

# AGENDA

## Key Colony Beach Utility Board

Tuesday, June 16, 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-in of Newly Appointed Board Member Liz Kohout Stephens – 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. 04-21-2026 Utility Board Meeting Minutes – **Pgs. 2-6**
6. **Items for Discussion & Recommendation of Approval**
  - a. Discussion/Approval of the Draft FY 26/27 Utility Board Budget \*\*TBA
  - b. Review of April/May Sludge Hauling – **Pgs. 7-8**
  - c. Discussion/Recommendation of Approval of securing Engineering Studies for Limiting Potential Damage to the Wastewater Plant in the event of a tidal surge
7. **City Staff Report – Pg. 9**
8. **Sewer and Stormwater Grant Update**
9. **Operator’s Monthly Report**
  - a. May 2026 – **Pg. 10**
  - b. Maintenance Budget for re-use – **Pg. 11**
10. **Treasurer’s Report**
  - a. **May 2026 Wastewater Financial Reports**
    1. Balance Sheet – **Pgs. 12-14**
    2. Income Statement – **Pgs. 15-17**
    3. Discussion/Approval of Wastewater Warrant No. 0526 for \$159,970.52 – **Pg. 18**
  - b. **May 2026 Stormwater Financial Reports**
    1. Balance Sheet – **Pg. 19**
    2. Income Statement – **Pgs. 20-21**
    3. Discussion/Approval of Stormwater Warrant No. 0426 for No. 0526 for \$29,509.03 – **Pg. 22**
11. **Any Other Business**
  - a. Review of Summer Schedule – **Pg. 23**

*Persons who need accommodations to attend or participate in this meeting should contact the City Clerk at 305-289-1212 at least 48 hours before the meeting to request such assistance.*

**NOTICE:** *One or more members of the City Commission may be present at this meeting. The presence of Commissioners does not constitute a City Commission meeting, and no official action by the City Commission will be taken.*

**12. Next Meeting:** July 21, 2026 – 9:30 AM – The Inn

**13. Adjournment**

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**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/82305275844?pwd=s7vRwkAkNCnh7nEtQ5uD4ancVTD8sq.1>

Passcode:897430

Phone one-tap:

+13052241968,,82305275844#,,,,\*897430# US

+13092053325,,82305275844#,,,,\*897430# 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: 823 0527 5844

Passcode: 897430

International numbers available: <https://us02web.zoom.us/j/kr13ycEEN>

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# 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, April 21, 2026 – 3:30 PM

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 Chair Fred Swanson, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Chair Fred Swanson, Vice-Chair Ed Carey, Gil Gilbertson, Joe Schmidt. **Absent:** Peter Testa. **Also present:** Mayor Freddie Foster, Commissioner Tom Harding, Commissioner Kirk Diehl, Vice-Mayor Doug Colonell, Building Official Tony Loreno, Administrative Assistant Par Darnall, Plant Operator Shane Ellis, City Clerk Silvia Roussin, Chris Haack from Haack Environmental LLC.

**Public Attendance: 2**

2. **Swearing-in of Appointed Board Member Peter Testa:** City Clerk Roussin asked the Board to consider discussing Peter Testa's continued service on the Utility Board, given that he has been unable to attend any meetings since his December appointment. Chair Swanson agreed but asked that the discussion be tabled until later in the meeting to allow Mr. Testa an opportunity to attend.
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 following agenda additions:
  - A new Item 6f. Discussion/Approval of a proposal by Reynolds Construction to replace the ARVs and install an air injector system for \$36,216.27
  - A new Item 6g. Discussion/Approval of a Reynolds Invoice for \$6,412.66 for work completed on March 24th, 2026
  - Discussion/Review of a recommendation by Commissioner Harding to raise the annual stormwater assessment to \$84.00

There were no other changes.

**MOTION:** Motion made by Vice-Chair Carey to approve the agenda with changes. 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. 03-18-2026 Utility Board Meeting Minutes: There were no changes to the minutes, and Chair Swanson asked for a motion to approve.

**MOTION:** Motion made by Joe Schmidt 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. Review of Capital Improvement Projects

Commissioner Harding reviewed the current fiscal year's capital improvement plan. He reported that cassettes are expected to arrive in May, a pipe stand has been installed by Public Works, and a grant is being pursued for lift station control boxes. Commissioner Harding noted that funds are being included for possible system leak checks and repairs, painting of the building and equipment, and replacement of the ISAM tank baffle due to corrosion. Commissioner Harding distributed photographs of the plant and provided background on delays related to time and available funds. Commissioner Harding noted the need to paint portions of the complex and to update the project list for 2027. Commissioner Harding informed that the current improvement list will be updated in the coming weeks and asked for suggestions for items to be added. In discussion, Joe Schmidt asked whether the work would involve sandblasting and coating. Commissioner Harding said the typical painting process would include power washing, primer, two finish coats, an inspection after application, and a possible clear sealant.

