



Community Development District

Board of Supervisors

Regular Meeting

February 18, 2026 at 8:30 AM

505 Whiskey Creek Drive, Marco Island, FL 34145

Anyone who wishes to listen and participate in the meeting can do so by calling
1-888-468-1195, Participant Pin 636522.

Additionally, participants are encouraged to submit questions and comments to the District Manager in advance to facilitate the Board's consideration of such questions and comments during the meeting.

The agenda is as follows:

1. Call to Order/Roll Call
2. Approval of Agenda
3. Public Comments
4. Approval of Minutes
 - a. October 15, 2025 – Regular Meeting Minutes
5. Old Business
 - a. Follow-Up On Asphalt Striping & Reflector Replacement Project
6. New Business
 - a. Reserve Study Draft Review
 - b. Review Bridge Navigation Lights Estimate
 - c. Speed Sign Options & Speeding Mitigation Discussion
 - d. Updated Estimate for Gatehouse Curb Repair
 - e. Milestone Bridge Repairs Scheduling & Engineering Oversight Estimate
 - f. Gatehouse Improvements Planning Discussion
 - i. Exterior Painting
 - ii. Interior Waterproofing
 - iii. Interior Improvements (Countertops & Windows)
 - iv. Roof Replacement Considerations
 - v. Flood Mitigation Options for Gate Operators
 - vi. Additional Kiosk/QR Reader at Outer Entrance Lane
 - g. Gatehouse Entrance Lane Curb Repair Approval & Scheduling
 - h. FEMA Update – Hurricane Ian Claim Denial
 - i. Collier County Water Recapture Improvements Update
 - j. Request for Consideration – Jay Rosen – Digital Notice Board for Entrance Lane
7. Attorney Report
8. Engineer Report
9. Supervisors' Requests
10. District Manager's Report
 - a. Acceptance of Unaudited Financials Ending September 30, 2025
11. Public Comments
12. Adjournment

1
2 **Key Marco Community Development District**
3 **Regular Meeting**
4 **October 15, 2025**
5 **NOT APPROVED**

6 **Appearances**

7 Mary Beth Schewitz, Chair
8 Luanne Kerins, Co-Chair
9 Jennifer Sprague
10 Terri Stanton-Clement
11 Jay Rosen

12 **Also Present**

13 Joshua Carter, District Manager
14 Greg Urbancic, District Counsel (Via Speakerphone)

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16 **CALL TO ORDER/ROLL CALL**

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18 The meeting was called to order by the Chair at 8:30 AM, and it was noted that five supervisors
19 were in attendance constituting a quorum.

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21 **APPROVAL OF AGENDA**

22
23 Mr. Urbancic noted that the Goals and Objectives for FY 2025-2026 require adoption by the
24 Board of Supervisors. Item G of New Business was added to discuss this.

25 On a voice vote by Ms. Schewitz and a second by Ms. Sprague, the amended agenda was
26 approved 5-0.

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29 **Public Comments**

30 A public comment was made by Mr. Howard Clement of 1247 Blue Hill Creek Drive, chair of the
31 Key Marco Community Association ARC regarding CDD considerations for homesite
32 construction contractors' access to the sites. Ms. Schewitz noted that the item could be
33 discussed further as Item F of New Business.

34
35 **Approval of Minutes**

36 a. June 18, 2025 – Public Budget Hearing & Regular Meeting Minutes

37 Ms. Kerins noted that a typo existed on lines 41, 113, 119 and 178 of the draft meeting
38 minutes. Mr. Carter noted that he would correct the draft minutes for the typos
39 identified.

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41 On a voice vote by Ms. Schewitz and a second by Ms. Kerins, the June 18, 2025 Public Budget
42 Hearing and Regular Meeting Minutes were approved 5-0.

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Old Business

No Old Business Was Discussed at this time.

New Business

a. Completion of Asphalt Patching and Review of Updated Estimates for Roadway Striping

Mr. Carter noted that the roadway patching project was completed following the June meeting under the scope set forth by the Board of Supervisors at a total cost of \$36,377. Mr. Carter noted that he and Mr. Tryka conducted a drive through upon completion and inspected the patch areas, noting that the areas served appeared successful and improved in the areas highlighted by the supervisors.

Mr. Carter noted that to continue with roadway improvements, received a price submitted by Bonness for roadway striping and reflector installation/replacement, without the sealing element as requested by the Supervisors to a cost of \$36,122.29. Ms. Schewitz noted that the proposed price seemed high for striping and reflectors and suggested that the line for six parking stalls be replaced, noting that there are not any parking stalls on the roadway. Mr. Carter clarified that the parking stalls are within the gatehouse parking lot and can certainly be eliminated. Mr. Carter followed that the vendor Paramount had been recommended for striping work by a colleague based on the simplicity of the project and could likely yield a lower cost. Ms. Schewitz noted that it would be best to get the striping work completed, but a cost lower than proposed by Bonness, suggesting that the project be approved at a not-to-exceed amount to move forward and accept a lower bid if presented. Mr. Carter noted that he would gather a price from Paramount and accept the lower of the two bids to move the project forward. At this time, a motion was made on the project.

On a voice vote by Ms. Schewitz and a second by Mr. Jay Rosen, authorization for the district manager to enter into agreement with a roadway striping contractor submitting the lower of two bids and complete the work at a cost not to exceed \$36,122.29 was approved by a vote of 5-0.

b. Review and Acceptance of Annual Catch Basin/Culvert Cleaning Estimate

Mr. Carter presented an estimate for annual catch basin and culvert cleaning services to the Board of Supervisors. The estimate was submitted by the vendor Earthview, who completed the 2024 catch basin cleaning service, at a cost of \$10,000. Mr. Carter noted that this price was the same as the prior year. At this time, a motion was made to accept the estimate submitted and authorize the service.

On a voice vote by Ms. Schewitz and a second by Mr. Rosen, the annual catch basin and culvert cleaning estimate submitted by Earthview to the cost of \$10,000 was approved by a vote of 4-0.

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c. Review and Acceptance of Reserve Study Estimate

Mr. Carter presented an estimate submitted by the vendor Association Reserves to complete reserve study services for the District. The proposed price is \$2,480 for the service. Mr. Carter noted that this vendor is the same as completed the reserve studies for Key Marco Community Association and did a good job on the association side and would provide consistent methodology and data points between the two organizations.

On a voice vote by Ms. Schewitz and a second by Mr. Rosen, the reserve study estimate submitted by Association Reserves to the cost of \$2,480 was approved by a vote of 5-0.

d. Review of Pricing Proposal for Gatehouse Flood Barrier System

Mr. Carter noted that the formal estimate for the gatehouse flood barrier system was not submitted by the vendor in preparation for the meeting. Mr. Carter further noted that in researching the system with the provider, the high cost for a customized flood wall system and storage/setup requirement seemed to present up-front issues as a viable option for the guardhouse. Mr. Rosen suggested that it may make sense to focus efforts on making the guardhouse flood resistant on the interior and raise the gate operators. Mr. Carter noted that he and Mr. Rosen could investigate this as an option but cautioned that raising the gate operators had already been shut down by Hands Free Security, the District's gate contractor, following Hurricane Ian.

e. Review of Pricing Proposal for Gatehouse Curb Repair

Mr. Carter presented an estimate submitted by Bonness for repair and replacement of the lifted curb sections at the guardhouse entrance lane. The estimate provided a proposed cost of \$11,032.81 for the repair work as a lump sum and included removal/excavation of the lifted curb section, removal of the effected pavers and replacement of each item. Ms. Schewitz noted that like the road striping project, it would be best to see a competing price for the work given the cost and suggested an alternative bidder be contacted. Mr. Carter noted that as with the striping, he would contact Paramount to bid for the job while on site to provide an estimate for the striping project. Mr. Carter noted that with the nature of the entrance lane repair, it would be best to mobilize the work during the off-season given the traffic impact of work on the entrance lanes and disruption caused by closure of either lane. Mr. Rosen noted that the concrete strips beyond the gates were showing wear as well and should be addressed as part of the project.

f. Considerations for Contractor Access

Following up from Mr. Howard Clement's public comment, consideration of the District was requested regarding contractor construction site access limitations and the homeowner's association's ARC to determine if limiting contractor access to the jobsite

130 would create issue for the District. Mr. Urbancic noted that the District would not be
131 involved in the business of the association or private property and did not recommend
132 getting involved in the business of the association.

133
134 g. FY2025-2026 Goals and Objectives
135 Ms. Schewitz noted that for the 2025-2026 Goals and Objectives, the prior year’s goals
136 and objectives should be utilized again about meetings, notices, financials and
137 compliance and remove the year-specific items completed in the prior fiscal year. Mr.
138 Carter noted that he would prepare the FY2025-2026 objectives and asked if there be a
139 motion for authorization.

140 On a voice vote by Ms. Schewitz and a second by Ms. Kerins, authorization for the District
141 Manager and Chair to update the 2025-2026 Goals and Objectives and review the 2024-2025
142 Goals and Objectives for completeness was approved by a vote of 5-0.

143
144 **ATTORNEY’S REPORT**

145
146 Mr. Urbancic gave a reminder on ethics training for the new fiscal year to be completed
147 by the Supervisors. Mr. Carter noted that he would share the ethics training resources
148 with the supervisors. Mr. Urbancic noted that when completing Form 1s for FY2024-
149 2025, supervisors would check a box on the form certifying that they completed the
150 required ethics training. The Form 1 due date would be July 1, 2026.
151 Mr. Urbancic also noted that South Florida Water Management District had conducted
152 activity in other Districts with regard to presence of exotic vegetation in District
153 property and requiring removal as something to be aware of.

