



Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Tuesday, February 3, 2026
4:00 PM

AGENDA

Board of Commissioners Meeting
103355 Overseas Highway
Key Largo, FL 33037

Meeting link for computer, tablet, or smartphone.

www.gotomeet.me/KLWTDClerkboard-meeting

(Toll Free): 1 877 309 2073
(646) 749-3129

Access Code: 578-583-005

BOARD MEMBERS:

Nicolas Rodriguez	Chairman
Timothy Maloney	Vice Chairman
Susan Heim	Secretary-Treasurer
Robert Majeska	Commissioner
Philip Schwartz	Commissioner

DISTRICT STAFF:

Peter Rosasco	General Manager
Nicholas Mulick	General Counsel
Shannon McCully	Clerk

MISSION STATEMENT:

"The Mission of the Key Largo Wastewater Treatment District is to preserve and protect the delicate ecosystem of the Florida Keys while providing exceptional customer service."

Please mute cell phones.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS
- E. PUBLIC COMMENT
- F. APPROVAL OF MINUTES OF PREVIOUS MEETING
 - 1. Minutes of January 20, 2026
- G. GENERAL MANAGER
- H. IT
- I. CUSTOMER SERVICE
- J. BUDGET AND FINANCE
 - 1. 1st Quarter Fiscal Year 2026 Financial Reports
- K. FIELD
- L. PLANT/FACILITIES
 - 1. Plant/Facilities Report – December 2025
- M. CAPITAL PROJECTS

N. ENGINEERING

O. LEGAL

1. Reversal of Waiver - AK# 1681857 (Reso. 01-2026)

27

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") APPROVING THE REQUEST BY 116 OCEAN VIEW INVESTMENTS LLC ("THE OWNER") FOR REVERSAL OF WAIVER AND REINSTATEMENT OF WASTEWATER SERVICE TO TAX PARCEL AK NO. 1681857; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

P. COMMISSIONER'S ITEMS

1. Water Environment Federation (WEF) Membership

39

Q. ROUNDTABLE

R. ADJOURNMENT

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date:

February 3, 2026

Agenda Item Number: F-1

Action Required:

Yes

Department: Sponsor:

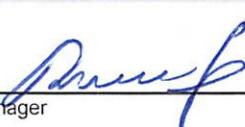
Legal Nick Mulick

Subject:
Minutes of January 20, 2026

Summary:

Staff will present the minutes of January 20, 2026, for approval.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ _____	1. Minutes
Administration: _____		
Finance: _____	Funding Source: _____	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted: _____	
Engineering: _____	N/A	

Approved By: _____ Date: 1-29-26
General Manager 



Key Largo Wastewater Treatment District
103355 Overseas Hwy, Key Largo, FL
Tuesday, January 20, 2026

MINUTES

CALL TO ORDER (A)

Chairman Nicolas Rodriguez called the meeting to order at 4:01 p.m.

PLEDGE OF ALLEGIANCE (B)

Mr. Nicholas Mulick led the Pledge of Allegiance.

ROLL CALL (C)

Present were: Chairman Nicolas Rodriguez; Commissioners Timothy Maloney, Sue Heim, Philip Schwartz, and Robert Majeska

Also present: General Manager Peter Rosasco; General Counsel Nicholas Mulick; District Clerk Shannon McCully; Finance Manager Connie Fazio; Field Manager Rudy Perez; Plant/Facilities Manager Ryan Dempsey; WWTP Lead Operator Adam Baptiste; Weiler Engineering Steve Suggs and Richard Lindsay; IT Support Manual Santana

Present Virtually: Project Administration and HR Coordinator Laura Weinstock

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)

Approval of Agenda (D-1)

Commissioner Schwartz requested the addition of item *P-1 WEF*

Commissioner Majeska requested the addition of item *P-2 Drinking Water Test*

Commissioner Heim requested the addition of item *P-3 RAD*

Motion: **Commissioner Majeska made a motion to approve the Agenda as amended. Commissioner Schwartz seconded the motion. Motion passed without objection.**

PUBLIC COMMENT (E)

No speakers.

APPROVAL OF MINUTES (F)

Minutes of December 16, 2025 (F-1)

Motion: **Commissioner Maloney made a motion to approve the Minutes of December 16, 2025. Commissioner Heim seconded the motion. Motion passed without objection.**

GENERAL MANAGER (G)

No report in agenda.

Drinking Water Test (P-2)

Commissioner Majeska requested more information on our Drinking Water Test required by DEP.

RAD (P-3)

Commissioner Heim informed the Board she would be attending the Radiological Drill on January 21, 2025, in Marathon.

ROUNDTABLE DISCUSSION (Q)

No report.

ADJOURNMENT (R)

The meeting was adjourned at 5:49 p.m.

Nicolas Rodriguez, Chairman

Shannon McCully, Clerk

Seal _____

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date:

February 3, 2026

Agenda Item Number: J-1

Action Required:

No

Department: Sponsor:

Budget and Finance Peter Rosasco

Subject:

1st Quarter Fiscal Year 2026 Financial Reports

Summary of Discussion:

The 1st Qtr FY26 financial reports will be presented to the board.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$	1. Stmt of Net Position/Balance Sheet at 12/31/25
Administration: _____		2. Revenue & Expenditure Report at 12/31/25
Finance: _____	Funding Source:	3. Rev/Exp Report-Operations Sorted by Description at 12/31/25
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By:



General Manager

Date: 1-29-26



KLWTD STATEMENT OF NET POSITION / BALANCE SHEET REPORT

Balance As Of 12/31/2025

GL Number	Description	YTD Balance 12/31/2025
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Fund: 401 GENERAL FUND

*** Assets ***

Cash

1	401-0000-101.000.11	First State Bank Acct-3292	4,321,462.80
2	401-0000-101.000.14	Centennial Gen Op 1084	11,178,166.43
3	401-0000-101.000.15	Centennial Payroll 1092	425,095.35
4	401-0000-101.000.16	Centennial Debt Svc 1108	2,389,375.31
5	401-0000-101.000.17	Centennial R&R 1116	12,237,108.05
6	401-0000-101.000.19	Centennial Self Insurance 8728	5,442,713.55
Cash			35,993,921.49

Accounts Receivable

7	401-0000-115.000.01	Accounts Receivable	93,249.82
8	401-0000-131.000.00	Due From Other Governments	2,646,851.38
9	401-0000-131.000.02	Due From Monroe County ILA	285,330.00
Accounts Receivable			3,025,431.20

Fixed Assets

10	401-0000-162.900.00	Buildings	4,244,473.55
11	401-0000-166.900.00	Equipment & Furniture	2,095,677.51
12	401-0000-170.900.00	Collection Facilities	118,114,066.20
13	401-0000-170.900.01	Treatment Facilities	47,385,653.71
14	401-0000-170.900.03	Vehicles	695,787.26
15	401-0000-170.950.00	Accumulated Depreciation	(68,080,043.76)
Fixed Assets			104,455,614.47

Other Assets

16	401-0000-155.000.00	Prepaid Insurance	22,088.83
17	401-0000-155.000.01	Prepaid Assets	34,215.62
18	401-0000-156.000.00	Deposits	58,295.00
19	401-0000-161.900.00	Land	2,012,494.19
20	401-0000-169.900.00	Construction In Progress	18,789,146.22
Other Assets			20,916,239.86

Total Assets

164,391,207.02

*** Liabilities ***

Accounts Payable

21	401-0000-202.000.00	Accounts Payable	194,560.35
		Accounts Payable	194,560.35

Liabilities-ST

22	401-0000-205.000.00	Retainage Payable	437,237.18
23	401-0000-215.000.00	Accrued Interest Payable	31,239.10
24	401-0000-216.000.00	Accrued Payroll	37,838.54
25	401-0000-217.000.01	Accrued Taxes Payable	13,579.47
26	401-0000-229.000.02	457(b) Withholding	5,932.94
27	401-0000-229.000.05	Health/Optional/Payroll Withholdings	5,234.47
28	401-0000-231.000.00	Workers Compensation Insurance	9,581.41
		Liabilities-ST	540,643.11

Liabilities-LT (Over 1 Year)

29	401-0000-203.900.00	SRF Loan - KLNC 01P	5,887,566.60
30		Liabilities-LT (Over 1 Year)	5,887,566.60

Other Liabilities

31	401-0000-210.900.00	Accrued Compensated Absences	132,313.05
32	401-0000-237.000.00	Other Post Empl Benefit (OPEB) Liability	48,810.00
33	401-0000-237.000.01	Deferred Inflows of Resources-OPEB	54,965.00
		Other Liabilities	236,088.05

Total Liabilities **6,858,858.11**

= ENDING FUND BALANCE **157,532,348.91**



REVENUE AND EXPENDITURE REPORT (UNAUDITED) 1st Qtr FY2026 12/31/25

GL Number	Description	YTD Balance 12/31/2025	FY2026 Adopted Budget	% Bdgt Used
Revenues				
1 401-0000-325.100.00	Non Ad Valorem Assessments	2,232,769.46	3,098,450.00	72.06
2 401-0000-343.500.00	Wastewater Service Revenue	2,185,815.88	8,002,067.00	27.32
3 401-0000-343.550.01	Islamorada Wastewater Flow Revenue	313,028.70	1,300,000.00	24.08
4 401-0000-343.550.02	Salinity Surcharge - Islamorada	22,971.68	0.00	100.00
5 401-0000-343.550.03	Islamorada Insurance Surcharge	0.00	68,000.00	0.00
6 401-0000-343.600.00	Monroe County ILA	0.00	125,000.00	0.00
7 401-0000-361.100.00	Interest Income	330,374.34	1,200,000.00	27.53
8 401-0000-369.900.00	Miscellaneous Revenues	14,424.98	55,000.00	26.23
9 401-5900-325.100.01	SDC Prepayments	8,628.12	75,000.00	11.50
10 401-5900-334.350.01	ACOE Grant Revenue	0.00	1,000,000.00	0.00
11 401-5900-334.350.02	Stewardship Grant	997,609.37	7,225,000.00	13.81
12 401-5900-334.350.04	RESILIENT FL GRANT (MITIGATION)	0.00	1,000,000.00	0.00
13 401-5900-389.000.00	Cash on Hand	0.00	(251,070.00)	0.00
14 401-5900-389.000.01	PLANNED USE OF R&R RESERVES	0.00	1,662,600.00	0.00
401-5900-389.000.03	DEBT SERVICE RESERVES	0.00	1,558,959.00	0.00
Total Revenues		6,105,622.53	26,119,006.00	23.38
Expenditures				
Non-Departmental				
15 401-0000-581.000.01	Transfer to Repair & Replacement Fund	0.00	1,200,000.00	0.00
16 401-0000-581.000.02	Transfer to Insurance Deductible Reserve	0.00	50,000.00	0.00
17 401-0000-720.000.00	Debt Service Transfer	0.00	1,558,961.00	0.00
Total Non-Departmental		0.00	2,808,961.00	0.00
5130 ADMINISTRATIVE				
18 401-5130-110.000.00	Payroll-Board Meeting Compensation	13,056.56	71,218.00	18.33
19 401-5130-120.000.00	Payroll-Administration	147,039.77	597,260.00	24.62
20 401-5130-210.000.00	Payroll Taxes	11,954.66	51,139.00	23.38
21 401-5130-220.000.00	Retirement Contributions	5,857.40	38,904.00	15.06
22 401-5130-230.000.00	Group Health Premiums	19,168.42	75,726.00	25.31
23 401-5130-230.001.00	Employee Benefit Administration Fees	0.00	500.00	0.00
24 401-5130-230.002.00	Group Life Insurance	205.50	904.00	22.73
25 401-5130-240.000.00	Workers Compensation Insurance	400.05	1,400.00	28.58
26 401-5130-250.000.00	Unemployment Compensation	0.00	4,000.00	0.00
27 401-5130-311.000.00	Professional Services: Website & Misc.	1,085.00	17,000.00	6.38
28 401-5130-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	650.10	1,500.00	43.34

