

AGENDA

Key Colony Beach Utility Board

Tuesday, February 17th, 2026 – 3:30 PM

Marble Hall, 600 W. Ocean Drive, Key Colony Beach & via Zoom Conferencing
[Zoom login information at the end of this agenda](#)

- 1. Call to Order, Pledge of Allegiance, Prayer, & Rollcall**
- 2. Swearing of Newly Appointed Board Members Joe Schmidt & Peter Testa – Pg. 1**
- 3. Approval of Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by majority vote*)
- 4. Citizen Comments and Correspondence**
- 5. Approval of Minutes**
 - a. 01-20-2026 Utility Board Meeting Minutes – **Pgs. 2-4**
- 6. Items for Discussion & Recommendation of Approval**
 - a. Discussion/Approval of a Recommendation on Monthly Sewer Charges for the Marina – **Pgs. 5-7**
- 7. City Staff Report – Pg. 8**
- 8. Sewer and Stormwater Grant update**
- 9. Operator's Monthly Report**
 - a. January 2026 – **Pg. 9**
 - b. Maintenance Budget for re-use – **Pg. 10**
- 10. Treasurer's Report**
 - a. **January 2026 Wastewater Financial Reports**
 1. Balance Sheet – **Pgs. 11-13**
 2. Income Statement – **Pgs. 14-16**
 3. Discussion/Approval of Wastewater Warrant No. 0126 for \$228,652.50 – **Pg. 17**
 - b. **January 2026 Stormwater Financial Reports**
 1. Balance Sheet – **Pg. 18**
 2. Income Statement – **Pgs. 19-20**
 3. Discussion/Approval of Stormwater Warrant No. 0126 for \$27,033.24 – **Pg. 21**
- 11. Any Other Business**
- 12. Next Meeting: March 18th, 2026 – 3:30 PM**
- 13. Adjournment**

"Members of the public may speak for three minutes and may only speak once...unless waived by a majority vote of the commission." Persons who need accommodations in order to attend or participate in this meeting should contact the city clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This meeting will be held at Marble Hall, 600 W. Ocean Drive, Key Colony Beach, and via Zoom.
Join from PC, Mac, iPad, or Android:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87001581414?pwd=UTdablkN2jm7baddyTDPApGYhWhB9X.1>

Passcode:128492

Phone one-tap:

+13052241968,,87001581414#,,,*128492# US
+13092053325,,87001581414#,,,*128492# US

Join via audio:

+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US

Webinar ID: 870 0158 1414

Passcode: 128492

International numbers available: <https://us02web.zoom.us/u/keBpX1NZST>

“Members of the public may speak for three minutes and may only speak once...unless waived by a majority vote of the commission.”
Persons who need accommodations in order to attend or participate in this meeting should contact the city clerk at 305-289-1212 at least 48 hours prior to this meeting in order to request such assistance. If a person decides to appeal any decision made with respect to any matter considered at any meeting, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



UTILITY BOARD - OATH OF OFFICE

"I do solemnly swear, that I will support, protect, and defend the Constitution and Government of the United States, and of the State of Florida, against all enemies, domestic and foreign, and that I will bear true faith, loyalty, and allegiance to the same, and that I am entitled to hold office under the Constitution, and that I will faithfully perform all duties as a member of the Utility Board of the City of Key Colony Beach on which I am about to enter, so help me God."

Signature: _____

Printed Name: _____

Date: _____

Sec. 2-1. - Oath of office.

Each city official, whether elective or appointive, shall, before entering upon the discharge of the duties of office, take and subscribe the following oath before a notary public, or any officer authorized to administer oaths in Florida, to wit: "I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States, and of the State of Florida, against all enemies, domestic and foreign, and that I will bear true faith, loyalty and allegiance to the same, and that I am entitled to hold office under the Constitution, and that I will faithfully perform all the duties of the office of (mayor, city clerk, etc.) of Key Colony Beach on which I am about to enter, so help me God." The oath of office shall be filed with the city clerk and kept and preserved as a part of the records of the city.

(Ord. No. 353-2003, 2-13-03)

MINUTES

Key Colony Beach Utility Board

Tuesday, January 20th, 2026 – 9:30 am

Marble Hall, 600 W. Ocean Drive, Key Colony Beach & via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance, Prayer, & Rollcall:** The Key Colony Beach Utility Board meeting was called to order by Fred Swanson at 9:30 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Ed Carey, Fred Swanson, Gil Gilbertson. **Also present:** Plant Operator Shane Ellis, Commissioner Kirk Diehl, Building Official Tony Loreno, Building Assistant Samantha Rodamer, Administrative Assistant Par Darnall, City Administrator John Bartus, City Clerk Silvia Roussin.
2. **Election Of Chair, Vice-Chair, and Secretary-Treasurer** (*Election Procedures: Person(s) is/are nominated; the nomination does not require a second. Votes are cast for each nominee via rollcall*)
 - a. **Election for Chair:** City Clerk Roussin asked for a nomination for Chair.

