



Community Development District

Board of Supervisors

Public Budget Hearing and Regular Meeting

June 17, 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. Public Hearing on Adopting Final Fiscal Year 2026-2027 Budget
 - a. Open Public Hearing on Final Fiscal Year 2026-2027 Budget
 - b. Staff Presentations
 - c. Public Comments
 - d. Consideration of Resolution 2026-02, Adopting a Fiscal Year 2027 Final Budget
 - e. Close Public Hearing on Fiscal Year 2027 Final Budget
5. Public Hearing on Levying O&M Assessments
 - a. Open Public Hearing on Levying O&M Assessments
 - b. Staff Presentations
 - c. Public Comments
 - d. Consideration of Resolution 2026-03, Levying and Imposing Non-Ad Valorem Maintenance Special Assessments
 - e. Close Public Hearing on Levying O&M Assessments
6. Approval of Minutes
 - a. April 15, 2026 – Regular Meeting Minutes
7. Old Business
 - a. FY 2025-2026 Project Updates
 - i. Bridge Solar Navigation Lights Installation
 - ii. Guardhouse Painting & Bridge Touch-Up Progress
 - iii. Guardhouse Curb Repair
 - iv. Speed Limit Signs

8. New Business
 - a. FY 2026-2027 Projects Planning
 - i. Capital Projects - Guardhouse Security Infrastructure Upgrades
 - ii. Reserve – Milestone Bridge Maintenance Planning and Coordination
 - iii. Reserve – Entry Barcode Reader Replacement vs. RFID Option
 - iv. Reserve – Irrigation Pump Station Replacement (Per Study)
 - b. Request for Consideration – Jay Rosen – Asset Labeling
 - c. Request for Consideration – Jay Rosen – LCEC Street Light Review
 - d. Consideration of Resolution 2026-04, Setting Fiscal Year 2026-2027 Meeting Calendar
 - e. Announce Date for Landowners’ Meeting & Election
 - f. Sample Notice, Proxy, Ballot and Instructions for Landowners Meeting & Election
9. Attorney Report
10. Engineer Report
11. Supervisors’ Requests
12. District Manager’s Report
 - a. Acceptance of Unaudited Financials Ending April 30, 2026
 - b. Collier County Water Recapture Improvements Update
 - c. Form 1 Final Reminder
13. Public Comments
14. Adjournment

***FINAL - BUDGET FISCAL
YEAR 2026-2027***

***KEY MARCO
COMMUNITY DEVELOPMENT DISTRICT***

June 17, 2026
DRAFT #2

KEY MARCO

Community Development District

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OPERATING BUDGET

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General Fund

Summary of Revenues, Expenditures and Changes in Fund
Balance

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Exhibit A - Allocation of Fund Balances

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

KEY MARCO

Community Development District

General Fund

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

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

| Unit Type | # of Units | Gross Per Unit | Gross Total |
|--------------------|-------------------|-----------------------|--------------------|
| Single Family Home | 134 | \$1,700 | \$227,800 |
| | 134 | | \$227,800 |

KEY MARCO

Community Development District

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

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF KEY MARCO COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (the **“Board”**) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of Key Marco Community Development District (the **“District”**), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the **“Proposed Budget”**) the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

WHEREAS, the Board set June 17, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Collier County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2026 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF KEY MARCO COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Budget.

a. The Board has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as referenced herein.

b. The District Manager’s Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025-26 and/or revised projections for Fiscal Year 2026-27.

c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as “The Budget for Key Marco Community Development District for the Fiscal Year Ending September 30, 2027”, as adopted by the Board of Supervisors on June 17, 2026.

Section 3. Appropriations. There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 the sum of Two Hundred Twenty Seven Thousand Eight Hundred (\$227,800) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|--------------------|---------------------|
| TOTAL GENERAL FUND | \$ <u>\$227,800</u> |
| Total All Funds | \$ <u>\$227,800</u> |

Section 4. Supplemental Appropriations. The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board.

a. The Fiscal Year 2026-27 Maintenance Special Assessment Levy (the "Assessment Levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit "A", which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. The Assessment Levy shall be distributed as follows:

| | |
|--------------------|-------------------------|
| General Fund O & M | <u>\$227,800</u> |
|--------------------|-------------------------|

b. The designee of the Chair of the Board shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Collier County

political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Section 6. Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Key Marco Community Development District this 17th day of June, 2026.

Attest:

**KEY MARCO COMMUNITY
DEVELOPMENT DISTRICT**

Joshua Carter, Secretary

Mary Beth Schewitz, Chair

Exhibit "A"

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
KEY MARCO COMMUNITY DEVELOPMENT DISTRICT
LEVYING AND IMPOSING NON-AD VALOREM
MAINTENANCE SPECIAL ASSESSMENTS FOR KEY
MARCO COMMUNITY DEVELOPMENT DISTRICT AND
CERTIFYING AN ASSESSMENT ROLL FOR FISCAL
YEAR 2026-27; PROVIDING A SEVERABILITY CLAUSE;
PROVIDING FOR CONFLICT AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Key Marco Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of Marco Island in Collier County, Florida (the “**County**”); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various operations and maintenance activities described in the District’s general fund budget for Fiscal Year 2026-27 attached hereto as Exhibit “A” and incorporated by reference herein (“**Operations and Maintenance Budget**”); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2026-27; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”); and

WHEREAS, the District has previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the Board finds that the District's total Operations and Maintenance special assessments, taking into consideration other revenue sources during Fiscal Year 2026-27 (defined as October 1, 2026 through September 30, 2027), will amount to \$227,800; and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "**Assessment Roll**") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF KEY MARCO COMMUNITY DEVELOPMENT DISTRICT OF COLLIER COUNTY, FLORIDA;

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Benefit. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B".

Section 3. Assessment Imposition. A special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in accordance with Exhibits "A" and "B" (the "**Assessments**"). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 4. Collection. The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Section 5. Assessment Roll. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to Key Marco Community Development District. The Chair of the Board designates the District Manager to perform the certification duties. A copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Section 6. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by

Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

Section 7. Conflict. All Resolutions, sections or parts of sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Key Marco Community Development District this 17th day of June, 2026.

