

AGENDA

Key Colony Beach Utility Board

Tuesday, August 18, 2026 – 10:00 AM

Temporary Meeting Place for the City of Key Colony Beach

The Key Colony Inn – Back Patio, 700 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. Approval of Agenda** *(Additions, changes, and deletions can be made via one motion and a second to approve by majority vote)*
- 3. Citizen Comments and Correspondence**
- 4. Approval of Minutes:** 07-21-2026 Utility Board Meeting Minutes – **Pgs. 1-4**
- 5. Review of Sludge Hauling for July – Pg. 5**
- 6. Items for Discussion & Recommendation of Approval**
 - a. Discussion/Approval of a Proposal by Komline-Harn for Touchscreen Panels for \$6,300.00 – **Pg. 6**
 - b. After-the-Fact Approval of a Proposal by Hawkins for the Purchase and Installation of a New Storage Tank for \$11,500.00 – **Pg. 7**
- 7. City Hall Staff Report – Pg. 8**
- 8. Sewer and Stormwater Grant Update**
- 9. Operator's Monthly Report**
 - a. July 2026 – **Pg. 9**
 - b. Maintenance Budget for reuse – **Pg. 10**
- 10. Treasurer's Report**
 - a. **July 2026 Wastewater Financial Reports**
 1. Balance Sheet – **Pgs. 11-12**
 2. Income Statement – **Pg. 13-15**
 3. Discussion/Approval of Wastewater Warrant No. 0726 for \$279,120.66 – **Pg. 16**
 - b. **July 2026 Stormwater Financial Reports**
 1. Balance Sheet – **Pg. 17**
 2. Income Statement – **Pgs. 18-19**
 3. Discussion/Approval of Stormwater Warrant No. 0726 for \$48,873.11 – **Pg. 20**
- 11. Any Other Business**
- 12. Next Meeting:** September 15th, 2026- 10:00 AM – The Key Colony Inn
- 13. Adjournment**

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.*

This meeting will be held at the temporary meeting place for the City of Key Colony Beach, at The Inn, Back Patio, 700 W. Ocean Drive, Key Colony Beach, and via Zoom.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87628409317?pwd=NuPRAXynQ6hbzJAYu1rqNopO4f8wOS.1>

Passcode:261615

Phone one-tap:

+13052241968,,87628409317#,,,,*261615# US

+16469313860,,87628409317#,,,,*261615# US

Join via audio:

+1 305 224 1968 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+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

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Webinar ID: 876 2840 9317

Passcode: 261615

International numbers available: <https://us02web.zoom.us/j/kelPGpVgg5>

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.*

MINUTES

Key Colony Beach Utility Board

Tuesday, July 21, 2026 – 10:04 AM

Temporary Meeting Place for the City of Key Colony Beach

The Key Colony Inn – Back Patio, 700 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 Vice-Chair Ed Carey at 10:04 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Chair Fred Swanson (via Zoom), Vice-Chair Ed Carey, Gil Gilbertson, Liz Kohout, Joe Schmidt (via Zoom). **Also present:** City Administrator John Bartus, Building Official Tony Lorenzo, Commissioner Tom Harding (via Zoom), Mayor Freddie Foster (via Zoom), Commissioner Kirk Diehl (via Zoom).
2. **Approval of Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by majority vote*)

City Clerk Roussin reported no changes, only an addendum to the Sludge Hauling Report under item 5. There were no other changes, and Vice-Chair Carey asked for a motion to approve.