GL Number	Description	YTD Balance 12/31/2025	FY2026		% Bdgt Used
			Adopted Budget	Used	
29	401-5130-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	0.00	3,740.00	0.00
30	401-5130-311.000.03	Prof. Svcs: Managed IT Services	5,100.00	23,100.00	22.08
31	401-5130-311.000.05	Professional Svcs: NWPS 457(b) Admin Fee	0.00	3,500.00	0.00
32	401-5130-311.000.07	Professional Svcs: IT Security Svcs	10,002.93	42,500.00	23.54
33	401-5130-311.000.11	Professional Services: Safety Training	0.00	1,000.00	0.00
34	401-5130-311.000.14	Professional Svcs: Mobile Device Mgmt	1,105.00	5,500.00	20.09
35	401-5130-311.002.00	Professional Svcs: FKAA Billing Services	50,086.90	325,458.00	15.39
36	401-5130-311.003.00	Professional Svcs: Tax Collector Fees	0.00	11,000.00	0.00
37	401-5130-311.005.00	Professional Svcs: Tax Roll Svc	0.00	2,500.00	0.00
38	401-5130-311.006.00	Professional Svcs: Engineering	1,313.50	15,000.00	8.76
39	401-5130-312.000.01	Professional Svcs: Lobbyists-Henderson	10,000.00	60,100.00	16.64
40	401-5130-312.000.02	Professional Svcs: Lobbyists-Hicks	7,500.00	45,000.00	16.67
41	401-5130-313.001.13	Professional Svcs: Legal-General Counsel	26,087.01	104,348.00	25.00
42	401-5130-313.001.14	Professional Svcs: Legal-Outside Counsel	2,750.90	10,000.00	27.51
43	401-5130-320.000.01	Professional Svcs: Accounting/Audit Svcs	10,500.00	35,000.00	30.00
44	401-5130-320.000.02	Professional Svcs: Finance Director	23,478.99	93,916.00	25.00
45	401-5130-320.000.03	Professional Svcs: General Manager Svcs.	41,160.51	164,642.00	25.00
46	401-5130-341.000.02	BSA SOFTWARE - ANNUAL LICENSES & SUPPORT	40,444.00	40,482.00	99.91
47	401-5130-341.000.05	EMAIL APPLICATIONS/MICROSOFT	3,645.00	20,000.00	18.23
48	401-5130-341.000.11	Document Management (M-Files)	0.00	6,000.00	0.00
49	401-5130-400.000.01	General Manager Travel & Training	746.74	10,000.00	7.47
50	401-5130-400.000.02	Clerk Travel & Training	427.25	2,500.00	17.09
51	401-5130-400.000.03	Other Travel & Training	3,495.39	15,000.00	23.30
52	401-5130-410.000.02	Advanced Cellular Svc / AT&T FirstNet	1,395.72	6,000.00	23.26
53	401-5130-410.000.04	Internet (Comcast & AT&T)	1,557.75	6,300.00	24.73
54	401-5130-410.000.05	Telephones / Data Comms	612.00	1,000.00	61.20
55	401-5130-410.000.07	VOIP	726.00	3,600.00	20.17
56	401-5130-410.000.08	GPS / Fleet Services	58.50	250.00	23.40
57	401-5130-411.000.02	IT: HARDWARE REPAIR-PARTS&MAINT UPDATES	49.95	4,000.00	1.25
58	401-5130-411.000.03	IT: Software and Software Upgrades	2,253.92	32,805.00	6.87
59	401-5130-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	5,897.45	18,980.00	31.07
60	401-5130-420.000.00	Postage & Delivery Expense	353.29	2,700.00	13.08
61	401-5130-430.000.00	Water (Utility)-District Office	119.98	700.00	17.14
62	401-5130-432.000.00	Facility Cleaning	5,400.00	21,000.00	25.71
63	401-5130-432.001.00	Solid Waste	365.49	1,700.00	21.50
64	401-5130-435.000.00	Electricity	874.40	3,300.00	26.50
65	401-5130-440.000.00	Rents & Leases	546.00	1,000.00	54.60
66	401-5130-450.000.00	Insurance (excluding W-Comp & Health)	363,869.83	460,941.00	78.94
67	401-5130-460.000.01	Repairs & Maintenance: Grounds Keeping	675.00	4,000.00	16.88
68	401-5130-460.000.02	Repairs & Maintenance: Vehicles	0.00	2,000.00	0.00
69	401-5130-460.000.04	Repairs & Maintenance: Bldgs & Equip	938.79	20,000.00	4.69
70	401-5130-470.000.00	Copier	826.71	7,000.00	11.81
71	401-5130-480.000.00	Advertisements	1,012.20	10,000.00	10.12

GL Number	Description	YTD Balance 12/31/2025	FY2026		% Bdgt Used
			Adopted Budget	Used	
72 401-5130-491.000.00	Storm Supplies	0.00	2,000.00	0.00	
73 401-5130-492.000.00	Bank Fees	0.00	500.00	0.00	
74 401-5130-510.000.01	Office Supplies	2,002.81	14,000.00	14.31	
75 401-5130-510.000.02	Printings	0.00	2,500.00	0.00	
76 401-5130-510.000.03	Office Furnishings	272.45	4,000.00	6.81	
77 401-5130-520.000.01	Employee Clothing/Uniforms	420.63	1,000.00	42.06	
78 401-5130-520.007.00	Regulatory, Permit & Recording Fees	0.00	2,000.00	0.00	
79 401-5130-520.010.02	Fuel: Vehicles	50.83	500.00	10.17	
80 401-5130-521.000.00	Board: Travel, Admin, Office Supplies	674.98	8,000.00	8.44	
81 401-5130-540.000.02	Clerk Dues	0.00	500.00	0.00	
82 401-5130-540.000.03	Other Dues and Subscriptions	9,649.50	10,000.00	96.50	
Total Dept 5130 -					
ADMINISTRATIVE			837,865.76	2,552,113.00	32.83

5351 PLANT

83 401-5351-120.000.00	Payroll-Plant	110,111.21	527,824.00	20.86
84 401-5351-210.000.00	Payroll Taxes	8,322.02	40,379.00	20.61
85 401-5351-220.000.00	Retirement Contributions	4,782.74	31,669.00	15.10
86 401-5351-230.000.00	Group Health Premiums	19,303.73	90,919.00	21.23
87 401-5351-230.002.00	Group Life Insurance	109.60	494.00	22.19
88 401-5351-240.000.00	Workers Compensation Insurance	2,362.08	10,500.00	22.50
89 401-5351-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	386.88	500.00	77.38
90 401-5351-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	0.00	5,000.00	0.00
91 401-5351-311.000.03	Prof. Svcs: Managed IT Services	5,100.00	23,100.00	22.08
92 401-5351-311.000.11	Professional Services: Safety Training	480.00	2,000.00	24.00
93 401-5351-311.006.00	Professional Services: Engineering	17,618.25	80,000.00	22.02
94 401-5351-311.006.01	Engineering: Islamorada Misc Engineering	3,533.75	25,000.00	14.14
95 401-5351-400.000.00	Training, Education & Travel	311.42	2,500.00	12.46
96 401-5351-410.000.02	Advanced Cellular Svc / AT&T FirstNet	104.97	2,100.00	5.00
97 401-5351-410.000.04	Internet (Comcast & AT&T)	1,557.75	6,300.00	24.73
98 401-5351-410.000.05	Telephones / Data Comms	540.00	1,000.00	54.00
99 401-5351-410.000.08	GPS / Fleet Services	58.50	250.00	23.40
100 401-5351-410.000.09	Radios / P25 MCSO Agreement	0.00	750.00	0.00
101 401-5351-410.000.10	Plant Gate Data Service	347.70	1,500.00	23.18
102 401-5351-411.000.02	IT: HARDWARE REPAIR-PARTS&MAINT UPGRADES	0.00	4,000.00	0.00
103 401-5351-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	4,640.30	18,600.00	24.95
104 401-5351-420.000.00	Postage & Delivery Expense	6,335.00	28,000.00	22.63
105 401-5351-430.000.00	Water- Plant	1,456.72	5,500.00	26.49
106 401-5351-432.000.00	Facility Cleaning	1,500.00	4,950.00	30.30
107 401-5351-432.001.00	Solid Waste	2,682.06	12,000.00	22.35
108 401-5351-435.000.00	Electricity - Plant	109,217.56	480,000.00	22.75
109 401-5351-440.000.00	Rents & Leases	0.00	7,000.00	0.00
110 401-5351-460.000.01	Repairs & Maintenance: Grounds Keeping	0.00	6,000.00	0.00

GL Number	Description	YTD Balance 12/31/2025	FY2026		% Bdgt Used
			Adopted Budget	Used	
111 401-5351-460.000.02	Repairs & Maintenance: Vehicles	0.00	1,000.00	0.00	
112 401-5351-460.000.03	Repairs & Maintenance: Equipment	17,687.35	300,000.00	5.90	
113 401-5351-460.000.04	Repairs & Maintenance: Buildings	2,534.76	40,000.00	6.34	
114 401-5351-491.000.01	Storm Supplies & Preparation	0.00	2,000.00	0.00	
115 401-5351-510.000.01	Office Supplies	2,122.37	4,500.00	47.16	
116 401-5351-510.000.03	Office Furnishings	0.00	1,500.00	0.00	
117 401-5351-511.000.00	Safety Supplies	393.63	7,500.00	5.25	
118 401-5351-520.000.00	Employee Uniforms / Clothing	211.27	1,500.00	14.08	
119 401-5351-520.001.00	Lab Services (sample analysis)	12,150.00	46,000.00	26.41	
120 401-5351-520.002.00	Sludge Handling	149,642.49	1,092,350.00	13.70	
121 401-5351-520.003.00	Chemicals	179,188.24	750,000.00	23.89	
122 401-5351-520.004.00	Lab Supplies	5,582.73	40,000.00	13.96	
123 401-5351-520.005.00	Supplies & Tools (plant operations)	3,557.21	18,000.00	19.76	
124 401-5351-520.006.00	Immunizations	0.00	1,200.00	0.00	
125 401-5351-520.007.00	Regulatory/ Permit Fees	0.00	1,000.00	0.00	
126 401-5351-520.010.01	Fuel: Equipment	17.10	500.00	3.42	
127 401-5351-520.010.02	Fuel: Vehicles	204.66	1,000.00	20.47	
128 401-5351-520.010.03	Fuel: Generators	0.00	7,000.00	0.00	
129 401-5351-540.000.00	Dues & Subscriptions	0.00	400.00	0.00	
Total Dept 5351 - PLANT		674,154.05	3,733,285.00	18.06	