Attest:

**KEY MARCO COMMUNITY
DEVELOPMENT DISTRICT**

Joshua Carter, Secretary

Mary Beth Schewitz, Chair

Exhibit "A"

Exhibit “B”

Key Marco Community Development District
 FY 2026-2027 Assessment Roll

O&M on

| Folio | 2026 tax bill | Name | Legal1 | Legal2 |
|-------------|---------------|-------------------------------|-----------------------------|-------------------------------|
| 50940000107 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT F (NATIVE HABITAT PARK) |
| 50940000204 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT G (NATIVE HABITAT PARK) |
| 50940000301 | \$ - | KEY MARCO CMNTY DEV DIST | HORR'S ISLAND AKA KEY MARCO | TRACT H-1 (R/W) |
| 50940000408 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT H-2 (ACCESS ROAD) |
| 50940000505 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT I (NATIVE HABITAT PARK) |
| 50940000602 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT L (NATIVE HABITAT PARK) |
| 50940000709 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT M (NATIVE HABITAT PARK) |
| 50940000806 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT N (NATIVE HABITAT PARK) |
| 50940000903 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT O (NATIVE HABITAT PARK) |
| 50940001009 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT P (NATIVE HABITAT PARK) |
| 50940001106 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT Q (NATIVE HABITAT PARK) |
| 50940001203 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT R (NATIVE HABITAT PARK) |
| 50940001452 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT S (DOCKMASTER FACILITY) |
| 50940001559 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT T (REC PARCEL) |
| 50940001656 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT U (REC PARCEL) |
| 50940001753 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT V (NATIVE HABITAT PARK) |
| 50940001850 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT W (NATIVE HABITAT PARK) |
| 50940001957 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT X (REC PARCEL) |
| 50940002053 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT Y (REC PARCEL) |
| 50940002150 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | TRACT Z (NATIVE HABITAT PARK) |
| 50940002257 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | PARCEL A-1 (ACCESS & UTILITY) |
| 50940002354 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | PARCEL A-2 (ACCESS & UTILITY) |
| 50940002451 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | PARCEL A-3 (ACCESS & UTILITY) |
| 50940002558 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | PARCEL A-4 (ACCESS & UTILITY) |
| 50940002655 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | PARCEL A-5 (ACCESS & UTILITY) |
| 50940002752 | \$ - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | PARCEL A-6 (ACCESS & UTILITY) |
| 50940002804 | \$ 1,700.00 | TSAKALOS, THOMAS | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 1 |
| 50940002820 | \$ 1,700.00 | PRIME CONTRACTORS & ASSOC INC | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 2 |
| 50940002846 | \$ 1,700.00 | COVELLA, THOMAS R=& LAURA | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 3 |

O&M on

| Folio | 2026 tax bill | Name | Legal1 | Legal2 |
|-------------|---------------|-------------------------------|-----------------------------|-----------------------------|
| 50940002862 | \$ 1,700.00 | POPICK, JEFF | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 4 |
| 50940002888 | \$ 1,700.00 | TRUNCALI, ANTHONY | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 5 |
| 50940002901 | \$ 1,700.00 | RHONDA J ELSE REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 6 |
| 50940002927 | \$ 1,700.00 | VRDOLYAK, JOHN J | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 7 |
| 50940002969 | \$ 3,400.00 | BROWN, RANDOLPH=& MARGARET | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 8 AND LOT 9 |
| 50940002985 | \$ 1,700.00 | BREND, KENNETH=& MARY BETH | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 10 |
| 50940003007 | \$ 1,700.00 | JOYCE, SHAWN C | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 11 |
| 50940003023 | \$ 1,700.00 | JANET A HARVEY R/L TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 12 |
| 50940003049 | \$ 1,700.00 | CONSTANTINOU, CONSTANTINOS | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 13 |
| 50940003065 | \$ 1,700.00 | JENNIFER K SPRAGUE REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 1 LOT 14 |
| 50940003081 | \$ 1,700.00 | KRUTISCH, HERBERT J=& MARICA | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 1 |
| 50940003104 | \$ 1,700.00 | BENTLEY HANSON CORP, THE | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 2 |
| 50940003120 | \$ 1,700.00 | DOBRE, ALJOSA | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 3 |
| 50940003146 | \$ 1,700.00 | HOUDE, JOHN=& CHRISTINE | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 4 |
| 50940003162 | \$ 1,700.00 | GERARD J KERINS LIVING TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 5 |
| 50940003188 | \$ 1,700.00 | TSANDOULAS, GERASIMOS N | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 6 |
| 50940003201 | \$ 1,700.00 | MILLER, JOHN T=& TAMMY L | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 7 |
| 50940003227 | \$ 1,700.00 | KERINS, KEVIN F=& LUANNE | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 8 |
| 50940003243 | \$ 1,700.00 | FORRESTER FAMILY TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 9 |
| 50940003269 | \$ 1,700.00 | BOOSALIS, PETER JOHN | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 10 |
| 50940003285 | \$ 1,700.00 | STANTON-CLEMENT, TERRI L | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 11 |
| 50940003308 | \$ 1,700.00 | DOUCET, Jay J | HORR'S ISLAND AKA KEY MARCO | BLK 2 LOT 12 |
| 50940003324 | \$ 1,700.00 | PANAMA LLC | HORR'S ISLAND AKA KEY MARCO | BLK 3 LOT 1 OR 2023 PG 1232 |
| 50940003340 | \$ 1,700.00 | Panama, LLC | HORR'S ISLAND AKA KEY MARCO | BLK 3, Lot 2 |
| 50940003366 | \$ 3,400.00 | MCDONNELL, RICHARD E | HORR'S ISLAND AKA KEY MARCO | BLK 3 LOT 3 AND LOT 4 |
| 50940003405 | \$ 1,700.00 | HEINTZ, JOHN V | HORR'S ISLAND AKA KEY MARCO | BLK 3 LOT 5 |
| 50940003421 | \$ 1,700.00 | KM & JC TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 3 LOT 6 |
| 50940003447 | \$ 1,700.00 | ROCHE, CHRISTOPHER=& LILLIAN | HORR'S ISLAND AKA KEY MARCO | BLK 3 LOT 7 |
| 50940003463 | \$ 1,700.00 | CFL HOLDINGS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 1 |
| 50940003489 | \$ 1,700.00 | JENNIFER A ACKERMAN REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 2 |
| 50940003502 | \$ 1,700.00 | CARTWRIGHT, JAY=& JENNY | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 3 OR 2033 PG 01 |
| 50940003528 | \$ 1,700.00 | REGANTI, SRIKANT=& SOWJANYA | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 4 |
| 50940003544 | \$ 1,700.00 | BLAZER, TODD L | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 5 |

