

***PRELIMINARY - BUDGET  
FISCAL YEAR 2026-2027***

***KEY MARCO  
COMMUNITY DEVELOPMENT DISTRICT***

***April 15, 2026***

DRAFT #2

# KEY MARCO

## Community Development District

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# 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
<b>REVENUES</b>					
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
<b>TOTAL REVENUES</b>	<b>\$233,700</b>	<b>\$178,704</b>	<b>\$59,043</b>	<b>\$237,747</b>	<b>\$235,700</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
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
<b>TOTAL ADMINISTRATIVE</b>	<b>\$88,405</b>	<b>\$58,243</b>	<b>\$19,900</b>	<b>\$78,143</b>	<b>\$86,615</b>
<b>Reserves</b>					
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
<b>TOTAL RESERVE</b>	<b>\$103,000</b>	<b>\$49,174</b>	<b>\$0</b>	<b>\$49,174</b>	<b>\$120,000</b>

# 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
<b>Capital Expenditures &amp; Projects</b>					
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
<b>TOTAL CAPITAL EXPENDITURES &amp; PROJECTS</b>	<b>\$29,000</b>	<b>\$0</b>	<b>\$31,000</b>	<b>\$31,000</b>	<b>\$12,000</b>
<b>Road Maintenance</b>					
Repairs & Maintenance Catch Basins & Culverts	\$10,000	\$5,938	\$0	\$5,938	\$10,000
<b>TOTAL FIELD</b>	<b>\$10,000</b>	<b>\$5,938</b>	<b>\$0</b>	<b>\$5,938</b>	<b>\$10,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$230,405</b>	<b>\$113,354</b>	<b>\$50,900</b>	<b>\$164,254</b>	<b>\$228,615</b>
<b>Contingency Reserve (Excess Revenue)</b>	<b>\$3,295</b>	<b>\$65,350</b>	<b>\$8,143</b>	<b>\$73,493</b>	<b>\$7,085</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$3,295</b>	<b>\$65,350</b>	<b>\$8,143</b>	<b>\$73,493</b>	<b>\$7,085</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$959,087</b>	<b>\$962,382</b>	<b>\$0</b>	<b>\$962,382</b>	<b>\$1,035,875</b>
<b>FUND BALANCE - ENDING</b>	<b>\$962,382</b>	<b>\$1,027,732</b>	<b>\$8,143</b>	<b>\$1,035,875</b>	<b>\$1,042,960</b>

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

<b>Unit Type</b>	<b># of Units</b>	<b>Gross Per Unit</b>	<b>Gross Total</b>
Single Family Home	134	\$1,700	\$227,800
	134		\$227,800

# KEY MARCO

## Community Development District

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*EXHIBIT "A"*  
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>AMOUNT</u>
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
<b>TOTAL FUNDS AVAILABLE (ESTIMATED) - 9/30/2026</b>	<b>\$1,111,960</b>
<b><u>ALLOCATION OF AVAILABLE FUNDS</u></b>	
Assigned Fund Balance	
Operating Reserve - First Quarter Operating Capital	\$120,000
Subtotal	\$120,000
<b>TOTAL ALLOCATION OF AVAILABLE FUNDS</b>	<b>\$120,000</b>
<b>TOTAL UNAASIGNED (UNDESIGNATED) CASH</b>	<b>\$991,960</b>