5352 FIELD

130 401-5352-120.000.00	Payroll-Field	327,983.99	1,532,235.00	21.41
131 401-5352-210.000.00	Payroll Taxes	24,797.77	117,216.00	21.16
132 401-5352-220.000.00	Retirement Contributions	11,802.03	91,934.00	12.84
133 401-5352-230.000.00	Group Health Premiums	51,518.22	257,602.00	20.00
134 401-5352-230.002.00	Group Life Insurance	335.65	1,400.00	23.98
135 401-5352-240.000.00	Workers Compensation Insurance	6,844.44	25,600.00	26.74
136 401-5352-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	2,280.96	2,400.00	95.04
137 401-5352-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	0.00	19,000.00	0.00
138 401-5352-311.000.03	Prof. Svcs: Managed IT Services	5,100.00	23,100.00	22.08
139 401-5352-311.000.11	Professional Services: Safety Training	690.00	7,500.00	9.20
140 401-5352-311.000.15	Solar Maintenance Contract	0.00	12,500.00	0.00
141 401-5352-311.006.00	Professional Services: Engineering	22,965.50	80,000.00	28.71
142 401-5352-341.000.04	ESRI	0.00	12,500.00	0.00
143 401-5352-341.000.06	GPServ/Trimble	0.00	4,100.00	0.00
144 401-5352-341.000.13	GIS Upgrade	6,345.00	60,000.00	10.58
145 401-5352-400.000.00	Training, Education & Travel	2,925.84	18,000.00	16.25
146 401-5352-410.000.02	Advanced Cellular Svc / AT&T FirstNet	1,741.74	6,600.00	26.39
147 401-5352-410.000.04	Internet (Comcast & AT&T)	4,089.98	18,500.00	22.11
148 401-5352-410.000.05	Telephones / Data Comms	6,093.96	6,000.00	101.57
149 401-5352-410.000.08	GPS / Fleet Services	843.90	3,500.00	24.11

GL Number	Description	YTD Balance 12/31/2025	FY2026	% Bdgt
			Adopted Budget	Used
150 401-5352-410.000.09	Radios / P25 MCSO Agreement	0.00	3,750.00	0.00
151 401-5352-411.000.02	IT: HARDWARE REPAIR-PARTS&MAINT UPGRADES	49.95	6,000.00	0.83
152 401-5352-411.000.03	IT: SOFTWARE & SOFTWARE UPGRADES	0.00	10,500.00	0.00
153 401-5352-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	4,784.06	17,625.00	27.14
154 401-5352-430.000.01	Water- Vac Station A	243.89	450.00	54.20
155 401-5352-430.000.02	Water- Vac Station D	354.45	550.00	64.45
156 401-5352-430.000.03	Water- Vac Station F	75.25	400.00	18.81
157 401-5352-430.000.04	Water- Vac Station G	85.91	400.00	21.48
158 401-5352-430.000.05	Water- Vac Station I - house	87.03	900.00	9.67
159 401-5352-430.000.06	Water- Vac Station I & Office	135.42	500.00	27.08
160 401-5352-430.000.07	Water- Vac Station JK	88.32	530.00	16.66
161 401-5352-430.000.09	Water- Humpty Dumpty	74.22	310.00	23.94
162 401-5352-430.000.10	Water- Harborage	74.61	300.00	24.87
163 401-5352-430.000.12	Water- Peter Pan	77.73	300.00	25.91
164 401-5352-432.000.00	Facility Cleaning	2,880.00	12,100.00	23.80
165 401-5352-432.001.00	Solid Waste	913.50	3,000.00	30.45
166 401-5352-435.000.01	Electricity- Vac Station A	18,687.12	83,750.00	22.31
167 401-5352-435.000.02	Electricity- Vac Station D	15,473.89	78,000.00	19.84
168 401-5352-435.000.03	Electricity- Vac Station E	11,436.72	55,000.00	20.79
169 401-5352-435.000.04	Electricity- Vac Station F	603.68	2,500.00	24.15
170 401-5352-435.000.05	Electricity- Vac Station G	9,723.30	40,000.00	24.31
171 401-5352-435.000.06	Electricity- Vac Station I	5,421.40	11,000.00	49.29
172 401-5352-435.000.07	Electricity- Vac Station I - house	341.80	2,000.00	17.09
173 401-5352-435.000.08	Electricity- Vac Station I - office	454.27	2,000.00	22.71
174 401-5352-435.000.09	Electricity- Vac Station JK	13,474.82	55,000.00	24.50
175 401-5352-435.000.11	Electricity- Humpty Dumpty	162.47	1,000.00	16.25
176 401-5352-435.000.12	Electricity- Harborage	213.78	1,000.00	21.38
177 401-5352-435.000.13	Electricity- Coastal WW/Largo Pk Lift Sta	184.77	1,000.00	18.48
178 401-5352-435.000.14	Electricity- Peter Pan/Tweedy Pie	160.05	800.00	20.01
179 401-5352-440.000.00	Rents & Leases	0.00	6,000.00	0.00
180 401-5352-460.000.01	Repairs & Maintenance: Grounds Keeping	3,000.00	15,000.00	20.00
181 401-5352-460.000.02	Repairs & Maintenance: Vehicles	7,380.02	30,000.00	24.60
182 401-5352-460.000.03	Repairs & Maintenance: Equipment	42,552.02	300,000.00	14.18
183 401-5352-460.000.04	Repairs & Maintenance: Buildings	3,119.08	35,000.00	8.91
184 401-5352-460.000.05	Repairs & Maintenance: Collection System	35,916.53	100,000.00	35.92
185 401-5352-460.000.05-CS SEWER	Repairs & Maintenance: Coll Sys/Cust Svc	0.00	2,000.00	0.00
186 401-5352-460.000.08	Grinder Pump Monitoring	0.00	4,500.00	0.00
187 401-5352-470.000.00	Copier	698.53	1,980.00	35.28
188 401-5352-491.000.01	Storm Supplies & Preparation	0.00	2,000.00	0.00
189 401-5352-510.000.01	Office Supplies	1,232.57	2,500.00	49.30
190 401-5352-510.000.03	Office Furnishings	0.00	3,000.00	0.00
191 401-5352-511.000.00	Safety Supplies	250.47	5,000.00	5.01
192 401-5352-520.000.00	Employee Uniforms / Clothing	1,766.08	3,200.00	55.19

GL Number	Description	YTD Balance 12/31/2025	FY2026		% Bdgt Used
			Adopted Budget	Used	
193 401-5352-520.005.00	Supplies and Tools (field operations)	8,241.13	46,000.00	17.92	
194 401-5352-520.006.00	Immunizations	0.00	1,500.00	0.00	
195 401-5352-520.010.01	Fuel: Equipment	75.62	2,000.00	3.78	
196 401-5352-520.010.02	Fuel: Vehicles	10,218.70	40,000.00	25.55	
197 401-5352-520.010.03	Fuel: Generators	929.80	11,000.00	8.45	
198 401-5352-520.011.00	Tools	0.00	100.00	0.00	
Total Dept 5352 - FIELD		678,001.94	3,301,132.00	20.54	

5354 FACILITIES

199 401-5354-120.000.00	Payroll-Facilities	133,710.11	695,356.00	19.23
200 401-5354-210.000.00	Payroll Taxes	10,141.48	53,195.00	19.06
201 401-5354-220.000.00	Retirement Contributions	6,855.41	41,721.00	16.43
202 401-5354-230.000.00	Group Health Premiums	24,655.01	120,659.00	20.43
203 401-5354-230.002.00	Group Life Insurance	116.45	675.00	17.25
204 401-5354-240.000.00	Workers Compensation Insurance	2,614.08	13,000.00	20.11
205 401-5354-311.000.03	Prof. Svcs. Managed IT Services	5,100.00	23,100.00	22.08
206 401-5354-311.000.11	Professional Services: Safety Training	480.00	4,000.00	12.00
207 401-5354-400.000.00	Training, Education & Travel	1,504.72	10,000.00	15.05
208 401-5354-410.000.02	Advanced Cellular Svc / AT&T FirstNet	209.94	1,300.00	16.15
209 401-5354-410.000.08	GPS / Fleet Services	292.50	1,300.00	22.50
210 401-5354-410.000.09	Radios / P25 MCSO Agreement	0.00	1,875.00	0.00
211 401-5354-411.000.02	IT: HARDWARE REPAIR-PARTS&MAINT UPGRADES	0.00	3,000.00	0.00
212 401-5354-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	2,132.01	8,600.00	24.79
213 401-5354-432.000.00	Facility Cleaning	1,500.00	4,950.00	30.30
214 401-5354-460.000.02	Repairs & Maintenance: Vehicles	325.64	5,000.00	6.51
215 401-5354-460.000.03	Repairs & Maintenance: Equipment	0.00	1,200.00	0.00
216 401-5354-510.000.01	Office Supplies	223.23	1,000.00	22.32
217 401-5354-510.000.03	Office Furnishings	0.00	800.00	0.00
218 401-5354-511.000.00	Safety Supplies	0.00	2,000.00	0.00
219 401-5354-520.000.00	Employee Uniforms/ Clothing	62.00	1,800.00	3.44
220 401-5354-520.005.00	Supplies & Tools	6,531.95	20,000.00	32.66
221 401-5354-520.006.00	Immunizations	0.00	1,500.00	0.00
222 401-5354-520.010.02	Fuel: Vehicles	1,197.72	7,500.00	15.97
Total Dept 5354 - FACILITIES		197,652.25	1,023,531.00	19.31

5900 CAPITAL IMPROVEMENTS

223 401-5900-311.006.00-2018-007	Engineering: VPS Piping Mod	258.75	0.00	100.00
224 401-5900-311.006.00-2021-002	Engineering: Odor Control at Vac Stns	23,714.50	160,000.00	14.82
225 401-5900-311.006.00-2022-000	Engineering: Capital Prelim Design & Bgt	175.50	35,000.00	0.50
226 401-5900-311.006.00-2022-001	Engineering: Effluent Filtration Upgrade	6,081.50	50,000.00	12.16