O&M on

| Folio | 2026 tax bill | Name | Legal1 | Legal2 |
|-------------|---------------|-----------------------------|-----------------------------|-------------|
| 50940003560 | \$ 1,700.00 | SKORUPA, DANIEL R=& PAULA D | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 6 |
| 50940003586 | \$ 1,700.00 | BLUE CREEK ONE LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 7 |

| | | | | |
|-------------|-------------|--------------------------------|-----------------------------|------------------------------|
| 50940003609 | \$ 1,700.00 | ESPOSITO TR, JOHN L | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 8 |
| 50940003625 | \$ 1,700.00 | ELSE II, ROBERT KEITH | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 9 |
| 50940003641 | \$ 1,700.00 | SURVIVING GRANTOR'S TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 10 |
| 50940003667 | \$ 1,700.00 | MARCO SUNSET LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 11 |
| 50940003683 | \$ 1,700.00 | JAMES C DRISCOLL REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 12 |
| 50940003706 | \$ 1,700.00 | WEBER, JOHN M=& NANCY R | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 13 |
| 50940003722 | \$ 1,700.00 | STEVE THOMAS/PALMS LP, THE | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 14 |
| 50940003748 | \$ 1,700.00 | FLORIDA ACQUISITIONS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 15 |
| 50940003764 | \$ 1,700.00 | KEY MARCO PROPERTY LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 16 |
| 50940003780 | \$ 1,700.00 | PEZT CO USA LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 17 |
| 50940003803 | \$ 1,700.00 | LARSEN, JOHN E=& MICHELE P | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 18 |
| 50940003829 | \$ 1,700.00 | 1079 BLUE HILL LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 19 |
| 50940003845 | \$ 1,700.00 | DARA HOLDINGS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 20 |
| 50940003861 | \$ 1,700.00 | 1091 BLUE HILL LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 21 |
| 50940003887 | \$ 1,700.00 | DOMINIC N SERGI TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 22 |
| 50940003900 | \$ 1,700.00 | LEE FAMILY TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 23 |
| 50940003926 | \$ 1,700.00 | KENNETH J STUART REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 24 |
| 50940003942 | \$ 1,700.00 | SCHWEWITZ, DAVID C=& MARY E | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 25 |
| 50940003968 | \$ 1,700.00 | OSORIO III, ALFREDO A | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 26 OR 2017 PG 1992 |
| 50940003984 | \$ 1,700.00 | FOWLER, JOHN C=& JOANNE K | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 27 |
| 50940004006 | \$ 1,700.00 | CORRIE J LLEWELLYN REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 28 |
| 50940004022 | \$ 1,700.00 | GRANT, DOUGLAS JAMES=& BARBARA | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 29 |
| 50940004048 | \$ 1,700.00 | GORDON, ALAN H=& JANEL E | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 30 |
| 50940004064 | \$ 1,700.00 | HOOD FAMILY TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 31 |
| 50940004080 | \$ 1,700.00 | MILLER SR, JOHN | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 32 |
| 50940004103 | \$ 1,700.00 | TAVELLA, DOMINICK | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 33 |
| 50940004129 | \$ 1,700.00 | KEY MARCO DEVELOPMENT LLC | HORR'S ISLAND AKA KEY MARCO | BLK 4 LOT 34 |
| 50940004145 | \$ 1,700.00 | GEHRING, CHRISTOPHER | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 1 |
| 50940004161 | \$ 1,700.00 | JENNINGS, JAMES R=& VALERIE D | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 2 |
| 50940004187 | \$ 1,700.00 | VASS, DAN | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 3 |

O&M on

| Folio | 2026 tax bill | Name | Legal1 | Legal2 |
|-------------|---------------|-----------------------------------|-----------------------------|--------------|
| 50940004200 | \$ 1,700.00 | FL1162 LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 4 |
| 50940004226 | \$ 1,700.00 | NUSFLR1 LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 5 |
| 50940004242 | \$ 1,700.00 | SLOCUM, JOHN GORDON | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 6 |
| 50940004268 | \$ 1,700.00 | DAVIS, JASON R | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 7 |
| 50940004284 | \$ 1,700.00 | NEIL D BRINKER REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 8 |
| 50940004307 | \$ 1,700.00 | MATLALATI LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 9 |
| 50940004323 | \$ 1,700.00 | OCONNOR, PATRICK | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 10 |
| 50940004349 | \$ 1,700.00 | KEY MARCO HOLDINGS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 11 |
| 50940004365 | \$ 1,700.00 | KEY MARCO HOLDINGS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 12 |
| 50940004381 | \$ 1,700.00 | KEY MARCO HOLDINGS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 13 |
| 50940004404 | \$ 1,700.00 | KEY MARCO HOLDINGS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 14 |
| 50940004420 | \$ 1,700.00 | MAILLOUX, TROY M | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 15 |
| 50940004446 | \$ 1,700.00 | KEY MARCO HOLDINGS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 16 |
| 50940004462 | \$ 1,700.00 | ROSEN, JAY CHRISTOPHER | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 17 |
| 50940004488 | \$ 1,700.00 | JANET A HARVEY REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 18 |
| 50940004501 | \$ 1,700.00 | LUTTRELL, STORMY D | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 19 |
| 50940004527 | \$ 1,700.00 | NHUSFL02 LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 20 |
| 50940004543 | \$ 1,700.00 | DARA HOLDINGS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 21 |
| 50940004569 | \$ 1,700.00 | JAVIER VILLAMIZAR REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 5 LOT 22 |
| 50940004585 | \$ 1,700.00 | NEVES, NELSON | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 1 |
| 50940004608 | \$ 1,700.00 | JAMES, JASON | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 2 |
| 50940004624 | \$ 1,700.00 | VALIENTE, JUAN CARLOS | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 3 |
| 50940004640 | \$ 1,700.00 | RESSLAND, ROBERT J=& CHERYL A | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 4 |
| 50940004666 | \$ 1,700.00 | CAPIRO HOMES LLC | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 5 |
| 50940004682 | \$ 1,700.00 | Bengochea Homes, LLC | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 6 |
| 50940004705 | \$ 1,700.00 | MORRIS, WILLIAM G=& PEGLIEE | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 7 |
| 50940004721 | \$ 1,700.00 | TSAKALOS, THOMAS | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 8 |
| 50940004747 | \$ 1,700.00 | TSAKALOS, THOMAS | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 9 |
| 50940004763 | \$ 1,700.00 | TSAKALOS, THOMAS | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 10 |
| 50940004789 | \$ 1,700.00 | GLENN ED & ADELINA ML HANKE TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 6 LOT 11 |
| 50940004802 | \$ 1,700.00 | SPOTTSWOOD PARTNERS LTD | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 1 |
| 50940004828 | \$ 1,700.00 | KAJY, KOLIN | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 2 |