MOTION: Motion made by Gil Gilbertson. Liz Kohout Stephens seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments and Correspondence:** None.
4. **Approval of Minutes:** 06-16-2026 Utility Board Meeting Minutes

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

MOTION: Motion made by Gil Gilbertson to approve. Liz Kohout Stephens seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

5. **Review of Sludge Hauling for July**

City Clerk Roussin reported on sludge hauling services for July and deferred to Commissioner Harding and Plant Operator Ellis for further review. Joe Schmidt asked whether a claim for the wastewater spill was being processed. City Clerk Roussin stated that a claim had been submitted but was denied because the MBR had not been added to the insurance policy when upgrades were made several years ago. Mayor Foster confirmed that the City would self-pay for the incident, with US Water partially involved in the cleanup costs. Mayor Foster also confirmed that the insurance policy is being updated to include the correct tanks and equipment. Joe Schmidt suggested reviewing liability coverage and a possible umbrella insurance and asked about the status of the dewatering process. Mayor Foster stated that the City is pursuing grants and noted that sludge hauling has always been a City expense, but options are being reviewed to reduce waste. Mayor Foster added that further work is underway and offered to have Commissioner Harding or himself provide more detailed information.

6. Items for Discussion & Recommendation of Approval

a. After-the-Fact Review and Approval for the Purchase of a Digester Local Monitoring and Alarm System

Vice-Chair Carey introduced the agenda item. City Clerk Roussin explained that after-the-fact approval was necessary because the proposal was urgent and the City Commission meeting occurred before the Utility Board meeting. As a result, the proposal had already been reviewed and approved by the City Commission. City Clerk Roussin confirmed the proposal's approval and believed training was included. Commissioner Harding elaborated on the training to be provided, including a one-year subscription to the company's service with a recurring annual fee. Vice-Chair Carey asked for a motion.

MOTION: Motion made by Gil Gilbertson to approve. Liz Kohout Stephens seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

b. Discussion/Recommendation for an increase in Residential and Commercial Wastewater Fees

Vice-Chair Carey introduced the agenda item and asked Commissioner Harding to elaborate. Commissioner Harding reviewed prior discussions on increases to residential and commercial wastewater fees and the outstanding question regarding a per-flow increase in water usage fees. He suggested raising the usage rate from \$2.47 to \$2.58 per hundred gallons. He also reminded the Board that stormwater fees are increasing by \$4.00 per year. Commissioner Harding clarified that residential fees would increase from \$74.00 to \$84.00 per month and explained that the increase is driven by higher sludge hauling costs and plant maintenance expenses. Vice-Chair Carey then asked for a motion.

MOTION: Motion made by Liz Kohout Stephens to approve. Gil Gilbertson seconded the motion.

DISCUSSION: City Clerk Roussin clarified the motion to be for the increase in residential and commercial wastewater fees by \$10.00 per month and an increase in water usage of \$2.58 per hundred gallons.

ON THE MOTION: Rollcall vote. Unanimous approval.

c. Discussion/Recommendation for Approval for a Replacement Proposal by Veolia for Membrane Replacements for \$383,220.00

Vice-Chair Carey introduced the agenda item and asked Commissioner Harding to elaborate. Commissioner Harding reported on the proposal to replace the membranes, the age of the current membranes, and the use of reserves budgeted for large purchases. He explained that procurement is expected to take approximately seven months and that the membranes originate from Hungary. Commissioner Harding noted that the membranes will arrive in large containers and be installed by Veolia within approximately two to three days, with a life expectancy of approximately seven to eight years. He also explained that deterioration was caused in part by recirculation pump issues that aggravated the membranes and noted that the recirculation pumps will be monitored and routinely replaced going forward. Additional discussion covered membrane failures, other possible options, and the limitations of the MBR tank, which is designed specifically for these membranes. There was no further discussion, and Vice-Chair Carey asked for a motion to approve.

MOTION: Motion made by Liz Kohout Stephens to approve. Gil Gilbertson seconded the motion.

FURTHER DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. City Hall Staff Report: There were no questions to the report.

8. Sewer and Stormwater Grant Update

City Administrator Bartus reported that the City received a \$220,000 Hurricane Loss Mitigation Grant for lift station replacements and that the project will be bid soon. He also noted that the City is still awaiting information on the CDBG grant. City Administrator Bartus stated that he will, alongside Mayor Foster, discuss an interlocal agreement with the County regarding a portion of the \$20 million allocation. The City is also applying for additional DEP grants, including alternative water supply grants for future projects. Mayor Foster further advised that House appropriations of \$475,000 have been approved.

