



**KEYS EDGE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
JUNE 24, 2026
3:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.keysedgecdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
Conference Room
1200 NW 4th Street
Homestead, Florida 33030
REGULAR BOARD MEETING
June 24, 2026
3:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 27, 2026 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Discussion Regarding Assessment Area Two Bonds
- H. New Business
 - 1. Consider Resolution No. 2026-03 – Amending Resolution No. 2026-01 Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 7
 - 2. 2026 Legislative Update.....Page 16
- I. Administrative & Operational Matters
 - 1. Reminder: 2025 Form 1 – Financial Interest Disclosure (Due by July 1, 2026)
 - 2. Reminder: Required 4-Hour Ethics Training
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57814	IPL0279669	Legal Ad - IPL0279669	Keys Edge CDD - Fiscal Year 2025/2026 Meeting	1.0	83.0L

ATTENTION: Keys Edge Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Keys Edge Community Development District** (the "District") will hold Regular Meetings in the Conference Room located at 1200 NW 4th Street, Homestead, Florida 33030 at 3:00 p.m. on the following dates:

- October 22, 2025**
- January 28, 2026**
- February 25, 2026**
- March 25, 2026**
- April 22, 2026**
- May 27, 2026**
- June 24, 2026**
- July 22, 2026**
- August 26, 2026**
- September 23, 2026**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

www.keysedgecdd.org
 IPL0279669
 Oct 13 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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**KEYS EDGE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT

www.keysedgecdd.org
IPL0279669
Oct 13 2025

**KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 27, 2026**

A. CALL TO ORDER

District Manager Nancy Nguyen called the May 27, 2026, Regular Board Meeting of Keys Edge Community Development District (the “District”) to order at 3:01 p.m. in the Conference Room located at 1200 NW 4th Street, Homestead, Florida 33030.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman Ronald Fields, and Supervisors Jose Iglesias and Yadira Cabus constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing Cochran, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 25, 2026, Regular Board Meeting

Ms. Nguyen presented the minutes of the March 25, 2026, Regular Board Meeting and asked if there were any changes and/or corrections.

There being no changes, a **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed approving the minutes of the March 25, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Assessment Area Two Bonds (Centro)

Mr. Fields stated that the Developer was expecting to issue bonds for Assessment Area Two (Centro) soon. He further explained that 144 units had been sold. Mr. Fields stated that he would contact Jon Kessler of FMSbonds to inquire about any pending items.

More information on this item will be provided during a future meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Ms. Nguyen presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A PROPOSED BUDGET AND NON-AD VALOREM ASSESSMENTS FOR THE FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll.

A **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed approving and adopting Resolution No. 2026-01, as presented, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for August 26, 2026, at 3:00 p.m. in the Conference Room located at 1200 NW 4th Street, Homestead, Florida 33030; and further authorizing publication/notice of the budget public hearing, as required by law.

2. Consider Resolution No. 2026-02 – Calling for a Final Landowners’ Meeting

Ms. Nguyen explained that the District must receive a certification of the number of registered voters in the District from the Miami-Dade County Supervisor of Elections (the “SOE”) after April 15th. Ms. Nguyen stated that should the number of registered voters be 250 or more, then the position of two (2) Board Members whose terms are expiring shall be filled by qualified electors of the District for four-year terms. The remaining Board Member whose term is expiring shall be elected for a four-year term by the landowners and is not required to be a qualified elector.

Ms. Nguyen advised that the District currently has 333 qualified electors as reflected on the Qualified Elector Certification received from the SOE. She further explained that because the District had met the 250 qualified elector requirement, the positions for Seat 1 (currently held by Yadira Cabus) and Seat 2 (currently held by Jose Iglesias) whose terms are expiring in November 2026, shall be filled by qualified electors of the District and elected through the general election. She further explained that the position for Seat 4 (currently held by Alicia Ale) whose term is expiring in November 2026, shall be elected by the landowners and is not required to be a qualified elector.