NOMINATION: Gil Gilbertson nominated Fred Swanson for Chair. There were no other nominations.

ON THE NOMINATION: Rollcall vote. Unanimous approval.

Fred Swanson was re-elected as Utility Board Chair.

- b. **Election for Vice-Chair:** Chair Swanson asked for the nomination for Vice-Chair.

NOMINATION: Chair Swanson nominated Ed Carey for Vice-Chair. There were no other nominations.

ON THE NOMINATION: Rollcall vote. Unanimous approval.

Ed Carey was reelected to Vice-Chair

- c. **Election for Secretary-Treasurer:** Chair Swanson asked for a nomination for Secretary-Treasurer.

NOMINATION: Chair Swanson nominated Gil Gilbert as Secretary-Treasurer. There were no other nominations.

ON THE NOMINATION: Rollcall vote. Unanimous approval.

Gil Gilbertson was elected Secretary-Treasurer.

3. **Approval of Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by majority vote*)

City Clerk Roussin informed of the agenda addition of a quote by Control Systems Design for \$3,750.00 under Item 6d.

MOTION: Motion made by Vice-Chair Carey to approve. Gil Gilbertson seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

4. **Citizen Comments and Correspondence:** None.

5. Approval of Minutes

- a. 12-16-2025 Utility Board Meeting Minutes

There were no changes to the minutes, and Chair Swanson asked for a motion to approve.

MOTION: Motion made by Chair Swanson to approve. Vice-Chair Carey seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

6. Items for Discussion & Recommendation of Approval

- a. Recommendation for the Appointment of Joe Schmidt to the Utility Board as a full Board Member
- b. Recommendation for the Appointment of Peter Testa to the Utility Board as a full Board Member

Chair Swanson introduced the agenda item and asked for Board input. The Board had no objections to the recommendation to appoint Joe Schmidt and Peter Testa. Peter Testa was in attendance and had no questions for the Board.

City Clerk Roussin confirmed that the Board could vote on both appointments at the same time.

MOTION: Motion made by Gil Gilbertson to approve. Vice-Chair Carey seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the recommendation to approve would be presented to the City Commission the following Thursday.

c. Discussion/Approval for the purchase of a new A/C System for \$5,500.00

Chair Swanson introduced the agenda item and asked Plant Operator Ellis to elaborate. Shane Ellis spoke about the need to replace the system due to continued failures and Freon leakage.

MOTION: Motion made by Vice-Chair Carey to approve. Gil Gilbertson seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

d. Discussion/Approval for a Quote by Control Systems Design for \$3,750.00 **Agenda Addition**

Plant Operator Ellis explained the quote for online support for the RO System, which includes a new touchscreen program that enables automation of the system. Shane Ellis clarified that the cost is a one-time fee.

MOTION: Motion made by Gil Gilbertson to approve. Vice-Chair Carey seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. City Staff Report: There were no questions on the staff report.

8. Sewer and Stormwater Grant update: City Administrator Bartus reported on the Stewardship Grant Program and the City having received 2.277 Million Grant for Ocean Drive Water Quality Improvements. There were no questions.

9. Operator's Monthly Report

- a. December 2025
- b. Maintenance Budget for re-use

The Board had no questions, but Chair Swanson requested a meeting with the Plant Operator next week.

10. Treasurer's Report

- a. December 2025 Wastewater Financial Reports
 - 1. Balance Sheet
 - 2. Income Statement
 - 3. Discussion/Approval of Wastewater Warrant No. 1225 for \$118,077.37
- b. December 2025 Stormwater Financial Reports
 - 1. Balance Sheet
 - 2. Income Statement
 - 3. Discussion/Approval of Stormwater Warrant No. 1225 for \$43,043.50

The Board had no questions about the reports. Chair Swanson asked for a motion to approve the Wastewater Warrant.

MOTION: Motion made by Chair Swanson to approve. Vice-Chair Gilbertson seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Chair Swanson asked for a motion to approve the Stormwater Warrant.

MOTION: Motion made by Vice-Chair Carey to approve. Gil Gilbertson seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

11. Any Other Business: Vice-Chair Carey asked if a follow-up was provided to raised questions on increases in commercial billing. City Clerk Roussin confirmed that the increase in monthly costs was explained to the customer and that there are no outstanding inquiries.

