FINAL - BUDGET FISCAL YEAR 2026-2027

KEY MARCO COMMUNITY DEVELOPMENT DISTRICT

June 17, 2026

DRAFT #2

KEY MARCO
Community Development District

TABLE OF CONTENTS

KEY MARCO

Community Development District **General Fund**

DESCRIPTION	Adopted Budget FY 2025-2026	Actual Thru 3/31/2026	Projected Next 6 Months	Total Projected 9/30/2026	Proposed Budget FY 2026-2027
REVENUES					
Maintenance Assessments - Levy	$227,800	$175,100	$52,700	$227,800	$227,800
Maintenance Assessments - Discounts (4%)	($9,100)	($6,443)	($2,657)	($9,100)	($9,100)
Road Use Fee	$5,000	$2,638	$2,000	$4,638	$5,000
Interest Income	$10,000	$7,409	$7,000	$14,409	$12,000
Miscellaneous Income	$0	$0	$0	$0	$0
TOTAL REVENUES	**$233,700**	**$178,704**	**$59,043**	**$237,747**	**$235,700**
EXPENDITURES					
Administrative					
Assessments Rolls	$500	$0	$0	$0	$0
Attorney Fees	$7,000	$1,639	$3,000	$4,639	$5,000
Audit Fees	$5,000	$0	$5,000	$5,000	$5,000
Bank Fees	$0	$0	$0	$0	$0
Computer Support	$660	$510	$190	$700	$700
Dues, Licenses, Subscriptions	$185	$175	$0	$175	$185
Engineering Fees	$10,000	$906	$3,000	$3,906	$7,500
Insurance - General Liability	$55,000	$50,358	$4,000	$54,358	$57,000
Legal Advertising	$1,000	$0	$500	$500	$1,000
Management Fees	$10	$0	$10	$10	$10
Office Supplies	$200	$0	$200	$200	$200
Postage	$20	$18	$0	$18	$20
Property Appraiser Admin Costs	$830	$1,900	$0	$1,900	$2,000
Road Use Fee Study	$0	$0	$0	$0	$0
Supervisors Fees	$5,000	$1,800	$3,000	$4,800	$5,000
Tax Collector (2% Commission)	$3,000	$938	$1,000	$1,938	$3,000
Transcribing Costs	$0	$0	$0	$0	$0
TOTAL ADMINISTRATIVE	**$88,405**	**$58,243**	**$19,900**	**$78,143**	**$86,615**
Reserves					
Bridge Inspection Reserves (See Below Item)	$5,000	$0	$0	$0	$0
Bridge Reserves (Inspection & Maintenance)	$18,000	$0	$0	$0	$25,000
Road Reserve	$40,000	$25,000	$0	$25,000	$45,000
Gatehouse Reserves	$0	$22,600	$0	$22,600	$20,000
Irrigation Infrastructure Reserves	$0	$1,574	$0	$1,574	$10,000
Hurricane Contingency	$40,000	$0	$0	$0	$20,000
TOTAL RESERVE	**$103,000**	**$49,174**	**$0**	**$49,174**	**$120,000**

KEY MARCO

Community Development District **General Fund**

DESCRIPTION	Adopted Budget FY 2025-2026	Actual Thru 3/31/2026	Projected Next 6 Months	Total Projected 9/30/2026	Proposed Budget FY 2026-2027
Capital Expenditures & Projects					
Gatehouse Paver & Curb Repair	$10,000	$0	$10,000	$10,000	$0
Irrigation Pump Upgrade	$9,000	$0	$9,000	$9,000	$0
Solar Streetlighting	$0	$0	$0	$0	$0
Solar Bridge Navigation Lighting	$10,000	$0	$12,000	$12,000	$0
Gatehouse Security Systems Upgrade	$0	$0	$0	$0	$12,000
TOTAL CAPITAL EXPENDITURES & PROJECTS	**$29,000**	**$0**	**$31,000**	**$31,000**	**$12,000**
Road Maintenance					
Repairs & Maintenance Catch Basins & Culverts	$10,000	$5,938	$0	$5,938	$10,000
TOTAL FIELD	**$10,000**	**$5,938**	**$0**	**$5,938**	**$10,000**
TOTAL EXPENDITURES	**$230,405**	**$113,354**	**$50,900**	**$164,254**	**$228,615**
Contingency Reserve (Excess Revenue)	**$3,295**	**$65,350**	**$8,143**	**$73,493**	**$7,085**
NET CHANGE IN FUND BALANCE	$3,295	$65,350	$8,143	$73,493	$7,085
FUND BALANCE - BEGINNING	$959,087	$962,382	$0	$962,382	$1,035,875
FUND BALANCE - ENDING	**$962,382**	**$1,027,732**	**$8,143**	**$1,035,875**	**$1,042,960**

Net Assessment	$218,790
Discounts 4%	$9,010
Gross Assessment	$227,800

Unit Type	***# of Units***	***Gross Per Unit***	***Gross Total***
Single Family Hom	134	$1,700	$227,800
	134		$227,800

KEY MARCO
Community Development District

EXHIBIT "A"
Allocation of Fund Balances

AVAILABLE FUNDS	AMOUNT
Beginning Fund Balance - Fiscal Year 2026-2027	$1,035,875
Net Change in Fund Balance - Fiscal Year 2026-2027	$14,085
Reserves - Fiscal Year 2025 Additions	$62,000
TOTAL FUNDS AVAILABLE (ESTIMATED) - 9/30/2026	**$1,111,960**
ALLOCATION OF AVAILABLE FUNDS	
Assigned Fund Balance	
Operating Reserve - First Quarter Operating Capital	$120,000
Subtotal	$120,000
TOTAL ALLOCATION OF AVAILABLE FUNDS	**$120,000**
TOTAL UNAASIGNED (UNDESIGNATED) CASH	**$991,960**