

AGENDA

Key Colony Beach Utility Board

Tuesday, September 15, 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:** 08-18-2026 Utility Board Meeting Minutes – **Pgs. 1-3**
- 5. Review of Sludge Hauling for August – Pg. 4**
- 6. Items for Discussion & Recommendation of Approval**
 - a. Discussion/Approval of a Recommendation to Award the Lift Station Project Bid
 1. Tabulations – **Pg. 5**
 2. Recommendation by CPH – **Pg. 6**
 - b. Discussion/Approval of a Wastewater Operator/Technician Position Request
- 7. City Hall Staff Report – Pg. 7**
- 8. Sewer and Stormwater Grant Update**
- 9. Operator's Monthly Report**
 - a. August 2026 – **Pg. 8**
 - b. Maintenance Budget for reuse – **Pg. 9**
- 10. Treasurer's Report**
 - a. **August 2026 Wastewater Financial Reports**
 1. Balance Sheet – **Pgs. 10-11**
 2. Income Statement – **Pgs. 12-14**
 3. Discussion/Approval of Wastewater Warrant No. 0826 for \$62,541.35 – **Pg. 15**
 - b. **August 2026 Stormwater Financial Reports**
 1. Balance Sheet – **Pg. 16**
 2. Income Statement – **Pg. 17**
 3. Discussion/Approval of Stormwater Warrant No. 0826 for \$359,811.71 – **Pg. 18**
- 11. Any Other Business**
- 12. Next Meeting:** October 20, 2026- 10:00 AM – The Key Colony Inn

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.*

13. Adjournment

This meeting will be held at the City of Key Colony Beach temporary meeting place, at The Key Colony 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/82409048234?pwd=zi8TWcJKT5rcN5OQfhB6eYRGsEGXi0.1>

Passcode:909863

Phone one-tap:

+13052241968,,82409048234#,,,,*909863# US

+13092053325,,82409048234#,,,,*909863# 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)

+1 386 347 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)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Webinar ID: 824 0904 8234

Passcode: 909863

International numbers available: <https://us02web.zoom.us/j/kcGp4kyhn4>

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, 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

1. **Call to Order, Pledge of Allegiance, Prayer, & Rollcall:** The Key Colony Beach Utility Board meeting was called to order by Chair Fred Swanson at 10:00 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Chair Fred Swanson, Vice-Chair Ed Carey, Liz Kohout Stephens, Gil Gilbertson, Joe Schmidt (via Zoom). **Also present:** Commissioner Tom Harding, Administrative Assistant Par Darnall, Building Official Tony Lorenzo, US Water Operator Shane Ellis, City Clerk Silvia Roussin, City Administrator John Bartus, Commissioner Kirk Diehl, Mayor Freddie Foster, Commissioner Tom Harding.

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 informed of the agenda addition of a Komline-Harn proposal for a 12-month subscription for Operational Intelligence for \$9,600.00 as a new Item 6c. There were no other additions, and Chair Swanson asked for a motion to approve.

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

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

4. **Approval of Minutes:** 07-21-2026 Utility Board Meeting Minutes

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

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

5. **Review of Sludge Hauling for July:** Gil Gilbertson questioned the sludge hauling charges and asked whether costs could be reduced. US Water Operator Ellis reported on emergency spills, issues with the vacuum suction pumps, and upcoming changes and repairs to help reduce costs. Chair Swanson asked about the difference between regular and emergency costs and volumes, and Shane Ellis provided further explanations on lab results and the waste digester's functionality. Mayor Foster provided additional information on grant applications for plant improvements that could significantly reduce costs by reducing water and sludge hauling and by making the extraction process easier for disposal.

6. **Items for Discussion & Recommendation of Approval**

- a. **Discussion/Approval of a Proposal by Komline-Harn for Touchscreen Panels for \$6,300.00**

Chair Swanson asked whether the touchscreen panel request and the subscription request under Item 6c were related and whether the subscription was needed for the panels. Plant Operator Ellis explained that the two proposals were

separate, that the touchscreen panels would assist with backup operations, and that he supported the purchase. Commissioner Harding explained that the touchscreen purchase was for the plant system and a replacement for damaged panels, while the separate software proposal would develop an application to document data over time, permanently store information, provide a dashboard, allow app access, assist with summer-month predictions, track electricity usage, support preventive maintenance tools, and help with maintenance scheduling. Commissioner Harding stated that the two proposals were independent of each other. There was no further discussion, and Chair Swanson 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.