12. Next Meeting: February 17th, 2026 – 3:30 PM

13. Adjournment: The meeting adjourned at 9:49 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

City of Key Colony Beach Utility Board – February 17, 2026

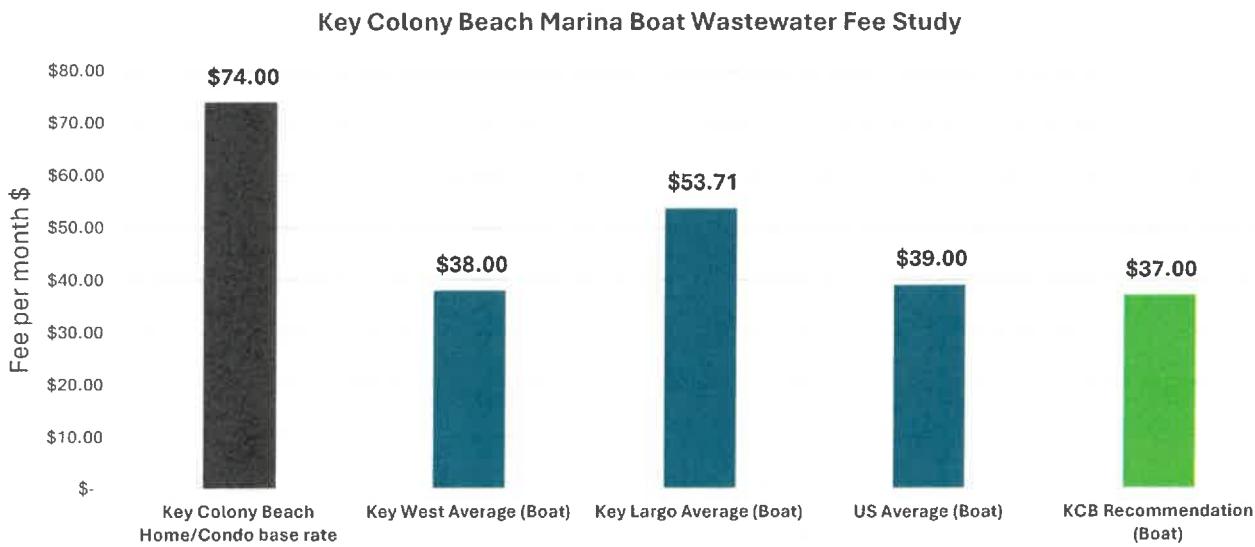
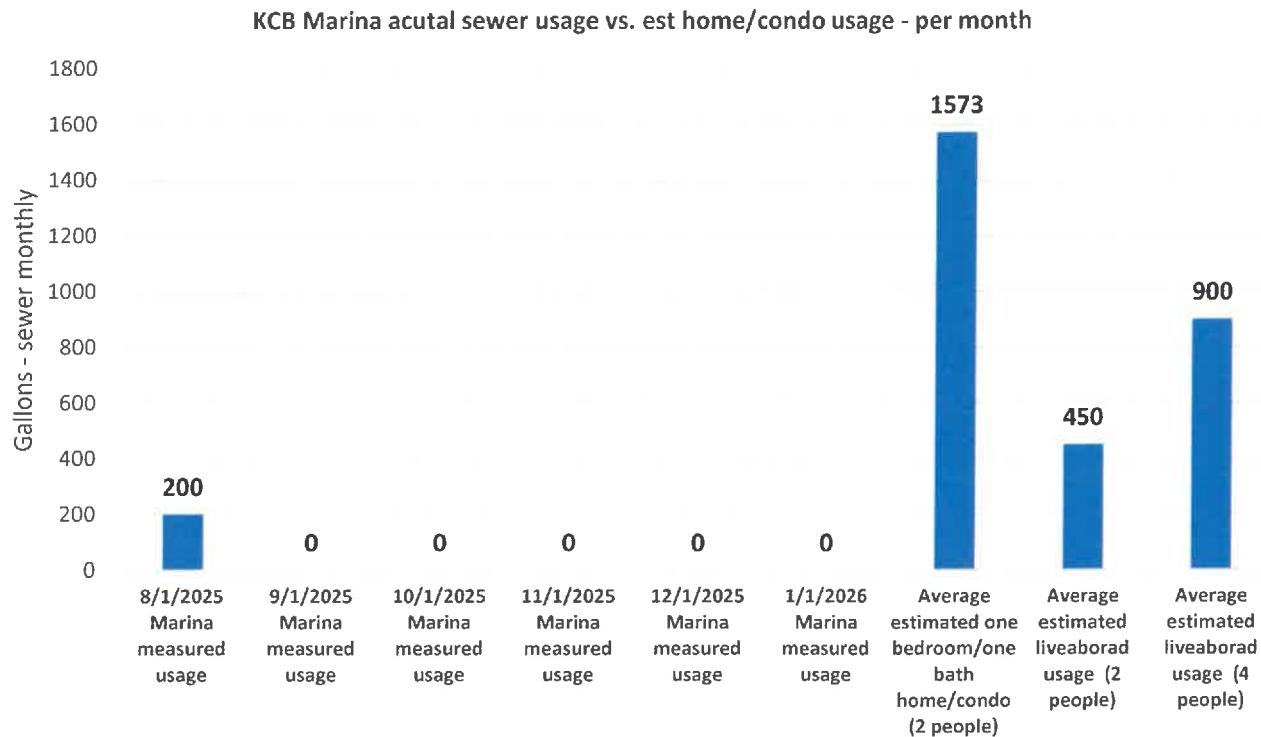
**Recommendation to update Ordinance No. 2025-500 Sewer and Sewage Disposal
Monthly Rates and Charges**