Liz Kohout asked about grant opportunities to raise buildings due to concerns about water encroachment on electrical components. Mayor Foster reported having just received a \$225,00 grant to raise the Lift Stations on each street and having lost a lot of station capabilities during the last hurricane. Mayor Foster stated that the City will continue to look for grants for areas of concern. Commissioner Harding commented that the CDBG grant includes a new generator and electrical panel and is part of the five-year plan for the Florida Keys Area of Critical State Concern. Commissioner Harding explained that floodproofing the current wastewater buildings, rather than raising them, is being considered. No formal grant application has been submitted yet, but the item remains on the City's to-do list.

9. Operator's Monthly Report

- a. June 2026
- b. Maintenance Budget for re-use

10. Treasurer's Report

- a. **June 2026 Wastewater Financial Reports**
 1. Balance Sheet
 2. Income Statement
 3. Discussion/Approval of Wastewater Warrant No. 0626 for \$405,104.53
- b. **June 2026 Stormwater Financial Reports**
 1. Balance Sheet
 2. Income Statement
 3. Discussion/Approval of Stormwater Warrant No. 0626 for \$701.28

Gil Gilbertson reported that stormwater is under budget and functioning well. Gil Gilbertson noted that the Wastewater budget, particularly sludge hauling, is approximately \$200,000 over budget, although the Board was aware of the issue. Gil Gilbertson stated that the approved wastewater increases should provide a cushion and expressed support for the ongoing floodproofing discussions. Vice-Chair Carey asked for a motion to approve the reports.

MOTION: Motion made by Liz Kohout Stephens to approve. Chair Swanson seconded the motion.

FURTHER DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Joe Schmidt asked about possible cost reductions to flood insurance for buildings with planned floodproofing. Mayor Foster commented that the term floodproof is more of a mitigating measure and that further research is needed on self-insurance or on requesting discounts. Commissioner Harding discussed possible reductions in flood insurance policies and noted that the National Flood Insurance Program does not recognize flood logs as a basis for reductions. He stated that the new portion of City Hall will meet or exceed building standards. He also explained that the wastewater plant would need to be raised to meet minimum building standards, which could require an additional elevation of approximately five feet or more and may not be feasible due to cost. Commissioner Harding recalled that during Hurricane Irma, two buildings experienced water intrusion. He stated

that flood logs may assist with mitigation efforts, and grants may cover a large portion of related costs.

Vice-Chair Carey asked for a motion to approve the Wastewater and Stormwater Warrants.

MOTION: Motion made by Gil Gilbertson to approve. Liz Kohout Stephens seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

11. Any Other Business: None.

12. Next Meeting: August 18, 2026- 10:00 AM – The Key Colony Inn. Vice-Chair Carey confirmed a physical quorum for the next meeting.

13. Adjournment: The meeting adjourned at 10:42 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

	Date	Contractor	Description	Trucks/Loads	Gallons Pumped	Cost
Week 1						
Total Week 1				0	-	\$ -
Week 2						
	7/11/2026	Haack Environmental	Emergency Pump Out	14	54,500	\$ 61,875.00
Total Week2				14	54,500	\$ 61,875.00
Week 3						
	7/14/2026	Haack Environmental	Pump out	4	20,000	\$ 15,000.00
	7/16/2026	Haack Environmental	Pump out (Emergency rate)	10	46,250	\$ 49,687.50
	7/17/2026	Haack Environmental	Pump out	5	25,000	\$ 18,750.00
Total Week 3				19	91,250	\$ 83,437.50
Week 4						
	7/24/2026	Haack Environmental	Pump out	5	25,000	\$ 18,750.00
Total Week 4				5	25,000	\$ 18,750.00
Week 5						
Total Week 5				0	-	\$ -
Total July				38	170,750	\$ 164,062.50