Chair Swanson asked to move to discussion and approval of the agenda addition regarding the Komline-Harn Operational Intelligence Subscription. The Board had no objections.

b. Discussion/Approval of a Proposal by Komline-Harn for a 12-month subscription for Operational Intelligence for \$9,600.00 **Agenda Addition

Chair Swanson voiced support for the proposal and moved to approve it.

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

c. After-the-Fact Approval of a Proposal by Hawkins for the Purchase and Installation of a New Storage Tank for \$11,500.00

Chair Swanson introduced the agenda item and asked US Water Operator Ellis to elaborate. Shane Ellis explained that the chemical storage tank was leaking and needed to be replaced, and that the proposal included installing one large tank to replace both existing tanks. Liz Kohout Stephens asked about the disposal of the existing tanks, and Commissioner Harding advised that they could be cut down to fit into a dumpster. There was no further discussion, and Chair Swanson asked for a motion to approve.

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

7. City Hall Staff Report: None.

8. Sewer and Stormwater Grant Update: City Administrator Bartus reported on the lift station grant, generator replacement funds, and stewardship funding allocations of \$1.5 million, pending legislative funding. He also reported that the City is still waiting on CDBG funding and discussed future grant opportunities, including nonpoint-source funding for FY 2028 for water outfalls, alternative water supplies grant for wastewater improvements, and the upcoming Water Quality Improvements Program funding opportunity.

9. Operator's Monthly Report

a. July 2026

b. Maintenance Budget for Reuse

Chair Swanson asked about the power failure and whether the generator failed to start. US Water Operator Ellis recalled the incident and believed the power failure may have affected the transfer switch, preventing the

generator from coming on. He noted that weekly dry runs and monthly tests are conducted and that this type of failure had not occurred previously.

10. Treasurer's Report

a. July 2026 Wastewater Financial Reports

1. Balance Sheet
2. Income Statement
3. Discussion/Approval of Wastewater Warrant No. 0726 for \$279,120.66

b. July 2026 Stormwater Financial Reports

1. Balance Sheet
2. Income Statement
3. Discussion/Approval of Stormwater Warrant No. 0726 for \$48,873.11

Gil Gilbertson presented the Treasurer's Report and noted that the numbers are in line with budgeted amounts despite some expenditures. Chair Swanson asked for a motion to approve the Wastewater Warrant for \$279,120.66 and the Stormwater Warrant for \$48,873.11.

MOTION: Motion made by Vice-Chair Carey to approve. Liz Kohout Stephens seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- 11. Any Other Business:** Commissioner Harding reported that Nuvonic had worked on the UV system repairs and that the system is partially operational. Additional repair recommendations have been provided, and the City is awaiting a quote. Commissioner Harding also reported that the air injector, which was the root cause of the past two spills, will be installed within the next few weeks. He further reported that Reynolds is working on the digester proposal, with no timeline available at this time, and that FJ Nugent has completed the callout system. The City is also awaiting quotes for sewer-system leak detection. Commissioner Harding reported that Sherwin-Williams provided paint specifications for painting the sewer plant, and staff are sending out requests for proposals. He also reported that the total nitrogen levels have significantly decreased to ideal levels.

- 12. Next Meeting:** September 15th, 2026- 10:00 AM – The Key Colony Inn

- 13. Adjournment:** The meeting adjourned at 10:29 AM.

Respectfully submitted,

Silvia Roussin

City Clerk

	Date	Contractor	Description	Trucks/Loads	Gallons Pumped	Cost
Week 1						
Total Week 1				0	-	\$ -
Week 2						
Total Week2				0	-	\$ -
Week 3						
Total Week 3				0	-	\$ -
Week 4						
Total Week 4				0	-	\$ -
Week 5						
	8/31/2026	Haack Environmental	sludge hauling	1	4,250	\$ 3,187.50
Total Week 5				1	4,250	\$ 3,187.50
Total August				1	4,250	\$ 3,187.50



580-1 Wells Road
Orange Park, FL 32073

HLMP Lift Station Resiliency Improvements
City of Key Colony Beach, Florida
CPH Client No. 0604-08-1

CERTIFIED BID TABULATION
Bids Received by 2:00 p.m. on August 25, 2026

By: _____
Jason R. Shepler, P.E., VP - North FL Infrastructure
CPH Consulting, LLC