**Review of implementing a monthly sewer charge for the Key Colony Beach Marina
facility:**

Background: Request months ago, to review establishing a monthly sewer charge for the current Marina facility at Key Colony Beach

- Suggestion and agreement to collect data over several months to determine usage over time for establishing a sewer charge, due to the uncertainty of actual usage.
- Data collected for 6 months from the single pump out station that is connected to the Key Colony Beach sewer system.
 - Data collected and received monthly for 6 months.
 - Data plotted and compared to estimated usage data from research analysis.
 - One sewer collection exists on the Southwest side of the Marina property, pump out station located on the North side of the property. No other sewer connections from the Marina.
 - Findings:
 - Actual data shows limited sewer pump-out volume over 6 months.
 - A very high majority of the boats do not use the pump out facility.
 - Comparison data collected for Marina monthly sewer fees.
 - Estimated water usage from research investigation shows boats use significantly less water usage for sewer needs vs. a home or condominium.

City of Key Colony Beach Utility Board – February 17, 2026
Recommendation to update Ordinance No. 2025-500 Sewer and Sewage
Disposal Monthly Rates and Charges



City of Key Colony Beach Utility Board – February 17, 2026
Recommendation to update Ordinance No. 2025-500 Sewer and Sewage
Disposal Monthly Rates and Charges

Recommendation:

- **Update the current Ordinance No. 2025-500 to include the Key Colony Beach Marina - one pump out sewer connection for monthly rates and charges:**
- **Section 14-6 Monthly rates and charges:**
 - **Marina pump-out sewer connection(one) \$37.00 (\$148.00) per quarter**

T. Harding 08Fe26

STAFF REPORT FOR THE UTILITY BOARD – FEBRUARY 17, 2026

- 1st Quarter Wastewater Collection is underway, with about 97% collected.
- There are no noted delinquencies for commercial billing.
- Continued grant management for the UV Tank project and 7th Street and Shelter Bay Stormwater Improvements.
- Grant reimbursement requests #2 and #3 for the UV Tank Project, totaling \$310,332.02, have been received, bringing the total reimbursement to date to \$725,511.89.
- Grant reimbursements for the 7th Street & Shelter Bay Stormwater Improvements are expected shortly.
- In addition to our regular tasks, such as invoicing, check deposits, and QuickBooks entries.

OPERATOR REPORT

January 2026

Plant Update:

1. January 25th Emergency call out for electric surge causing process control issues.
2. January 8th Reynolds onsite to install Crispin Valve.
3. January 9th Reynolds onsite for new polishing tank.
4. January 13th Nearshore onsite to add controls for new polishing tank.
5. January 19th Reynolds onsite to start replacement of drying bed lift station.
6. January 23rd Reynolds onsite to complete install of polishing tank. Treatment now going to new tank.
7. G-Tech pumped out 99,000 Gallons of sludge from digester this month.

Monthly averages for Total Nitrogen= 3.5 mg/L, and Total Phosphorus= 0.23 mg/L

R.O. Update:

1. Maintenance Budget for Re-Use (attached)

Collection system:

No collection system activities this month.