PROPOSAL



310 CENTER COURT - VENICE, FLORIDA 34285
(P) 941-488-9671 - (F) 941-488-9400

City of Key Colony Beach	ATTN: SHANE ELLIS	07/20/2026
PO Box 510141	Email: sellis@uswatercorp.net	
Key Colony Beach, FL 33051	Replacement EZ Touch and Programming	

Harn R/O Systems, Inc in pleased to present the following proposal:

1. Provide two (2) EZ-Automation upgraded Model EZ3-T10C-EE 10" HMI touchscreen panel to act as a spare unit. Each unit will fit either the Train or Pump control. The upgraded model includes TFT Color 800x600 screen resolution, 2 Serial Ports, 2 USB Ports, built in Ethernet, 1 MicroSD card slot and all Serial/Ethernet Drivers. External dimensions are the same as the older model.
2. Provide two (2) USB flash drives: one with the programming necessary for the Pump Screen and one with the programming for the Harn R/O.

For the total sum of \$6,300.00

Exceptions and Clarifications

1. Sales tax, if applicable, is not included in the above price.
2. Shipping and Handling is not included. S&H will be added.
3. Installation is not included. Installation to be performed by the client.

See above, taxes not included
Terms are Net 30 days.

All materials is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized
Signature _____

NOTE: This proposal may be
Withdrawn by us if not accepted within _____ 30 _____ days.

Signature _____

Signature: _____

Jake Singleton
 Branch Manager
 Hawkins Inc
 155 S. County Rd. 33
 Ashford, Al 36312
 (334) 796-9505
www.hawkinsinc.com



Customer	Date	Expires	Shipment	Payment
	8/10/2026	90 Days	PPA	Net 30 Days
Item number	Description	Price	Quantity	Extended Price
68981	IMT-1050 Double Walled Bulk Storage Tank. 1,050 Gallons.	\$7,500.00	1	\$7,500.00
499991	Equipment Rental	\$1,000.00	1	\$1,000.00
499992	Travel and labor to remove existing bulk storage tank and install new storage tank. Installation includes all pipe, valves, and fittings. Does NOT include disposal of existing bulk storage tank	\$1,500.00	1	\$3,000.00
				Total: \$11,500.00

STAFF REPORT FOR THE UTILITY BOARD

August 18, 2026

- The City is still awaiting a funding decision on its CDBG grant application.
- Third-quarter wastewater utility collection is underway.
- In addition to these projects, staff continues to perform day-to-day operations, including utility billing, processing payments and deposits, accounts payable, and recording financial transactions in QuickBooks.

OPERATOR REPORT

July 2026

Plant Update:

1. No callouts for July
2. July 1st VEOLIA rep onsite to inspect new membrane installments.
3. July 11th HAACK Ind onsite to pump down digester after power outage causing tank spill.
4. July 14th Pantropic onsite to trouble shoot generator. HAACK onsite to pump out digester.
5. July 15th found processing pumps off line and tanks too full. Called HAACK for emergency pump outs to prevent a spill. Reset processing pumps and put them back online.
6. July 23rd NUVONIC onsite to service UV units.
7. July 24th NUVONIC back onsite to complete UV service. HAACK also onsite to pump out digester.
8. July 29th Pantropic onsite to service generator.
9. HAACK Ind pumped a total of 170,750 gallons from digester.

