainage/Class V Permit
Maintenance Contingency	1,400	19,445	18,445	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 18,898	\$ 108,945	\$ 108,945	
Administrative Expenditures				
Supervisor Fees	0	0	0	Typically Non-Applicable First Few Years
Management	26,100	26,856	27,576	CPI Adjustment
Legal	9,429	18,000	18,000	No Change From 2025/2026 Budget
Assessment Roll	10,000	10,000	10,000	No Change From 2025/2026 Budget
Audit Fees	3,200	4,400	5,500	Fee Will Be Higher Due To Second Bond Issuance
Arbitrage Rebate Fee	0	650	650	No Change From 2025/2026 Budget
Insurance	7,028	8,000	8,200	FY 25/26 Expenditure Was \$7,450
Legal Advertisements	2,038	25,000	20,000	\$5,000 Decrease From 2025/2026 Budget
Miscellaneous	723	1,500	1,500	No Change From 2025/2026 Budget
Postage	374	1,500	1,500	No Change From 2025/2026 Budget
Office Supplies	416	750	750	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Dues Paid To Department Of Economic Opportunity
Trustee Fees	0	4,500	4,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2025/2026 Budget
Dissemination Services	0	2,500	2,500	Required By Bond Underwriter
Website Management	2,000	2,000	2,000	Website Management
Administrative Contingency	31,330	75,619	78,839	Administrative Contingency - Will Cover Expenditures For Possible 2nd Bond
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 92,813	\$ 182,450	\$ 182,690	
TOTAL EXPENDITURES	\$ 111,711	\$ 291,395	\$ 291,635	
REVENUES LESS EXPENDITURES	\$ 144,896	\$ 605,070	\$ 605,070	
Bond Payments	0	(557,885)	(557,885)	2027 P & I Payments
BALANCE	\$ 144,896	\$ 47,185	\$ 47,185	
County Appraiser & Tax Collector Fee	(1,884)	(15,728)	(15,728)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(5,366)	(31,457)	(31,457)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 137,646	\$ -	\$ -	

Notes

Assessments For Non Phase 1 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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	ANNUAL BUDGET	ANNUAL BUDGET	COMMENTS
Interest Income	11,795	1,000	1,200	Projected Interest For FY 2026/2027
NAV Tax Collection	0	557,885	557,885	Maximum Debt Service Collection
Bond Proceeds	448,341	0	0	
Total Revenues	\$ 460,136	\$ 558,885	\$ 559,085	
EXPENDITURES				
Principal Payments	0	125,000	130,000	Principal Payment Due In 2027
Interest Payments	175,806	430,759	425,181	Interest Payments Due In 2027
Bond Redemption	0	3,126	3,904	Estimated Excess Debt Collections
Total Expenditures	\$ 175,806	\$ 558,885	\$ 559,085	
Excess/ (Shortfall)	\$ 284,330	\$ -	\$ -	

Noter: Capitalized Interest Set-up Through November 2025.

Series 2024 Bond 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 1/1/26 =	\$8,370,000		

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Administrative For Single Family	\$ 276.08	\$ 276.08	\$ 276.08
Maintenance For Single Family	\$ 415.41	\$ 415.41	\$ 415.41
Debt For Single Family	\$ -	\$ 2,127.22	\$ 2,127.22
Total For Single Family	\$ 691.49	\$ 2,818.71	\$ 2,818.71

* 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 (Assessment Area One)
 Single Family: 137 Alba Units
Single Family: 142 Aurora Units
 Total: 279 Units

789 Lots
 Planned For District
 510 Unplatted Lots