154
155 **ENGINEER’S REPORT**

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157 No engineer’s report was made at this time.

158
159 **SUPERVISORS’ REQUESTS**

160
161 Mr. Rosen made a request for an update on FEMA and the second appeal. Mr. Carter noted
162 that the second appeal had been submitted and was awaiting determination from the agency.
163 Mr. Rosen made a request for an update on bridge repair items from the inspection completed
164 over the summer. Ms. Schewitz noted that the supervisors could begin the scheduling process
165 in a future meeting of the supervisors to schedule for the summer of 2026 during the off-
166 season.
167 Mr. Rosen made a request for consideration to have a QR pass reader at the resident entrance
168 lane for large vehicles to access the property after guardhouse hours for residential deliveries.
169 Mr. Carter noted that from prior discussions, a standalone QR reader had not been presented
170 as an option but would be happy to investigate any options with Mr. Rosen in preparation for
171 the next meeting.

172 Mr. Rosen made a request for an update on the recapture system overhauls with Collier
173 County. Mr. Carter noted that the County had not provided an update since indicating they
174 would investigate the viability of an overhauled system but would follow up on their progress.
175

176 **DISTRICT MANAGER’S REPORT**

177 a. Update on Kiosk Implementation Performance

178 Mr. Carter noted that following the prior meeting of the Board of Supervisors, the
179 updated kiosk had been installed at the gatehouse entrance. Mr. Carter noted that in
180 the months since the upgrade, the new system has operated without issues and no
181 reports of visitors being stuck outside the gates due to system errors reported. Mr.
182 Carter noted that just prior to the meeting, an issue was encountered with the call-box
183 system where certain phone carriers would screen calls from unknown numbers and
184 residents would not receive a call from the kiosk. A patch to the call system software
185 was being developed and implemented to address this.
186

187 b. Acceptance of Unaudited Financials Ending August 31, 2025

188 Mr. Carter presented the unaudited financial statements ending August 31, 2025 to the
189 board of supervisors. Beginning with the balance sheet, Mr. Carter highlighted the total
190 asset balance of \$1,075,192.08. Ms. Schewitz noted that with the reserve bank accounts
191 nearing the \$250,000 FDIC limits, may be worth looking into an additional account and
192 asked if CDs could be acceptable for the District as the Association had adopted. Mr.
193 Urbancic noted that investments must be with a qualified public depository and
194 generally liquid to satisfy requirements. Mr. Carter noted that he could investigate an
195 additional savings account for reserve funds but cautioned on CDs as most banks gave
196 difficulty to the association in setting this up.
197

198 On the Profit and Loss, Mr. Carter highlighted the interest income line of \$1,487, noting
199 that with regard to concern over FDIC limits, the amount at which interest was accruing
200 to the accounts did not pose an immediate threat to the FDIC concern, but would
201 require address in the upcoming fiscal year without spend out of the reserves.
202

203 On a voice vote by Ms. Schewitz and a second by Ms. Sprague, a motion to accept the
204 unaudited financial statements ending August 31, 2025 was approved 5-0.

205
206 **PUBLIC COMMENT**

207 No Public Comments were made at this time.
208

209 **NEXT MEETING**

210 Ms. Schewitz requested that with the lack of current agenda items approaching the busy
211 season, the November and December Board of Supervisors meetings be cancelled. Mr.
212 Urbancic noted that cancellation would require simple publication to the District’s website
213 under the meeting calendar. A majority of supervisors agreed to cancel the November and
214 December meetings.

215 The next regular meeting will be held on February 18, 2026.

216

217 **ADJOURNMENT**

218 The meeting was then adjourned at 10:05 AM on a Motion by Ms. Schewitz and a second by
219 Ms. Kerins. The motion was passed 5-0.

DRAFT

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Key Marco Community Development District *Marco Island, FL*



Report #: 57847-0
Beginning: October 1, 2026
Expires: September 30, 2027

RESERVE STUDY

"Full"

January 30, 2026

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



www.reservestudy.com

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Key Marco Community Development District -
Marco Island, FL
Level of Service: "Full"

Report #: 57847-0
of Units: 134

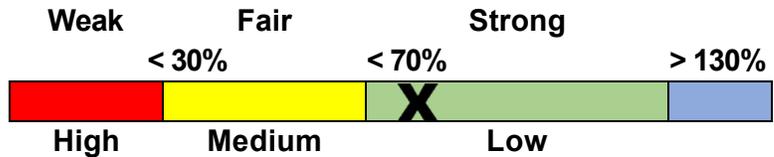
October 1, 2026 through September 30, 2027

Findings & Recommendations

as of October 1, 2026

Projected Starting Reserve Balance	\$867,454
Projected "Fully Funded" (Ideal) Reserve Balance	\$1,078,770
Percent Funded	80.4 %
Required 2026 Special Assessments	\$0
Minimum 2026 Reserve Funding (Baseline Funding)	\$80,450
Recommended 2026 Reserve Funding (Fully Funding, Achieve 100% by Year 30)	\$105,950

Reserve Fund Strength: 80.4%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
Annual Inflation Rate	3.00 %

This document is a "Full" Reserve Study (original, created "from scratch"), based on our site inspection on 11/17/2025.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 80.4 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Low.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (September 30, 2027). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

This Reserve Study has been prepared using the "pooled" method of Reserve funding (also known as the cash flow method). The terms "full funding" and/or "fully funding" as used in this Reserve Study are based on the National Reserve Study Standards definition of full funding: "setting a Reserve funding goal to attain and maintain Reserves at or near 100 percent funded." (The definition and means of calculating percent-funded are addressed later in this report.)

In our opinion, the National Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Minimum Reserve Funding (Baseline Funding):

As of 2025, Florida statutes have been amended to define baseline funding as follows: "...a baseline funding plan...provides a reserve funding goal in which the reserve funding for each budget year is sufficient to maintain the reserve cash balance above zero. Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Recommended Reserve Funding (Fully Funding, Achieve 100% by Year 30):

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve funding amounts annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

Waiving or Partial Funding of Reserves:

For components not considered "structural" in nature, Florida statutes allow that: "The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection." As such, a majority of the association's voting interests may elect to fund the reserves at lower amounts than shown in this study, or to waive reserve funding entirely. Please consult with your Association's legal counsel for additional guidance regarding the waiving or partial funding of reserves.

STRAIGHT-LINE FUNDING (AKA "Component Method"):

For Clients currently using the "straight-line" method of Reserve funding (also known as the component method), an additional table has been added to the Reserve Study to provide recommendations calculated using this method.

By nature, the straight-line method may only be used to generate recommended funding amounts for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required funding for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the "unfunded balance," measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a 'roof reserve'), the individual funding amounts are added together to determine the total amount required to fund the group as a whole.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Bridge			
2136 Bridge Guard Rails - Replace	40	10	\$173,250
2343 Bridge - Seal/Paint	8	5	\$10,000
2344 Bridge - Repair/Paint	1	0	\$1,000
Roadways			
2119 Pavers (Roadways) - Replace	40	15	\$113,050
2123 Asphalt - Stripe/Repair	5	2	\$30,000
2125 Asphalt (Bridge) - Resurface	20	10	\$39,600
2125 Asphalt (GH Parking Lot) - Resurface	20	0	\$12,240
2125 Asphalt (Roadways) - Resurface	20	7	\$726,000
2170 Directional/Street Signs - Replace	20	7	\$17,400
2173 Street Lights - Paint	8	5	\$19,250
2173 Street Lights - Replace	20	13	\$227,101
Guardhouse/Entry Area			
2137 Metal Fencing - Replace	25	13	\$33,250
2145 Entry/Exit Gates - Replace	25	13	\$20,600
2157 Perimeter Walls - Repair/Paint	8	0	\$12,113
2169 Sign/Monument - Refurbish/Replace	20	0	\$15,000
2199 Guardhouse - Refurbish	20	12	\$25,000
2343 Guardhouse - Seal/Paint	8	0	\$5,750
2367 Guardhouse Windows & Doors - Replace	40	6	\$31,250
2383 Tile Roofing - Replace	20	12	\$22,080
2501 Intercom/Entry System - Replace	15	14	\$7,500
2507 Barcode Reader - Replace	15	0	\$10,500
2509 Gate Operators - Replace	15	12	\$33,000
2524 HVAC - Split (Guardhouse) - Replace	10	4	\$5,500
2543 Surveillance System - Replace	10	4	\$7,000
Irrigation			
2584 Flush Water Pump System - Replace	20	8	\$61,000
2584 Irrigation Pump Station - Replace	20	1	\$70,000
2585 Well Pump (2022) - Replace	15	11	\$7,000
2585 Well Pumps (2003-2004) - Replace	15	0	\$19,000
2593 Pond Aerator - Replace	10	9	\$3,000

29 Total Funded Components

Note 1: **Yellow highlighted** line items are expected to require attention in this initial year, **light blue highlighted** items are expected to occur within the first-five years.