MAINTENANCE BUDGET FOR RE-USE						
Month of January 2026			Budgeted	Actual	Actual	
	Cost per Year	Cost/Month	Cost/year	Cost/year	Cost/year	
RO Power Cost KWH X 0.777200						
Irrigation Pumps Power Cost KWH X 0.777200						
Chemicals RO System Include Anti-scalent						
Extra Testing for DEP TSS, FECAL,						
Main & Repairs to system including pre filter cartridges.						
Consulting						
Insurance RO system/building						
Reserves						
Hours	Cost \$					
R.O. Power meter	4947.253	\$384.50	\$0.08			
Irrg pump Power Meter	378830	\$29,442.67	\$0.08			
Monthly Total	383777.253	\$29,827.17				
Monthly Total	Total year		Total to date			
Gallons	562,000	562,000	562,000			
Cost / Gal	\$0.064861	\$0.030465				
Cost / Thousand Gal	\$64.86	\$30.46				

City of Key Colony Beach Waste Water Treatment Plant
Balance Sheet
As of January 31, 2026

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
101-000 · Revenue Fund	
101-045 · Sewer Revenue MM Acct#7106	<u>2,303,914.39</u>
Total 101-000 · Revenue Fund	<u>2,303,914.39</u>
102-000 · Operating & Maintenance Fund	
102-020 · Operating Account #6006	<u>50,968.98</u>
102-030 · WW Res SRF Loan Pmt Acct #0301	<u>393,581.34</u>
Total 102-000 · Operating & Maintenance Fund	<u>444,550.32</u>
163-000 · Restricted - Replace & Ext Fund	
163-100 · Iberia MM Acct #9842	<u>542,216.60</u>
Total 163-000 · Restricted - Replace & Ext Fund	<u>542,216.60</u>
Total Checking/Savings	<u>3,290,681.31</u>
Accounts Receivable	
1200 · Accounts Receivable	<u>104,372.22</u>
Total Accounts Receivable	<u>104,372.22</u>
Other Current Assets	
1499 · Undeposited Funds	<u>2,065.50</u>
Total Other Current Assets	<u>2,065.50</u>
Total Current Assets	<u>3,397,119.03</u>
Fixed Assets	
166-000 · Utility Plant	
166-060 · Improvement other than building	<u>45,250.00</u>
166-010 · Construction in Progress	<u>516,107.31</u>
161-020 · Land	<u>9,087.37</u>
166-030 · Building	<u>335,742.29</u>
166-040 · Treatment Plant	<u>1,007,299.10</u>
166-041 · Treatment Plant Renovations	<u>11,663,106.25</u>
166-050 · Equipment	<u>324,300.34</u>

City of Key Colony Beach Waste Water Treatment Plant
Balance Sheet
As of January 31, 2026

	Jan 31, 26
166-080 · Sewer Lines-Second Section	1,881,084.05
166-090 · Furnitures and Fixtures	<u>10,127.46</u>
Total 166-000 · Utility Plant	15,792,104.17
167-000 · Less Accumulated Depreciation	(7,900,309.86)
Total Fixed Assets	7,891,794.31
Other Assets	
131-000 · Due from Other Governments	218,303.26
Total Other Assets	218,303.26
TOTAL ASSETS	11,507,216.60
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202-000 · Accounts Payable	3,909.00
Total Accounts Payable	3,909.00
Other Current Liabilities	
205-000 · Contracts Payable	982.76
205-003 · Contractor Const. Retainage	<u>1,361.58</u>
Total 205-000 · Contracts Payable	<u>25,221.39</u>
222-000 · Accrued Interest Payable	32,375.00
207-000 · Due to Gen Fund	59,940.73
220-000 · Deposit on Connection Fees	63,849.73
Total Other Current Liabilities	63,849.73
Total Current Liabilities	3,381,345.49
Long Term Liabilities	
231-020 · Florida State Revolving Loan	3,381,345.49
Total Long Term Liabilities	3,381,345.49

City of Key Colony Beach Waste Water Treatment Plant
Balance Sheet
As of January 31, 2026

	Jan 31, 26
Total Liabilities	3,445,195.22
Equity	
Invested in Capital Assets-	
253-070 · Net of Debt	4,510,448.82
Total Invested in Capital Assets-	4,510,448.82
Restricted	
253-000 · Plant Improvements	
253-020 · RO Plant Reserves	20,000.00
253-030 · Lateral Reserve	70,000.00
253-080 · Other Plant Improvements	385,151.64
253-050 · ZeeWeed Membrane	245,000.00
253-060 · Reuse Membranes	60,000.00
Total 253-000 · Plant Improvements	780,151.64
Total Restricted	780,151.64
3000 · Opening Bal Equity	855.00
3900 · Unrestricted	2,656,295.82
Net Income	114,270.10
Total Equity	8,062,021.38
TOTAL LIABILITIES & EQUITY	<u>11,507,216.60</u>

City of Key Colony Beach Waste Water Treatment Plant
Income Statement-Budget & Actual