1. Monthly averages for Total Nitrogen= 1.2 mg/L, and Total Phosphorus= 0.04 mg/L.

R.O. Update:

1. Maintenance Budget for Re-Use (attached)

Collection system:

MAINTENANCE BUDGET FOR RE-USE									
Month of July 2026					Budgeted	Actual	Actual		
					Cost per Year	Cost/Month	Cost/year		
RO Power Cost KWH X 0.777200					\$7,185	\$428.67	\$2,142.26		
Irrigation Pumps Power Cost KWH X 0.777200						\$41.63	\$150.08		
Chemicals RO System Include Anti-scalent					\$15,000.00		\$1,045.00		
Extra Testing for DEP TSS, FECAL,					\$11,000.00	\$787.36	\$4,499.23		
Main & Repairs to system including pre filter cartridges.					\$11,000.00	\$0.00	\$1,451.25		
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					5515.63	\$428.67	\$0.08		
Irrg pump Power Meter					535.587	\$41.63	\$0.08		
Monthly Total					6051.217	\$470.30			
						\$59,185	\$6,665.98	\$17,121.10	Total for year
						\$4,932			
Monthly Total					Total/year	Total to date			
Gallons					505,122	4,849,198	151,777,108		
Cost / Gal					\$0.013197	\$0.003531			
Cost /Thousand Gal					\$13.20	\$3.53			
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 July 31, 2026

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
101-000 - Revenue Fund	
101-045 - Sewer Revenue MM Acct#7106	2,124,283.64
Total 101-000 - Revenue Fund	2,124,283.64
102-000 - Operating & Maintenance Fund	
102-020 - Operating Account #6006	55,677.88
102-030 - WW Res SRF Loan Pmt Acct #0301	398,497.49
Total 102-000 - Operating & Maintenance Fund	454,175.37
163-000 - Restricted - Replace & Ext Fund	
163-100 - Iberia MM Acct #9842	549,661.14
Total 163-000 - Restricted - Replace & Ext Fund	549,661.14
Total Checking/Savings	3,128,120.15
Accounts Receivable	
1200 - Accounts Receivable	17,864.03
Total Accounts Receivable	17,864.03
Other Current Assets	
1499 - Undeposited Funds	3,322.06
Total Other Current Assets	3,322.06
Total Current Assets	3,149,306.24
Fixed Assets	
166-000 - Utility Plant	
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
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
TOTAL ASSETS	11,041,100.55

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

	Jul 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202-000 · Accounts Payable	14,196.76
Total Accounts Payable	14,196.76
Other Current Liabilities	
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	12,623.25
220-000 · Deposit on Connection Fees	32,375.00
Total Other Current Liabilities	70,219.64
Total Current Liabilities	84,416.40
Long Term Liabilities	
231-020 · Florida State Revolving Loan	3,381,345.49
Total Long Term Liabilities	3,381,345.49
Total Liabilities	3,465,761.89
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	2,656,285.82
Net Income	(372,412.62)
Total Equity	7,575,338.66
TOTAL LIABILITIES & EQUITY	11,041,100.55

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

	<u>Jul 26</u>	<u>Oct '25 - Jul 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense				
Income				
343-536 · Property Inquiry Fees	30.00	790.00	400.00	390.00
343-561 · Return Check Charges	0.00	25.00	0.00	25.00
4999 · Uncategorized Income				
343-500 · Sewer Service	327,228.00	1,306,877.44	1,300,357.00	6,520.44
343-501 · Sewer Service-Commercial	9,538.31	99,164.04	120,004.00	(20,839.96)
343-535 · Change of Record Fees	2,500.00	17,494.00	14,000.00	3,494.00
343-550 · Reuse Water Reimbursement	0.00	0.00	60,000.00	(60,000.00)
343-560 · Delinquent Charges	30.00	3,690.00	250.00	3,440.00
Total Income	<u>339,326.31</u>	<u>1,428,040.48</u>	<u>1,495,011.00</u>	<u>(66,970.52)</u>
Expense				
535-635 · Shipping and Freight	656.38	1,424.21	0.00	1,424.21
66010 · Bank Service Charges	0.00	25.00	0.00	25.00
535-000 · OPERATING EXPENSES				
535-061 · WASTEWATER SAMPLING CDC	0.00	8,702.49	0.00	8,702.49
535-080 · Internet	251.66	2,246.35	2,800.00	(553.65)
535-070 · Computer Equipment/Maintenance	160.00	1,457.63	2,000.00	(542.37)
535-030 · Electricity	10,409.87	96,627.54	134,000.00	(37,372.46)
535-035 · Insurance		13,976.66	46,000.00	(32,023.34)
535-040 · Telephone	1,026.39	7,738.28	6,110.00	1,628.28
535-050 · Water	43.48	432.40	400.00	32.40
535-060 · Systems Operator	25,830.09	251,485.32	310,000.00	(58,514.68)
535-280 · Supplies & Chemicals	13,003.52	79,211.61	111,000.00	(31,788.39)
535-440 · Plant Maintenance & Repairs	33,896.83	368,658.25	122,777.00	245,881.25
535-449 · Reverse Osmosis System				
535-031 · R.O. Irrigation Pumps Electric	0.00	5,923.41	0.00	5,923.41
535-456 · R.O. Insurance	0.00	19,231.00	1,700.00	17,531.00
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	2,918.00	6,000.00	(3,082.00)
535-451 · R.O. Electric	0.00	2,250.00	8,743.00	(6,493.00)
535-450 · R.O. Maintenance & Repair	4,450.50	15,100.50	17,500.00	(2,399.50)
Total 535-449 · Reverse Osmosis System	<u>4,450.50</u>	<u>45,422.91</u>	<u>51,693.00</u>	<u>(6,270.09)</u>

