



Key Largo Wastewater Treatment District
Board of Commissioners Meeting
Tuesday, August 4, 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
Matthew Hardee	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 July 21, 2026	4
G. GENERAL MANAGER	
1. Employee Recognition	9
2. Fiscal Year 2027 Health Insurance Renewal	11
3. Fiscal Year 2027 Staffing Summary	15
H. IT	
I. CUSTOMER SERVICE	
1. Billing EDU Decrease - The College of the Florida Keys, Upper Keys Center - 106040 Overseas Hwy - AK# 1659622	18
J. BUDGET AND FINANCE	
1. Budget and Finance Report – June 2026	23
2. 3 rd Quarter FY26 Finance Report	26
K. FIELD	
L. PLANT/FACILITIES	
1. Plant/Facilities Report – June 2026	39
M. CAPITAL PROJECTS	
1. Collection System Monitoring Time Extension CO #9	43

N. ENGINEERING

O. LEGAL

- | | |
|--|----|
| 1. 2026 Assessment Roll (Reso. 09-2026) | 46 |
| A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT RELATING TO SYSTEM IMPACT CHARGES AND ESTABLISHING THE ANNUAL INTEREST RATE FOR UNPAID ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE. | |
| 2. JV Development LLC - 119 Tavernier Bend Ln, AK No. 9105449; Reso No. 10-2026 | 58 |
| A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") IMPOSING A SYSTEM DEVELOPMENT CHARGE ("SDC") FOR THE PROPERTY LOCATED AT 119 TAVERNIER BEND LN, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 9105449; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. | |
| 3. JV Development LLC - 121 Tavernier Bend Ln, AK No. 9105450; Reso No. 11-2026 | 66 |
| A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") IMPOSING A SYSTEM DEVELOPMENT CHARGE ("SDC") FOR THE PROPERTY LOCATED AT 121 TAVERNIER BEND LN, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 9105450; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. | |
| 4. JV Development LLC - 120 Tavernier Bend Ln, AK No. 9105451; Reso No. 12-2026 | 74 |
| A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") IMPOSING A SYSTEM DEVELOPMENT CHARGE ("SDC") FOR THE PROPERTY LOCATED AT 120 TAVERNIER BEND LN, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 9105451; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. | |
| 5. Tony Orozco - Vacant 2nd Ct, Key Largo, AK No. 9105497; Reso No. 13-2026 | 82 |
| A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") IMPOSING A SYSTEM DEVELOPMENT CHARGE ("SDC") FOR THE PROPERTY LOCATED AT VACANT 2ND CT, KEY LARGO, FLORIDA, WITH ALTERNATE KEY NUMBER 9105497; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. | |
| 6. Daniel & Cheryl Shalvatis - 803 La Paloma Rd, AK No. 9105533; Reso No. 14-2026 | 90 |
| A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT ("THE DISTRICT") IMPOSING A SYSTEM DEVELOPMENT CHARGE ("SDC") FOR THE PROPERTY LOCATED AT 803 LA PALOMA RD, KEY LARGO FLORIDA, WITH ALTERNATE KEY NUMBER 9105533; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE. | |

P. COMMISSIONER'S ITEMS

Q. ROUNDTABLE

R. ADJOURNMENT

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

Meeting Date:

August 4, 2026

Agenda Item Number: F-1

Action Required:

Yes

Department:

Legal

Sponsor:

Nick Mulick

Subject:

Minutes of July 21, 2026

Summary:

Staff to present the minutes of July 21, 2026, approval.

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$

Funding Source:

N/A

Budgeted:

N/A

Attachments

1. Minutes

Approved By: _____

General Manager



Date: _____

7-30-26



Key Largo Wastewater Treatment District
103355 Overseas Hwy, Key Largo, FL
Tuesday, July 21, 2026

MINUTES

CALL TO ORDER (A)

Chairman Nicolas Rodriguez called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE (B)

Commissioner Tim Maloney led the Pledge of Allegiance.

ROLL CALL (C)

Present were: Chairman Nicolas Rodriguez; Commissioners Tim Maloney, Robert Majeska, and Matthew Hardee

Appeared Virtually (non-voting): Commissioner Philip Schwartz

Also present: General Manager Peter Rosasco; General Counsel Nicholas Mulick; District Clerk Shannon McCully; Customer Service Manager Alex Irizarry; Field Manager Rudy Perez; Plant/Facilities Manager Ryan Dempsey; WWTP Lead Operator Adam Baptiste; Apex Engineering Steve Suggs

AGENDA ADDITIONS, CORRECTIONS, OR DELETIONS (D)

Approval of Agenda (D-1)

Commissioner Majeska requested the addition of item *G-1 ILA Update*

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

PUBLIC COMMENT (E)

No Speakers.