O&M on

| Folio | 2026 tax bill | Name | Legal1 | Legal2 |
|-------------|---------------|---|-----------------------------|-------------|
| 50940004844 | \$ 1,700.00 | C L NELSON FAMILY TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 3 |
| 50940004860 | \$ 1,700.00 | RAYMOND W MILLER ESTATE TAX SHELTERED TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 4 |
| 50940004886 | \$ 1,700.00 | KEY MARCO DEVELOPMENTS LLC | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 5 |
| 50940004909 | \$ 1,700.00 | ONCE ONCE LLC | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 6 |
| 50940004925 | \$ 1,700.00 | NATHAN E BAXTER REV TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 7 |

| | | | | |
|-------------|-------------|-------------------------------|-----------------------------|------------------------------|
| 50940004941 | \$ 1,700.00 | ROCHE, CHRISTOPHER A | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 8 |
| 50940004967 | \$ 1,700.00 | R & R FAMILY TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 9 |
| 50940004983 | \$ 1,700.00 | R & R FAMILY TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 10 |
| 50940005005 | \$ 1,700.00 | KEELER, CLAYTON G=& SUZANNE H | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 11 |
| 50940005021 | \$ 1,700.00 | SAN MARCO 1 PROPERTIES LLC | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 12 |
| 50940005047 | \$ 1,700.00 | KENNEDY PROPERTIES LLC | HORR'S ISLAND AKA KEY MARCO | BLK 7 LOT 13 |
| 50940005063 | - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | BLK 8 (NATIVE HABITAT PARK) |
| 50940005089 | \$ 1,700.00 | PROPERTY POOL LLC | HORR'S ISLAND AKA KEY MARCO | BLK 9 LOT 1 |
| 50940005102 | \$ 1,700.00 | MOYA, LUIS=& JENNIFER | HORR'S ISLAND AKA KEY MARCO | BLK 9 LOT 2 |
| 50940005128 | \$ 1,700.00 | OCEANSIDE GRANTORS TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 9 LOT 3 |
| 50940005144 | \$ 1,700.00 | WINECA LIVING TRUST SURVIVORS | HORR'S ISLAND AKA KEY MARCO | BLK 9 LOT 4 |
| 50940005160 | \$ 1,700.00 | SURVIVING GRANTOR'S TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 9 LOT 5 |
| 50940005186 | \$ 1,700.00 | WALKER, JOHN M=& KATIE K | HORR'S ISLAND AKA KEY MARCO | BLK 9 LOT 6 |
| 50940005209 | \$ 1,700.00 | PRANGE, JAMES A=& MELISSA D | HORR'S ISLAND AKA KEY MARCO | BLK 9 LOT 7 |
| 50940005225 | \$ 1,700.00 | RECHTIN, ELISABETH L | HORR'S ISLAND AKA KEY MARCO | BLK 9 LOT 8 |
| 50940005241 | - | KEY MARCO CMNTY ASSOC INC | HORR'S ISLAND AKA KEY MARCO | BLK 10 (NATIVE HABITAT PARK) |
| 50940005267 | \$ 1,700.00 | NHUSFL03 LLC | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 1 OR 2061 PG 2237 |
| 50940005283 | \$ 1,700.00 | SPOLTOR, THEODORE | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 2 |
| 50940005306 | \$ 1,700.00 | THREE BROTHERS PROPERTY LLC | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 3 |
| 50940005322 | \$ 1,700.00 | ROTCHFORD, MARGARET M | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 4 |
| 50940005348 | \$ 1,700.00 | ZIELINSKI, LUKASZ M= DOROTA M | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 5 |
| 50940005364 | \$ 1,700.00 | KATZ, MICHAEL | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 6 |
| 50940005380 | \$ 1,700.00 | MICHELLE L ALDRIDGE TRUST | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 7 |
| 50940005403 | \$ 1,700.00 | MCKENDRICK, DEAN M | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 8 |
| 50940005429 | \$ 1,700.00 | MCKENDRICK, DEAN M=& DAYNA H | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 9 OR 2045 PG 1268 |
| 50940005445 | \$ 1,700.00 | SMITH, DOUGLAS E=& JENNIFER L | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 10 |
| 50940005461 | \$ 1,700.00 | QUAGLIETTA, MICHAEL A | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 11 |

O&M on

| Folio | 2026 tax bill | Name | Legal1 | Legal2 |
|-----------------------|----------------------|-----------------------------|-----------------------------|---------------|
| 50940005487 | \$ 1,700.00 | GRISKENAS, ARUNAS=& ANA | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 12 |
| 50940005500 | \$ 1,700.00 | PRANGE, JAMES A=& MELISSA D | HORR'S ISLAND AKA KEY MARCO | BLK 11 LOT 13 |
| FY 2027 Budget | \$ 227,800.00 | | | |

1
2 **Key Marco Community Development District**
3 **Regular Meeting & Preliminary Budget Review**
4 **April 15, 2026**
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)

15
16 **CALL TO ORDER/ROLL CALL**

17
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.

20
21 **APPROVAL OF AGENDA**

22
23 Mr. Carter requested that an item be added to New Business as item E. for consideration of
24 Resolution 2026-01 for acceptance of a preliminary budget.

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

28
29
30 **Public Comments**

31 No Public Comments were received at this time.

32
33 **Approval of Minutes**

34 a. February 18, 2026 – Regular Meeting Minutes

35 Ms. Kerins noted typos on lines 67, 87, 88, 100, and 193 of the draft minutes. Mr. Carter
36 noted that he would correct the draft minutes with the changes highlighted.

37
38 On a voice vote by Ms. Schewitz and a second by Ms. Sprague, the February 18, 2025 Regular
39 Meeting Minutes were approved as amended 5-0.

43 **Old Business**

44 No Old Business was discussed at this time.

45

46 **New Business**

47 a. Updated Bridge Navigation Lights Estimate Review

48 Mr. Carter noted that following up from the February meeting, the estimate approved
49 for the bridge navigation lights included incorrect counts for the red navigation lights, as
50 pricing was included for two red lights rather than four as required. Mr. Carter noted
51 that each side of the bridge required two red and one green, totaling four red and two
52 green. Mr. Carter noted that the test light installed covered one green, requiring four
53 red lights and one green to complete the project.

54 Mr. Carter presented an updated estimate for the project with quantities corrected,
55 totaling \$10,126. Mr. Carter noted that he would estimate roughly \$4,000 for labor cost
56 to install the lights. At this time a motion was made to accept the updated proposal and
57 complete the project.

58

59 On a voice vote by Ms. Schewitz and a second by Ms. Sprague, the bridge navigation light
60 installation project was approved at a not-to-exceed cost of \$15,000 for material and
61 installation by a vote of 5-0.

62

63

64 b. Gatehouse Improvements Follow Up

65 a. Roof Replacement Completion

66 Mr. Carter noted that following the February meeting, the roof replacement at
67 the gatehouse was completed without any additional costs to the total price
68 estimated of \$22,600. Mr. Carter noted that with the roof replacement
69 completing matching the community center, would go over estimates for
70 painting of the guardhouse to match the exterior of the two buildings.

71 b. Exterior Painting Estimates Review

72 Mr. Carter noted that preliminary painting estimates were solicited and
73 submitted by the following vendors; G.W. Fishell, Friends Painting of Naples, Al's
74 Painting Plus, Kaiser Painting, Collier Painting and Steve Mcguire Painting. Mr.
75 Carter noted that the original scope bids were to include exterior painting of the
76 guardhouse structure out to the pedestrian gates and staining of the wood
77 ceiling exterior but did not include improvements to the sliding door and window
78 trim or restoration of the pedestrian gate wood. Mr. Carter noted that he and
79 Mr. Rosen developed an updated scope, which included staining the pedestrian
80 gates, painting the wood ceiling a grey color to match the community center
81 more accurately rather than stain, repaint of the guardhouse doors and windows
82 and touch up on the bridge structure to resolve scuffs from large vehicles. Mr.
83 Carter asked if the refined scope be acceptable to the board of supervisors,
84 noting that updated pricing was still in progress, but one bidder had suggested

85 just above \$14,000 for the updated scope. After discussion, the board of
86 supervisors agreed to authorize management to re-solicit bids at the updated
87 scope, select a vendor at a price not to exceed \$15,000 to move the project
88 forward and complete the work during the summer prior to the upcoming busy
89 season.