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

	<u>Jul 26</u>	<u>Oct '25 - Jul 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
535-460 · System Maintenance & Repairs	5,823.55	66,128.01	150,000.00	(83,871.99)
535-510 · Sludge Hauling	164,062.50	493,871.50	200,000.00	293,871.50
535-520 · Contingency Expense	0.00	4,380.00	0.00	4,380.00
Total 535-000 · OPERATING EXPENSES	258,958.39	1,440,338.95	1,136,780.00	303,558.95
535-600 · GENERAL & ADMINISTRATIVE				
535-651 · Grant Development	0.00	7,787.50	0.00	7,787.50
535-670 · Service Contract	0.00	0.00	20,344.00	(20,344.00)
535-696 · Maintenance by City Employees	0.00	3,449.77	3,500.00	(50.23)
535-675 · Structure & Grounds Maintenance	0.00	2,443.66	6,000.00	(3,556.34)
535-610 · Salaries	0.00	89,460.58	55,750.00	33,710.58
535-615 · Payroll Taxes	0.00	7,973.51	4,265.00	3,708.51
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	4,566.28	17,437.95	14,100.00	3,337.95
535-630 · Printing, Postage, Office	200.84	2,698.72	2,700.00	(1.28)
535-645 · Contingency	0.00	0.00	5,000.00	(5,000.00)
535-650 · Consulting	(4,880.00)	29,562.69	12,000.00	17,562.69
535-660 · Miscellaneous Office	110.00	299.04	500.00	(200.96)
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	(2.88)	161,113.42	148,831.00	12,282.42
535-700 · DEBT RETIREMENT				
535-704 · Debt Repay Interest	0.00	11,021.02	0.00	11,021.02
535-705 · Debt Repay-Principal	0.00	124,372.71	272,000.00	(147,627.29)
Total 535-700 · DEBT RETIREMENT	0.00	135,393.73	272,000.00	(136,606.27)
Total Expense	259,611.89	1,738,295.31	1,557,611.00	180,684.31
Net Ordinary Income	79,714.42	(310,254.83)	(62,600.00)	(247,654.83)
Other Income/Expense				
Other Income				
536-910 · Sewer Connection Fees	0.00	0.00	5,200.00	(5,200.00)
536-917 · Miscellaneous Income	0.00	867.83	400.00	467.83
536-920 · Interest Income				
536-923 · Interest Income 9842	1,282.25	12,813.71		
536-922 · Interest Income 6006	245.99	2,649.44		