GL Number	Description	YTD Balance 12/31/2025	FY2026		% Bdgt Used
			Adopted Budget	Used	
228 401-5900-311.006.00-2022-004	Engineering: Vac System Monitoring	24,129.25	30,000.00	80.43	
229 401-5900-311.006.00-2022-008	Engineering: Power Conditioning Vac Stns	0.00	61,275.00	0.00	
230 401-5900-311.006.00-2022-009	Engineering -Power Cond & Elec Up @ WWTP	34,235.75	100,000.00	34.24	
231 401-5900-311.006.00-2022-010	Engineering: EQ Tank Headworks/Scrn Upg	35,881.50	450,000.00	7.97	
232 401-5900-311.006.00-2023-002	Engineering: Ventilation Upg @ Vac Stns	0.00	41,125.00	0.00	
233 401-5900-311.006.00-2025-003	Engineering: Vac Stn Sewage Tank Upg	0.00	400,000.00	0.00	
234 401-5900-311.006.00-2025-004	Engineering: MJ Wood Fire Supp Dispute	1,993.75	0.00	100.00	
235 401-5900-311.006.00-2025-005	Engineering: Ductile Iron Piping Corrosi	5,643.50	250,000.00	2.26	
236 401-5900-311.006.00-2025-006	Engineering: Coll Sys Action Plan (SAP)	95,316.50	100,000.00	95.32	
237 401-5900-311.006.00-SvcConRv	Engineering: Service Connection Revision	0.00	20,000.00	0.00	
238 401-5900-630.000.00-2021-002	Capital Outlay: Odor Control at Vac Stns	803,466.93	2,400,000.00	33.48	
239 401-5900-630.000.00-2022-004	Capital Outlay: Vac System Monitoring	467,350.29	650,000.00	71.90	
240 401-5900-630.000.00-2022-009	Cap Outlay: Power Cond & Elec Upg WWTP	496,528.90	1,216,000.00	40.83	
241 401-5900-630.000.00-2022-010	Cap Outlay: EQ Tank Headworks/Scrn Upg	0.00	2,250,000.00	0.00	
242 401-5900-630.000.00-2023-002	Cap Outlay: Ventilation Upg @ Vac Stns	0.00	400,000.00	0.00	
243 401-5900-630.000.00-2023-026	Capital Outlay: Diffuser Sleeves	0.00	26,000.00	0.00	
244 401-5900-630.000.00-2024-003	Capital Outlay: Replace Vac Pit Collar	0.00	20,000.00	0.00	
245 401-5900-630.000.00-2025-003	CAPITAL OUTLAY: VAC STN SEWAGE TANK UPG	0.00	2,500,000.00	0.00	
246 401-5900-630.000.00-2025-005	Capital Outlay: Ductile Iron Piping Corr	0.00	1,000,000.00	0.00	
401-5900-630.005.00-					
247 SCADAUPG	SCADA Upgrade	6,486.33	120,000.00	5.41	
248 401-5900-640.000.00-2023-017	Capital Outlay: Vac Pump Rebuild & Spare	0.00	67,500.00	0.00	
249 401-5900-640.000.00-2023-020	Capital Outlay: Grinder Pumps	20,467.90	21,000.00	97.47	
250 401-5900-640.000.00-2023-023	Cap Outlay: Cameras-Plant, Admin, Field	0.00	10,000.00	0.00	
251 401-5900-640.000.00-2024-010	Capital Outlay: Admin/Board Vehicle	0.00	32,000.00	0.00	
252 401-5900-640.000.00-2024-011	Capital Outlay: Field Ops Truck	0.00	70,000.00	0.00	
253 401-5900-640.000.00-2026-001	CAPITAL OUTLAY - SEWAGE PUMP VFD SPARES	0.00	47,000.00	0.00	
254 401-5900-640.000.00-2026-002	CAPITAL OUTLAY - VACTRON TANK REPLACEMT	0.00	27,084.00	0.00	
255 401-5900-640.000.00-2026-003	CAPITAL OUTLAY - HYDRAULIC PUMP & PWR UN	0.00	15,000.00	0.00	
256 401-5900-645.000.00	Capital Outlay - Computer Equipment	4,468.76	56,000.00	7.98	
257 401-5900-650.003.00-SvcConRv	Service Connection Construction Revision	26,650.00	75,000.00	35.53	
Total Dept 5900 - CAPITAL					
IMPROVEMENTS		2,052,849.61	12,699,984.00	16.16	
		TOTAL REVENUES	6,105,622.53	26,119,006.00	23.38
		TOTAL EXPENDITURES	4,440,523.61	26,119,006.00	17.00
		NET OF REVENUES & EXPENDITURES:	1,665,098.92		

**SORTED BY EXPENSE DESCRIPTION REPORT 1st QTR FY2026 12/31/25**

GL Number	Description	YTD Balance 12/31/2025	FY2026 Adopted Budget	% Bdgt Used	
52	401-ADMIN-410.000.02	Advanced Cellular Svc / AT&T FirstNet	1,395.72	6,000.00	23.26
96	401-PLANT-410.000.02	Advanced Cellular Svc / AT&T FirstNet	104.97	2,100.00	5.00
146	401-FIELD-410.000.02	Advanced Cellular Svc / AT&T FirstNet	1,741.74	6,600.00	26.39
208	401-FACILITIES-410.000.02	Advanced Cellular Svc / AT&T FirstNet	209.94	1,300.00	16.15
71	401-ADMIN-480.000.00	Advertisements	1,012.20	10,000.00	10.12
73	401-ADMIN-492.000.00	Bank Fees	0.00	500.00	0.00
80	401-ADMIN-521.000.00	Board: Travel, Admin, Office Supplies	674.98	8,000.00	8.44
46	401-ADMIN-341.000.02	BSA SOFTWARE - ANNUAL LICENSES & SUPPORT	40,444.00	40,482.00	99.91
59	401-ADMIN-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	5,897.45	18,980.00	31.07
103	401-PLANT-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	4,640.30	18,600.00	24.95
153	401-FIELD-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	4,784.06	17,625.00	27.14
212	401-FACILITIES-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	2,132.01	8,600.00	24.79
121	401-PLANT-520.003.00	Chemicals	179,188.24	750,000.00	23.89
81	401-ADMIN-540.000.02	Clerk Dues	0.00	500.00	0.00
50	401-ADMIN-400.000.02	Clerk Travel & Training	427.25	2,500.00	17.09
70	401-ADMIN-470.000.00	Copier	826.71	7,000.00	11.81
187	401-FIELD-470.000.00	Copier	698.53	1,980.00	35.28
48	401-ADMIN-341.000.11	Document Management (M-Files)	0.00	6,000.00	0.00
129	401-PLANT-540.000.00	Dues & Subscriptions	0.00	400.00	0.00
64	401-ADMIN-435.000.00	Electricity	874.40	3,300.00	26.50
108	401-PLANT-435.000.00	Electricity - Plant	109,217.56	480,000.00	22.75
176	401-FIELD-435.000.12	Electricity- Harborage	213.78	1,000.00	21.38
175	401-FIELD-435.000.11	Electricity- Humpty Dumpty	162.47	1,000.00	16.25
166	401-FIELD-435.000.01	Electricity- Vac Station A	18,687.12	83,750.00	22.31
167	401-FIELD-435.000.02	Electricity- Vac Station D	15,473.89	78,000.00	19.84
168	401-FIELD-435.000.03	Electricity- Vac Station E	11,436.72	55,000.00	20.79
169	401-FIELD-435.000.04	Electricity- Vac Station F	603.68	2,500.00	24.15
170	401-FIELD-435.000.05	Electricity- Vac Station G	9,723.30	40,000.00	24.31
171	401-FIELD-435.000.06	Electricity- Vac Station I	5,421.40	11,000.00	49.29
172	401-FIELD-435.000.07	Electricity- Vac Station I - house	341.80	2,000.00	17.09
173	401-FIELD-435.000.08	Electricity- Vac Station I - office	454.27	2,000.00	22.71
174	401-FIELD-435.000.09	Electricity- Vac Station JK	13,474.82	55,000.00	24.50
177	401-FIELD-435.000.13	Electricity-Coastal WW/Largo Pk Lift Sta	184.77	1,000.00	18.48
178	401-FIELD-435.000.14	Electricity-Peter Pan/Tweedy Pie	160.05	800.00	20.01
47	401-ADMIN-341.000.05	EMAIL APPLICATIONS/MICROSOFT	3,645.00	20,000.00	18.23
23	401-ADMIN-230.001.00	Employee Benefit Administration Fees	0.00	500.00	0.00
77	401-ADMIN-520.000.01	Employee Clothing/Uniforms	420.63	1,000.00	42.06
118	401-PLANT-520.000.00	Employee Uniforms / Clothing	211.27	1,500.00	14.08

Sorted by Expense Description

GL Number	Description	YTD Balance 12/31/2025	FY2026	% Bdgt	
			Adopted Budget	Used	
192	401-FIELD-520.000.00	Employee Uniforms / Clothing	1,766.08	3,200.00	55.19
219	401-FACILITIES-520.000.00	Employee Uniforms/ Clothing	62.00	1,800.00	3.44
94	401-PLANT-311.006.01	Engineering: Islamorada Misc Engineering	3,533.75	25,000.00	14.14
142	401-FIELD-341.000.04	ESRI	0.00	12,500.00	0.00
62	401-ADMIN-432.000.00	Facility Cleaning	5,400.00	21,000.00	25.71
106	401-PLANT-432.000.00	Facility Cleaning	1,500.00	4,950.00	30.30
164	401-FIELD-432.000.00	Facility Cleaning	2,880.00	12,100.00	23.80
213	401-FACILITIES-432.000.00	Facility Cleaning	1,500.00	4,950.00	30.30
126	401-PLANT-520.010.01	Fuel: Equipment	17.10	500.00	3.42
195	401-FIELD-520.010.01	Fuel: Equipment	75.62	2,000.00	3.78
128	401-PLANT-520.010.03	Fuel: Generators	0.00	7,000.00	0.00
197	401-FIELD-520.010.03	Fuel: Generators	929.80	11,000.00	8.45
79	401-ADMIN-520.010.02	Fuel: Vehicles	50.83	500.00	10.17
127	401-PLANT-520.010.02	Fuel: Vehicles	204.66	1,000.00	20.47
196	401-FIELD-520.010.02	Fuel: Vehicles	10,218.70	40,000.00	25.55
222	401-FACILITIES-520.010.02	Fuel: Vehicles	1,197.72	7,500.00	15.97
49	401-ADMIN-400.000.01	General Manager Travel & Training	746.74	10,000.00	7.47
144	401-FIELD-341.000.13	GIS Upgrade	6,345.00	60,000.00	10.58
56	401-ADMIN-410.000.08	GPS / Fleet Services	58.50	250.00	23.40
99	401-PLANT-410.000.08	GPS / Fleet Services	58.50	250.00	23.40
149	401-FIELD-410.000.08	GPS / Fleet Services	843.90	3,500.00	24.11
209	401-FACILITIES-410.000.08	GPS / Fleet Services	292.50	1,300.00	22.50
143	401-FIELD-341.000.06	GPServ/Trimble	0.00	4,100.00	0.00
186	401-FIELD-460.000.08	Grinder Pump Monitoring	0.00	4,500.00	0.00
22	401-ADMIN-230.000.00	Group Health Premiums	19,168.42	75,726.00	25.31
86	401-PLANT-230.000.00	Group Health Premiums	19,303.73	90,919.00	21.23
133	401-FIELD-230.000.00	Group Health Premiums	51,518.22	257,602.00	20.00
202	401-FACILITIES-230.000.00	Group Health Premiums	24,655.01	120,659.00	20.43
24	401-ADMIN-230.002.00	Group Life Insurance	205.50	904.00	22.73
87	401-PLANT-230.002.00	Group Life Insurance	109.60	494.00	22.19
134	401-FIELD-230.002.00	Group Life Insurance	335.65	1,400.00	23.98
203	401-FACILITIES-230.002.00	Group Life Insurance	116.45	675.00	17.25
124	401-PLANT-520.006.00	Immunizations	0.00	1,200.00	0.00
194	401-FIELD-520.006.00	Immunizations	0.00	1,500.00	0.00
221	401-FACILITIES-520.006.00	Immunizations	0.00	1,500.00	0.00
66	401-ADMIN-450.000.00	Insurance (excluding W-Comp & Health)	363,869.83	460,941.00	78.94
53	401-ADMIN-410.000.04	Internet (Comcast & AT&T)	1,557.75	6,300.00	24.73
97	401-PLANT-410.000.04	Internet (Comcast & AT&T)	1,557.75	6,300.00	24.73
147	401-FIELD-410.000.04	Internet (Comcast & AT&T)	4,089.98	18,500.00	22.11
152	401-FIELD-411.000.03	IT: SOFTWARE & SOFTWARE UPGRADES	0.00	10,500.00	0.00
58	401-ADMIN-411.000.03	IT: Software and Software Upgrades	2,253.92	32,805.00	6.87
57	401-ADMIN-411.000.02	IT: HARDWARE REPAIR-PARTS&MAINT UPGRADES	49.95	4,000.00	1.25
102	401-PLANT-411.000.02	IT: HARDWARE REPAIR-PARTS&MAINT UPGRADES	0.00	4,000.00	0.00