90 On a voice vote by Ms. Schewitz and a second by Ms. Sprague, authorization for management
91 to select a bidder for the gatehouse painting project and complete the work at a price not-to-
92 exceed \$15,000 was approved by a vote of 5-0.

93
94 c. Request for Consideration – Key Marco Community Association – Gatehouse
95 Security Infrastructure Upgrade and Procedure

96 Mr. Carter noted that the Key Marco Community Association reviewed an estimate
97 to have License Plate Reader cameras installed at the gatehouse facility to bolster
98 security for the community. Mr. Carter noted that the Association were in favor of
99 having the technology overhauled at the guardhouse to have the LPR Cameras
100 installed and moved to recommend the CDD to procure and install the technology at
101 the guardhouse. Mr. Carter presented the estimate submitted by Hands Free
102 Security to the amount of \$11,198.72, which included the scope of four LPR
103 cameras, one at each gate, the NVR system to record and save the footage and labor
104 for the installation. Mr. Carter presented a second estimate which included three
105 cameras, one at the exit gates rather than two totaling \$9,654.54 as an alternative.
106 Mr. Carter noted that LPR technology would automatically capture plate data of
107 visitors upon entry and log within the system. Once visitors exited the property, the
108 system would log the exit automatically by reading the plate, creating more
109 streamlined and complete entry/exit logs for the community. Mr. Carter concluded
110 noting that the post orders for the Security Services Personnel could also be
111 amended to require visitors to present identification upon entry to further security
112 operations and ensure that visitors to the District were providing accurate
113 identification to be granted entry.

114 After discussion, it was agreed amongst the Supervisors that the proposed
115 technology improvements presented would be of value and offer more robust
116 privacy operations. A motion was made for approval of the proposal at this time.
117

118 On a voice vote by Ms. Schewitz and a second by Mr. Rosen, approval for three License-Plate
119 Reader cameras and Driver’s License reader at the guardhouse was approved to a price not-to-
120 exceed \$12,000 by a vote of 5-0.

121
122
123 c. Final Reserve Study Review

124
125 Following the February meeting, Mr. Carter presented the Final Reserve study for the
126 District with revisions requested by the Supervisors. Mr. Carter provided a summary of

127 the study, stating that the beginning balance of \$867,454 represented the reserve
128 balance on hand at the conclusion of the prior fiscal year. Mr. Carter noted that the
129 actual starting balance in Fiscal Year 2026-2027 would be higher dependent on current
130 year reserve spending, but was left at an understated figure as a matter of conservative
131 planning. Mr. Carter noted that the fully funded balance of \$1,030,373 represented the
132 total amount of funding required at year 30 to ensure that projects during the term are
133 completed and the balance is reached by term end to continue with maintenance and
134 improvements in the subsequent term. This represents an 84.2% funded account, giving
135 a strong position, considered at low risk for any special assessment. Mr. Carter noted
136 that the study provides that a minimum of \$75,050 is stated as a requirement to
137 baseline fund the reserves of the District, while the recommended funding amount to
138 reach 100% in year 30 without delaying in-term projects would be \$100,900.
139 Mr. Carter noted that the study considers the District assets broken out into component
140 groups which comprise their representative asset. The component groups included the
141 bridge, roadways, guardhouse and Irrigation. Mr. Carter noted that he would follow up
142 on these categories and the breakdown of funding strategy during the presentation of
143 the preliminary budget. At this time, a motion was made for acceptance of the final
144 reserve study as presented.
145

146 On a voice vote by Ms. Schewitz and a second by Mr. Rosen, the final reserve study was
147 approved as presented by a vote of 5-0.

148
149 d. Review 2026-2027 Preliminary Draft Budget
150

151 Mr. Carter presented the management draft budget for Fiscal Year 2026-2027 to the
152 Board of Supervisors.

153 Beginning with the Revenues, Mr. Carter noted that the proposed assessment for the
154 draft budget would remain unchanged at \$227,800, representing a \$1,700 assessment
155 per property. A 4% discount to the total assessment was included as in years prior to
156 account for discounts on early payment of the assessments. Additional incomes
157 included road use fee revenues of \$5,000 and interest income of \$12,000, totaling
158 \$235,700 of estimated income for the year.

159 For the Administrative expenses, Mr. Carter noted that changes to the budget year over
160 year included the reduction of the Attorney Fees from \$7,000 to \$5,000 based upon
161 prior years actuals, Assessment Rolls reduced to \$0 as the assessment roll preparation
162 was being conducted by management rather than an outside party, engineering fees
163 decreased to \$7,500 from \$10,000 due to actual spend data of prior years and property
164 appraiser administrative costs increased due to prior year actuals. Mr. Carter noted that
165 prior the meeting, the District's insurance partner recommended that the insurance
166 budget be increased to \$57,000 from \$55,000 due to ongoing legislative consideration
167 of increased liability caps. Mr. Carter noted that in order to reflect this on the draft
168 budget, would recommend that the insurance line be amended to \$57,000 and
169 contingency reserves be decreased by \$2,000.

170 Mr. Carter noted that following the reserve study completion, the reserves and capital
171 improvements would be separated on the budget, with a reserve category created to
172 account for the recommended spend suggested by the report. Mr. Carter highlighted
173 that the category would be comprised of Bridge Reserves of \$25,000, Road Reserves of
174 45,000, Gatehouse Reserves of \$20,000 and Irrigation Reserves of \$10,000; totaling
175 \$100,000. A final line included in the reserve for the Hurricane Contingency of \$20,000
176 was included to account for hurricane related cleanup expenses.

177 Mr. Carter noted that for the final section of the budget, Capital Improvements included
178 one item for FY 2026-2027 to have the Gatehouse Security Systems Upgrade completed
179 as approved under item C, section c of New Business to the amount of \$12,000. A
180 contingency reserve allocation of \$7,085 and \$10,000 allocation for annual catch basin
181 and culvert cleaning were the final items on the budget proposed. Mr. Carter asked if
182 there be any supervisor comments, questions or concerns on the draft budget as
183 presented and amended during the meeting. At this time a motion was made for
184 approval of the draft budget as amended and Resolution 2026-01 on approving the draft
185 budget and setting the public hearing for the budget meeting was brought up for
186 consideration.
187

188 On a voice vote by Ms. Schewitz and a second by Ms. Sprague, Resolution 2026-01 approving
189 the draft budget as amended and setting the public hearing date for review of the final budget
190 on June 17, 2026 at 8:30 AM was approved by a vote of 5-0.