Ms. Nguyen presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR A *FINAL* LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF ONE (1) MEMBER TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained the resolution and provided the Election Procedures, proxy form and sample ballot. Furthermore, Ms. Nguyen stated that the term of office for Seat 4 (currently held by Alicia Ale) was expiring in November 2026. A discussion ensued after which:

A **motion** was made by Mr. Fields, seconded by Mr. Iglesias and passed unanimously approving and adopting Resolution No. 2026-02, as presented, setting the *Final* Landowners' Meeting for November 11, 2026, at 3:00 p.m. in the Conference Room located at 1200 NW 4th Street, Homestead, Florida 33030; and authorizing publication of the *Final* Landowners' Meeting, as required by law.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Qualified Elector Certification (333 Voters)

This item was discussed during item H.2 above.

2. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1 & 2)

Ms. Nguyen advised that the 4-year terms of office for Seat 1 (Yadira Cabus) and Seat 2 (Jose Iglesias) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026 through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the SOE's office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

3. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)

The Board Members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2026.

4. Reminder: Required 4-Hour Ethics Training

The Board Members were reminded to complete their required 4-hours of ethics training by December 31, 2026.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Fields, seconded by Mr. Iglesias and unanimously passed adjourning the Regular Board Meeting at approximately 3:35 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AMENDING RESOLUTION NO. 2026-01 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZING THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Keys Edge Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and

WHEREAS, the District Manager prepared a Fiscal Year 2026/2027 proposed budget (“Proposed Budget”) which was considered and approved by the Board on May 27, 2026; and

WHEREAS, the Board has determined that the Proposed Budget needs to be amended to provide for additional revenues and expenditures for the entire District; and

WHEREAS, the Board desires to amend Resolution No. 2026-01 to provide for a newly adopted proposed budget for Fiscal Year 2026/2027 and schedule the public hearing for the purposes of receiving public comments on the newly adopted Fiscal Year 2026/2027 proposed budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS EDGE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. Resolution No. 2026-01 is hereby amended to provide for the new Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” and the new Fiscal Year 2026/2027 proposed budget is hereby approved and adopted.

Section 2. A Public Hearing is hereby scheduled for August 26, 2026, at 3:00 p.m. in the Hampton Inn & Suites – Homestead, 1st Floor Conference Room (Reef I Board Room) located at 2855 N.E. 9th Street, Homestead, Florida 33033, for the purpose of receiving public comments on the attached Fiscal Year 2026/2027 proposed budget.

PASSED, ADOPTED and EFFECTIVE on this 24th day of June, 2026.

ATTEST:

**KEYS EDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

EXHIBIT "A"

Keys Edge
Community Development District

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

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (2024)**
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (2026)**
- V ASSESSMENT COMPARISON**

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	148,343
Maintenance Assessments	144,149
Developer Contribution	0
Debt Assessments (2024)	593,494
Debt Assessments (2026)	260,425
Other Revenues	0
Interest Income	480
TOTAL REVENUES	\$ 1,146,891
EXPENDITURES	
Maintenance Expenditures	
Engineering	20,000
Field Operations	1,500
Street/Roadway Maintenance/Signage	3,000
Common Area Maintenance (Alba, Aurora & Centro)	24,000
Entry Feature Maintenance	18,000
Landscaping	12,000
Lawn Maintenance	30,000
Storm Drainage/Class V Permit	3,500
Maintenance Contingency	23,500
TOTAL MAINTENANCE EXPENDITURES	\$ 135,500
Administrative Expenditures	
Supervisor Fees	0
Management	27,576
Legal	18,000
Assessment Roll	10,000
Audit Fees	5,500
Arbitrage Rebate Fee	1,300
Insurance	8,200
Legal Advertisements	20,000
Miscellaneous	1,500
Postage	1,500
Office Supplies	750
Dues & Subscriptions	175
Trustee Fees	9,000
Continuing Disclosure Fee	2,000
Dissemination Services	2,500
Website Management	2,000
Administrative Contingency	29,921
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 139,922
TOTAL EXPENDITURES	\$ 275,422
REVENUES LESS EXPENDITURES	\$ 871,469
Bond Payments (2024)	(557,885)
Bond Payments (2026)	(244,800)
BALANCE	\$ 68,784
County Appraiser & Tax Collector Fee	(22,928)
Discounts For Early Payments	(45,856)
EXCESS/ (SHORTFALL)	\$ -