### b. Review of March Sludge Hauling

Chair Swanson asked for confirmation of ongoing weekly sludge-hauling updates, which City Clerk Roussin confirmed. Plant Operator Ellis confirmed that sludge hauling is caught up and that both pumps are operating as intended. Joe Schmidt asked the Sludge Hauler Operator/Owner, Chris Haack, about his dewatering process. Chris Haack discussed the dewatering process and explained how it differs from solid-waste handling. Gil Gilbertson asked about the sludge-hauling process, the pump system, and the pump's vulnerability during a storm. Shane Ellis responded that there are two pumps inside the ISAM building, protected approximately three to four feet above ground level, and stated that he did not anticipate a flooding problem under normal conditions. Gil Gilbertson expressed concern about major flooding and the potential impact on plant operations during a significant hurricane.

### c. Discussion/Recommendation to Award RFP 2026-02 Sludge Hauling Services

Chair Swanson introduced the item. City Clerk Roussin confirmed that the city had received one respondent to the bid and would hear the Board's recommendation at the May 21st City Commission meeting. Chair Swanson asked to look for a recommendation from the Board and invited Chris Haack to speak. Chris Haack reviewed the proposed rates, including emergency service rates. Mayor Foster noted that the firm was the only respondent and qualified to perform the work, and asked City Administrator Bartus to reach out for clarification on the services provided.

Chris Haack explained the contractor's ability to respond during both daytime and nighttime hours. In response to a question from Chair Swanson regarding lift station cleaning, Shane Ellis confirmed that lift station cleaning was included in the prior contract with G-Tech. Discussion followed on annual or semiannual cleanings of the lift stations, with Commissioner Harding confirming a schedule of twice a year. Joe Schmidt asked about timing, and Shane Ellis responded that the work is typically performed before and after the season, with service anticipated in November and April. Shane Ellis confirmed to schedule the cleanings. There was no further discussion, and Chair Swanson asked for a motion to approve.

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

**FURTHER DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the recommendation would be presented to the City Commission on May 21st. Mayor Foster asked Chris Haack to provide the updated proposal at his convenience.

**d. Discussion/Recommendation to Approve the 2026/2027 Atlantic Pipe Contract for Storm Drain Cleaning Services**

City Clerk Roussin informed that the agreement is a renewal of last year's contract with no changes, and that the current renewal is the last available. The Board continued discussion on the proposed 2026/2027 Atlantic Pipe contract for storm drain cleaning services, including pricing, performance, and the requirements for going out to bid. There was no further discussion, and Chair Swanson asked for a motion to approve.

**MOTION:** Motion made by Vice-Chair Carey to approve the recommendation to the City Commission for approval. Gil Gilbertson seconded the motion.

**FURTHER DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the recommendation will be presented to the Commission on May 21st, 2026.

**e. After-the-Fact Approval for an Emergency Pump Purchase from Xylem for \$34,303.00**

Chair Swanson introduced the agenda item and asked for a motion to approve.

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

**DISCUSSION:** Shane Ellis confirmed that the pumps are for the plant itself and that one has been installed and one has been placed in reserve. Shane Ellis further confirmed that there are three lift station pumps in stock.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

**f. Discussion/Approval of a proposal by Reynolds Construction to replace the ARVs and install an air injector system for \$36,216.27\*\*Agenda Addition\*\***

Chair Swanson introduced the agenda item. Commissioner Harding explained that the current system was a significant factor in the plant overflow in March, provided details on repair needs, and stated that replacing it with a modern system would simplify operations and reduce liability. Chair Swanson asked for a motion to approve.

**MOTION:** Motion made by Joe Schmidt to approve. Gil Gilbertson seconded the motion.

**FURTHER DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the recommendation will be presented to the City Commission on May 21st, 2026.

**g. Discussion/Approval of a Reynolds Invoice for \$6,412.66 for work completed on March 24th, 2026  
\*\*Agenda Addition\*\***

Chair Swanson introduced the agenda item and asked for a motion to approve.

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

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

**h. Discussion/Review of a recommendation by Commissioner Harding to raise the annual stormwater assessment to \$84.00 \*\*Agenda Addition\*\***

Chair Swanson introduced the agenda item and asked Commissioner Harding to elaborate. Commissioner Harding distributed a handout and provided background on the stormwater assessment, explaining that it is a non-ad valorem fee collected annually through a tax assessment. He reviewed historical rate increases, emphasized the need to keep pace with inflation, and cited CPI data from Miami-Dade County. Commissioner Harding stated that the proposed increase to \$84.00 would appear on the November tax bill. There were no questions, and Chair Swanson asked for a motion to approve.