	Jan 26	Oct '25 - Jan 26	FY26 Budget	\$ Over Budget
Ordinary Income/Expense				
Income				
343-536 · Property Inquiry Fees	30.00	550.00	400.00	150.00
343-500 · Sewer Service	324,120.00	650,460.00	1,300,357.00	(649,897.00)
343-501 · Sewer Service-Commercial	10,870.35	32,423.19	120,004.00	(87,580.81)
343-535 · Change of Record Fees	1,300.00	4,200.00	14,000.00	(9,800.00)
343-550 · Reuse Water Reimbursement	0.00	0.00	60,000.00	(60,000.00)
343-560 · Delinquent Charges	0.00	1,740.00	250.00	1,490.00
Total Income	336,320.35	689,373.19	1,495,011.00	(805,637.81)
Expense				
535-000 · OPERATING EXPENSES				
535-061 · WASTEWATER SAMPLING CDC	0.00	2,718.28	0.00	2,718.28
535-080 · Internet	219.45	753.84	2,800.00	(2,046.16)
535-070 · Computer Equipment/Maintainence	160.00	480.00	2,000.00	(1,520.00)
535-030 · Electricity	8,081.14	25,559.47	134,000.00	(108,440.53)
535-035 · Insurance	0.00	0.00	46,000.00	(46,000.00)
535-040 · Telephone	688.12	2,603.72	6,110.00	(3,506.28)
535-050 · Water	64.38	170.22	400.00	(229.78)
535-060 · Systems Operator	24,694.16	98,776.64	310,000.00	(211,223.36)
535-280 · Supplies & Chemicals	4,119.21	37,471.45	111,000.00	(73,528.55)
535-440 · Plant Maintenance & Repairs	1,129.20	19,581.52	122,777.00	(103,195.48)
535-449 · Reverse Osmosis System				
535-456 · R.O. Insurance	0.00	0.00	1,700.00	(1,700.00)
535-455 · R.O. Consulting	0.00	0.00	13,750.00	(13,750.00)
535-453 · R.O. Testing	0.00	0.00	4,000.00	(4,000.00)
535-452 · R.O. Chemicals	0.00	0.00	6,000.00	(6,000.00)
535-451 · R.O. Electric	0.00	0.00	8,743.00	(8,743.00)
535-450 · R.O. Maintainence & Repair	0.00	0.00	17,500.00	(17,500.00)
Total 535-449 · Reverse Osmosis System	0.00	0.00	51,693.00	(51,693.00)
535-460 · System Maintainence & Repairs		27,620.21	150,000.00	(122,379.79)
535-510 · Sludge Hauling	25,479.00	81,801.00	200,000.00	(118,199.00)
Total 535-000 · OPERATING EXPENSES	64,634.66	297,536.35	1,136,780.00	(839,243.65)
535-600 · GENERAL & ADMINISTRATIVE				
535-670 · Service Contract	0.00	0.00	20,344.00	(20,344.00)

**City of Key Colony Beach Waste Water Treatment Plant
Income Statement-Budget & Actual**

	Jan 26	Oct '25 - Jan 26	FY26 Budget	\$ Over Budget
535-696 · Maintenance by City Employees	439.64	2,606.26	3,500.00	(893.74)
535-675 · Structure & Grounds Maintenance	0.00	246.00	6,000.00	(5,754.00)
535-610 · Salaries	0.00	32,896.52	55,750.00	(22,853.48)
535-615 · Payroll Taxes	0.00	2,516.59	4,265.00	(1,748.41)
535-616 · Retirement Benefits	0.00	0.00	7,822.00	(7,822.00)
535-617 · Medical Coverage	0.00	0.00	15,250.00	(15,250.00)
535-620 · Accounting	566.28	10,683.78	14,100.00	(3,416.22)
535-630 · Printing, Postage, Office	155.35	802.39	2,700.00	(1,897.61)
535-645 · Contingency	0.00	0.00	5,000.00	(5,000.00)
535-650 · Consulting	2,587.50	8,227.50	12,000.00	(3,772.50)
535-660 · Miscellaneous Office	0.00	0.00	500.00	(500.00)
535-680 · Legal Fees	0.00	0.00	1,000.00	(1,000.00)
535-690 · Legal Advertising	0.00	0.00	600.00	(600.00)
Total 535-600 · GENERAL & ADMINISTRATIVE	3,748.77	57,979.04	148,831.00	(90,851.96)
535-700 · DEBT RETIREMENT				
535-705 · Debt Repay-Principal	0.00	0.00	272,000.00	(272,000.00)
Total 535-700 · DEBT RETIREMENT	0.00	0.00	272,000.00	(272,000.00)
Total Expense	68,383.43	355,515.39	1,557,611.00	(1,202,095.61)
Net Ordinary Income	267,936.92	333,857.80	(62,600.00)	396,457.80
Other Income/Expense				
Other Income				
536-910 · Sewer Connection Fees	0.00	0.00	5,200.00	(5,200.00)
536-915 · Miscellaneous Income				
536-917 · Miscellaneous Income	100.00	100.00	400.00	(300.00)
Total 536-915 · Miscellaneous Income	100.00	100.00	400.00	(300.00)
536-920 · Interest Income				
536-923 · Interest Income 9842	1,264.88	5,369.17		
536-922 · Interest Income 6006	207.54	822.12		
536-921 · Interest Income 7106	5,404.11	22,993.19		
536-920 · Interest Income - Other	916.43	3,538.97	116,000.00	(112,461.03)
Total 536-920 · Interest Income	7,792.96	32,723.45	116,000.00	(83,276.55)
535-865 · GRANTS	0.00	0.00	250,000.00	(250,000.00)
Total Other Income	7,892.96	32,823.45	371,600.00	(338,776.55)
Other Expense				