191

192

193

194 **ATTORNEY'S REPORT**

195

196 Mr. Urbancic noted that as mentioned previously, there were bills being discussed by
197 the state legislature to increase the caps on sovereign immunity for entities like the
198 District. Mr. Urbancic noted that an additional item discussed during the legislative
199 session were procedures for removal of supervisors and would follow up with more
200 information at the June meeting as the legislative sessions progressed. Mr. Urbancic
201 also noted that Form 1 – Statements of Financial Interest would be due July 1 and all
202 supervisors would be required to complete by the deadline.
203

203

204 **ENGINEER'S REPORT**

205 No engineer's report was made at this time.
206

206

207 **SUPERVISORS' REQUESTS**

208

209 No supervisors requests were made at this time.
210

210

211

211

212 **DISTRICT MANAGER'S REPORT**

213 a. Acceptance of Unaudited Financials ending March 31, 2026

214 Mr. Carter presented the unaudited financial statements ending March 31, 2026 to the
215 board of supervisors. Beginning with the balance sheet, Mr. Carter highlighted the total
216 asset balance of \$1,102,637. Mr. Carter also highlighted the retained earnings balance
217 of \$1,032,506, referencing the reserve study starting balance being understated for sake
218 of conservative forecasting.

219

220 b. Collier County Water Recapture Improvements Update

221 Mr. Carter noted that as an update to the county project to overhaul their flushing
222 operations and District's water recapture system, noted that the county had begun the
223 development of an RFP for the engineering services and would invite management to
224 attend a kickoff meeting once scheduled. Mr. Carter noted that he had not heard back
225 from the County in April, but would follow up and have an update in the June meeting.

226 c. Form 1 and Ethics Reminder

227 Mr. Carter noted that as mentioned during the attorney's report, Form 1s would be due
228 on July 1. Mr. Carter noted that any supervisors seeking assistance in navigating the
229 online system for filing should contact the management office and ensure that
230 submittals are completed by the deadline to avoid penalties.

231

232

233

234 **PUBLIC COMMENT**

235 A public comment was received by Mr. Howard Clement of 1247 Blue Hill Creek Drive regarding
236 gutters at the gatehouse facility. Mr. Carter noted that gutters were not previously installed at
237 the gatehouse facility and were not proposed for installation as part of the painting project.

238 After brief discussion of the supervisors, it was noted that the building did not seem designed
239 to have gutters installed given the roof overhangs above the entry/exit lanes and aesthetic
240 concerns.

241

242 **NEXT MEETING**

243 The Public Budget Hearing and Regular Meeting to follow will be held on June 17, 2026 at 8:30
244 AM.

245

246 **ADJOURNMENT**

247 The meeting was then adjourned at 9:45 AM on a Motion by Ms. Schewitz and a second by Ms.
248 Sprague. The motion was passed 5-0.

RESOLUTION 2026-04

A RESOLUTION OF THE KEY MARCO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Key Marco Community Development District (the “District”) is a local unit of special-purpose government created by and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Marco Island in Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEY MARCO COMMUNITY DEVELOPMENT DISTRICT

Section 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during the Fiscal Year 2026/2027 as provided on the schedule attached hereto as **Exhibit A**.

Section 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Collier County and the Florida department of Economic Opportunity.

Section 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of June, 2026.

KEY MARCO COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

Joshua Carter, Secretary

Mary Beth Schewitz, Chair

Exhibit "A"
FISCAL YEAR 2021-2022
PROPOSED
KEY MARCO COMMUNITY DEVELOPMENT DISTRICT MEETING SCHEDULE

Meetings are conducted the 3rd Wednesday of the month.

Time: 8:30 a.m.

**Location: 505 Whiskey Creek Drive,
Marco Island, Florida 34145**

| | |
|-------------------|---|
| October 21, 2026 | Regular Meeting |
| November 18, 2026 | Annual Landowners Meeting & Election |
| December 16, 2026 | Regular Meeting |
| February 17, 2027 | Regular Meeting |
| April 21, 2027 | Regular Meeting & Preliminary Budget Review |
| June 16, 2027 | Budget Hearing & Regular Meeting to follow |

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING
OF
KEY MARCO COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 18, 2026
TIME: 8:30 A.M.
LOCATION: Key Marco Community Center
505 Whiskey Creek Drive
Marco Island, FL 34145

Pursuant to Chapter 190, Florida Statutes, after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election is intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by the landowner and located within the District for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the Landowners' Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates, make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

The sample agenda for the Landowners' Meeting is as follows:

Sample Agenda

1. Call to Order
2. Determination of Number of Voting Units Represented
3. Election of a Chairman for the purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners' Questions or Comments
8. Adjournment

SAMPLE

LANDOWNER PROXY

**KEY MARCO COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING NOVEMBER 18, 2026**

KNOW ALL MEN BY THESE PRESENT, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned to vote as proxy at the meeting of the landowners of the Key Marco Community Development District to be held at the Key Marco Community Center, 505 Whiskey Creek Drive, Marco Island, Florida 34145, on November 20, 2024 at 8:30 a.m., said meeting published in a newspaper in Collier County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors. The Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting.

Any proxy hereto given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice thereof of such revocation presented at the landowners' meeting and filed with the Secretary of Key Marco Community Development District prior to the Proxy Holder exercising the voting rights conferred herein.

Signature of Fee Simple Landowner

Print Name of Fee Simple Landowner

Date

| Property/Parcel Description: | Acreage/# of Lots | Authorized Votes*: |
|-------------------------------------|--------------------------|---------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

[Insert above the street address of each parcel, the legal description of each parcel or tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

* Pursuant to section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other legal entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached here. (e.g., operating agreement, bylaws, resolution, etc.)

OFFICIAL BALLOT

**KEY MARCO
COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' ELECTION
NOVEMBER 18, 2026**

The undersigned certifies that he/she is the owner/authorized representative of the following land, or the legal proxy holder for the owner(s) of the following land, located within Key Marco Community Development District.

| Parcel Description | Acreage | Authorized Votes |
|---|---------|------------------|
| Lot ____, Block _____, Horr's Island, a.k.a., Key Marco, according to the plat thereof, as recorded in Plat Book 21, Pages 5 through 19, of the Public Records of Collier County, Florida | | |
| Lot ____, Block _____, Horr's Island, a.k.a., Key Marco, according to the plat thereof, as recorded in Plat Book 21, Pages 5 through 19, of the Public Records of Collier County, Florida | | |
| Lot ____, Block _____, Horr's Island, a.k.a., Key Marco, according to the plat thereof, as recorded in Plat Book 21, Pages 5 through 19, of the Public Records of Collier County, Florida | | |

[NOTE: If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The undersigned casts his/her vote(s) as follows:

| NAME OF CANDIDATE | NUMBER OF VOTES |
|-------------------|-----------------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Note: The two candidates receiving the highest number of votes shall be elected for four-year terms, and the remaining candidate shall be elected for a two-year term.