**Julian A. McDermott
Corporation**

1639 Stephen Street, Ridgewood, NY 11385
Tel: (718) 456-3606 Fax: (718) 381-0229
www.mcdermottlight.com

Estimate

Date	Estimate #
2/2/2026	4684-RQ

Name / Address
KEY MARCO COMMUNITY DEVELOPMENT DISTRICT ATTN: JOSHUA CARTER 505 WHISKEY CREEK DRIVE MARCO ISLAND, FL 34145

Ship To
CAM - KEY MARCO COMMUNITY ASSOCIATION ATTN: JOSHUA CARTER 505 WHISKEY CREEK DRIVE MARCO ISLAND, FL 34145

Rep	UPS Notify Email
RQ	josh@managerkeymarco.org

Item	Description	Qty	Cost	Total
BTL-BZ-KIT-3.5FT-GREEN-10W	BRIDGE TUBE LIGHT KIT- 3 1/2 FOOT TUBE, BZ BATTERY PACK, GREEN LED, WITH FLAT MOUNTING BRACKET,SOLAR POWERED 10W.	1	1,950.00	1,950.00
BTL-BZ-KIT-3.5FT-180-RED-10W	BRIDGE TUBE LIGHT KIT- 3 1/2 FOOT TUBE, BZ BATTERY PACK, 180 DEGREE RED LED, WITH FLAT MOUNTING BRACKET,SOLAR POWERED 10W.	2	1,950.00	3,900.00
FREIGHT-ESTIMATE	ESTIMATED COST OF SHIPPING VIA: UPS GROUND	1	300.00	300.00
COMMENTS	CAN SHIP WITHIN 1-2 WEEKS OF ORDER PLACEMENT	1	0.00	0.00
CC-Charge	3% CHARGE ON ALL CREDIT CARD TRANSACTIONS ONLY APPLICABLE IF PURCHASING WITH CREDIT CARD	1	0.00	0.00

	Total	\$6,150.00
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Customer Signature _____



Community Development District

KMCDD Speed Control Options

1. Management Memo

- a. Common occurrences and complaints from Landowners within District of Contractors, visitors and other members of the public speeding on the District roadways more than 35 MPH, creating dangerous conditions for bikers, walkers and landowners driving throughout the property.
- b. Current speed limit of 25 MPH is posted on one sign at the property entrance, just after entering the gates. Many of those confronted regarding excess speed cite the lack of signage as an excuse. Contractors and labor patrons are presented with a flyer which states the speed limit of 25 MPH, tortoise awareness and parking regulations upon check-in at the gatehouse as well.
- c. The District and its supervisors may consider options for curbing speeding through several different solutions, combination of the proposed options or develop an alternative solution against speeding.

2. Options for Supervisor Consideration

- a. Option 1: Installation of Speed Limit Signs throughout the District Roadways
 - i. Lowest Cost option – requires purchase of pole, sign and labor to install
 - ii. Raise awareness of posted speed limit versus current situation.
 - iii. Estimated cost = \$60.16 per sign and post + Labor cost to install
- b. Option 2: Installation of Speed Limit Monitoring Signs
 - i. Higher of Cost Option – Requires purchase of device, which includes the speed limit sign and pole
 - ii. Actively lets patrons know their current speed as they approach.
 - iii. Can be paired with monitoring system for data reporting and enforcement
 - iv. Estimated cost = \$3,657.46 per unit + labor cost to install
- c. Option 3: Coordinate with local law enforcement to set up speed enforcement
 - i. Most invasive option, may not be well received by landowners
 - ii. Effective in addressing instances of speeding at the moment of occurrence
 - iii. Potential for Last Resort option

3. Management Opinion

a. Suggestion of phased approach of options 1 & 2

- i. Recommendation of management would be the deployment of speed limit signs paired followed by discretionary implementation of speed monitoring signs based upon observed outcome.
- ii. Speed limit signs posted in areas of common speeding occurrence would ensure awareness of the posted limit within the District. Speed Monitoring signs could be deployed in areas of highest speeding occurrences to further make drivers aware of any excess speed.
- iii. Cost Estimate – if 10 Speed Limit Signs and posts procured and assuming \$100 per sign for installation labor, cost amounts to \$1,601 for option 1 as an initial deployment
- iv. If Speed monitoring signs are determined as required, two could be purchased at a cost of \$7,314.92 plus an assumed \$500 for installation for a total cost of \$7,814.92.
- v. Speed Monitoring options for temporary mounted options can be further researched as a means of cost savings.

[Continue Shopping](#)

8ft. 96" x 3.0625", Heavy Duty High Strength U-Channel Sign Posts - 8' tall (3-1/16" Wide), Green Baked Enamel Posts


 Package: 1 Post
 Size: 96" x 3.0625" (H x W)
 Part #: K-153-8K-K-153-8K-M1

[Remove](#)

\$31.48 / Post

\$314.80

 EXPECTED SHIP DATE: FEBRUARY 11

 24" x 18", Speed Limit 25, Engineer Grade Reflective Aluminum Sign, 80 mil

Package: 1 Sign
 Size: 24" x 18" (H x W)
 Part #: X-R2-1-25-EG-18x24-D2

[Remove](#)

\$28.68 / Sign

\$286.78

 EXPECTED SHIP DATE: FEBRUARY 11

 Estimate Shipping Cost

Have Questions?


(888) 343-3771
 Mon - Fri 8:00am to 7:00pm EST

Subtotal (2 items):

\$601.58

Taxes & shipping calculated at checkout

 Secure Checkout

Checkout with  PayPal

[Email Cart](#)


100% Safe & Secure Checkout
 High-tech security measures ensure your payment details are always safe!


Privacy Guarantee
 We respect your privacy. All information provided is protected and never shared or sold.


Biggest Selection at Best Prices
 1000s of designs and free customization. Mostly, you'll save over 50% on like-kind products.



4.4 ★

Choose your size wisely



10 x 14

12 x 18

18 x 24

24 x 30

SPEED
LIMIT
20

SPEED
LIMIT
20

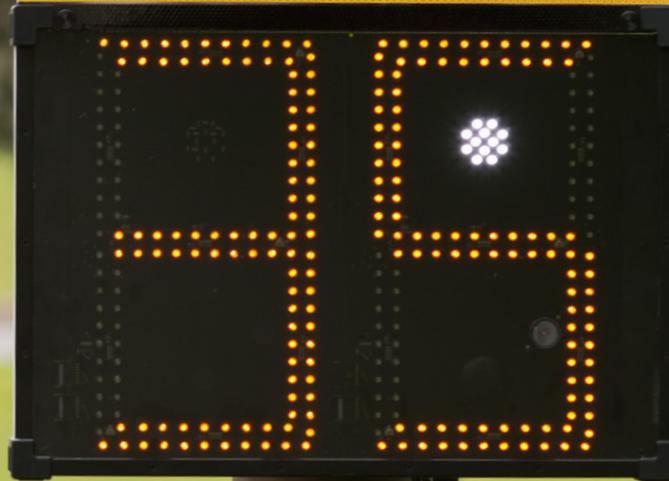
SPEED
LIMIT
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SPEED
LIMIT
20

Visibility gauge

under favorable viewing conditions

2
YOUR SPEED



ALL TRAFFIC
SOLUTIONS



Connected Solutions for Better Traffic Safety Outcomes

SHIELD RADAR SPEED SIGN

AllTrafficSolutions.com



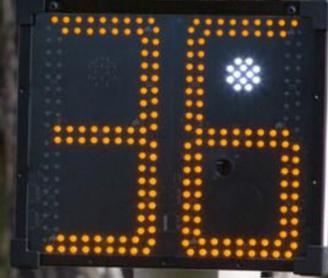
MADE IN THE USA

Efficiently Calm Traffic & Resolve Speeding Complaints

Data-collecting Shield radar speed signs lead the industry in quality, portability, and durability.



YOUR
SPEED



SIMPLE, RAPID DEPLOYMENT

Shield signs are lightweight and easy for one person to securely install on a signpost, trailer, portable post, or vehicle hitch.

REMOTE MANAGEMENT & DATA ACCESS

Save time by managing signs through our secure online TraffiCloud® portal.

Remotely update sign settings, monitor battery levels, and download ready-made traffic data reports that display data in clear-cut charts, tables, and graphs. Plus, receive email or text message alerts for low batteries, tampering, and high-speed violators.

RELIABLE TRAFFIC DATA COLLECTION

Shield collects accurate speed and traffic volume data, so you can:

- Conduct hassle-free traffic studies
- Quickly resolve speeding complaints
- Increase driver speed awareness
- Improve safety for drivers and pedestrians
- Identify speeding hot spots and prioritize enforcement in high-risk areas

RIGOROUSLY TESTED AND CERTIFIED

All Traffic Solutions® Shield signs aced radar accuracy, power recovery, autonomous battery operation, and crash resistance tests.

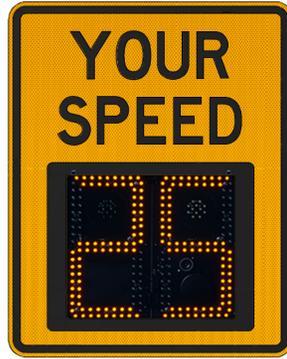
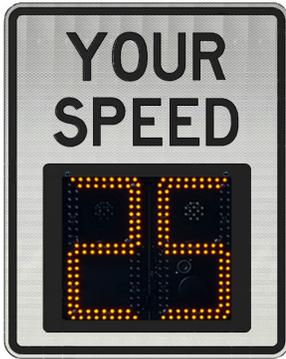
They're shatterproof, graffiti-resistant, and can withstand 150-mph winds and inclement weather such as ice, snow, and heavy rain.



Shield 15 radar speed sign

FLEXIBLE POWER OPTIONS

Achieve up to several weeks of run time. Signs can come with a dedicated compartment allowing for all-weather battery replacement, or with integrated solar power. Integrated solar eliminates the need to remove batteries from the sign for recharging, making the sign easier to set up, maintain, and move around if needed.



Optional full-size 'YOUR SPEED' sign wraps

Product Specs

Shield 12

DIMENSIONS 15.5" x 13.5" x 3.12" WEIGHT 12 lbs.

DIGITS 12" x 6"

Shield 15

DIMENSIONS 24" x 17" x 3.12" WEIGHT 18 lbs.