**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 would be presented to the City Commission on May 21st, 2026, coinciding with the first reading of the related ordinance.

7. **City Staff Report:** The Board had no questions about the report.
8. **Sewer and Stormwater Grant Update:** Commissioner Harding reported on the Small City Grant application for approximately \$1.5 million for the wastewater plant, noting that the application is in draft form and expected to be submitted at the beginning of May. He also reported that work continues on a separate lift station grant. Chair Swanson commented on the citizen advisory task force and the committee's recognition of the wastewater plant's importance.
9. **Operator's Monthly Report**
  - a. March 2026
  - b. Maintenance Budget for re-use

Chair Swanson asked whether operations at the plant were progressing as expected, and Shane Ellis confirmed they were. Commissioner Harding commented on the progress made over the last month, including repairs and improvements, and noted that nitrogen levels were declining from the high levels previously observed and that the recirculation pump was working. Commissioner Harding provided further detail on nitrogen levels.

10. **Treasurer's Report**
  - a. **March 2026 Wastewater Financial Reports**
    1. Balance Sheet
    2. Income Statement
    3. Discussion/Approval of Wastewater Warrant No. 0326 for \$366,708.36
  - b. **March 2026 Stormwater Financial Reports**
    1. Balance Sheet
    2. Income Statement
    3. Discussion/Approval of Stormwater Warrant No. 0326 for \$1,877.50

Gil Gilbertson commented on expenditures, noting that although some items were slightly over budget, the overall amount appeared manageable. He questioned the funds set aside for the emergency escrow fund, expressed concern about potential damage to electronic equipment during storm events, and discussed storm-protection improvements implemented in New Jersey after Hurricane Sandy. He described possible stormwater mitigation approaches and asked for permission to explore options further. Commissioner Harding stated that he has also been reviewing those possibilities. The Board held further discussion on potential mitigation measures. There

were no objections from the Board, and Gil Gilbertson will coordinate with Commissioner Harding on possible stormwater mitigation options.

There was no further discussion, and Chair Swanson asked for a motion to approve the warrants. Commissioner Harding commented that the payments on the UV Tank had been completed.

**MOTION:** Motion made by Vice-Chair Carey to approve the Stormwater and Wastewater Warrant. Gil Gilbertson seconded the motion.

**DISCUSSION:** Chair Swanson commented that Sludge Hauling expenditures are not included on the current warrant. City Clerk Roussin added that partial billing was included on the warrant.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

- 11. Any Other Business:** Chair Swanson commented on Peter Testa's inability to attend the meeting and recommended that the Board withdraw him as a board member.

**MOTION:** Motion made by Chair Swanson to recommend withdrawing Peter Testa as a board member. Gil Gilbertson seconded the motion.

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

- 12. Next Meeting:** May 19, 2026 – 3:30 PM: The Board discussed the potential move of the May Utility Board meeting and, after discussion, agreed to cancel the May meeting, allowing the City Commission to address any emergencies.

Commissioner Harding offered to work with Shane Ellis on a spreadsheet for the cleanup plan for the plant and pond, as well as updates on both spills and the DEP response. Shane Ellis confirmed that the handrails have been pressure-washed and informed that his supervisor has requested a site meeting to review the needs. Shane Ellis provided further comments on cleanup needs for the retention pond, with Chris Haack confirming a review of the site conditions. Joe Schmidt discussed a device to provide additional protection for the sewer system in his house, with comments from the Board and the Mayor on stormwater mitigation.

- 13. Adjournment:** The meeting adjourned at 4:36 PM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