	1	2	3
	Pedro Falcon Contractors, Inc.	Belle Construction	Reynolds Construction, LLC dba Reynolds Construction of Florida, LLC
Item A. Lump Sum Bid Price	\$198,735.00	\$205,500.00	\$233,925.00
Item B. Florida Keys Electric Cooperative (FKEC) Coordination Allowance	\$15,000.00	\$15,000.00	\$15,000.00
TOTAL BID (Item A + B)	\$213,735.00	\$220,500.00	\$248,925.00



580-1 Wells Road
Orange Park, FL 32073
Phone: 904.278.0030

September 8, 2026

VIA EMAIL

Mayor and City Commission
City of Key Colony Beach
600 West Ocean Drive
Key Colony Beach, FL 33051

RE: Engineer's Recommendation of Award
HLMP Lift Station Resiliency Improvements
RFP No. RFP-2026-05
City of Key Colony Beach, Florida
Client No. 0604-08-1

Dear Mayor and City Commissioners:

On August 25, 2026, bids were received in response to the City's Request for Proposals for the HLMP Lift Station Resiliency Improvements project. We have reviewed the bids and found Pedro Falcon Contractors, Inc. to be the low bidder for this project. Attached is a copy of the Certified Bid Tabulation which we have prepared. Contingent upon approval by the Florida Division of Emergency Management (FDEM) and the City Attorney, as well as receipt of proper bonds and insurance certificates, we recommend that the project be awarded as follows:

CONTRACTOR:	Pedro Falcon Contractors, Inc. 31160 Avenue C Big Pine Key, FL 33043 Tel: (305) 587-4013 Email: cb@pedrofalcon.com
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TOTAL BID AWARD AMOUNT: \$213,735.00

We look forward to continuing our services during the Construction Phase of this project. As always, we remain available to answer any questions.

Sincerely yours,
CPH Consulting, LLC

A handwritten signature in blue ink, appearing to read 'J-R-S', is placed over the printed name of Jason R. Shepler.

Jason R. Shepler, P.E.
VP – North Florida Infrastructure

JRS/bb
Enclosure

STAFF REPORT FOR THE UTILITY BOARD

September 15, 2026

- The Veolia proposal for the Membrane Replacement Project has been accepted, and a purchase order has been issued. Delivery is expected to take several months.
- The Invitation to Bid for the Wastewater Tank Painting Project is currently being prepared and will be issued shortly. A recommendation to the Utility Board is anticipated in November.
- The contract with All Clear Underground Solutions for annual Storm Drain Cleaning Services has been executed, and the work is currently being scheduled.
- The City's engineering firm, CPH, continues to work on the Collection System Action Plan as part of the City's corrective action plan addressing previous spills. CPH is expected to submit a draft plan by September 28.
- The Invitation to Bid for the Cleaning and Camera Inspection of Sewer Lines has been drafted, with an anticipated release date of September 11. The Utility Board is expected to review the bids in October and make a recommendation to the City Commission.
- Equipment for the OmniSite Monitoring Project has been delayed and is now expected to be delivered around September 24. Once the equipment is on site, Reynolds will mobilize the electrician, with installation expected to take approximately one week.
- The Lift Station Bid is on the Utility Board's agenda for consideration and a recommendation to the City Commission.
- The City Commission approved up to \$15,000 for an engineering study to engage CPH to prepare an engineering and business case analysis evaluating in-house sludge hauling and processing options, such as a centrifuge, screw press, or drying beds. The analysis will include feasibility assessments and cost estimates.
- Senator Rodriguez and State Representative Mooney will visit the City on September 9, 2026, to present the \$475,000 appropriation check for the Emergency Generator Replacement Project. The grant agreement for the project has been executed.
- The Shelter Bay Improvement Project is complete, and the grant has entered the closeout process.
- The fourth and final quarterly wastewater billing is upcoming.
- 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

August 2026

Plant Update:

1. No callouts for **August**
 2. Augusts 4th Nearshore Electric onsite to remove Pulsar meter to be replaced.
 3. August 10th Received Recalculation pump repaired by US Water and US Water also took Vacuum pump #B to be repaired.
 4. August 18th Reynolds onsite to inspect area for air injection valve install.
 5. August 24th Leigh Service onsite to inspect generator fuel tank.
 6. Haack Industries hauled 4,250 gallons sludge 8/31/26.
-
1. Monthly averages for Total Nitrogen=2.7 mg/L, and Total Phosphorus= 0.06 mg/L.