Sorted by Expense Description

GL Number	Description	YTD Balance 12/31/2025	FY2026	% Bdgt	
			Adopted Budget	Used	
151	401-FIELD-411.000.02	IT:hardware repair-parts&maint upgrades	49.95	6,000.00	0.83
211	401-FACILITIES-411.000.02	IT:hardware repair-parts&maint upgrades	0.00	3,000.00	0.00
119	401-PLANT-520.001.00	Lab Services (sample analysis)	12,150.00	46,000.00	26.41
122	401-PLANT-520.004.00	Lab Supplies	5,582.73	40,000.00	13.96
76	401-ADMIN-510.000.03	Office Furnishings	272.45	4,000.00	6.81
116	401-PLANT-510.000.03	Office Furnishings	0.00	1,500.00	0.00
190	401-FIELD-510.000.03	Office Furnishings	0.00	3,000.00	0.00
217	401-FACILITIES-510.000.03	Office Furnishings	0.00	800.00	0.00
74	401-ADMIN-510.000.01	Office Supplies	2,002.81	14,000.00	14.31
115	401-PLANT-510.000.01	Office Supplies	2,122.37	4,500.00	47.16
189	401-FIELD-510.000.01	Office Supplies	1,232.57	2,500.00	49.30
216	401-FACILITIES-510.000.01	Office Supplies	223.23	1,000.00	22.32
82	401-ADMIN-540.000.03	Other Dues and Subscriptions	9,649.50	10,000.00	96.50
51	401-ADMIN-400.000.03	Other Travel & Training	3,495.39	15,000.00	23.30
20	401-ADMIN-210.000.00	Payroll Taxes	11,954.66	51,139.00	23.38
84	401-PLANT-210.000.00	Payroll Taxes	8,322.02	40,379.00	20.61
131	401-FIELD-210.000.00	Payroll Taxes	24,797.77	117,216.00	21.16
200	401-FACILITIES-210.000.00	Payroll Taxes	10,141.48	53,195.00	19.06
19	401-ADMIN-120.000.00	Payroll-Administration	147,039.77	597,260.00	24.62
18	401-ADMIN-110.000.00	Payroll-Board Meeting Compensation	13,056.56	71,218.00	18.33
199	401-FACILITIES-120.000.00	Payroll-Facilities	133,710.11	695,356.00	19.23
130	401-FIELD-120.000.00	Payroll-Field	327,983.99	1,532,235.00	21.41
83	401-PLANT-120.000.00	Payroll-Plant	110,111.21	527,824.00	20.86
101	401-PLANT-410.000.10	Plant Gate Data Service	347.70	1,500.00	23.18
60	401-ADMIN-420.000.00	Postage & Delivery Expense	353.29	2,700.00	13.08
104	401-PLANT-420.000.00	Postage & Delivery Expense	6,335.00	28,000.00	22.63
75	401-ADMIN-510.000.02	Printings	0.00	2,500.00	0.00
29	401-ADMIN-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	0.00	3,740.00	0.00
90	401-PLANT-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	0.00	5,000.00	0.00
137	401-FIELD-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	0.00	19,000.00	0.00
205	401-FACILITIES-311.000.03	Prof. Svcs. Managed IT Services	5,100.00	23,100.00	22.08
28	401-ADMIN-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	650.10	1,500.00	43.34
89	401-PLANT-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	386.88	500.00	77.38
136	401-FIELD-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	2,280.96	2,400.00	95.04
30	401-ADMIN-311.000.03	Prof. Svcs: Managed IT Services	5,100.00	23,100.00	22.08
91	401-PLANT-311.000.03	Prof. Svcs: Managed IT Services	5,100.00	23,100.00	22.08
138	401-FIELD-311.000.03	Prof. Svcs: Managed IT Services	5,100.00	23,100.00	22.08
141	401-FIELD-311.006.00	Professional Services: Engineering	22,965.50	80,000.00	28.71
93	401-PLANT-311.006.00	Professional Services: Engineering	17,618.25	80,000.00	22.02
33	401-ADMIN-311.000.11	Professional Services: Safety Training	0.00	1,000.00	0.00
92	401-PLANT-311.000.11	Professional Services: Safety Training	480.00	2,000.00	24.00
139	401-FIELD-311.000.11	Professional Services: Safety Training	690.00	7,500.00	9.20
206	401-FACILITIES-311.000.11	Professional Services: Safety Training	480.00	4,000.00	12.00

Sorted by Expense Description

GL Number	Description	YTD Balance	FY2026	% Bdgt	
		12/31/2025	Adopted Budget	Used	
27	401-ADMIN-311.000.00	Professional Services: Website & Misc.	1,085.00	17,000.00	6.38
37	401-ADMIN-311.005.00	Professional Svcs: Tax Roll Svc	0.00	2,500.00	0.00
43	401-ADMIN-320.000.01	Professional Svcs: Accounting/Audit Svcs	10,500.00	35,000.00	30.00
38	401-ADMIN-311.006.00	Professional Svcs: Engineering	1,313.50	15,000.00	8.76
44	401-ADMIN-320.000.02	Professional Svcs: Finance Director	23,478.99	93,916.00	25.00
35	401-ADMIN-311.002.00	Professional Svcs: FKAA Billing Services	50,086.90	325,458.00	15.39
45	401-ADMIN-320.000.03	Professional Svcs: General Manager Svcs.	41,160.51	164,642.00	25.00
32	401-ADMIN-311.000.07	Professional Svcs: IT Security Svcs	10,002.93	42,500.00	23.54
41	401-ADMIN-313.001.13	Professional Svcs: Legal-General Counsel	26,087.01	104,348.00	25.00
42	401-ADMIN-313.001.14	Professional Svcs: Legal-Outside Counsel	2,750.90	10,000.00	27.51
39	401-ADMIN-312.000.01	Professional Svcs: Lobbyists-Henderson	10,000.00	60,100.00	16.64
40	401-ADMIN-312.000.02	Professional Svcs: Lobbyists-Hicks	7,500.00	45,000.00	16.67
34	401-ADMIN-311.000.14	Professional Svcs: Mobile Device Mgmt	1,105.00	5,500.00	20.09
31	401-ADMIN-311.000.05	Professional Svcs: NWPS 457(b) Admin Fee	0.00	3,500.00	0.00
36	401-ADMIN-311.003.00	Professional Svcs: Tax Collector Fees	0.00	11,000.00	0.00
100	401-PLANT-410.000.09	Radios / P25 MCSO Agreement	0.00	750.00	0.00
150	401-FIELD-410.000.09	Radios / P25 MCSO Agreement	0.00	3,750.00	0.00
210	401-FACILITIES-410.000.09	Radios / P25 MCSO Agreement	0.00	1,875.00	0.00
78	401-ADMIN-520.007.00	Regulatory, Permit & Recording Fees	0.00	2,000.00	0.00
125	401-PLANT-520.007.00	Regulatory/ Permit Fees	0.00	1,000.00	0.00
65	401-ADMIN-440.000.00	Rents & Leases	546.00	1,000.00	54.60
109	401-PLANT-440.000.00	Rents & Leases	0.00	7,000.00	0.00
179	401-FIELD-440.000.00	Rents & Leases	0.00	6,000.00	0.00
69	401-ADMIN-460.000.04	Repairs & Maintenance: Bldgs & Equip	938.79	20,000.00	4.69
113	401-PLANT-460.000.04	Repairs & Maintenance: Buildings	2,534.76	40,000.00	6.34
183	401-FIELD-460.000.04	Repairs & Maintenance: Buildings	3,119.08	35,000.00	8.91
	401-FIELD-460.000.05-CS				
185	SEWER	Repairs & Maintenance: Coll Sys/Cust Svc	0.00	2,000.00	0.00
184	401-FIELD-460.000.05	Repairs & Maintenance: Collection System	35,916.53	100,000.00	35.92
112	401-PLANT-460.000.03	Repairs & Maintenance: Equipment	17,687.35	300,000.00	5.90
182	401-FIELD-460.000.03	Repairs & Maintenance: Equipment	42,552.02	300,000.00	14.18
215	401-FACILITIES-460.000.03	Repairs & Maintenance: Equipment	0.00	1,200.00	0.00
67	401-ADMIN-460.000.01	Repairs & Maintenance: Grounds Keeping	675.00	4,000.00	16.88
110	401-PLANT-460.000.01	Repairs & Maintenance: Grounds Keeping	0.00	6,000.00	0.00
180	401-FIELD-460.000.01	Repairs & Maintenance: Grounds Keeping	3,000.00	15,000.00	20.00
68	401-ADMIN-460.000.02	Repairs & Maintenance: Vehicles	0.00	2,000.00	0.00
111	401-PLANT-460.000.02	Repairs & Maintenance: Vehicles	0.00	1,000.00	0.00
181	401-FIELD-460.000.02	Repairs & Maintenance: Vehicles	7,380.02	30,000.00	24.60
214	401-FACILITIES-460.000.02	Repairs & Maintenance: Vehicles	325.64	5,000.00	6.51
21	401-ADMIN-220.000.00	Retirement Contributions	5,857.40	38,904.00	15.06
85	401-PLANT-220.000.00	Retirement Contributions	4,782.74	31,669.00	15.10
132	401-FIELD-220.000.00	Retirement Contributions	11,802.03	91,934.00	12.84
201	401-FACILITIES-220.000.00	Retirement Contributions	6,855.41	41,721.00	16.43

Sorted by Expense Description

GL Number	Description	YTD Balance	FY2026	% Bdgt	
		12/31/2025	Adopted Budget	Used	
117	401-PLANT-511.000.00	Safety Supplies	393.63	7,500.00	5.25
191	401-FIELD-511.000.00	Safety Supplies	250.47	5,000.00	5.01
218	401-FACILITIES-511.000.00	Safety Supplies	0.00	2,000.00	0.00
120	401-PLANT-520.002.00	Sludge Handling	149,642.49	1,092,350.00	13.70
140	401-FIELD-311.000.15	Solar Maintenance Contract	0.00	12,500.00	0.00
63	401-ADMIN-432.001.00	Solid Waste	365.49	1,700.00	21.50
107	401-PLANT-432.001.00	Solid Waste	2,682.06	12,000.00	22.35
165	401-FIELD-432.001.00	Solid Waste	913.50	3,000.00	30.45
72	401-ADMIN-491.000.00	Storm Supplies	0.00	2,000.00	0.00
114	401-PLANT-491.000.01	Storm Supplies & Preparation	0.00	2,000.00	0.00
188	401-FIELD-491.000.01	Storm Supplies & Preparation	0.00	2,000.00	0.00
220	401-FACILITIES-520.005.00	Supplies & Tools	6,531.95	20,000.00	32.66
123	401-PLANT-520.005.00	Supplies & Tools (plant operations)	3,557.21	18,000.00	19.76
193	401-FIELD-520.005.00	Supplies and Tools (field operations)	8,241.13	46,000.00	17.92
54	401-ADMIN-410.000.05	Telephones / Data Comms	612.00	1,000.00	61.20
98	401-PLANT-410.000.05	Telephones / Data Comms	540.00	1,000.00	54.00
148	401-FIELD-410.000.05	Telephones / Data Comms	6,093.96	6,000.00	101.57
198	401-FIELD-520.011.00	Tools	0.00	100.00	0.00
95	401-PLANT-400.000.00	Training, Education & Travel	311.42	2,500.00	12.46
145	401-FIELD-400.000.00	Training, Education & Travel	2,925.84	18,000.00	16.25
207	401-FACILITIES-400.000.00	Training, Education & Travel	1,504.72	10,000.00	15.05
26	401-ADMIN-250.000.00	Unemployment Compensation	0.00	4,000.00	0.00
55	401-ADMIN-410.000.07	VOIP	726.00	3,600.00	20.17
61	401-ADMIN-430.000.00	Water (Utility)-District Office	119.98	700.00	17.14
162	401-FIELD-430.000.10	Water- Harborage	74.61	300.00	24.87
161	401-FIELD-430.000.09	Water- Humpty Dumpty	74.22	310.00	23.94
163	401-FIELD-430.000.12	Water- Peter Pan	77.73	300.00	25.91
105	401-PLANT-430.000.00	Water- Plant	1,456.72	5,500.00	26.49
154	401-FIELD-430.000.01	Water- Vac Station A	243.89	450.00	54.20
155	401-FIELD-430.000.02	Water- Vac Station D	354.45	550.00	64.45
156	401-FIELD-430.000.03	Water- Vac Station F	75.25	400.00	18.81
157	401-FIELD-430.000.04	Water- Vac Station G	85.91	400.00	21.48
158	401-FIELD-430.000.05	Water- Vac Station I - house	87.03	900.00	9.67
159	401-FIELD-430.000.06	Water- Vac Station I & Office	135.42	500.00	27.08
160	401-FIELD-430.000.07	Water- Vac Station JK	88.32	530.00	16.66
25	401-ADMIN-240.000.00	Workers Compensation Insurance	400.05	1,400.00	28.58
88	401-PLANT-240.000.00	Workers Compensation Insurance	2,362.08	10,500.00	22.50
135	401-FIELD-240.000.00	Workers Compensation Insurance	6,844.44	25,600.00	26.74
204	401-FACILITIES-240.000.00	Workers Compensation Insurance	2,614.08	13,000.00	20.11