Week	Date	Contractor	Description	Trucks	Gallons Pumped	Cost
Week 1	4/3/2026	Haack Environmental	Pump-Out	2	9,250	\$ 6,937.50
<b>Total Week 1</b>				<b>2</b>	<b>9,250</b>	<b>\$ 6,937.50</b>
Week 2	4/7/2026	Haack	Pump-Out	2	8,500	\$ 6,375.00
	4/7/2026	Haack	Pump-Out	1	5,000	\$ 3,750.00
	4/8/2026	Haack	Pump-Out	1	4,250	\$ 3,187.50
	4/10/2026	Haack	Pump-Out	1	5,000	\$ 3,750.00
	4/11/2026	Haack	Pump-Out	1	5,000	\$ 3,750.00
	4/9/2026	Haack	Pump-Out-EMERGENCY	Returned to city manhole	8,214	\$ 2,700.00
<b>Total Week 2</b>				<b>6</b>	<b>35,964</b>	<b>\$ 23,512.50</b>
Week 3		NONE				
<b>Total Week 3</b>				<b>0</b>	<b>-</b>	<b>\$ -</b>
Week 4						
<b>Total Week 4</b>				<b>0</b>	<b>-</b>	<b>\$ -</b>
Week 5	4/29/2026	Haack	Emergency clean up		24,717	\$ 5,350.00
			Removed from detention pond and emptied in drying bed			
<b>Total Week 5</b>				<b>0</b>	<b>24,717</b>	<b>\$ 5,350.00</b>
<b>Total April</b>				<b>8</b>	<b>69,931</b>	<b>\$ 35,800.00</b>

Week 1	Date	Contractor	Description	Trucks/Loads	Gallons Pumped	Cost
Total Week 1				0	-	\$ -
Week 2						
	5/5/2026	Haack Environmental	Pump-Out	2	8,500	\$ 6,375.00
	5/6/2026	Haack Environmental	Pump-Out	1	4,250	\$ 3,187.50
Total Week 2				3	12,750	\$ 9,562.50
Week 3						
	5/14/2026	Haack Environmental	Pump-Out	1	5,000	\$ 3,750.00
Total Week 3				1	5,000	\$ 3,750.00
Week 4						
	5/20/2026	Haack Environmental	Pump-Out	4	17,000	\$ 12,750.00
	5/20/2026	Haack Environmental	Pump-Out	2	10,000	\$ 7,500.00
	5/21/2026	Haack Environmental	Pump-Out	3	12,750	\$ 9,562.50
	5/21/2026	Haack Environmental	Pump-Out	1	5,000	\$ 3,750.00
	5/22/2026	Haack Environmental	Pump-Out	2	8,500	\$ 6,375.00
	5/22/2026	Haack Environmental	Pump-Out	2	10,000	\$ 7,500.00
	5/23/2026	Haack Environmental	Pump-Out	2	8,500	\$ 6,375.00
	5/22/2026	Haack Environmental	Emergency Pump-Out Lift Stations	3,75@450/hr		\$ 1,687.50
	5/22/2026	Haack Environmental	Emergency Pump-Out Lift Stations	3@450/hr		\$ 1,350.00
	5/23/2026	Haack Environmental	Emergency Pump-Out Lift Stations	3@450/hr		\$ 1,350.00
Total Week 4				16	71,750	\$ 58,200.00
Week 5						
	5/27/2026	Haack Environmental	Pump-Out	1	4,250	\$ 3,187.50
	5/27/2026	Haack Environmental	Pump-Out	1	5,000	\$ 3,750.00
Total Week 5				2	9,250	\$ 6,937.50
Total May				22	98,750	\$ 78,450.00

## STAFF REPORT FOR THE UTILITY BOARD

June 16, 2026

- The insurance claim for the March 17 spill at the Wastewater Treatment Plant has been submitted and is currently under review.
- The City Commission has approved hiring a Plant Operator and is currently accepting applications. The Plant Operator will oversee US Water's operations and monitor daily plant activities.
- The CDBG grant application has been submitted, requesting funding for improvements at the Wastewater Treatment Plant. A funding decision is expected in July.
- The final reimbursement for the UV Tank Project has been received, and the project is currently in the close-out phase.
- The Ocean Water Improvement Project grant agreement is on the June 18 City Commission agenda for approval, along with the management contract with CPH for the project.
- The third quarter wastewater collection billing process will begin in June.
- In addition to these projects, staff continues to perform regular duties, including invoicing, processing check deposits, and entering financial transactions into QuickBooks.

## OPERATOR REPORT

May 2026

### Plant Update:

1. No callouts for March
2. May 12<sup>th</sup> NUVONIC onsite to repair UV-B ballasts.
3. May 15<sup>th</sup> VEOLIA membranes delivered.
4. May 19<sup>th</sup> VEOLIA staff onsite to install membranes.
5. May 20<sup>th</sup> MBR offline because of faulty connection seal causing sludge spill. DEP was notified.
6. May 21<sup>st</sup> VEOLIA completed install of last cassette.
  1. 98,750 gallons hauled from digester by Haack
  1. Monthly averages for Total Nitrogen= 3.9 mg/L, and Total Phosphorus= <0.04 mg/L.

### R.O. Update:

1. Maintenance Budget for Re-Use (attached)

### Collection system:

May 22<sup>nd</sup> Replaced pump at 5<sup>th</sup> street lift station and replaced 8<sup>th</sup> street lift station contactor. Called Haack to pump out Causeway south lift station while wires were replaced.