DIGITS 15" x 8"



Optional Violator Alert. Available in blue, red, or white



Shield 12 with white full-size 'YOUR SPEED' sign wrap



Shield 12 with integrated solar power



Shield 12 with optional white compact 'YOUR SPEED' sign on an ATS 3 trailer

ABOUT ALL TRAFFIC SOLUTIONS®

Since our inception in 2000, we have helped over 6,000 government agencies, educational institutions, and private sector organizations manage traffic and improve overall safety.

MADE IN THE USA

We engineer and manufacture our products in the United States at our State College, Pennsylvania production facility.



EXCEPTIONAL CUSTOMER SERVICE

We are well-known in the industry for providing exceptional service to our customers. We proudly stand behind our solutions with:

- US-based customer support
- Complimentary one-on-one product training sessions
- Industry-leading warranty plans, so you get the most out of your purchase for years to come



For more information visit us online at AllTrafficSolutions.com

✉ sales@alltrafficsolutions.com ☎ Call us at 866.366.6602

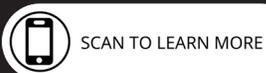
All Traffic Solutions. 14201 Sullyfield Circle, Suite 300, Chantilly, VA 20151

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Sourcewell 
Awarded Contract

Contract # 090122-ATS





All Traffic Solutions Inc.
 PO Box 221410
 Chantilly, VA 20153
 Phone: 814-237-9005
 Fax: 814-237-9006
 DUNS #: 001225114
 Tax ID: 25-1887906
 CAGE Code: 34FQ5

QUOTE Q-102884

DATE: 10/21/2025

PAGE NO: 1

Mail Purchase Orders to:

3100 Research Dr.
 State College, PA
 16801

Questions contact:
MANUFACTURER:
All Traffic Solutions

Conner Howell
 X
 chowell@alltrafficsolutions.com

Independent Sales Rep:

BILL TO:

Key Marco Community Development District (FL)
 , FL

Billing Contact:

SHIP TO:

Key Marco Community Development District (FL)
 ,
 Attn: JOSHUA CARTER

PAYMENT TERMS:
 Net 30

CUSTOMER: Key Marco Community Development District (FL)

CONTACT:2393944346

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000863	Shield 12B Speed Display; base unit w/ mounting bracket, Can be Upgraded to TrafficCloud	1	\$2,449.02	\$2,449.02
4001299	3 Year Warranty	1	\$0.00	\$0.00
4001816	Integrated Solar pole mount battery kit (Sh12) 11.5Ah batt, LFP charger & solar controller	1	\$596.70	\$596.70
4000659	Solar panel, 50W; includes bracket for pole and harness	1	\$496.74	\$496.74
4000641	Shipping and Handling Common Carrier	1	\$115.00	\$115.00

Special Notes:

SALES AMOUNT: \$3,657.46

TOTAL USD: \$3,657.46

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

I am authorized to commit my organization to this order. If your organization will be creating a purchase order for this order, please submit purchase order to either of the following: Email: sales@alltrafficsolutions.com or Physical Address: Listed at top of quote.

Signature: _____ Date: _____

Print Name: _____ Title: _____

November 8, 2025

Edward F. Tryka III, PE
LJA Engineering, Inc.
c/o
Key Marco Community Development District
505 Whiskey Creek Drive
Marco Island, FL 34145

Sent via email to: etryka@lja.com

**RE: Proposal to Provide Professional Engineering Services for:
Whiskey Creek Drive Bridge, Key Marco, Florida
Bridge Repairs – Design and Construction Administration Services**

Dear Mr. Tryka:

Arcos Bridge, Inc. (Arcos) appreciates the opportunity to submit this proposal to provide engineering services based on your request. Mr. Corsa performed repair plans for this bridge in 2015 that included the replacement of the asphalt wearing surface and deck expansion joints and performed a follow up inspection in 2017, 2020, 2022, and 2024.

1. BACKGROUND

The Whiskey Creek Bridge is approximately 500 feet long and carries two lanes of traffic over Whiskey Creek near Barfield Bay on Key Marco, Florida. The bridge is owned and maintained by the Key Marco Community Development District (CDD). The bridge is approximately 30 years old and needs some maintenance repairs that include the replacement of the asphalt wearing surface, deck expansion joint and header replacement, and crack and spall repairs.

2. SCOPE OF SERVICES

2.1. Design Inspection – Perform a pre-design inspection to confirm the sizing, location, and quantities of all the recommended repair deficiencies to be assist with the development of the bridge repair drawings.

2.2. Drawings and Specifications – Develop design drawings and specifications for all noted deficiencies, including replacement of the asphalt wearing surface, deck expansion joint and header replacement, crack and spall repairs, and traffic control during repairs.

2.3. Construction Administration – Develop a short list of least three (3) bridge contractors and solicit bids for the proposed maintenance repairs. Prepare a bid form and answer questions during bidding. Review the bids and recommend award of the contract. Attend a Board meeting to summarize the bids and answer questions. Conduct a meeting with the selected contractor. Prepare a meeting agenda and meeting minutes. Review contractors' submittals prior to the start of construction. Perform at least 3 site visits during construction and one inspection at substantial completion.

3. TIME SCHEDULE

We anticipate completion of the above-described services in 90 days from receipt of this signed proposal. If the services covered by this proposal have not been completed within this time, through no fault of Arcos, a time extension to complete our services may be renegotiated.

4. COMPENSATION

Arcos proposes to provide the above-described services for a lump sum fee of:

Design Inspection:	\$2,730
Drawings/Specs:	\$6,870
<u>Construction Administration:</u>	<u>\$5,350</u>
Total:	\$14,950

See the attached proposal back-up form for a breakdown of the estimated fee.

5. EXTRA WORK REQUESTS

If work on this project is believed by Arcos to be in addition to the Scope of Services, we will notify you immediately. Upon your written approval, we will provide this additional work and bill the time expended at our current hourly rates or an agreed upon lump sum fee.

6. GENERAL PROVISIONS

This project will be billed monthly on a percent complete basis, with the invoiced amount representing the actual amount of work completed. If the above conditions are acceptable this proposal can become contractual by signing and dating below.

The Terms and Conditions on the enclosed Exhibit A are incorporated and made a part of this Agreement. Please return one signed copy of this proposal to serve as your authorization for us to proceed on this work.

Thank you for your consideration of this proposal. Please contact me at 813-767-0538 if you have any questions or comments.

Regards,

Arcos Bridge, Inc.

Accepted this _____ day of _____ 2025

By: _____
Signature Printed

Rolando Corsa, PE, CBI
Principal

Title: _____

EXHIBIT A – Terms and Conditions

Indemnification: Arcos Bridge, Inc. (Arcos) agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Client, its officers, directors, and employees (collectively, Client) against all damages, liabilities, or costs, including reasonably attorneys' fees and defense costs, to the extent caused by the Consultant's negligent performance of professional services under this Agreement and that of its subconsultants or anyone for whom the Consultant is legally liable. The Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Arcos, its officers, directors, employees and subconsultants (collectively, Consultant) against all damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, to the extent caused by the Client's negligent acts in connection with the Project and the acts of its contractors, subcontractors or consultants or anyone for whom the Client is legally liable. Neither the Client nor Arcos shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

Limitation of Liability: In recognition of the relative risks and benefits of the Project to both the Client and Arcos, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of Arcos to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorney's fees and costs and expert-witness fees and costs, so that the total aggregate liability of Arcos to the Client shall not exceed \$500,000. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law. **PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF ARCOS BRIDGE, INC. MAY NOT BE HELD LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.**

Termination of Services: This agreement may be terminated upon 5 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay Arcos Bridge, Inc. for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership of Documents: All documents produced by Arcos Bridge, Inc. under this agreement shall remain the property of Arcos Bridge, Inc. and may not be used by the Client for any other endeavor without written consent of Arcos Bridge, Inc.

Dispute Resolution: Any claim or dispute between the Client and Arcos Bridge, Inc. shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). This agreement shall be governed by the laws of the principal place of business of Arcos Bridge, Inc.

Accuracy of Client Documents: The Client shall furnish, at the Client's expense, all information, requirements, reports, data, surveys and instructions required by this Agreement. Arcos, may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof.

Electronic Documents: The Client acknowledges Arcos' plans and specifications, including all documents on electronic media, as instruments of professional service. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the Client upon completion of the services and payment in full of the moneys due to Arcos Bridge, Inc. The Client shall not reuse or make or permit to be made any modifications to the plans and specifications without the prior written authorization of Arcos Bridge, Inc. The Client agrees to waive any claim against Arcos arising from any unauthorized reuse or modification of the plans and specifications.

Excluded Services: Services not set forth above in the Scope of Services of this agreement are specifically excluded from the scope of Arcos' services. Arcos assumes no responsibility to perform any services not specifically listed in the Scope of Services.

Fiduciary Responsibility: The Client confirms that neither Arcos Bridge, Inc. nor any of our subconsultants or subcontractors has offered any fiduciary service to the Client and no fiduciary responsibility shall be owed to the Client by Arcos Bridge, Inc., or any of our subconsultants or subcontractors, as a consequence of Arcos' entering into this Agreement with the Client.