R.O. Update:

1. Maintenance Budget for Re-Use (attached)

Collection system:

MAINTENANCE BUDGET FOR RE-USE									
			Month of July 2026	Budgeted Cost per Year	Actual Cost/Month	Actual Cost/year			
RO Power Cost KWH X 0.777200				\$7,185	\$281.87	\$2,142.26			
Irrigation Pumps Power Cost KWH X 0.777200					\$14.57	\$150.08			
Chemicals RO System Include Anti-scalent				\$15,000.00	\$260.25	\$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		3626.782	\$281.87						
Irrg pump Power Meter		187.409	\$14.57						
Monthly Total		3814.191	\$296.44						
				\$59,185	\$6,752.37	\$17,121.10	Total for year		
				\$4,932					
		Monthly Total	Total/year						
Gallons		647,000	5,496,198						
Cost / Gal		\$0.010436	\$0.003115						
Cost /Thousand Gal		\$10.44	\$3.12						
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 August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
101-000 · Revenue Fund	
101-045 · Sewer Revenue MM Acct#7106	2,040,927.82
Total 101-000 · Revenue Fund	2,040,927.82
102-000 · Operating & Maintenance Fund	
102-020 · Operating Account #6006	73,531.67
102-030 · WW Res SRF Loan Pmt Acct #0301	422,208.41
Total 102-000 · Operating & Maintenance Fund	495,740.08
163-000 · Restricted - Replace & Ext Fund	
163-100 · Iberia MM Acct #9842	550,946.38
Total 163-000 · Restricted - Replace & Ext Fund	550,946.38
Total Checking/Savings	3,087,614.28
Accounts Receivable	
1200 · Accounts Receivable	5,338.12
Total Accounts Receivable	5,338.12
Other Current Assets	
1499 · Undeposited Funds	1,908.00
Total Other Current Assets	1,908.00
Total Current Assets	3,094,860.40
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	11,883,106.25
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	(7,900,309.88)
Total Fixed Assets	7,891,794.31
TOTAL ASSETS	10,986,654.71

**City of Key Colony Beach Waste Water Treatment Plant
Balance Sheet**

As of August 31, 2026

	Aug 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202-000 · Accounts Payable	32,498.23
Total Accounts Payable	32,498.23
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	1,793.35
220-000 · Deposit on Connection Fees	32,375.00
Total Other Current Liabilities	59,389.74
Total Current Liabilities	91,887.97
Long Term Liabilities	
231-020 · Florida State Revolving Loan	3,381,345.49
Total Long Term Liabilities	3,381,345.49
Total Liabilities	3,473,233.46
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	(434,330.03)
Total Equity	7,513,421.25
TOTAL LIABILITIES & EQUITY	10,986,654.71

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

	<u>Aug 26</u>	<u>Oct '25 - Aug 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense				
Income				
343-536 · Property Inquiry Fees	30.00	820.00	400.00	420.00
343-561 · Return Check Charges	0.00	75.00	0.00	75.00
343-500 · Sewer Service	0.00	1,306,617.88	1,300,357.00	6,260.88
343-501 · Sewer Service-Commercial	10,279.62	109,443.66	120,004.00	(10,560.34)
343-535 · Change of Record Fees	1,500.00	18,994.00	14,000.00	4,994.00
343-550 · Reuse Water Reimbursement	0.00	0.00	60,000.00	(60,000.00)
343-560 · Delinquent Charges	0.00	5,490.00	250.00	5,240.00
Total Income	<u>11,809.62</u>	<u>1,441,440.54</u>	<u>1,495,011.00</u>	<u>(53,570.46)</u>
Expense				
535-635 · Shipping and Freight	0.00	1,574.21	0.00	1,574.21
66010 · Bank Service Charges	0.00	25.00	0.00	25.00
Bad Debt Expense	0.00	1,925.50	0.00	1,925.50
535-000 · OPERATING EXPENSES				
535-061 · WASTEWATER SAMPLING CDC	0.00	9,433.61	0.00	9,433.61
535-080 · Internet	255.15	2,501.50	2,800.00	(298.50)
535-070 · Computer Equipment/Maintenance	798.00	2,255.63	2,000.00	255.63
535-030 · Electricity	9,881.32	106,508.86	134,000.00	(27,491.14)
535-035 · Insurance		13,976.66	46,000.00	(32,023.34)
535-040 · Telephone	1,487.46	9,225.74	6,110.00	3,115.74
535-050 · Water	42.43	474.83	400.00	74.83
535-060 · Systems Operator	25,830.09	277,315.41	310,000.00	(32,684.59)
535-280 · Supplies & Chemicals	11,150.09	82,261.70	111,000.00	(28,738.30)
535-440 · Plant Maintenance & Repairs	650.00	379,401.25	122,777.00	256,624.25
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)