MAINTENANCE BUDGET FOR RE-USE									
			Month of May 2026		Budgeted Cost per Year	Actual Cost/Month	Actual Cost/year		
RO Power Cost KWH X 0.777200					\$7,185	\$597.96	\$2,142.26		
Irrigation Pumps Power Cost KWH X 0.777200						\$42.74	\$150.08		
Chemicals RO System include Anti-scalent					\$15,000.00	\$260.00	\$1,045.00	Anti-scalent	
Extra Testing for DEP, TSS, FECAL,					\$11,000.00	\$956.08	\$4,499.23		
Main & Repairs to system including pre filter cartridges.					\$11,000.00	\$260.25	\$1,451.25	Prefilters	
Consulting					\$5,300	\$4,600	\$4,600		
Insurance RO system/building					\$1,700	\$141.66	\$566.64		
Reserves					\$8,000	\$666.66	\$2,666.64		
		Hours		Cost \$					
R.O. Power meter		7693.795		\$597.96					
Irrig pump Power Meter		549.971	\$0.08	\$42.74					
Monthly Total		8243.766	\$0.08	\$640.71	\$59,185	\$7,525.36	\$17,121.10	Total for year	
					\$4,932				
		Monthly Total	Totalyear	Total to date					
Gallons		765,000	3,839,000	150,766,910					
Cost / Gal		\$0.009837	\$0.004460						
Cost /Thousand Gal		\$9.84	\$4.46						
Pre Filters	\$260.25	Per set							
\$17.35 each X 15 per set.									

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

	May 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101-000 · Revenue Fund	
101-045 · Sewer Revenue MM Acct#7106	2,480,057.62
<b>Total 101-000 · Revenue Fund</b>	<b>2,480,057.62</b>
<b>102-000 · Operating &amp; Maintenance Fund</b>	
102-020 · Operating Account #6006	89,168.89
102-030 · WW Res SRF Loan Pmt Acct #0301	328,533.38
<b>Total 102-000 · Operating &amp; Maintenance Fund</b>	<b>417,702.27</b>
<b>163-000 · Restricted - Replace &amp; Ext Fund</b>	
163-100 · Iberia MM Acct #9842	547,140.85
<b>Total 163-000 · Restricted - Replace &amp; Ext Fund</b>	<b>547,140.85</b>
<b>Total Checking/Savings</b>	<b>3,444,900.74</b>
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	909.86
<b>Total Accounts Receivable</b>	<b>909.86</b>
<b>Other Current Assets</b>	
1499 · Undeposited Funds	3,073.06
<b>Total Other Current Assets</b>	<b>3,073.06</b>
<b>Total Current Assets</b>	<b>3,448,883.66</b>
<b>Fixed Assets</b>	
<b>166-000 · Utility Plant</b>	
166-060 · Improvement other than building	45,250.00
166-010 · Construction in Progress	516,107.31
161-020 · Land	9,087.37
166-030 · Building	335,742.29
166-040 · Treatment Plant	1,007,299.10
166-041 · Treatment Plant Renovations	11,663,106.25
166-050 · Equipment	324,300.34

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

	May 31, 26
166-080 · Sewer Lines-Second Section	1,881,084.05
166-090 · Furnitures and Fixtures	10,127.46
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
<b>TOTAL ASSETS</b>	<b>11,340,677.97</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
202-000 · Accounts Payable	94,719.74
Total Accounts Payable	94,719.74
<b>Other Current Liabilities</b>	
205-000 · Contracts Payable	
205-003 · Contractor Const. Retainage	25,221.39
Total 205-000 · Contracts Payable	25,221.39
207-000 · Due to Gen Fund	590.78
220-000 · Deposit on Connection Fees	32,375.00
Total Other Current Liabilities	58,187.17
Total Current Liabilities	152,906.91
<b>Long Term Liabilities</b>	
231-020 · Florida State Revolving Loan	3,381,345.49
Total Long Term Liabilities	3,381,345.49
Total Liabilities	3,534,252.40
<b>Equity</b>	
Invested in Capital Assets-	
253-070 · Net of Debt	4,510,448.82

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

	May 31, 26
<b>Total Invested in Capital Assets-</b>	4,510,448.82
<b>Restricted</b>	
<b>253-000 · Plant Improvements</b>	
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
<b>Total 253-000 · Plant Improvements</b>	780,151.64
<b>Total Restricted</b>	780,151.64
<b>3000 · Opening Bal Equity</b>	855.00
<b>3900 · Unrestricted</b>	2,656,295.82
<b>Net Income</b>	(141,325.71)
<b>Total Equity</b>	7,806,425.57
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>11,340,677.97</b>