ENGINEER OPINION OF PROBABLE COST



6-Jan-25

Client: Key Marco CDD

Project: Whiskey Creek Drive over Blue Hill Creek

City: Marco Island

Description: Recommended Bridge Repairs

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST PER ITEM
101-1	MOBILIZATION (5%)	1	LS	\$4,771	\$4,771
102-1	MAINTENANCE OF TRAFFIC	1	LS	\$7,500	\$7,500
327-70-5	MILLING EXISTING 2" ASPHALT	1579	SY	\$4	\$6,315
334-1-57	SUPERPAVE ASPHALT 2"	174	TN	\$230	\$39,940
401-70-4	RESTORE SPALLED AREAS	0.34	CF	\$925	\$312
411-2	CRACKS, INJECT & SEAL	24	LF	\$250	\$6,000
458-1-21	REPAIR/REPLACE DECK POURED JOINT	144	LF	\$100	\$14,400
458-2	POLYMER NOSING FOR DECK EXP. JOINT	16	CF	\$1,100	\$17,459
710-1	PAVEMENT MARKINGS	1	LS	\$3,500	\$3,500
					\$15,030
<i>15% Contingency</i>					
TOTAL					\$115,227

606 Bald Eagle Dr. Unit 301
Marco Island, FL 34145
Phone (239) 642-9777 Fax (239) 259-8339
qwfishell@gmail.com
www.qwfishell.com

November 14, 2025

Key Marco Community
504 Whiskey Drive
Marco Island, FL 34145

Bid Proposal for Exterior Painting of Guard House: [Including Gate Walls]

- **Pressure wash the exterior areas to be painted and apply a chlorine/ detergent solution to all areas excluding the roof. Let dwell for 20 minutes and rinse thoroughly.**
- **Protect all finished areas from paint splatters and debris.**
- **Dig out perimeter of house below grade for painting and replace after completion.**
- **The windows and doors to have the sealants inspected and repaired as needed. Our goal is to make your home watertight during our summer time driving rainstorms.**
- **Any minor stucco defects will be repaired with elastomeric patching compound to match the existing texture.**
- **Apply one coat of masonry sealer tinted to match the finish color.**
- **Apply one coat of finish paint using premium Sherwin-Williams "Duration."**
- **We also will prime and paint all boxes and pipes attached to the building to blend in.**
- **Non-factory finished doors will be sanded, spot primed, and receive one coat of oil-based enamel paint.**
- **All areas to be kept clean during the painting project.**

Price: \$ 16,000.00

Bid Proposal for Interior Painting of Guard House:

- **Protect all flooring, furnishings, cabinets, fixtures, etcetera.**
- **Remove electric switch plates and air-conditioning vents as needed.**
- **Repair and patch minor holes and defects at plaster areas as needed.**
- **Spot prime all patches and any water stains as needed.**
- **Apply flat latex paint to the ceiling areas.**
- **Apply finish paint to walls using premium Sherwin Williams "Duration."**
- **Wood fill holes and dings in the woodwork throughout using wood putty or Bondo.**
- **Sand all doors and trim. Solvent clean with denatured alcohol.**
- **Prime bare wood areas as needed.**
- **Apply enamel paint to doors and woodwork.**
- **Reinstall any hardware that was removed.**
- **Remove and dispose of any protective paper or plastic.**

Price: \$ 4,800.00

Payments: 50% deposit prior to start, 50% upon completion.

**** If proposal is accepted, a signature and the 50% deposit are needed before any work can be scheduled.**

Thank you,

**Greg Fishell
G. W. Fishell Painting and Contracting, Inc.
State Certified General Contractor
CGC 1522437**

Signature of Acceptance: _____ Date: _____



HANDS FREE SECURITY, LLC

6063 Janes Ln
 Naples, FL 34109
 (239) 351-2871
 payables@handsfreellc.com

Estimate

ESTIMATE#	13328
DATE	02/03/2026
PO#	

CUSTOMER
Key Marco CDD 505 Whiskey Creek Drive Marco Island FL 34145 (239) 394-4346

SERVICE LOCATION
Key Marco CDD 505 Whiskey Creek Drive Marco Island FL 34145 (239) 394-4346

DESCRIPTION	BAI Barcode for reserve study
-------------	-------------------------------

BAI Barcode			
Description	Qty	Rate	Total
BA-440-B-Combo BAI barcode reader	1.00	10,368.28	10,368.28

CUSTOMER MESSAGE

Estimate Total: \$10,368.28

The client is responsible for providing unmitigated access to the work area. This includes moving any furnishings, wall-hangings, or other items which could prevent Hands Free Security from carrying out the listed services. Client is responsible for all insurance of dwellings and service location for the entire time of work. The client will provide accessible electricity to all working areas including outdoor areas. This includes providing a live power outlet or generator within 150 feet of the working area. Sitework, including demolition or removal of debris, is not included in this contract. All areas of installation will be left in the condition found unless otherwise stated in writing by the Client. The client is responsible for providing any site plans or engineering drawings needed to complete this agreement. All obligations under this Section shall survive the termination of this Agreement for a period of five (5) years. Hands Free Security, LLC understands that, as an independent contractor, any personal injury or property damage suffered in the course of carrying out any duties under this Agreement will be Hands Free Security, LLC's responsibility. Hands Free Security, LLC shall comply with worker's compensation laws and shall provide a certificate of worker's compensation insurance, where applicable. Client agrees to indemnify and hold Hands Free Security, LLC harmless against all claims, demands, suits, liabilities, losses, damages, or injuries (collectively Liabilities) that arise out of Client's use of the Services, except to the extent such Liabilities result from the negligence or wrongdoing of Hands Free Security, LLC. Hands Free Security, LLC agrees to indemnify and hold Client harmless against all claims, demands, suits, liabilities, losses, damages, or injuries that arise out of the performance of this Agreement, except to the extent such Liabilities result from the negligence or wrongdoing of Client. In no event will either party be liable for any SPECIAL, INDIRECT, CONSEQUENTIAL, OR INCIDENTAL DAMAGES. Hands Free Security, LLC, to the best of their knowledge has provided installation and quality parts for the overall best quality of the product. Furthermore, all parts will be warranted for a 12-month period after installation for any technical defects. All applicable goods and products installed will become the property of the client on the date of installation. All goods not paid in full and remaining with Client will be the property of Hands Free Security, LLC until payment has been made.

Payment Terms:

Payment on all invoices is due upon receipt. If not paid in 30 days a late fee of \$25 will be applied and will accrue at 1.5% every 30 days after. The client shall be responsible for all costs of collection, including responsible attorney's fees. Venue for any proceeding from the subject transaction shall be in Collier County, Florida.

This quote is valid for the next 30 days, after which values may be subject to change.

RFID

Description	Qty	Rate	Total
-------------	-----	------	-------

Description	Qty	Rate	Total
INFINITY RFID Reader (P) The Carina Long-Range RFID Reader combines high performance in an attractive and user friendly package for your automatic vehicle identification applications. Carina is easy to install and does not require a computer for installation. All necessary adjustments can be accomplished with simple hand tools.	1.00	4,991.16	4,991.16
INFINITY RFID External headlamp tags. minimum order quantity is 50.	100.00	14.56	1,456.00
** T post for RFID	1.00	300.00	300.00
+Technician Labor Labor based on per hour rate	12.00	170.00	2,040.00

CUSTOMER MESSAGE

Estimate Total: \$8,787.16



Rusty Russell

Mighty Fine Roofing & Windows

(239) 944-0063

rusty@mightyfineroofing.com

License # CCC1335428 CBC1267633



Proposal

FEBRUARY 10, 2026

Prepared for

Josh Carter

josh@managerkeymarco.org

(239) 682-5362

Whiskey Creek Drive

Marco Island, FL 34145

Standing Seam Roof Replacement

Aluminum Standing Seam Roof with Kynar Paint

Item

Roof Replacement

R&R Aluminum to New Aluminum Standing Seam

R&R Tile to Standing Seam Aluminum Roof

New Aluminum Kynar 500 Paint System Standing Seam Roof. 100% Aluminum Accessories with stainless steel Clips.

1. The Contractor will furnish all labor, materials, equipment, apparatus, tools, transportation and services necessary for, and incidental to, the proper installation and completion of the new roof. This work will include removing and disposing of the existing aluminum roofing and installing a new 1.5" .032 Aluminum Standing Seam Roofing System. (Tan same as clubhouse)
2. All roofing work shall be executed such that the building is protected from water penetration.
3. The Contractor will protect the garage doors with plywood to avoid any damages during the removal of the existing roof. Any screen enclosure over the rear pool area will be covered with plywood from the gutter up 4 feet along the screen (if applicable). Contractor will then remove the existing roof down to the plywood deck, remove all gutters, install a new aluminum drip edge.

Estimate subtotal

\$22,400.00

Rusty Russell
Mighty Fine Roofing & Windows
(239) 944-0063
rusty@mightyfineroofing.com



Summary

Please review and sign the proposal with any notes.

Standing Seam Roof Replacement
Aluminum Standing Seam Roof with
Kynar Paint

\$22,400.00

Total

\$22,400.00

Customer notes

Josh Carter

Date

By signing this document you agree to the statement of works provided by Mighty Fine Roofing & Windows and in accordance with any terms described within.

Rusty Russell
Mighty Fine Roofing & Windows
(239) 944-0063
rusty@mightyfineroofing.com



Contract

This Proposal ("Contract" or "Agreement") is between **CUSTOMER NAME** (the "Owner") and Mighty Fine Roofing, Inc. (the "Contractor") (collectively the "Parties"). Upon the Owner's acceptance and execution of this Proposal, it shall become a binding Contract on the Parties. Contractor hereby proposes to furnish labor and materials, complete in accordance with the specifications below:

PART 1: DESCRIPTION OF WORK

1. See description in Estimate section

PART 2: QUALITY CONTROL

1. The Contractor shall use workers who are trained and experienced in all skills needed to satisfactorily complete the project as specified.
2. The Contractor shall guarantee all materials to be as specified. All work is to be completed in an orderly manner according to standard practices. Any alteration or deviation from these specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate.