Notes

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	148,343	For 279 Phase 1 & 144 Phase 2 Lots - Expenditures Less Interest/.94
Maintenance Assessments	115,900	115,899	144,149	For 279 Phase 1 & 144 Phase 2 Lots - Expenditures/.94
Developer Contribution	27,481	109,810	0	For Expenditures Funded By Developer
Debt Assessments (2024)	0	593,494	593,494	Bond Payments/.94
Debt Assessments (2026)	0	0	260,425	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	\$ 1,146,891	
EXPENDITURES				
Maintenance Expenditures				
Engineering	2,098	20,000	20,000	No Change From 2025/2026 Budget
Field Operations	0	0	1,500	Field Operations
Street/Roadway Maintenance/Signage	0	3,000	3,000	No Change From 2025/2026 Budget
Common Area Maintenance (Alba, Aurora & Centro)	0	24,000	24,000	No Change From 2025/2026 Budget
Entry Feature Maintenance	0	12,000	18,000	No Change From 2025/2026 Budget
Landscaping	0	12,000	12,000	Landscaping
Lawn Maintenance	15,400	15,000	30,000	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	23,500	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 18,898	\$ 108,945	\$ 135,500	
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	1,300	Adjusted For Second Bond Issue
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	9,000	Adjusted For Second Bond Issue
Continuing Disclosure Fee	0	1,000	2,000	Adjusted For Second Bond Issue
Dissemination Services	0	2,500	2,500	Required By Bond Underwriter-Adjusted For 2nd Bond Issue
Website Management	2,000	2,000	2,000	Website Management
Administrative Contingency	31,330	75,619	29,921	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 92,813	\$ 182,450	\$ 139,922	
TOTAL EXPENDITURES	\$ 111,711	\$ 291,395	\$ 275,422	
REVENUES LESS EXPENDITURES	\$ 144,896	\$ 605,070	\$ 871,469	
Bond Payments (2024)	0	(557,885)	(557,885)	2027 P & I Payments
Bond Payments (2026)	0	0	(244,800)	2027 P & I Payments
BALANCE	\$ 144,896	\$ 47,185	\$ 68,784	
County Appraiser & Tax Collector Fee	(1,884)	(15,728)	(22,928)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(5,366)	(31,457)	(45,856)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 137,646	\$ -	\$ -	

Notes

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

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024)

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	\$ -	\$ -	

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		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2026)

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	0	0	1,000	Projected Interest For FY 2026/2027
NAV Tax Collection	0	0	244,800	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ -	\$ -	\$ 245,800	
EXPENDITURES				
Principal Payments	0	0	50,000	Principal Payment Due In 2027
Interest Payments	0	0	193,800	Interest Payments Due In 2027
Bond Redemption	0	-	2,000	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 245,800	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Budget Numbers Are Estimates

Note: Capitalized Interest Set-up Through November 2026.

Series 2026 Bond Information - To Be Determined

Original Par Amount =	TBD	Annual Principal Payments Due =	May 1st
Interest Rate =	TBD	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	July 2026		
Maturity Date =	TBD		
Par Amount As Of 1/1/26 =	TBD		

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 (Alba & Aurora)	\$ 276.08	\$ 276.08	\$ 350.70
Maintenance For Single Family (Alba & Aurora)	\$ 415.41	\$ 415.41	\$ 340.79
<u>Debt For Single Family (Alba & Aurora)</u>	<u>\$ -</u>	<u>\$ 2,127.22</u>	<u>\$ 2,127.22</u>
Total For Single Family	\$ 691.49	\$ 2,818.71	\$ 2,818.71
Administrative For Townhomes (Centro)	\$ -	\$ -	\$ 350.70
Maintenance For Townhomes (Centro)	\$ -	\$ -	\$ 340.79
<u>Debt For Townhomes (Centro)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,808.51</u>
Total For Townhomes (Centro)	\$ -	\$ -	\$ 2,500.00

* 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

Platted Lots (Assessment Area Two)
Centro
Townhomes: 144 Units
Total: 144 Units

Area One: 279 Units
Area Two: 144 Units
Total Units: 423 Units

789 Lots
Planned For District
366 Unplatted Lots

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.