Dated: _____ Signed: _____
 Print Name: _____
 Address: _____

(Please be advised that all applicable proxies must be submitted with this Official Ballot)



COLLIER COUNTY SUPERVISOR OF ELECTIONS

April 15, 2026

Mr. Greg Urbancic
Key Marco CDD
4001 Tamiami Trl N, Ste 300
Naples, FL 34103

Dear Mr. Urbancic,

In compliance with Florida Statute 190.006, this letter is to inform you that the official records of the Collier County Supervisor of Elections office indicate that 83 active registered voters reside in the Key Marco CDD as of April 15, 2026.

Should you have any questions regarding election services for this district, please feel free to contact our office.

Sincerely,
Madelyn Harper Minton

Administrative Services Manager
239-252-6216
Madelyn.Minton@colliervotes.gov

Key Marco Community Development District

Balance Sheet

06/10/26

As of April 30, 2026

Accrual Basis

| | Apr 30, 26 |
|--|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · Fifth Third Public Fund | 378,268.96 |
| 1001 · Fifth Third Money Market | 249,415.69 |
| 1002 · First Horizon Money Market | 250,229.81 |
| 1003 · Seacoast Bank Money Market | 246,971.13 |
| Total Checking/Savings | 1,124,885.59 |
| Other Current Assets | |
| 1800 · Prepaid Expenses | -3,705.95 |
| Total Other Current Assets | -3,705.95 |
| Total Current Assets | 1,121,179.64 |
| TOTAL ASSETS | 1,121,179.64 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 20000 · Accounts Payable | 12,497.50 |
| Total Accounts Payable | 12,497.50 |
| Other Current Liabilities | |
| 2500 · Deposits and Prepaid Items | -3,705.95 |
| Total Other Current Liabilities | -3,705.95 |
| Total Current Liabilities | 8,791.55 |
| Total Liabilities | 8,791.55 |
| 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 | 72,215.57 |
| Total Equity | 1,112,388.09 |
| TOTAL LIABILITIES & EQUITY | 1,121,179.64 |

**Key Marco Community Development District
Profit & Loss Budget Performance**
April 2026

| | <u>Apr 26</u> | <u>Budget</u> | <u>Oct '25 - Apr...</u> | <u>YTD Budget</u> | <u>Annual Bud...</u> |
|---------------------------------------|---------------|---------------|-------------------------|-------------------|----------------------|
| Income | | | | | |
| 4000 · Maintenance Assesements (4%) | 0 | 0 | -6,443 | -9,100 | -9,100 |
| 4001 · Maintenance Assessments - Levy | 20,400 | 10,200 | 195,500 | 209,100 | 227,800 |
| 4002 · Miscellaneous Income | 0 | 0 | 0 | 0 | 0 |
| 4003 · Interest Income | 1,100 | 833 | 9,399 | 5,833 | 10,000 |
| 4004 · Road Use Fee Revenue | 266 | 417 | 2,905 | 2,917 | 5,000 |
| Total Income | <u>21,766</u> | <u>11,450</u> | <u>201,361</u> | <u>208,750</u> | <u>233,700</u> |
| Gross Profit | 21,766 | 11,450 | 201,361 | 208,750 | 233,700 |
| Expense | | | | | |
| 6000 · ACCESS CONTROL | | | | | |
| R&M Gatehouse | <u>0</u> | | <u>22,600</u> | | |
| Total 6000 · ACCESS CONTROL | 0 | | 22,600 | | |
| 6100 · ADMINISTRATION | | | | | |
| 6101 · Accounting Services | 0 | 0 | 0 | 0 | 0 |
| 6102 · Assessment Rolls | 0 | | 0 | 500 | 500 |
| 6103 · Attorney Fees | 277 | 583 | 1,916 | 4,083 | 7,000 |
| 6104 · Audit Fees | 1,500 | 417 | 1,500 | 2,917 | 5,000 |
| 6105 · Bank Fees | 0 | 0 | 0 | 0 | 0 |
| 6106 · Computer- Website Support | 0 | 0 | 510 | 330 | 660 |
| 6107 · Dues, Licenses, Subscriptions | 0 | | 175 | 185 | 185 |
| 6108 · Engineering Fees | 0 | 833 | 906 | 5,833 | 10,000 |
| 6109 · FICA Taxes | 0 | | 0 | 0 | 0 |
| 6110 · Insurances | 0 | 595 | 50,358 | 52,023 | 55,000 |
| 6111 · Legal Advertising | 0 | 83 | 0 | 583 | 1,000 |
| 6113 · Office Supplies | 0 | 0 | 0 | 200 | 200 |
| 6114 · Postage | 0 | | 18 | 20 | 20 |
| 6115 · Property Appraiser | 0 | | 1,900 | 830 | 830 |
| 6116 · Property Tax Collector (2%) | 408 | 250 | 1,346 | 1,750 | 3,000 |
| 6117 · Rentals & Leases | 0 | | 0 | 0 | 0 |
| 6118 · Road Use Fee Study | 0 | | 0 | 0 | 0 |
| 6119 · Supervisor Expenses | 1,000 | 1,000 | 2,800 | 4,000 | 5,000 |

| | <u>Apr 26</u> | <u>Budget</u> | <u>Oct '25 - Apr...</u> | <u>YTD Budget</u> | <u>Annual Bud...</u> |
|---|---------------|---------------|-------------------------|-------------------|----------------------|
| 6120 · Trascrption Costs | 0 | | 0 | 0 | 0 |
| Total 6100 · ADMINISTRATION | 3,185 | 3,762 | 61,427 | 73,255 | 88,395 |
| 6200 · CAPITAL EXPENDITURES & PROJECTS | | | | | |
| Bridge Sidewalk/Curb Painting | 0 | 0 | 0 | 0 | 0 |
| Gatehouse Paver & Curb Repair | 0 | 10,000 | 0 | 10,000 | 10,000 |
| Hurricane Contingency | 0 | | 0 | 40,000 | 40,000 |
| Irrigation Pump Upgrade | 0 | 9,000 | 1,574 | 9,000 | 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 | 0 | 0 | 2,480 | 5,295 | 5,295 |
| 6206 · Gate Operator Replacement | 0 | | 0 | 0 | 0 |
| 6208 · Landscape Improvements | 0 | | 0 | 0 | 0 |
| 6209 · Landscape Lighting | 0 | | 0 | 0 | 0 |
| 6210 · Roads | 0 | 0 | 25,000 | 40,000 | 40,000 |
| 6211 · Roads - Root Barrier | 0 | | 0 | 0 | 0 |
| 6212 · Solar Bridge Navigation Lights | 0 | 0 | 10,126 | 0 | 10,000 |
| 6213 · Street Lighting | 0 | | 0 | 0 | 0 |
| Total 6200 · CAPITAL EXPENDITURES & PROJE... | 0 | 19,000 | 39,180 | 127,295 | 137,295 |
| 6300 · STREET LIGHTING | | | | | |
| 6301 · Holiday Decor | 0 | | 0 | 0 | 0 |
| 6302 · R&M - General | 0 | | 0 | 0 | 0 |
| 6303 · Utilities - Electric | 0 | | 0 | 0 | 0 |
| Total 6300 · STREET LIGHTING | 0 | | 0 | 0 | 0 |
| 6400 · ROADWAY SERVICES | | | | | |
| 6401 · Repairs & Maintenance | 0 | | 5,938 | 10,000 | 10,000 |
| Total 6400 · ROADWAY SERVICES | 0 | | 5,938 | 10,000 | 10,000 |
| 6500 · Hurricane Ian Expenses | | | | | |
| 6501 · Hurricane Ian Debris Cleanup | 0 | | 0 | 0 | 0 |