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

	Jul 26	Oct '25 - Jul 26	FY26 Budget	\$ Over Budget
536-921 · Interest Income 7106	5,032.93	55,260.27		
536-920 · Interest Income - Other	929.61	8,480.09	116,000.00	(107,519.91)
Total 536-920 · Interest Income	7,490.78	79,203.51	116,000.00	(36,796.49)
535-865 · GRANTS	0.00	366,843.87	250,000.00	116,843.87
Total Other Income	7,490.78	446,915.21	371,600.00	75,315.21
Other Expense				
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	0.00	509,073.00	540,000.00	(30,927.00)
535-846 · Capital System	0.00	0.00	112,000.00	(112,000.00)
Total 535-800 · CAPITAL EXPENSES		509,073.00	652,000.00	(142,927.00)
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	0.00	509,073.00	700,000.00	(190,927.00)
Net Other Income	7,490.78	(62,157.79)	(328,400.00)	266,242.21
Net Income	87,205.20	(372,412.62)	(391,000.00)	18,587.38

UTILITY BOARD of KEY COLONY BEACH FLORIDA			WW WARRANT #0726	
ACCT#	PAYABLE TO:	AMOUNT	FOR	
535-040	AT&T	\$ 1,154.79	Telephone, & Internet	
535-050	FKAA	\$ 43.48	Water	
535-030	FKEC	\$ 10,423.59	Electricity	
535-460	Custom Pump & Controls	\$ 1,300.52	System maintenance & Repairs-Relays, capacitors, & freight	
535-440	F.J. Nugent & Associates, Inc.	\$ 7,313.00	Plant maintenance-Steametric install	
535-635	FedEx	\$ 767.83	Shipping and Freight	
535-510	Haack Environmental, LLC	\$ 164,062.50	Sludge Hauling	
535-280	Hawkins, Inc.	\$ 10,669.36	Chemicals	
535-440	Pantropic Power	\$ 3,630.10	Plant maintenance & repairs	
535-650	CPH	\$ 1,179.00	Consulting	
535-630	The UPS Store	\$ 247.71	Printing, Postage	
535-440	Reynolds Construction	\$ 5,931.42	Supplies-test strips, chart paper, ph buffer pack	
535-460 & 280	USA Bluebook	\$ 7,680.42	System maintenance & Repairs	
343-500	customer refunds	\$ 888.00	Sewer Payment Refunds Issued	
535-280	Advance Auto Parts	\$ 55.96	Supplies	
535-440	Nearshore Electric	\$ 2,963.00	System maintenance & Repairs	
535-440	Nuvonic	\$ 9,217.04	System maintenance parts + shipping	
535-450	PSI Technologies	\$ 14,186.00	RO Maintenance & Repairs	
535-660	US1 Graphics	\$ 110.00	uniforms	
	TOTAL	\$ 241,823.72		
US WATER INVOICES FOR APPROVAL				
ACCOUNT #	VENDOR	AMOUNT	DESCRIPTION	
535-060	US WATER CORPORATION	\$ 25,830.09	Operations	
535-061	US WATER CORPORATION	\$ 843.60	TSS & Fecal Coliform - extra testing	
	TOTAL	\$ 26,673.69		
CITY OF KEY COLONY BEACH				
535-070	City of Key Colony Beach	\$ 160.00	Computer Support	
535-080	City of Key Colony Beach	\$ 123.26	Internet	
535-630	City of Key Colony Beach	\$ 200.84	Copier	
535-440	City of Key Colony Beach	\$ 5,119.73	Nuvonic	
535-620	City of Key Colony Beach	\$ 4,566.28	July Accounting fees	
535-280	City of Key Colony Beach	\$ 248.20	Home Depot-Supplies and Chemicals	
535-440	City of Key Colony Beach	\$ 204.94	Marathon Garbage Services	
	TOTAL	\$ 10,623.25		
GRAND TOTAL OF WW WARRANT 0726:				
		\$ 279,120.66		