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

	<u>May 26</u>	<u>Oct '25 - May 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
343-536 · Property Inquiry Fees		640.00	400.00	240.00
343-561 · Return Check Charges		25.00		
343-500 · Sewer Service	222.00	979,205.44	1,300,357.00	(321,151.56)
343-501 · Sewer Service-Commercial	10,739.72	79,797.93	120,004.00	(40,206.07)
343-535 · Change of Record Fees	2,750.00	13,944.00	14,000.00	(56.00)
343-550 · Reuse Water Reimbursement			60,000.00	(60,000.00)
343-560 · Delinquent Charges		3,630.00	250.00	3,380.00
<b>Total Income</b>	<u>13,711.72</u>	<u>1,077,242.37</u>	<u>1,495,011.00</u>	<u>(417,768.63)</u>
<b>Gross Profit</b>	13,711.72	1,077,242.37	1,495,011.00	(417,768.63)
<b>Expense</b>				
66010 · Bank Service Charges		25.00		
<b>535-000 · OPERATING EXPENSES</b>				
535-061 · WASTEWATER SAMPLING CDC	899.84	7,071.64		
535-080 · Internet	251.55	1,742.92	2,800.00	(1,057.08)
535-070 · Computer Equipment/Maintenance	160.00	1,137.63	2,000.00	(862.37)
535-030 · Electricity	21,427.26	75,794.08	134,000.00	(58,205.92)
535-035 · Insurance		672.66	46,000.00	(45,327.34)
535-040 · Telephone	887.34	5,824.04	6,110.00	(285.96)
535-050 · Water	37.81	350.09	400.00	(49.91)
535-060 · Systems Operator	25,830.09	199,825.14	310,000.00	(110,174.86)
535-280 · Supplies & Chemicals	2,623.00	54,668.76	111,000.00	(56,331.24)
535-440 · Plant Maintenance & Repairs	22,979.07	169,396.67	122,777.00	46,619.67
<b>535-449 · Reverse Osmosis System</b>				
535-031 · R.O. Irrigation Pumps Electric	5,783.91	5,783.91		
535-456 · R.O. Insurance			1,700.00	(1,700.00)
535-455 · R.O. Consulting			13,750.00	(13,750.00)
535-453 · R.O. Testing			4,000.00	(4,000.00)
535-452 · R.O. Chemicals			6,000.00	(6,000.00)
535-451 · R.O. Electric		2,250.00	8,743.00	(6,493.00)
535-450 · R.O. Maintenance & Repair		10,650.00	17,500.00	(6,850.00)
<b>Total 535-449 · Reverse Osmosis System</b>	<u>5,783.91</u>	<u>18,683.91</u>	<u>51,693.00</u>	<u>(33,009.09)</u>
535-460 · System Maintenance & Repairs	7,232.00	47,049.63	150,000.00	(102,950.37)

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

	<u>May 26</u>	<u>Oct '25 - May 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
535-510 · Sludge Hauling	71,512.50	321,296.50	200,000.00	121,296.50
535-520 · Contingency Expense	4,380.00	4,380.00		
535-000 · OPERATING EXPENSES - Other				
<b>Total 535-000 · OPERATING EXPENSES</b>	<u>164,004.37</u>	<u>907,893.67</u>	<u>1,136,780.00</u>	<u>(228,886.33)</u>
535-600 · GENERAL & ADMINISTRATIVE				
535-651 · Grant Development	4,943.75	4,943.75		
535-670 · Service Contract			20,344.00	(20,344.00)
535-696 · Maintenance by City Employees		2,606.26	3,500.00	(893.74)
535-675 · Structure & Grounds Maintenance		2,443.66	6,000.00	(3,556.34)
535-610 · Salaries		61,250.56	55,750.00	5,500.56
535-615 · Payroll Taxes		5,815.44	4,265.00	1,550.44
535-616 · Retirement Benefits			7,822.00	(7,822.00)
535-617 · Medical Coverage			15,250.00	(15,250.00)
535-620 · Accounting		12,537.05	14,100.00	(1,562.95)
535-630 · Printing, Postage, Office	277.63	2,056.53	2,700.00	(643.47)
535-645 · Contingency			5,000.00	(5,000.00)
535-650 · Consulting	7,277.00	33,106.19	12,000.00	21,106.19
535-660 · Miscellaneous Office		189.04	500.00	(310.96)
535-680 · Legal Fees			1,000.00	(1,000.00)
535-690 · Legal Advertising			600.00	(600.00)
535-600 · GENERAL & ADMINISTRATIVE - Other				
<b>Total 535-600 · GENERAL &amp; ADMINISTRATIVE</b>	<u>12,498.38</u>	<u>124,948.48</u>	<u>148,831.00</u>	<u>(23,882.52)</u>
535-700 · DEBT RETIREMENT				
535-704 · Debt Repay Interest		11,021.02		
535-705 · Debt Repay-Principal		124,372.71	272,000.00	(147,627.29)
<b>Total 535-700 · DEBT RETIREMENT</b>		<u>135,393.73</u>	<u>272,000.00</u>	<u>(136,606.27)</u>
<b>Total Expense</b>	<u>176,502.75</u>	<u>1,168,260.88</u>	<u>1,557,611.00</u>	<u>(389,350.12)</u>
<b>Net Ordinary Income</b>	<u>(162,791.03)</u>	<u>(91,018.51)</u>	<u>(62,600.00)</u>	<u>(28,418.51)</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
536-910 · Sewer Connection Fees			5,200.00	(5,200.00)
536-915 · Miscellaneous Income				
536-917 · Miscellaneous Income		100.00	400.00	(300.00)
<b>Total 536-915 · Miscellaneous Income</b>		<u>100.00</u>	<u>400.00</u>	<u>(300.00)</u>