PART 3: MATERIALS

1. ROOFING UNDERLAYMENT

1. Contractor will provide the self-adhesive high temperature membrane underlayment (Boral

TileSeal HT or Polyglass Polystick TU Plus) to be installed with the suitable fasteners over the existing roof sheathing.

2. SHEATHING REPAIR OR INSTALLATION

1. All roof decking (sheathing) installation, repairs or replacement will be completed using decking material the same as, or similar to, existing decking material. Contractor will be inspecting the roof sheathing for code standards, re-fasten if necessary, and remove and replace any rotted fascia board. Mighty Fine Roofing will repair any rotten decking and fascia board that pertains to the roofing area. Repairs will be billed as an extra cost based on per sheet or per lineal foot. Plywood replacement: \$120.00 per sheet; Fascia, SubFascia replacement: \$25.00, \$15.00 per lineal foot respectively. An extra cost will be applied for any unanticipated carpentry work that is revealed during the re-roofing process. (Reinforcing Trusses, etc.) at an amount of \$85.00 per man hour in addition to materials.

Contract

Stucco work (remove existing stucco, replace L-flashing metal, install stucco netting and new stucco) will be billed at \$45.00 per lineal foot. Decorative fascia, soffit, crown molding, uneven trusses or sheathing is not included in the price. Paint must be provided by client for any touch ups.

3. METAL AND ACCESSORIES

1. Contractor will install new deck tight 1/4 - 4" boots over plumbing stacks, new .032 aluminum vents over kitchen, dryer and bathroom exhaust openings, new .032 aluminum pre-painted drip edge flashings in the entire perimeter of the roof, new .032 aluminum valley metal down all the valleys areas, a new Kynar 500 coated .032 aluminum standing seam roof, new ridge, hip, valley, screws, and all necessary flashings and trims and new 2' x 4' off-ridge vents for attic ventilation, if needed.

PART 4: CLEAN UP

1. Tools, equipment, surplus materials, and debris on the property from the roof installation shall be organized and cleaned up or removed and disposed of by the Contractor on a daily basis.
2. We will use a magnet to remove fasteners from the lawn.

PART 5: PAYMENT

1. An advance payment in the amount of 50% will be provided to the contractor as a deposit. A progress payment of 25% will be provided to the contractor after the roof tear-off, and the balance of 25% will be paid upon full completion of the work.
2. Payments made by credit card are subject to a 3% surcharge.

PART 6: WARRANTY

- 1. Mighty Fine Roofing provides a Five (5) year workmanship warranty on all work performed.**

NOTE: Warranty will become null and void in the event that any person or trade damages the roofing area in any way, installs or affixes any apparatus, etc. to the roof without a representative of Mighty Fine Roofing on the site to repair any damages. Five (5) year warranty is limited to the exterior roof work only and any interior damages are the sole responsibility of the building owner. If there is detection of two layers of asphalt shingles or double underlayment, or underlayment adhered directly to the plywood decking of the roof then the contract will be null and void. Warranty does not cover cosmetic defects such as but not limited to "oil canning" Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. An inspection of the interior of the building is required prior to any work performed on the building.

Contract

This is to identify and locate any visible pre-existing damage from a previous leak or water damage that could become hazardous to the occupants of the building. In the event that an inspection cannot be completed in a timely manner as a result of the Owner, then the owner accepts responsibility for all damages and will be presumed as pre-existing damage.

Mighty Fine Roofing is not responsible for the removal of satellite dishes, solar panels, or awnings and must be removed by others prior to the commencement of work.

Mighty Fine Roofing will not be held responsible for any damages to any object fastened to the underside of the decking. This includes: any plumbing, electrical or air condition lines.

Mighty Fine Roofing will not be held responsible for any damage or cracks to driveways or sidewalks that are compromised, contains pre-existing cracks or where fill dirt has settled beneath the surface leaving a void and thus lacking structural integrity.

Mighty Fine Roofing will not be held responsible for any damages resulting from natural disasters (i.e., hurricanes, tornadoes, etc.), structure or chimney fires, or any work performed on the roof by any other persons, handymen, or contractors other than Mighty Fine Roofing.

The only services held responsible by Mighty Fine Roofing are listed in the written agreement. We accept no responsibility for any services that arise or that are deemed as extra in accordance to the contract that is agreed upon prior to any commencement of work.

In the event that the owner of the building fails to make a payment as agreed upon in the written agreement, Mighty Fine Roofing reserves the right to cease work at any point until payment is obtained.

Mighty Fine Roofing will not be held responsible for any hindrances, or problems resulting from the owner, shortages in labor or materials that exceed or are deemed beyond the contractor's control. During the re-roofing process, notable movement and vibrations are to occur and may result in the breakage of any ceiling or wall mounted object or device. It is important that the owner removes or rechecks the security of such objects to ensure the prevention of any incidental damage. Mighty Fine Roofing is not responsible or credentialed to detect any mold or areas that may be susceptible to the growth of mold.

The contractor is not liable for any complications that may result from mold related problems.

PART 7: MISCELLANEOUS

1. CANCELLATION

1. The Owner may cancel the Contract within five (5) days from the date of execution. Cancellations made outside of five (5) days are subject to a 15% cancellation fee, calculated as 15% of the total value of the contract. Upon cancellation, the owner shall be entitled to a refund of any deposit or other amounts paid, less any cancellation fee

Rusty Russell
Mighty Fine Roofing & Windows
(239) 944-0063
rusty@mightyfineroofing.com



Contract

and/or surcharge as enumerated in this section or section 5.2., within thirty (30) days.

2. If a dispute arises between the Parties regarding the terms of the Contract, or the work being performed pursuant to this Contract, the Parties agree that such dispute shall be governed by the laws of the State of Florida, including but not limited to the Florida Construction Lien Law. Venue of any proceeding hereunder shall only be proper and solely limited to Collier County, Florida.
3. The prevailing party in any action to enforce the terms of this contract shall be entitled to recover reasonable attorney fees and costs, including those fees and costs associated with any appellate proceeding.
4. DISCLOSURES

A. RIGHT TO CURE

- i. Florida law (chapter 558, Florida statutes) contains important requirements you must follow before you may file a lawsuit for defective construction against a contractor, subcontractor, supplier, or design professional for an alleged construction defect in your residence. Sixty days before you file your lawsuit, you must deliver to the contractor, subcontractor, supplier, or design professional a written notice of any construction conditions you allege are defective and provide your contractor and any subcontractors, suppliers, or design professionals the opportunity to inspect the alleged construction defects and make an offer to repair or pay for the alleged construction defects. You are not obligated to accept any offer made by the contractor or any subcontractors, suppliers, or design professionals. There are strict deadlines and procedures under Florida law.

B. FLORIDA HOMEOWNERS CONSTRUCTION INDUSTRIES RECOVERY FUND

- i. The following disclosure is required by Section 489.1425(1), Florida Statutes: Payment may be available from the construction industries recovery fund if you lose money on a project performed under contract, where the loss results from specific violations of Florida law by a state licensed contractor. For information about the recovery fund and filing a claim, contact the Florida construction industry licensing board at the following telephone number and address: Florida Construction Industry Licensing Board, 1940 N. Monroe St., Tallahassee, FL 32399 (850) 487-1395.

C. FLORIDA LIEN LAW

- i. According to Florida's construction lien law (sections 713.001 - 713.37, Florida statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's construction lien law is complex, and it is recommended that whenever a specific problem arises, you consult an attorney.

5. This Contract shall constitute the sole and entire agreement between the parties whose signatures are affixed

Contract

below and may not be modified except by a writing executed by both parties.

6. In the event that any clause, article, term, or portion of this Contract shall be held to be invalid or unenforceable for any reason, the remainder of the contract shall continue to have full force and effect.
7. By signing this Contract, the Owner authorizes the Contractor to sign as Agent of Owner on any applicable permits or documents necessary for the commencement of work.
8. Mighty Fine Roofing is responsible for obtaining all permits and other required documents necessary for commencement of work at no additional cost to the owner. However, any re-inspection fees arising from failed inspections by fault of the owner or any inhabitants of the property (i.e., moving the permit to a location not highly visible from the road) will be billed to the owner.
9. The Contractor will not be required to obtain a Certificate of Completion if the permitted structure does not comply with Florida building Code Sixth Edition (2017), Existing Building Sections 706.6.1, 706.6.2, 706.8 (roof to wall connections) or if the property is located in the special flood hazard areas.
10. Due to material increases, all prices quoted are valid for 30 days from the date stated on the first page of this Contract.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined in Section 5.1.

Josh Carter

Date

Initial

Rusty Russell
Mighty Fine Roofing & Windows
(239) 944-0063
rusty@mightyfineroofing.com



Paramount Asphalt & Sealcoating

1110 Pine Ridge Rd Suite 204

Naples, FL 34108

+15182697165

Nick@paramountsealcoating.com

www.ParamountSealcoating.com



Estimate

ADDRESS

Key Marco Community
Association

GATE HOUSE

505 Whiskey Creek Dr
Marco Island, FL 34145

ESTIMATE # 24073

DATE 10/23/2025

DESCRIPTION	QTY	RATE	AMOUNT
CONCRETE MOBILIZATION	1	1,000.00	1,000.00
CONCRETE TYPE A CURB: Unit rate 1 LF R/R Type A Curb	1	42.00	42.00
CONCRETE RIBBON CURB: Unit rate 1 LF R/R Ribbon Curb	1	45.00	45.00
TOTAL			\$1,087.00



1900 Seward Avenue
Naples, FL 34109

www.BonnessInc.com
info@BonnessInc.com

TEL (239) 597-6221
FAX (239) 597-7416

FL# CUC1224797
FL# CBC059904

Date: 6/10/2025

Proposal

Submitted To: Key Marco

Estimate Number: 228852025

Address: C/o Dorrill Management Group
5672 Strand Ct. Suite 1
Naples, FL 34110

Project: Key Marco - Curb Repair

Contact: Josh Carter

Project Location: Key Marco

Phone: (239) 592-9115

Project City, State: Marco Island

Email: josh@managerkeymarco.org

Engineer/Architect: N/A

Thank You for Considering Bonness Inc.