| | <u>Apr 26</u> | <u>Budget</u> | <u>Oct '25 - Apr...</u> | <u>YTD Budget</u> | <u>Annual Bud...</u> |
|--|----------------------|-----------------------|-------------------------|----------------------|----------------------|
| 6502 · Hurricane Ian Gatehouse Repair | 0 | | 0 | 0 | 0 |
| 6503 · Hurricane Ian Irrigation Repair | 0 | | 0 | 0 | 0 |
| 6500 · Hurricane Ian Expenses - Other | 0 | | 0 | 0 | 0 |
| Total 6500 · Hurricane Ian Expenses | 0 | | 0 | 0 | 0 |
| 6600 · Irrigation Services | 0 | | 0 | 0 | 0 |
| 6700 · MAINTENANCE AND LANDSCAPING | 0 | | 0 | 0 | 0 |
| Total Expense | <u>3,185</u> | <u>22,762</u> | <u>129,145</u> | <u>210,550</u> | <u>235,690</u> |
| Net Income | <u>18,582</u> | <u>-11,312</u> | <u>72,216</u> | <u>-1,800</u> | <u>-1,990</u> |

Re: Key Marco - Community Irrigation Plans

From Pamela Libby <Pamela.Libby@collier.gov>

Date Tue 6/9/2026 4:58 PM

To Joshua Carter <Josh@managerkeymarco.org>

Cc Herbert Marica Krutisch <herbmaricakrutisch@gmail.com>; James Romano <James.Romano@collier.gov>


 24 attachments (86 KB)

image001.png; image002.png; image003.png; image004.png; image005.png; image006.png; CountyLogo-FullColor_948165c4-9665-41b4-9162-fbb16abff557.png; Facebook_0522f546-5e75-4698-95f9-f15590a3defe.png; Instagram_a8da4774-4b5b-4ad1-8d23-20e69b3b605d.png; X-Twitter_8d678efc-bd14-44ce-97cf-7fbab1003b00.png; Youtube_0078f7f1-7789-4afd-a015-50689fe1f99b.png; 311IconforSignature_87c558eb-83f5-449b-87c1-3cc5ac8b0859.png; CountyLogo-FullColor_948165c4-9665-41b4-9162-fbb16abff557.png; Facebook_0522f546-5e75-4698-95f9-f15590a3defe.png; Instagram_a8da4774-4b5b-4ad1-8d23-20e69b3b605d.png; X-Twitter_8d678efc-bd14-44ce-97cf-7fbab1003b00.png; Youtube_0078f7f1-7789-4afd-a015-50689fe1f99b.png; 311IconforSignature_87c558eb-83f5-449b-87c1-3cc5ac8b0859.png; image001.png; image002.png; image003.png; image004.png; image005.png; image006.png;

Thank you. The repump station is getting rehabbed which became our top priority. That work is kicking off shortly then we will get back to the issue of flushing in Key Marco. We have worked very closely with Marco Island Utilities and our Collier operations team to dial in the best water quality I have seen on Key Marco in years. This has greatly been reducing our required flushing. As soon as we get back on this project I will dial you in and introduce my replacement as Distribution Manager, James Romano.
Sent from my iPhone

Pamela Libby
Assistant Division Dir- Water
Water

Office:239-253-0215 <tel:239-253-0215>

Mobile:239-253-0215 <tel:239-253-0215>

4425 Progress Ave.
Naples, FL 34104
Pamela.Libby@collier.gov <mailto:Pamela.Libby@collier.gov>

My email address has changed. Effective immediately, please update your contact list to use this new address: Pamela.Libby@collier.gov <mailto:Pamela.Libby@collier.gov>

<<https://www.colliercountyfl.gov/>>[cid:CountyLogo-FullColor_948165c4-9665-41b4-9162-fbb16abff557.png]<<https://www.collier.gov/>>

<<https://www.facebook.com/CollierGov>>[cid:Facebook_0522f546-5e75-4698-95f9-f15590a3defe.png]

<<https://www.facebook.com/CollierGov>> [cid:Instagram_a8da4774-4b5b-4ad1-8d23-20e69b3b605d.png] <<https://www.instagram.com/colliercountyfl>>
<<https://www.instagram.com/colliercountyfl>> [cid:X-Twitter_8d678efc-bd14-44ce-97cf-7fbab1003b00.png] <<https://twitter.com/CollierGov>> <<https://twitter.com/CollierGov>>
<<https://twitter.com/CollierGov>> [cid:Youtube_0078f7f1-7789-4afd-a015-50689fe1f99b.png]
<<https://www.youtube.com/channel/UC8SjMQsoy184ZEmFc-PWlpw>>
<<https://www.youtube.com/channel/UC8SjMQsoy184ZEmFc-PWlpw>>
[cid:311IconforSignature_87c558eb-83f5-449b-87c1-3cc5ac8b0859.png]
<<https://colliercountyfl.qscend.com/311/>>

On Jun 9, 2026, at 4:47 PM, Joshua Carter <Josh@managerkeymarco.org> wrote:

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Hi Pam,

Following up on the below from April. Any updates on the project since we last heard earlier this year? Ricky told me a few weeks ago you have a new position - firstly, congratulations! If this project would now be served by someone else, please let me know. Want to give my board an update on this at their meeting next week.

Respectfully,

Joshua Carter

CAM – Key Marco Community Association

District Manager, Key Marco CDD

Office: 239-394-4346

josh@managerkeymarco.org <mailto:josh@managerkeymarco.org>

From: Joshua Carter <Josh@managerkeymarco.org>
Sent: Monday, April 20, 2026 1:05 PM
To: Pamela Libby <Pamela.Libby@collier.gov>
Cc: Herbert & Marica Krutisch <herbmaricakrutisch@gmail.com>