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

	<u>May 26</u>	<u>Oct '25 - May 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
<b>536-920 · Interest Income</b>				
536-923 · Interest Income 9842	1,276.37	10,293.42		
536-922 · Interest Income 6006	344.06	1,977.73		
536-921 · Interest Income 7106	5,661.39	45,366.76		
536-920 · Interest Income - Other	819.42	6,704.24	116,000.00	(109,295.76)
<b>Total 536-920 · Interest Income</b>	<u>8,101.24</u>	<u>64,342.15</u>	<u>116,000.00</u>	<u>(51,657.85)</u>
<b>535-865 · GRANTS</b>	274,815.11	366,843.87	250,000.00	116,843.87
<b>Total Other Income</b>	<u>282,916.35</u>	<u>431,286.02</u>	<u>371,600.00</u>	<u>59,686.02</u>
<b>Other Expense</b>				
537-000 · Capital Reserves - Reuse Water			8,000.00	(8,000.00)
535-849 · ReUse Membrane Reserve			8,000.00	(8,000.00)
<b>Total 537-000 · Capital Reserves - Reuse Water</b>			<u>8,000.00</u>	<u>(8,000.00)</u>
<b>535-800 · CAPITAL EXPENSES</b>				
535-860 · Misc. Grants				
535-844 · Capital Plant		481,593.22	540,000.00	(58,406.78)
535-846 · Capital System			112,000.00	(112,000.00)
535-800 · CAPITAL EXPENSES - Other				
<b>Total 535-800 · CAPITAL EXPENSES</b>		<u>481,593.22</u>	<u>652,000.00</u>	<u>(170,406.78)</u>
<b>535-850 · RESERVE FUNDING</b>				
535-848 · ZeeWeed Membrane Reserve			40,000.00	(40,000.00)
<b>Total 535-850 · RESERVE FUNDING</b>			<u>40,000.00</u>	<u>(40,000.00)</u>
<b>Total Other Expense</b>		<u>481,593.22</u>	<u>700,000.00</u>	<u>(218,406.78)</u>
<b>Net Other Income</b>	<u>282,916.35</u>	<u>(50,307.20)</u>	<u>(328,400.00)</u>	<u>278,092.80</u>
<b>Net Income</b>	<u>120,125.32</u>	<u>(141,325.71)</u>	<u>(391,000.00)</u>	<u>249,674.29</u>



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

	May 31, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
101-001 - Stormwater Utilities#8300070128	636,700.68
<b>Total Checking/Savings</b>	636,700.68
Accounts Receivable	
131-001 - Due from General Fund	668.15
<b>Total Accounts Receivable</b>	668.15
<b>Total Current Assets</b>	637,368.83
<b>Fixed Assets</b>	
166-901 - Stormwater System	3,771,742.00
166-902 - Construction in Progress	486,096.45
17000 - Accumulated Depreciation	-590,843.60
<b>Total Fixed Assets</b>	3,646,994.85
<b>TOTAL ASSETS</b>	<b>4,284,363.68</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 - Accounts Payable	701.28
<b>Total Accounts Payable</b>	701.28
<b>Total Current Liabilities</b>	701.28
<b>Total Liabilities</b>	701.28
<b>Equity</b>	
30000 - Opening Balance Equity	618,490.00
32000 - Retained Earnings	3,503,161.50
Net Income	162,010.90
<b>Total Equity</b>	4,283,662.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,284,363.68</b>