Sorted by Expense Description

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date:

February 3, 2026

Agenda Item Number: L-1

Action Required:

No

Department: Sponsor:

Plant/Facilities Ryan Dempsey

Subject:

Plant/Facilities Report - December 2025

Summary:

Mr. Dempsey will present the Plant/Facilities monthly report.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ _____	1. Monthly Report
Administration: _____		
Finance: _____	Funding Source:	
District Counsel: _____	N/A	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By: 
General Manager Date: 1-29-26

Wastewater Treatment Plant Operations

The wastewater treatment plant processed an average of 1.85 million gallons of influent per day (MGD). The Treatment Plant remains in compliance with the Florida Department of Environmental Protection (FDEP) guidelines.

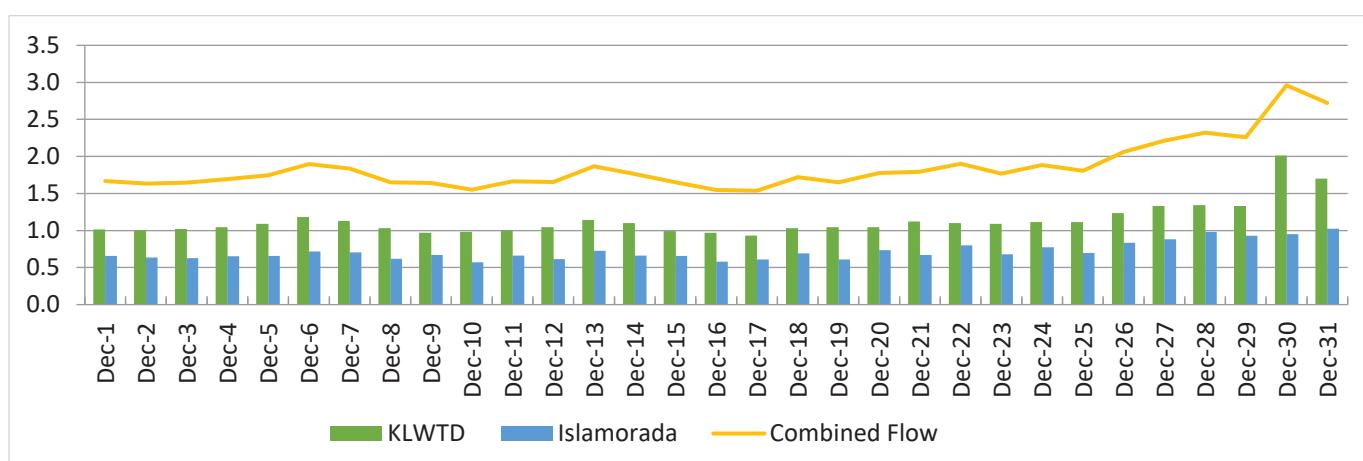
Effluent Quality Reports (mg/L)

Determines the quality of discharge from the wastewater treatment plant.

Effluent Quality Report	December 2025 Plant Performance	12 Month Average Plant Performance	Effluent Limits
CBOD5 (Carbonaceous Biochemical Oxygen Demand)	2.7	2.1	5
TSS (Total Suspended Solids)	1	1.1	5
TN (Total Nitrogen)	4.3	3.4	Report only
TP (Total Phosphorous)	.7	.8	Report only

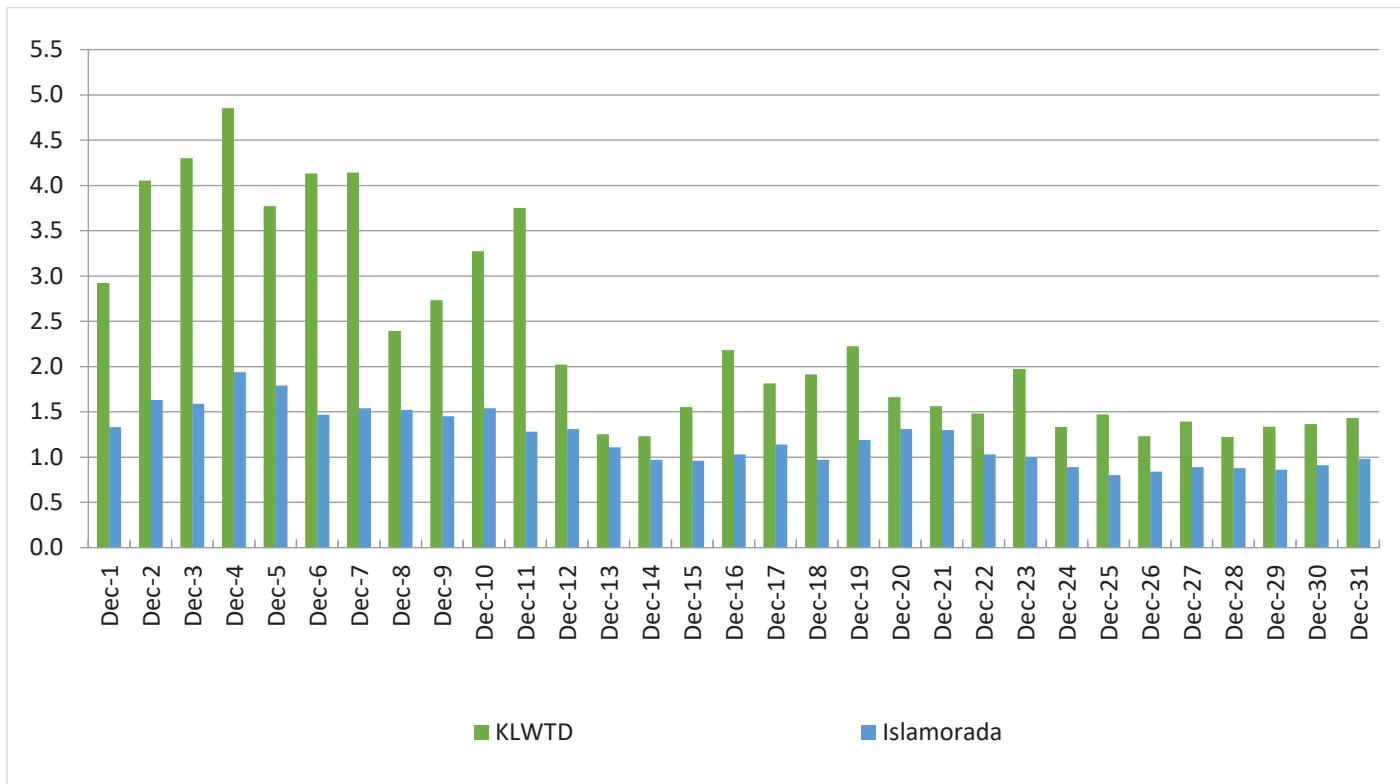
Daily Flow (MGD)

The total flow of influent through the wastewater treatment plant each day.



Daily Peak Salinity (PPT)

The daily peak salinity for the current month.



Islamorada

Average Daily Flow: .719 MGD

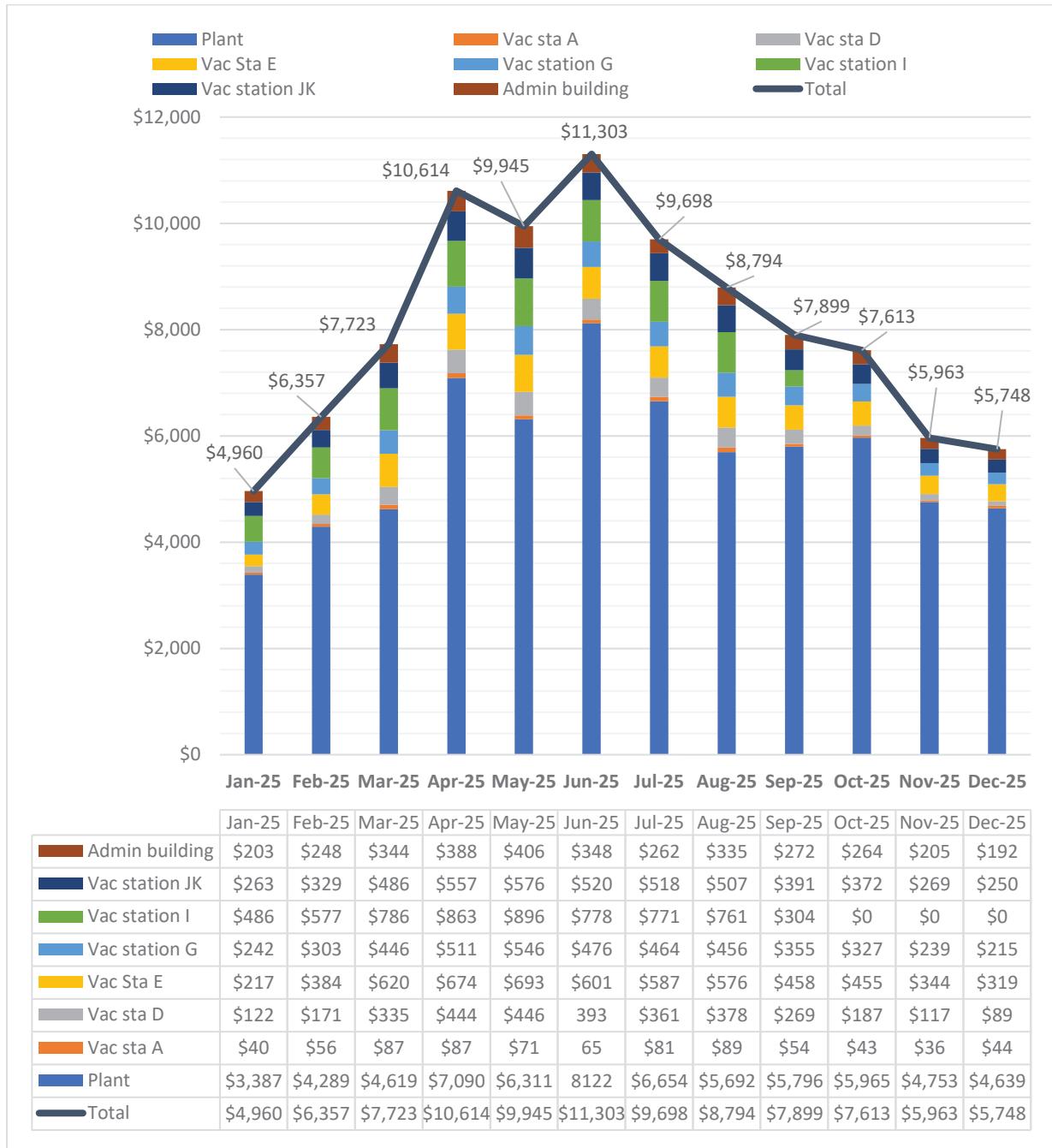
Highest Daily Flow: 1.0 MGD

Monthly Peak Salinity: 1.9 PPT

Days over 4.0 PPT Salinity: 0

3-month average of Islamorada flow capacity (1.104 MGD): 66%

Solar Production Report



Total YTD Production estimate for all sites: \$96,617

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date:

February 3, 2026

Agenda Item Number: O-1

Action Required:

Yes

Department: Sponsor:

Legal

Nick Mulick

Subject:

Reversal of Waiver - AK# 1681857

Summary of Discussion:

Wastewater service and assessment was waived in 2009. The current owner has requested reinstatement of wastewater service.