Line # Item Description

Curb & Paver Repair

- 1 Removal Of Curb To Allow For Excavation (Approx. 60 LF) - Excavation Of Soil & Roots
- 2 Removal Of Brick Pavers To Accommodate Repairs (180 SF)
- 3 Furnish & Install Curb
- 4 Furnish & Reset Brick Pavers To Meet Curb

Total Bid Price: \$11,032.81

Notes:

- This proposal is good for 30 days and for listed items only.
- Any deviation of contracted work will require an executed change order prior to commencement of work.
- Asphalt and concrete removals are based on Florida Industry Standards 1-1/2" (asphalt) and 4" (concrete) thicknesses. Any additional removals will require an approved change order.
- **Material Escalation:** If, during the course of construction there is a significant increase in the cost of materials, an equitable adjustment will be made to the contract amount. Contractor shall not be held liable for costs associated with material delays and/or shortages.
- **Warranty:** Bonness will warranty all work performed, and all materials furnished, in connection with the project to be free from all defects in material and workmanship for a period of one year from substantial completion date and agrees to remedy all defects arising within that period at no additional costs to the client. The term \"defects\" shall not be construed as embracing damage arising from misuse, negligence, acts of God, normal wear and tear, or failure to follow cleaning and operating instruction.
- Bonness Inc. is not responsible for damages caused by others.
- **Force Majeure.** No party shall be liable for, nor shall such party be considered in breach of this Agreement due to, any failure to perform its obligations under this Agreement as a result of a cause beyond its control, including any act of God or a public enemy or terrorist, act of any military, civil or regulatory authority, change in any law or regulation, fire, flood, earthquake, storm or other like event, disruption or outage of communications, power or other utility, labor problem, unavailability of supplies, unexpected shutdown of site equipment due to weather event (i.e. thunder, lightning, heavy rain) or any other cause, whether similar or dissimilar to any of the foregoing, which could not have been prevented by such party with reasonable care (each, a "Force Majeure Event"). If such event occurs, the time for performance required of the affected party shall be extended by the period of such delay provided the party is exercising diligent efforts to overcome the cause of such delay. Furthermore, if Subcontractor has direct cost impacts due to an unexpected stoppage of work, Subcontractor shall provide Contractor with a change order detailing cost impacts along with backup documents through invoices, and receipts. In addition, the affected party shall provide to the other party within seven (7) days of determining the cause of the Force Majeure Event a written explanation concerning the circumstances that caused the Force Majeure Event.

Payment Terms: Payment due within 30 days of date of invoice, regardless of when payment is made by Owner. Credit Card payments are not accepted.



Community Development District

Gatehouse Curb Repair Estimates

Paramount		
1. Lifting Entrance Lane Curbs – Measured at 80’, assumed 100’		\$4,200
2. Chipped/Damage Ribbon Curbs (Concrete Strips) – Measured 50’ assumed 75’		\$3,375
3. Mobilization		\$1,000
Total		\$8,575
Bonness		
1. Lifting Curbs Only (Lump Sum)		\$11,033
Additional Costs		
1. Tree/Root Related Work (Arborist) – Estimated	NTE	\$2,000
Total Paramount – Curb & Ribbons (With Additional Estimate)		\$10,575
Total Bonness – Curb Only (With Additional Estimate)		\$13,033



FEMA

November 14, 2025

Kevin Guthrie
Director
Florida Division of Emergency Management
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Joshua Carter
Manager
Key Marco Community Development
District
2323 San Marco Road
Marco Island, Florida 34145

Re: Second Appeal – Key Marco Community Development District, PA ID: 021-UDB4K-00,
FEMA-4673-DR-FL, Grants Manager Project 703839/Project Worksheet 3874,
Immediate Threat

Dear Kevin Guthrie and Joshua Carter:

This is in response to the April 25, 2025 letter from the Florida Division of Emergency Management, which forwarded the referenced second appeal on behalf of Key Marco Community Development District (Applicant). The Applicant is appealing the U.S. Department of Homeland Security's Federal Emergency Management Agency's (FEMA) denial of \$47,720.00 for debris removal operations.

As explained in the enclosed analysis, I have determined that most of the claimed debris removal work was not required to eliminate an immediate threat caused by the disaster. In addition, FEMA finds the Applicant did not provide information enabling FEMA to verify cost for the potentially eligible emergency work. Accordingly, I am denying this appeal.

This determination is the final decision on this matter pursuant to 44 C.F.R. § 206.206.

Sincerely,

A handwritten signature in blue ink that reads "Robert M. Pesapane".

Robert M. Pesapane
Director, Public Assistance

Enclosure

cc: Robert Ashe
Acting Regional Administrator
FEMA Region 4

SECOND APPEAL ANALYSIS
Key Marco Community Development District, PA ID 021-UDB4K-00
FEMA-4673-DR-FL, Grants Manager Project 703839
Immediate Threat

Background

From September 23, 2022, to November 4, 2022, Hurricane Ian impacted Florida.¹ Key Marco Community Development District (Applicant) is a special district government responsible for repairing and maintaining roads and other structures within the Key Marco Community. The Applicant stated the disaster deposited debris on its roads and requested Public Assistance (PA) for debris removal operations conducted by a contractor from September to November 2022.² The Applicant explained that the roads have a single entrance and exit served by a gatehouse and that it charged a fee for visitors to enter. Additionally, the Applicant submitted contract documentation, photographs of the debris at the side of the roads, three invoices, proof of payment, and a letter from the contractor explaining the debris removal process.³ FEMA created Grants Manager Project 703839 to document the requested cost of \$47,720.00.

At FEMA's request, the Applicant provided the gatehouse rules in place at the time of the disaster. The gatehouse rules state that the security guard should close the gatehouse at the end of each shift and inform visitors to remain on the main road and in their cars. FEMA also requested supporting documentation of debris removal monitoring operations but received no response from the Applicant.

On March 14, 2024, FEMA denied the request in a Determination Memorandum. FEMA found that the Applicant's roads are not open to the general public and do not provide a service to the general public. Further, FEMA found the Applicant did not monitor debris removal operations or provide documentation substantiating eligible work to enable emergency access.

First Appeal

In an appeal letter dated May 8, 2024, the Applicant appealed stating that even though its community is gated and it charges an entrance fee to non-owners, around 1,000 non-owners enter yearly and utilize the roads for biking, wildlife sightseeing, historical tourism, and public events. The Applicant stated it monitored the debris removal operations and submitted a log to document the monitoring work. It also submitted GPS locations of the debris and additional photographs showing one tree partially blocking a road, water in a road, and fallen branches in natural areas. The Florida Division of Emergency Management (Recipient) forwarded the appeal to FEMA, recommending approval in a letter dated June 12, 2024.

The FEMA Region 4 Regional Administrator denied the first appeal on January 6, 2025. FEMA found that the Applicant did not demonstrate that the roads are open to the general public. FEMA

¹ The President issued a major disaster declaration on September 29, 2022.

² The debris removal operations were conducted by the landscape company the Applicant used regularly. *See* Grants Manager Project 703839 document *Project #703839 - DR4673FL – Procurement*.

³ The invoices billed work performed in September and October 2022 (Invoice dated October 21, 2022), November 19, 2022 (Invoice dated November 19, 2022) and November 21, 2022 (Invoice dated November 21, 2022).

also found that the roads are considered private roads, and therefore, debris removal operations are not in the public interest.

Second Appeal

The Applicant submitted a second appeal in a letter dated March 6, 2025, reiterating that the roads are not restricted to homeowners and are open to the general public for a fee. The Applicant argues that imposing a fee or constructing a gate does not alone make a roadway private. Additionally, the Applicant states the debris removal was in the public interest to clear the roads, provide access to the public, and remove threats to public safety. On April 25, 2025, the Recipient transmitted the appeal with its support.

On July 21, 2025, FEMA sent a Request for Information (RFI) asking for: documentation to support that vegetative debris extended over the roads or public-use areas, missing monitoring logs of the work performed, the cost for the removal of the vegetative debris extending over the roads or public-use areas, and documentation tying specific costs to the GPS coordinates of the debris on the roads. On August 15, 2025, the Applicant responded stating the debris blocked the rights-of-way and that it submitted photographs supporting the blockage. Regarding the specific monitoring logs requested, the Applicant explained that it did not have logs for work performed during the weekend while its staff was not present. Regarding the cost of removing debris from the roadways, the Applicant noted that invoice 024046, dated October 31, 2022, includes work clearing vegetative debris conducted on September 29, 2022. Finally, the Applicant submitted documentation intended to link the work performed to invoices and GPS locations.

Discussion

FEMA may provide PA funding to a local government for emergency work, including emergency protective measures and debris removal.⁴ Debris removal activities are eligible if the removal is in the public interest based on whether the work is necessary to: (1) eliminate immediate threats to life, public health and safety; (2) eliminate immediate threats of significant damage to improved public or private property; (3) ensure economic recovery of the affected community to the benefit of the community at large; or (4) mitigate risk to life and property by removing substantially damaged structures.⁵ FEMA may fund removal of eligible vegetative debris including tree limbs, branches, stumps, or trees that are still in place, but damaged to the extent they pose an immediate threat.⁶ These items are ineligible if the hazard existed prior to the incident, or if the item is in a natural area and does not extend over improved property or public-use areas, such as trails, sidewalks, or playgrounds.⁷

⁴ Robert T. Stafford Disaster Relief and Emergency Assistance Act §§ 403, 407, Title 42, United States Code (U.S.C.) §§ 5170b, 5173 (2018).