**City of Key Colony Beach Waste Water Treatment Plant
Income Statement-Budget & Actual**

	Jan 26	Oct '25 - Jan 26	FY26 Budget	\$ Over Budget
537-000 · Capital Reserves - Reuse Water				
535-849 · ReUse Membrane Reserve	0.00	0.00	8,000.00	(8,000.00)
Total 537-000 · Capital Reserves - Reuse Water	0.00	0.00	8,000.00	(8,000.00)
535-800 · CAPITAL EXPENSES				
535-860 · Misc. Grants				
535-844 · Capital Plant	89,991.67	252,411.15	540,000.00	(287,588.85)
535-846 · Capital System	0.00	0.00	112,000.00	(112,000.00)
Total 535-800 · CAPITAL EXPENSES	89,991.67	252,411.15	652,000.00	(399,588.85)
535-850 · RESERVE FUNDING				
535-848 · ZeeWeed Membrane Reserve	0.00	0.00	40,000.00	(40,000.00)
Total 535-850 · RESERVE FUNDING	0.00	0.00	40,000.00	(40,000.00)
Total Other Expense	89,991.67	252,411.15	700,000.00	(447,588.85)
Net Other Income	(82,098.71)	(219,587.70)	(328,400.00)	108,812.30
Net Income	185,838.21	114,270.10	(391,000.00)	505,270.10

UTILITY BOARD of KEY COLONY BEACH FLORIDA		WW WARRANT #0126	
ACCT#	PAYABLE TO:	AMOUNT	FOR
535-040	AT&T	\$ 535.94	Telephone, & Internet
535-050	FKAAC	\$ 64.38	Water
535-030	FKEC	\$ 8,081.14	Electricity
535-440	Florida Keys Air Conditioning	\$ 352.92	Repair & Maintenance
535-510	Gtech	\$ 25,479.00	Sludge Hauling
535-280	Hawkins, Inc.	\$ 3,019.20	chemicals
535-280	US Blue Book	\$ 1,407.69	supplies
535-280	PSI	\$ 8,100.00	New Pump
535-280	Specialty Hardware	\$ 59.98	supplies
535-844	Evoqua	\$ 46,883.55	Equipment
535-844	Zenon Environmental Corporation	\$ 63,230.00	30% Membrane Replacement
535-844	Reynolds Construction	\$ 43,108.12	WRF UV Contact Tank Pay App #10
535-440	Marathon Seawalls & Docks	\$ 675.00	Repair & Maintenance
535-440	Pantropic Power	\$ 700.00	Repair & Maintenance
		TOTAL \$ 201,696.92	
US WATER INVOICES FOR APPROVAL			
ACCOUNT #	VENDOR	AMOUNT	DESCRIPTION
535-060	US WATER CORPORATION	\$ 24,694.16	Operations
535-061	US WATER CORPORATION	\$ 899.84	TSS & Fecal Coliform - extra testing
		TOTAL \$ 25,594.00	
CITY OF KEY COLONY BEACH			
535-070	City of Key Colony Beach	\$ 160.00	Computer Support
535-080	City of Key Colony Beach	\$ 123.15	Internet
535-620	City of Key Colony Beach	\$ 566.28	December Accounting Fees
535-630	City of Key Colony Beach	\$ 155.35	Copier
535-363	City of Key Colony Beach	\$ 356.80	Home Depot - Supplies
		TOTAL \$ 1,361.58	
GRAND TOTAL OF WW WARRANT 0126:		\$ 228,652.50	