The parcel owner has provided payment to KLWTD for the System Impact Charge.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 8,040.00	1. Resolution 01-2026
Administration: _____	Income	2. Customer Request
Finance: _____	Funding Source:	3. Notice of intent to impose a System Impact Charge
District Counsel: _____	Assessment Revenue	4. Original Assessment Waiver
District Clerk: _____	Budgeted:	5. Map
Engineering: _____	No	

Approved By: Amber Date: 1-29-26
General Manager

RESOLUTION NO. 01-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") APPROVING THE REQUEST BY 116 OCEAN VIEW INVESTMENTS LLC ("THE OWNER") FOR REVERSAL OF WAIVER AND REINSTATEMENT OF WASTEWATER SERVICE TO TAX PARCEL AK NO. 1681857; AND PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District assessed the vacant parcel listed below in Section 1 ("the Subject Tax Parcel") via Resolution No. 20-05-09, dated May 19, 2009; and

WHEREAS, in accordance with Section 10.06(a)(i) of the previous Rules and Regulations of 2014, the District is authorized to remove from its non-ad valorem wastewater assessment vacant tax parcel(s) in common ownership with an adjacent improved tax parcel assessed by the District, provided that the vacant tax parcel is subsidiary to the use of the improved tax parcel and will not be improved with structures or facilities capable of generating wastewater that will enter the District's wastewater facilities; and

WHEREAS, having determined that the Subject Tax Parcel satisfied the criteria set forth in Section 10.06(a)(i) of the previous Rules and Regulations 2014, the District excluded the Subject Tax Parcel from the non-ad valorem wastewater assessment roll; and

WHEREAS, Key Largo Wastewater Treatment District's Waiver of Wastewater Service and Acknowledgement of Potential Costs, removing the Subject Tax Parcel from the District's 2009 Non-ad Valorem Wastewater Assessment Roll was recorded in the Office of the Monroe County Clerk of Court, in Official Records Book 2418, at Page 2181 on June 22, 2009; and

WHEREAS, the Owner of the Subject Tax Parcel has requested that wastewater service be restored to the Subject Tax Parcel; and

WHEREAS, the District finds good and sufficient cause to approve the request of the Owner to restore wastewater service to the Subject Tax Parcel.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT THAT:

Section 1.

PARCEL ID: 00555520-000000 AK NO.: 1681857

LEGAL DESCRIPTION: Lot 11, Block 4, TAVERNIER HEIGHTS, according to the Plat thereof, recorded in Plat Book 1, Page 180, of the Public Records of Monroe County, Florida.

Section 2.

REQUEST FOR SERVICE. The owner certified that they desire wastewater service to the Tax Parcel and agree to pay the current full direct and indirect District costs to restore wastewater services.

Section 3.

PAYMENT OF SIC. For the Reversal of Waiver, the owners have paid the SIC in the amount of **\$8,040.00**.

Section 4.

APPLICABILITY AND EFFECTIVE DATE. This Resolution shall take effect upon adoption by the Board of Commissioners.

Section 5.

AUTHORIZATION OF DISTRICT OFFICIALS. The General Manager and/or his designee(s) are authorized to take all actions necessary to implement the terms and conditions of this Resolution.

RESOLVED AND ADOPTED THIS 3rd DAY OF FEBRUARY 2026.

The foregoing RESOLUTION was offered by Commissioner _____, who moved for its adoption. The motion was seconded by Commissioner _____, and being put to a vote, the result was as follows:

	AYE	NAY
Chairman Rodriguez	____	____
Commissioner Heim	____	____
Commissioner Maloney	____	____
Commissioner Majeska	____	____
Commissioner Schwartz	____	____

The Chairman thereupon declared this Resolution duly passed and adopted this 3rd day of February 2026.

KEY LARGO WASTEWATER TREATMENT DISTRICT

Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

By: _____
Nicholas W. Mulick, General Counsel

SEAL



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

Request for Reversal of Waiver of Wastewater Service

ALL fields must be completed, unless indicated as optional, before the request will be reviewed.

Property Owner of Record: 116 Ocean View Investments LLC

Name of Request Initiator: 116 Ocean View Investments LLC

Email (optional): _____

Phone: office: (305)265-3271

PARCEL

RE/Parcel ID: 00555520-000000

Alternate Key: 1681857

BK 4 LT 11 TAVERNIER HEIGHTS PB1-180 KEY LARGO D2-572 OR724-126 OR822-1808 OR833-2412 OR833-2414 OR833-2416 OR1195-6 OR1268-1101/04 OR1268-1105 OR1597-163 OR1860-1001 OR1860-1002/03 OR1860-1004 OR1860-1005/1026 OR1860-1027 OR1860-1030 OR1860-1028 OR1910-2144 OR3060-1143 OR3194-1130 OR3292-0244

Parcel Legal Description:

ORIGINAL WAIVER

Resolution No#: _____ **Date Approved:** _____

Date Filed: 06/22/2009 **Doc No:** 1747465 **Book:** 2418 **Page:** 2181

I request a **REVERSAL of WAIVER** of wastewater assessment. I understand that after reversal of waiver is approved I will be required to pay:
\$3,489.00 Costs to provide parcel with wastewater service, if any, will be determined by KLWTD.
\$4,551.00 System Development Charge (SDC) – Due in full.
\$8,040.00 Total Reversal of Waiver charge
Prior to scheduling a hearing on your request, you will be required to deposit the Reversal of Waiver charge with KLWTD, which will be returned to you if your request is denied.

Additional Notes or Requests:

Signature

1/12/26

Date

The completed request may be mailed to PO Box 491, Key Largo, FL 33037 or hand delivered to the District office located at 103355 Overseas Hwy, Key Largo, FL 33037.

To be Completed by KLWTD

Survey conducted by: Rudy Perez

Parcel HAS wastewater service available. No additional costs will be incurred.
 Parcel does NOT have a wastewater connection provided.



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

NOTICE OF INTENT TO IMPOSE A SYSTEM IMPACT CHARGE

January 13, 2026

To: 116 OCEAN VIEW INVESTMENT LLC
4735 SW 74th Ave
Miami FL 33155

RE: System Impact Charge – 116 Ocean View Dr – AK# 1681857

You have submitted a request for reversal of waiver of wastewater service. Please be advised that the Key Largo Wastewater Treatment District's ("District") Board of Commissioners ("Board") will consider your request and impose a System Impact Charge ("SIC") for the above-referenced parcel at the next regularly scheduled meeting following the District's receipt of your payment of the SIC.

The SIC is a charge to customers who construct facilities that impose an increased demand on the District's wastewater facilities, or request that exclusions be removed and wastewater service provided. It is the sum of the System Development Charge ("SDC") plus any additional direct or indirect fees incurred by the District to extend service to your parcel.

Reason for imposition of SIC: You requested that an exclusion be removed from the parcel and wastewater service reinstated.

If the Board approves imposition of the SIC, the following changes will be made to your account:

EDU Assignment: Your parcel's EDU assignment will be 1.0 EDUs.

Connection Fee: You will be charged a connection fee for the wastewater service connection that was provided.

Additional Fees: There are no additional fees.

Wastewater Base Charge: Once connected to the District's central wastewater system, the wastewater base charge, billed monthly by the Florida Keys Aqueduct Authority (FKAA), will be \$30.60 a month.



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

The SIC comes to a total of **\$8,040.00**. This charge is **due in full** prior to the Board's decision to reinstate service and impose an SIC.

Your Rights: You have a right to appear at the meeting, present evidence, and have witnesses testify on your behalf. If you choose to appear or present evidence, please notify the Clerk and submit copies of any documents you would like the Board to consider.

Please contact the District Clerk at 305-451-4019 ext. 210 or Shannon.mccully@klwtd.com for more information concerning how the proposed action will impact your parcel or for confirmation of the meeting date.

Sincerely,

By: 

Peter Rosasco, General Manager



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • www.klwtd.com

116 Ocean View Dr – AK# 1681857

Calculations

EDU Assignment: KLWTD Rules and Regulations provide residential tax parcel shall be assigned 1 EDU for 167 gallons per day (GPD).

System Impact Charge:

- Capacity Fee: Charge for capacity at the wastewater treatment plant and force main pipes for 1.0 EDU is \$4,551.00.
- Connection Fee: The cost to provide and install a wastewater connection to extend wastewater service to your parcel is \$3,489.00.

Capacity Fee	\$4,551.00
Connection Fee	\$3,489.00
SIC Charge	\$8,040.00

Wastewater Base Charge: Once connected to the District's central wastewater system the District collects a monthly base charge at the rate of \$30.60 per EDU. This charge does not include the monthly volumetric charge at the rate of \$4.80 per 1,000 of water consumed.

This document prepared by (and after recording return to):) Doc# 1747465 06/22/2009 12:13PM
Name: Key Largo Wastewater) Filed & Recorded in Official Records of
Treatment District) MONROE COUNTY DANNY L. KOLHAGE
Address: P.O. Box 491) Doc# 1747465
City, State, Zip: Key Largo, FL 33037-0491) Bk# 2418 Pg# 2181
Phone: 305-453-5804)
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----- Above This Line Reserved For Official Use Only -----

Property Appraiser Parcel Identification Number(s) = SERVE 1681865 DELETE 1681881,
1681873, 1681890, 1681857

KEY LARGO WASTEWATER TREATMENT DISTRICT
WAIVER OF WASTEWATER SERVICE
AND
ACKNOWLEDGEMENT OF POTENTIAL COSTS

THIS WAIVER of wastewater service and acknowledgement of potential costs is executed on the date(s) shown below:

WHEREAS, on May 19, 2009, the Key Largo Wastewater Treatment District ("District") adopted a Final Assessment Resolution levying non-ad valorem assessments against each of the Tax Parcels listed in Attachment A under and in accordance with Chapter 197.3632, Florida Statutes; and

WHEREAS, the purpose of the non-ad valorem assessments is to recover a portion of the costs of providing wastewater service to the Tax Parcels listed in Attachment A; and

WHEREAS, the undersigned are all of the owners of the Tax Parcels listed in Attachment A; and

WHEREAS, in order to induce the District to waive the non-ad valorem assessment against one or more of the Tax Parcels listed in Attachment A ("Excluded Parcels"), (1) the undersigned are certifying that the Tax Parcels listed in Attachment A are being utilized as a single parcel for development purposes, and that the undersigned do not intend to separate the parcels for development, and (2) the undersigned are waiving their right to receive wastewater service to the Excluded Parcels; and