**Key Colony Beach Storm Water Fund  
INCOME STATEMENT Budget & Actual**

	<u>May 26</u>	<u>Oct '25 - May 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
363-100 · Stormwater Fees				
363-101 · Collected Stormwater Fees	668	122,965	118,930	4,035
363-105 · Delinquent Charges/Overdue Acct	0	0	50	-50
<b>Total 363-100 · Stormwater Fees</b>	<u>668</u>	<u>122,965</u>	<u>118,980</u>	<u>3,985</u>
<b>Total Income</b>	<u>668</u>	<u>122,965</u>	<u>118,980</u>	<u>3,985</u>
<b>Gross Profit</b>	668	122,965	118,980	3,985
<b>Expense</b>				
513-031 · Legal and Professional Services	0	0	1,000	-1,000
513-032 · Accounting and Auditing	0	0	1,000	-1,000
513-033 · Consulting	540	17,386	100,000	-82,614
513-041 · Postage	0	0	250	-250
535-050 · Utilities				
535-051 · Electric	357	1,270	0	1,270
<b>Total 535-050 · Utilities</b>	<u>357</u>	<u>1,270</u>	<u>0</u>	<u>1,270</u>
535-610 · Salaries, Payroll Taxes, ETC...	0	0	4,000	-4,000
535-660 · Miscellaneous Office	0	0	500	-500
538-046 · Maint/ Repairs for STORMWATER	26,790	65,890	40,000	25,890
<b>Total Expense</b>	<u>27,687</u>	<u>84,546</u>	<u>146,750</u>	<u>-62,204</u>
<b>Net Ordinary Income</b>	-27,019	38,419	-27,770	66,189
<b>Other Income/Expense</b>				
<b>Other Income</b>				
361-100 · Interest Income	1,512	5,884	9,000	-3,116
373-871 · Stewardship Grant	0	338,274	925,000	-586,726
536-915 · Miscellaneous Income ADMIN COSTS	0	0	100	-100
<b>Total Other Income</b>	<u>1,512</u>	<u>344,158</u>	<u>934,100</u>	<u>-589,942</u>
<b>Other Expense</b>				
535-800 · CAPITAL EXPENSES				
535-811 · Drainage Improvements	0	5,814		
535-821 · Detention Pond	0	214,752		

**Key Colony Beach Storm Water Fund  
INCOME STATEMENT Budget & Actual**

	<u>May 26</u>	<u>Oct '25 - May 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
535-800 · CAPITAL EXPENSES - Other	0	0	482,758	-482,758
<b>Total 535-800 · CAPITAL EXPENSES</b>	<b>0</b>	<b>220,566</b>	<b>482,758</b>	<b>-262,190</b>
587-000 · RESERVE FUNDING				
587-100 · Stormwater Reserves	0	0	15,000	-15,000
<b>Total 587-000 · RESERVE FUNDING</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>-15,000</b>
<b>Total Other Expense</b>	<b>0</b>	<b>220,566</b>	<b>497,758</b>	<b>-277,190</b>
<b>Net Other Income</b>	<b>1,512</b>	<b>123,592</b>	<b>438,344</b>	<b>-312,752</b>
<b>Net Income</b>	<b>-25,507</b>	<b>162,011</b>	<b>408,574</b>	<b>-246,563</b>

**UTILITY BOARD**

of KEY COLONY BEACH FLORIDA

**SW WARRANT #0526**

<b>INVOICE #</b>	<b>PAYABLE TO:</b>	<b>AMOUNT</b>	<b>FOR</b>
28527-28528	Atlantic Pipe Services	\$ 26,790.00	Maintenance & Repairs
176462	CPH	\$ 2,523.00	Consulting Services
3/23/26-4/23/26	FKEC	\$ 196.03	Electricity
		<b>TOTAL \$</b>	<b>29,509.03</b>

**GRAND TOTAL OF SW WARRANT 0526: \$ 29,509.03**

# UTILITY BOARD - SUMMER SCHEDULE

**7/21/2026**

**Here [Zoom](#)**

Fred Swanson  
Ed Cary  
Gil Gilbertson  
Joseph Schmidt  
Liz Kohout Stevens

**8/18/2026**

**Here [Zoom](#)**

Fred Swanson  
Ed Cary  
Gil Gilbertson  
Joseph Schmidt  
Liz Kohout Stevens

**9/15/2026**

**Here [Zoom](#)**

Fred Swanson  
Ed Cary  
Gil Gilbertson  
Joseph Schmidt  
Liz Kohout Stevens