Key Colony Beach Storm Water Fund
Balance Sheet
As of January 31, 2026

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
101-001 · Stormwater Utilities#8300070128	101,594.98
Total Checking/Savings	<u>101,594.98</u>
Accounts Receivable	
131-001 · Due from General Fund	6,660.18
Total Accounts Receivable	<u>6,660.18</u>
Total Current Assets	<u>108,255.16</u>
Fixed Assets	
166-901 · Stormwater System	3,771,742.00
166-902 · Construction in Progress	466,096.45
17000 · Accumulated Depreciation	-590,843.60
Total Fixed Assets	<u>3,646,994.85</u>
Other Assets	
131-002 · Due from Other Governments	399,262.63
Total Other Assets	<u>399,262.63</u>
TOTAL ASSETS	<u>4,154,512.64</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	3,060.00
Total Accounts Payable	<u>3,060.00</u>
Total Current Liabilities	<u>3,060.00</u>
Total Liabilities	<u>3,060.00</u>
Equity	
30000 · Opening Balance Equity	618,490.00
32000 · Retained Earnings	3,503,161.50
Net Income	29,801.14
Total Equity	<u>4,151,452.64</u>
TOTAL LIABILITIES & EQUITY	<u>4,154,512.64</u>

Key Colony Beach Storm Water Fund
INCOME STATEMENT Budget & Actual

	<u>Jan 26</u>	<u>Oct '25 - Jan 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense				
Income				
363-100 · Stormwater Fees				
363-101 · Collected Stormwater Fees	6,660	103,604	118,930	-15,326
383-105 · Delinquent Charges/Overdue Acct	0	0	50	-50
Total Income	<u>6,660</u>	<u>103,604</u>	<u>118,980</u>	<u>-15,376</u>
Expense				
513-031 · Legal and Professional Services	3,060	8,053	1,000	7,053
513-032 · Accounting and Auditing	0	0	1,000	-1,000
513-033 · Consulting	0	0	100,000	-100,000
513-041 · Postage	0	0	250	-250
535-050 · Utilities				
535-051 · Electric	0	205	0	205
Total 535-050 · Utilities	<u>0</u>	<u>205</u>	<u>0</u>	<u>205</u>
535-610 · Salaries, Payroll Taxes, ETC...	0	0	4,000	-4,000
535-680 · Miscellaneous Office	0	0	500	-500
538-046 · Maint/ Repairs for STORMWATER	0	39,100	40,000	-900
Total Expense	<u>3,060</u>	<u>47,358</u>	<u>146,750</u>	<u>-99,392</u>
Net Ordinary Income	<u>3,600</u>	<u>56,246</u>	<u>-27,770</u>	<u>84,016</u>
Other Income/Expense				
Other Income				
381-100 · Interest Income	269	913	9,000	-8,087
373-871 · Stewardship Grant	0	78,605	925,000	-846,395
536-915 · Miscellaneous Income	0	0	100	-100
Total Other Income	<u>269</u>	<u>79,518</u>	<u>934,100</u>	<u>-854,582</u>
Other Expense				
535-800 · CAPITAL EXPENSES				
535-811 · Drainage Improvements	5,814	5,814		
535-821 · Detention Pond	0	100,148		
535-800 · CAPITAL EXPENSES - Other	0	0	482,756	-482,756

Key Colony Beach Storm Water Fund
INCOME STATEMENT Budget & Actual

	<u>Jan 26</u>	<u>Oct '25 - Jan 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
Total 535-800 · CAPITAL EXPENSES	<u>5,814</u>	<u>105,962</u>	<u>482,756</u>	<u>-376,794</u>
587-000 · RESERVE FUNDING				
587-100 · Stormwater Reserves	<u>0</u>	<u>0</u>	<u>15,000</u>	<u>-15,000</u>
Total 587-000 · RESERVE FUNDING	<u>0</u>	<u>0</u>	<u>15,000</u>	<u>-15,000</u>
Total Other Expense	<u>5,814</u>	<u>105,962</u>	<u>497,756</u>	<u>-391,794</u>
Net Other Income	<u>-5,545</u>	<u>-26,444</u>	<u>436,344</u>	<u>-462,788</u>
Net Income	<u>-1,945</u>	<u>29,802</u>	<u>408,574</u>	<u>-378,772</u>

UTILITY BOARD
of KEY COLONY BEACH FLORIDA

SW WARRANT #0126

INVOICE #	PAYABLE TO:	AMOUNT	FOR
Pay App #2 Dec 25	LPS Utilities Inc FKEC	\$ 26,828.24 \$ 205.00	7th St & Shelter Bay Drive
TOTAL \$ 27,033.24			
GRAND TOTAL OF SW WARRANT 0126: \$ 27,033.24			