WHEREAS, even though the Excluded Parcels will not receive wastewater service at this time, the Excluded Parcels will nevertheless receive a special benefit from construction by the District of wastewater collection, transmission, and treatment facilities, but relying on the representations above, the District is willing to forego an assessment against the Excluded Parcels at this time; and

WHEREAS, the District has advised the undersigned that, if they or their successors desire to have wastewater service provided to any of the Excluded Parcels the cost to the District, and the cost to the undersigned persons or their successors, of providing the service will be significantly greater than the costs of providing service at this time;

NOW, THEREFORE, in consideration of the premises and in further consideration of the promises below, the undersigned agree:

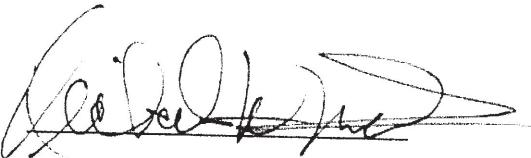
1. The undersigned certify that they are all of the owners, or legal representatives of all of the owners, of the Tax Parcels, as shown in the records of the Monroe County Property Appraiser, listed in Attachment A.
2. The undersigned certify that they desire to receive wastewater service to the Tax Parcel listed in Attachment A and designated as the Tax Parcel receiving wastewater service, and further hereby waive their right to receive wastewater to the Tax Parcel(s) listed in Attachment A and designated as Excluded Parcel(s).
3. The undersigned certify that the Tax Parcels listed in Attachment A are being utilized as a single parcel for development purposes, and that the undersigned do not intend to separate the parcels for development.
4. If the District later provides Wastewater Service to an Excluded Parcel, the then-current owner(s) shall be required to pay to the District an amount fairly representing the special benefit that the Tax Parcel will receive, as determined by the District. The undersigned understand and acknowledge that the amount charged at the time of later connection is expected to be significantly greater than the 2009 non-ad valorem assessment.
5. In reliance on the certifications and statements of the undersigned, the District will forego its right to impose the non-ad valorem assessment on the excluded parcels.
6. The District will advise the Monroe County Tax Collector to remove the assessment(s) against the Excluded Parcel(s). The District has been advised by the Monroe County Tax Collector that upon receipt of such advice, the Monroe County Tax Collector will issue amended tax bills reflecting the removal of the assessment(s) from the Excluded Parcels. If the assessment(s) have already been paid, the District will take steps to refund the amount(s) received by the District to the then-current owner(s) of the Excluded Parcels. However, the District will not be obligated to refund any amounts charged by the Monroe County Tax Collector for collecting the assessment(s).
7. The District acknowledges receipt of an administrative fee of \$200.00.
8. The undersigned mortgagee(s) hereby consent to this waiver of wastewater service and acknowledgement of potential costs. and all of its terms.
9. This waiver and all of its terms shall be binding upon, and inure to the benefit of, the signatories, their successors and assigns, and all subsequent owners of the Tax Parcels listed in Attachment A, and each of them.

[This Space Intentionally Left Blank.]

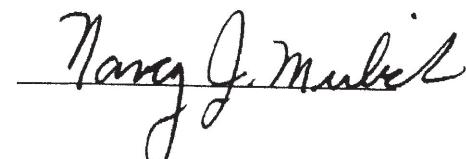
IN WITNESS WHEREOF, the undersigned, comprising all of the owners of the Tax Parcels listed in Attachment A have executed this waiver of wastewater service and acknowledgement of potential costs on the dates shown opposite their names.

Signed, Sealed and Delivered in the presence of these Witnesses (one of whom may be the Notary):

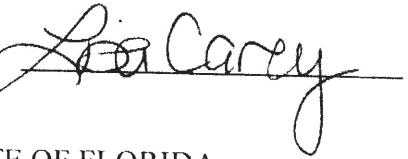
Nicholas W. Mulick, Owner

Sign: 

Nancy J. Mulick, Owner

Sign: 

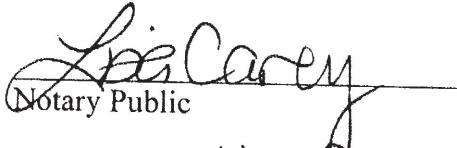
Lisa Carey, Witness

Sign: 
STATE OF FLORIDA
COUNTY OF MONROE

Anna Izquierdo, Witness

Sign: 

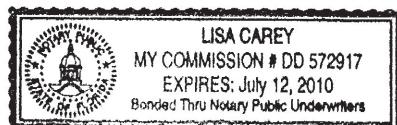
The foregoing instrument was acknowledged before me this 11th day of June 2009, by Nicholas W. Mulick and Nancy J. Mulick, who are personally known to me or who have produced _____ as identification.


Notary Public

Printed Name: Lisa Carey

My Commission Expires:

7-12-2010



WAIVER OF WASTEWATER SERVICE
AND
ACKNOWLEDGEMENT OF POTENTIAL COSTS

Attachment A

Tax Parcel receiving wastewater Service:

Doc# 1747465
Bk# 2418 Pg# 2184

Alternate Key Number: 1681865

RE Number: 0055530-000000

Physical Location: 91645 OVERSEAS HIGHWAY

Legal Description: BK 4 LT 12 TAVERNIER HEIGHTS PB1-180

Excluded Parcels:

Excluded Parcel No. 1:

Alternate Key Number: 1681881

RE Number: 00555550-000000

Physical Location: TAVERNIER HEIGHTS

Legal Description: BK 4 LT 14 TAVERNIER HEIGHTS PB1-180

Excluded Parcel No. 2:

Alternate Key Number: 1681873

RE Number: 00555540-000000

Physical Location: TAVERNIER HEIGHTS

Legal Description: BK 4 LT 13 TAVERNIER HEIGHTS PB1-180

Excluded Parcel No. 3:

Alternate Key Number: 1681890

RE Number: 00555560-000000

Physical Location: TAVERNIER HEIGHTS

Legal Description: BK 4 LT 15 TAVERNIER HEIGHTS PB 1-180

Excluded Parcel No. 4:

Alternate Key Number: 1681857

RE Number: 00555520-000000

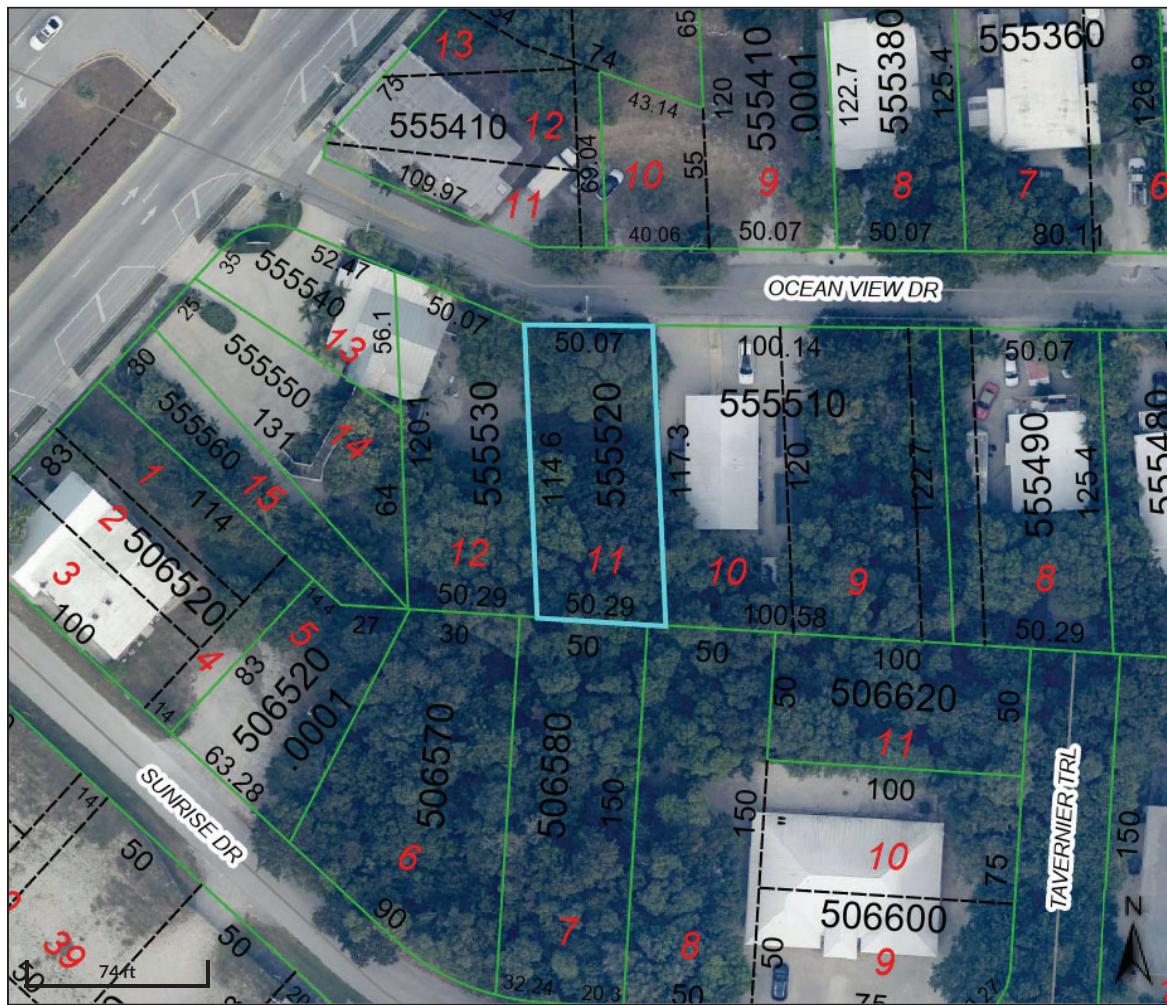
Physical Location: TAVERNIER HEIGHTS

Legal Description: BK 4 LT 11 TAVERNIER HEIGHTS PB 1-180

MONROE COUNTY
OFFICIAL PUBLIC RECORD



Monroe County, FL



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Parcels

Parcel ID 00555520-000000

Sec/Twp/Rng 34/62/38

Property Address 116 OCEAN VIEW Dr

TAVERNIER

District 500P

Brief Tax BK 4 LT 11 TAVERNIER HEIGHTS PB1-180 KEY LARGO D2-572 OR724-126 OR822-1808 OR833-2412 OR833-2414 OR833-2416

Description OR1195-6 OR1268-1101/04 OR1268-1105 OR1597-163 OR1860-1001 OR1860-1002/03 OR1860-1004 OR1860-1005/1026
OR1860-1027 OR1860-1030 OR1860-1028 OR1910-2144 OR3060-1143 OR3194-1130 OR3292-0244

(Note: Not to be used on legal documents)

Alternate ID 1681857

Class VACANT RES

Owner Address 116 OCEAN VIEW INVESTMENT LLC

4735 SW 74th Ave
Miami, FL 33155

Date created: 1/13/2026

Last Data Uploaded: 1/13/2026 2:08:35 AM

Developed by SCHNEIDER GEOSPATIAL

Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Agenda Item Summary

Meeting Date:

February 3, 2026

Agenda Item Number: P-1

Action Required:

Yes

Department: Sponsor:

Commissioner's Item Philip Schwartz

Subject:

Water Environment Federation (WEF) Membership

Summary:

Commissioner Schwartz will discuss a WEF Membership and potential KLWTD employees would should participate.

Reviewed / Approved

Operations: _____

\$

Administration: _____

Funding Source:

Finance: _____

N/A

District Counsel: _____

Budgeted:

District Clerk: _____

N/A

Engineering: _____

Financial Impact

Attachments

Approved By: _____
General Manager



Date: 1-29-26