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

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
101-001 · Stormwater Utilities#8300070128	592,767.08
Total Checking/Savings	592,767.08
Total Current Assets	592,767.08
Fixed Assets	
166-901 · Stormwater System	3,771,742.00
166-902 · Construction in Progress	486,096.45
17000 · Accumulated Depreciation	-590,843.60
Total Fixed Assets	3,646,994.85
TOTAL ASSETS	4,239,761.93
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	168.88
Total Accounts Payable	168.88
Total Current Liabilities	168.88
Total Liabilities	168.88
Equity	
30000 · Opening Balance Equity	618,490.00
32000 · Retained Earnings	3,503,161.50
Net Income	117,941.55
Total Equity	4,239,593.05
TOTAL LIABILITIES & EQUITY	4,239,761.93

Key Colony Beach Storm Water Fund
INCOME STATEMENT Budget & Actual

	<u>Jul 26</u>	<u>Oct '25 - Jul 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense				
Income				
363-100 · Stormwater Fees				
363-101 · Collected Stormwater Fees	0	126,014	118,930	7,084
363-105 · Delinquent Charges/Overdue Acct	0	0	50	-50
Total 363-100 · Stormwater Fees	<u>0</u>	<u>126,014</u>	<u>118,980</u>	<u>7,034</u>
Total Income	<u>0</u>	<u>126,014</u>	<u>118,980</u>	<u>7,034</u>
Gross Profit	<u>0</u>	<u>126,014</u>	<u>118,980</u>	<u>7,034</u>
Expense				
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	73	18,299	100,000	-81,701
513-034 · Engineering/Architectural	41,240	41,240	0	41,240
513-041 · Postage	0	0	250	-250
535-050 · Utilities				
535-051 · Electric	169	1,563	0	1,563
Total 535-050 · Utilities	<u>169</u>	<u>1,563</u>	<u>0</u>	<u>1,563</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	0	65,890	40,000	25,890
Total Expense	<u>41,482</u>	<u>126,992</u>	<u>146,750</u>	<u>-19,758</u>
Net Ordinary Income	<u>-41,482</u>	<u>-978</u>	<u>-27,770</u>	<u>26,792</u>
Other Income/Expense				
Other Income				
361-100 · Interest Income	1,483	8,808	9,000	-192
373-871 · Stewardship Grant	0	338,274	925,000	-586,726
536-915 · Miscellaneous IncomeADMIN COSTS	0	0	100	-100
Total Other Income	<u>1,483</u>	<u>347,082</u>	<u>934,100</u>	<u>-587,018</u>
Other Expense				
535-800 · CAPITAL EXPENSES				
535-811 · Drainage Improvements	0	5,814		
535-821 · Detention Pond	104	222,347		

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

	<u>Jul 26</u>	<u>Oct '25 - Jul 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
535-800 · CAPITAL EXPENSES - Other	0	0	482,756	-482,756
Total 535-800 · CAPITAL EXPENSES	104	228,161	482,756	-254,595
587-000 · RESERVE FUNDING				
587-100 · Stormwater Reserves	0	0	15,000	-15,000
Total 587-000 · RESERVE FUNDING	0	0	15,000	-15,000
Total Other Expense	104	228,161	497,756	-269,595
Net Other Income	1,379	118,921	436,344	-317,423
Net Income	<u>-40,103</u>	<u>117,943</u>	<u>408,574</u>	<u>-290,631</u>

UTILITY BOARD

of KEY COLONY BEACH FLORIDA

SW WARRANT #0726

INVOICE #	PAYABLE TO:	AMOUNT	FOR
Transfer	Key Colony Beach Gen fund	\$ 104.00	Building permit LPA0311-Landsc
178219	CPH	\$ 42,153.00	Consulting Services-LPA0311
9823741	Brightview Landscape Services	\$ 7,491.54	Detention pond/landscape-LPA03
5/21/26-6/24/26	FKEC	\$ 124.57	Electricity
		TOTAL \$ 49,873.11	

GRAND TOTAL OF SW WARRANT 0726: \$ 49,873.11