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

	Aug 26	Oct '25 - Aug 26	FY26 Budget	\$ Over Budget
535-450 · R.O. Maintenance & Repair	0.00	15,100.50	17,500.00	(2,399.50)
Total 535-449 · Reverse Osmosis System	0.00	45,422.91	51,693.00	(6,270.09)
535-460 · System Maintenance & Repairs	644.11	66,772.12	150,000.00	(83,227.88)
535-510 · Sludge Hauling	0.00	493,871.50	200,000.00	293,871.50
535-520 · Contingency Expense	0.00	4,380.00	0.00	4,380.00
535-000 · OPERATING EXPENSES - Other	167.76	167.76	0.00	167.76
Total 535-000 · OPERATING EXPENSES	50,906.41	1,493,969.48	1,136,780.00	357,189.48
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	463.32	17,901.27	14,100.00	3,801.27
535-630 · Printing, Postage, Office	238.72	2,937.44	2,700.00	237.44
535-645 · Contingency	0.00	0.00	5,000.00	(5,000.00)
535-650 · Consulting	26,260.25	55,822.94	12,000.00	43,822.94
535-660 · Miscellaneous Office	0.00	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	26,962.29	188,075.71	148,831.00	39,244.71
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	77,868.70	1,820,963.63	1,557,611.00	263,352.63
Net Ordinary Income	(66,059.08)	(379,523.09)	(62,600.00)	(316,923.09)
Other Income/Expense				
Other Income				

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

	<u>Aug 26</u>	<u>Oct '25 - Aug 26</u>	<u>FY26 Budget</u>	<u>\$ Over Budget</u>
536-910 · Sewer Connection Fees	0.00	0.00	5,200.00	(5,200.00)
536-915 · Miscellaneous Income				
536-917 · Miscellaneous Income	32.19	32.19	400.00	(367.81)
536-915 · Miscellaneous Income - Other	0.00	867.83	0.00	867.83
Total 536-915 · Miscellaneous Income	32.19	900.02	400.00	500.02
536-920 · Interest Income				
536-923 · Interest Income 9842	1,285.24	14,098.95	0.00	14,098.95
536-922 · Interest Income 6006	225.04	2,874.48	0.00	2,874.48
536-921 · Interest Income 7106	4,826.88	60,087.15	0.00	60,087.15
536-920 · Interest Income - Other	981.50	9,461.59	116,000.00	(106,538.41)
Total 536-920 · Interest Income	7,318.66	86,522.17	116,000.00	(29,477.83)
535-865 · GRANTS	0.00	366,843.87	250,000.00	116,843.87
Total Other Income	7,350.85	454,266.06	371,600.00	82,666.06
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				
535-844 · 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	0.00	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	7,350.85	(54,806.94)	(328,400.00)	273,593.06
Net Income	<u>(58,708.23)</u>	<u>(434,330.03)</u>	<u>(391,000.00)</u>	<u>(43,330.03)</u>

UTILITY BOARD of KEY COLONY BEACH FLORIDA			WW WARRANT #0826	
ACCT#	PAYABLE TO:	AMOUNT	FOR	
535-040	AT&T	\$ 1,617.06	Telephone, & Internet	
535-050	FKAA	\$ 42.43	Water	
535-030	FKEC	\$ 20,291.19	Electricity 6/22-7/21 & 7/21-8/20	
535-280	Hawkins, Inc.	\$ 8,136.86	chemicals	
535-460	PSI Technologies	\$ 2,143.00	System maintenance-parts and shipping	
535-460	Pantropic Power	\$ 1,360.39	System maintenance & repairs	
535-280	Specialty Hardware	\$ 36.98	Supplies-rake and broom	
343-535	Wright Barrows	\$ 100.00	Refund transfer fee overpayment	
535-460	USA Bluebook	\$ 458.88	System maintenance & repairs-parts Well meter and lateral loc	
TOTAL		\$ 34,186.79		
US WATER INVOICES FOR APPROVAL				
ACCOUNT #	VENDOR	AMOUNT	DESCRIPTION	
535-060	US WATER CORPORATION	\$ 25,830.09	Operations	
535-061	US WATER CORPORATION	\$ 731.12	TSS & Fecal Coliform - extra testing	
TOTAL		\$ 26,561.21		
CITY OF KEY COLONY BEACH				
535-070	City of Key Colony Beach	\$ 160.00	Computer Support	
535-080	City of Key Colony Beach	\$ 125.55	Internet	
535-630	City of Key Colony Beach	\$ 238.72	Copier	
535-620	City of Key Colony Beach	\$ 463.32	August accounting fees	
535-070	City of Key Colony Beach	\$ 638.00	Amazon	
535-070	City of Key Colony Beach	\$ 167.76	GoDaddy	
TOTAL		\$ 1,793.35		
GRAND TOTAL OF WW WARRANT 0826:				
		\$ 62,541.35		