⁵ Title 44 of the Code of Federal Regulations (C.F.R.) § 206.224(a) (2021); *Public Assistance Program and Policy Guide*, FP 104-009-2, at 99 (June 1, 2020) [hereinafter *PAPPG*].

⁶ *PAPPG*, at 101.

⁷ *Id.*

Debris clearance for emergency access (often referred to as “cut and toss” or “push”) may be eligible under Category B emergency protective measures work.⁸ This includes the clearance of debris, limited to that necessary for an access route to an essential community service that was blocked by disaster-caused damage or debris to remain passable.⁹ Debris clearance does not include hauling or disposing of the debris.¹⁰ To be eligible, costs must be directly tied to the performance of eligible work and adequately documented.¹¹ It is the applicant’s responsibility to provide documentation to substantiate its claim as eligible and to clearly explain how those records support the appeal.¹²

The Applicant requested PA reimbursement for contract costs for debris removal and, in support, submitted photographs of the debris. Most of the photographs show piled vegetative debris on the side of the roads and fallen branches in natural areas that do not extend over the roads or public-use areas. One photograph shows a tree partially blocking the road. The Applicant’s documentation indicates that work to clear this debris occurred on September 29, 2022, and was captured in the invoice dated October 31, 2022. However, the October 31, 2022, invoice also includes the costs of all other work performed on September 29, 2022, as well as debris removal work performed on five other dates. This includes a mix of potentially eligible and ineligible work. For example, the September 29, 2022, monitoring log, in addition to documenting the work to remove the tree from the roadway, also documents general debris removal from unimproved areas (which is ineligible), the creation of debris piles, and the inspection of other areas within the community. The Applicant’s documentation does not distinguish between the costs of removing the tree from the roadway and other work. Thus, the Applicant has not tied the claimed costs to eligible emergency work, including the clearance of the tree from the road for the purposes of emergency access.

Furthermore, the administrative record shows that the roads are only available to owners and non-owners who pay a fee for entrance, the gatehouse has operational hours, and the amenities to which the roads are connected are exclusive to residents. The Applicant also did not show how non-owners can access the roads during the closed hours or without paying a fee. Thus, the Applicant’s roads are generally limited to the use of its residents and have policies restricting non-residents. Given this and the lack of documented hazards in the post-disaster photographs, FEMA finds that the debris removal work at issue was not in the public interest, as no immediate threat to public health and safety resulted from the disaster.¹³

Conclusion

FEMA finds that most of the claimed debris removal work was not required to eliminate an immediate threat caused by the disaster. In addition, FEMA finds the Applicant did not provide information enabling FEMA to verify cost for the potentially eligible emergency work. Therefore, this appeal is denied.

⁸ *Id.* at 115.

⁹ *Id.*

¹⁰ *Id.*

¹¹ Title 2 C.F.R. § 200.403(g) (2022); *PAPPG*, at 65.

¹² See 44 C.F.R. § 206.206(b)(2)(i); *PAPPG*, at 63-64; FEMA Second Appeal Analysis, *Habitat Cmty. Dev. Dist.*, FEMA-4673-DR-FL, at 2 (May 13, 2025).

¹³ See FEMA Second Appeal Analysis, *Pelican Marsh Cmty. Dev. Dist.*, FEMA-4673-DR-FL, at 3 (July 2, 2025).

Key Marco Community Development District

Balance Sheet

02/10/26

As of December 31, 2025

Accrual Basis

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1000 · Fifth Third Public Fund	356,634.36
1001 · Fifth Third Money Market	247,997.16
1002 · First Horizon Money Market	248,589.94
1003 · Seacoast Bank Money Market	245,619.91
Total Checking/Savings	1,098,841.37
Other Current Assets	
1800 · Prepaid Expenses	-3,705.95
Total Other Current Assets	-3,705.95
Total Current Assets	1,095,135.42
TOTAL ASSETS	1,095,135.42
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	-327.67
Total Accounts Payable	-327.67
Other Current Liabilities	
2500 · Deposits and Prepaid Items	-3,705.95
Total Other Current Liabilities	-3,705.95
Total Current Liabilities	-4,033.62
Total Liabilities	-4,033.62
Equity	
30000 · Opening Balance Equity	2,341.71
3100 · Unassigned Fund Balance	899.11
32000 · Retained Earnings	1,032,506.22
9000 · Supspense Account	4,425.48
Net Income	58,996.52
Total Equity	1,099,169.04
TOTAL LIABILITIES & EQUITY	1,095,135.42

**Key Marco Community Development District
Profit & Loss Budget Performance
December 2025**

	<u>Dec 25</u>	<u>Budget</u>	<u>Oct - Dec 25</u>	<u>YTD Budget</u>	<u>Annual Bud...</u>
Income					
4000 · Maintenance Assesments (4%)	-2,312	-1,820	-5,848	-3,640	-9,100
4001 · Maintenance Assesments - Levy	59,500	122,400	147,900	166,600	227,800
4002 · Miscellaneous Income	0	0	0	0	0
4003 · Interest Income	1,370	833	4,500	2,500	10,000
4004 · Road Use Fee Revenue	445	417	928	1,250	5,000
Total Income	<u>59,003</u>	<u>121,830</u>	<u>147,480</u>	<u>166,710</u>	<u>233,700</u>
Gross Profit	59,003	121,830	147,480	166,710	233,700
Expense					
6100 · ADMINISTRATION					
6101 · Accounting Services	0	0	0	0	0
6102 · Assessment Rolls	0	0	0	500	500
6103 · Attorney Fees	0	583	790	1,750	7,000
6104 · Audit Fees	0	417	0	1,250	5,000
6105 · Bank Fees	0	0	0	0	0
6106 · Computer- Website Support	360	0	360	330	660
6107 · Dues, Licenses, Subscriptions	0	0	175	185	185
6108 · Engineering Fees	244	833	244	2,500	10,000
6109 · FICA Taxes	0	0	0	0	0
6110 · Insurances	167	595	49,858	49,642	55,000
6111 · Legal Advertising	0	83	0	250	1,000
6113 · Office Supplies	0	0	0	200	200
6114 · Postage	0	0	0	20	20
6115 · Property Appraiser	0	0	1,900	830	830
6116 · Property Tax Collector (2%)	1,144	250	406	750	3,000
6117 · Rentals & Leases	0	0	0	0	0
6118 · Road Use Fee Study	0	0	0	0	0
6119 · Supervisor Expenses	0	0	1,000	2,000	5,000
6120 · Trascription Costs	0	0	0	0	0
Total 6100 · ADMINISTRATION	<u>1,914</u>	<u>2,762</u>	<u>54,732</u>	<u>60,207</u>	<u>88,395</u>
6200 · CAPITAL EXPENDITURES & PROJECTS					

	<u>Dec 25</u>	<u>Budget</u>	<u>Oct - Dec 25</u>	<u>YTD Budget</u>	<u>Annual Bud...</u>
Bridge Sidewalk/Curb Painting	0	0	0	0	0
Gatehouse Paver & Curb Repair	0		0		10,000
Hurricane Contingency	0	0	0	40,000	40,000
Irrigation Pump Upgrade	1,574		1,574		9,000
6201 · Bridge Inspection Reserves	0	0	0	5,000	5,000
6202 · Bridge Painting	0	0	0	0	0
6203 · Bridge Reserves	0	0	0	18,000	18,000
6204 · Contingency Reserves	1,240	0	1,240	5,295	5,295
6206 · Gate Operator Replacement	0	0	0	0	0
6208 · Landscape Improvements	0	0	0	0	0
6209 · Landscape Lighting	0	0	0	0	0
6210 · Roads	0	0	25,000	40,000	40,000
6211 · Roads - Root Barrier	0	0	0	0	0
6212 · Solar Bridge Navigation Lights	0	0	0	0	10,000
6213 · Street Lighting	0	0	0	0	0
Total 6200 · CAPITAL EXPENDITURES & PROJE...	2,814	0	27,814	108,295	137,295
6300 · STREET LIGHTING					
6301 · Holiday Decor	0	0	0	0	0
6302 · R&M - General	0	0	0	0	0
6303 · Utilities - Electric	0	0	0	0	0
Total 6300 · STREET LIGHTING	0	0	0	0	0
6400 · ROADWAY SERVICES					
6401 · Repairs & Maintenance	5,938	0	5,938	10,000	10,000
Total 6400 · ROADWAY SERVICES	5,938	0	5,938	10,000	10,000
6500 · Hurricane Ian Expenses					
6501 · Hurricane Ian Debris Cleanup	0	0	0	0	0
6502 · Hurricane Ian Gatehouse Repair	0	0	0	0	0
6503 · Hurricane Ian Irrigation Repair	0	0	0	0	0
6500 · Hurricane Ian Expenses - Other	0	0	0	0	0

	<u>Dec 25</u>	<u>Budget</u>	<u>Oct - Dec 25</u>	<u>YTD Budget</u>	<u>Annual Bud...</u>
Total 6500 · Hurricane Ian Expenses	0	0	0	0	0
6600 · Irrigation Services	0	0	0	0	0
6700 · MAINTENANCE AND LANDSCAPING	0	0	0	0	0
Total Expense	<u>10,666</u>	<u>2,762</u>	<u>88,484</u>	<u>178,502</u>	<u>235,690</u>
Net Income	<u>48,337</u>	<u>119,068</u>	<u>58,997</u>	<u>-11,792</u>	<u>-1,990</u>