**Key Colony Beach Storm Water Fund
Balance Sheet**

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
101-001 - Stormwater Utilities#8300070128	284,221.35
Total Checking/Savings	284,221.35
Total Current Assets	284,221.35
Fixed Assets	
166-901 - Stormwater System	3,771,742.00
166-902 - Construction in Progress	468,096.45
17000 - Accumulated Depreciation	-580,843.60
Total Fixed Assets	3,648,994.85
TOTAL ASSETS	3,931,216.20
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	16,425.00
Total Accounts Payable	16,425.00
Total Current Liabilities	16,425.00
Total Liabilities	16,425.00
Equity	
30000 - Opening Balance Equity	618,490.00
32000 - Retained Earnings	3,503,161.50
Net Income	-206,860.30
Total Equity	3,914,791.20
TOTAL LIABILITIES & EQUITY	3,931,216.20

Key Colony Beach Storm Water Fund
INCOME STATEMENT Budget & Actual

	<u>Aug 26</u>	<u>Oct '25 - Aug 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 Income	<u>0</u>	<u>126,014</u>	<u>118,980</u>	<u>7,034</u>
Expense				
513-031 · Legal and Professional Services	2,459	2,459	1,000	1,459
513-032 · Accounting and Auditing	0	0	1,000	-1,000
513-033 · Consulting	3,107	21,406	100,000	-78,594
513-034 · Engineering/Architectural	16,425	57,665	0	57,665
513-035 · Landscaping	353,970	353,970	0	353,970
513-041 · Postage	0	0	250	-250
535-050 · Utilities				
535-051 · Electric	106	1,669	0	1,669
Total 535-050 · Utilities	<u>106</u>	<u>1,669</u>	<u>0</u>	<u>1,669</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>376,067</u>	<u>503,059</u>	<u>146,750</u>	<u>356,309</u>
Net Ordinary Income	<u>-376,067</u>	<u>-377,045</u>	<u>-27,770</u>	<u>-349,275</u>
Other Income/Expense				
Other Income				
361-100 · Interest Income	1,464	10,272	9,000	1,272
373-871 · Stewardship Grant	49,802	388,076	925,000	-536,924
536-915 · Miscellaneous IncomeADMIN COSTS	0	0	100	-100
Total Other Income	<u>51,266</u>	<u>398,348</u>	<u>934,100</u>	<u>-535,752</u>
Other Expense				
535-800 · CAPITAL EXPENSES				
535-811 · Drainage Improvements	0	5,814	0	5,814
535-821 · Detention Pond	0	222,347	0	222,347
535-800 · CAPITAL EXPENSES - Other	0	0	482,756	-482,756
Total 535-800 · CAPITAL EXPENSES	<u>0</u>	<u>228,161</u>	<u>482,756</u>	<u>-254,595</u>
587-000 · RESERVE FUNDING				
587-100 · Stormwater Reserves	0	0	15,000	-15,000
Total 587-000 · RESERVE FUNDING	<u>0</u>	<u>0</u>	<u>15,000</u>	<u>-15,000</u>
Total Other Expense	<u>0</u>	<u>228,161</u>	<u>497,756</u>	<u>-269,595</u>
Net Other Income	<u>51,266</u>	<u>170,187</u>	<u>436,344</u>	<u>-266,157</u>
Net Income	<u>-324,801</u>	<u>-206,858</u>	<u>408,574</u>	<u>-615,432</u>

UTILITY BOARD

of KEY COLONY BEACH FLORIDA

SW WARRANT #0826

INVOICE #	PAYABLE TO:	AMOUNT	FOR
42105 & 42511	Accenture	\$ 4,709.47	26727 Annual Stormwater Expenditure
178219	CPH	\$ 857.00	Consulting Services-LPA0311
Pay Requests 1 & 2	Mike Haack Excavating	\$ 353,970.00	Shelter Bay landscape-LPA0311
6/22-7/21 & 7/21-8/20	FKEC	\$ 275.24	Electricity

TOTAL \$ 359,811.71**GRAND TOTAL OF SW WARRANT 0826: \$ 359,811.71**