APPROVAL OF MINUTES (F)

Minutes of June 16, 2026 (G-1)

Motion: Commissioner Majeska made a motion to approve the Minutes of June 16, 2026. Commissioner Maloney seconded the motion. Motion passed without objection.

GENERAL MANAGER (G)

ILA Update (G-1)

Mr. Rosasco gave an update on the Monroe County ILA for Stewardship Funding.

IT (H)

No report in agenda.

CUSTOMER SERVICE (I)

Customer Service Report – June 2026 (I-1)

Mr. Irizarry presented the Customer Service monthly report.

BUDGET AND FINANCE (J)

No report in agenda.

FIELD (K)

Field Report – June 2026 (K-1)

Mr. Perez presented the Field monthly report.

PLANT/FACILITIES (L)

Plant/Facilities Report – May 2026 (L-1)

Mr. Dempsey presented the Plant/Facilities monthly report.

CAPITAL PROJECTS (M)

Capital Projects Report – June 2026 (M-1)

Mr. Suggs presented the Capital Projects monthly report.

KLWTD Vacuum Stations Odor Control – Change Order #3 (M-2)

Mr. Suggs presented Change Order #3 for the Vacuum Station Oder Control Project with 2 Options for approval recommending Option 1.

Motion: Commissioner Maloney made a motion to approve
Change Order #3, Option 1.
Commissioner Hardee seconded the motion.

Vote on Motion:

Commissioner Maloney – Aye

Commissioner Hardee – Aye

Commissioner Majeska – Aye

Chairman Rodriguez – Aye

KLWTD Power Conditioning Project – Change Order #4 (M-3)

Mr. Suggs presented Change Order #4 for the Power Conditioning Project for approval.

Motion: Commissioner Maloney made a motion to approve
Change Order #4.
Commissioner Hardee seconded the motion.

Vote on Motion:

Commissioner Maloney – Aye

Commissioner Hardee – Aye

Commissioner Majeska – Aye

Chairman Rodriguez – Aye

ENGINEERING (N)

Monroe County SLR – Cost Breakdown (N-1)

Mr. Suggs presented the Monroe County SLR cost breakdown for KLWTD Engineering.

LEGAL (O)

Revised KLWTD Flovac Monitoring System Service Agreement (O-1)

Mr. Mulick presented the Flovac Monitoring System Service Agreement for approval.

Motion: **Commissioner Hardee made a motion to approve
the Flovac Service Agreement.
Commissioner Majeska seconded the motion.**

Vote on Motion:

**Commissioner Hardee – Aye
Commissioner Majeska – Aye
Commissioner Maloney – Aye
Chairman Rodriguez – Aye**

COMMISSIONER ITEMS (P)

No report in agenda.

ROUNDTABLE DISCUSSION (Q)

ADJOURNMENT (R)

The meeting was adjourned at 5:31 p.m.

Nicolas Rodriguez, Chairman

Shannon McCully, Clerk

Seal _____

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

Meeting Date:

August 4, 2026

Agenda Item Number: G-1

Action Required:

No

Department:

General Manager

Sponsor:

Peter Rosasco

Subject:

Employee Recognition

Summary:

Mr. Rosasco will present a letter of recognition for KLWTD employees.

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$

Funding Source:

N/A

Budgeted:

N/A

Attachments

1. Letter of Recognition

Approved By: _____

General Manager

Date: _____

7-30-26



Steven Leatherman
Senior Vice President
An independent representative
of Primerica

Primerica
1217 Admiralty Blvd
Rockledge, FL 32955-5201

321-639-0699 Office
321-296-7109 Fax

July 14, 2026

Dear Peter Rosasco,

I wanted to take a moment to recognize two outstanding members of your team, Laura Weinstock and Jennifer Dempsey, following a recent financial workshop I had the privilege of presenting at Key Largo Wastewater.

From the moment I arrived, Laura and Jennifer were professional, welcoming, organized, and committed to making sure the workshop was a success. They represented your organization with excellence and made everyone involved feel valued.

What impressed me even more, however, wasn't just their individual efforts—it was the culture they have helped create.

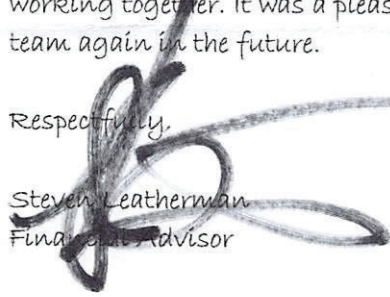
In my line of work as a financial advisor, I have the opportunity to work with organizations across the country. It is rare to walk into a workplace where people genuinely care about one another, work together seamlessly, and take pride in what they do. At Key Largo Wastewater, that sense of teamwork was evident everywhere. Employees supported one another, communicated with respect, and created an environment that felt more like a family than simply a workplace.

It was obvious that people enjoy coming to work, believe in what they do, and appreciate the way they are treated. In today's world, that kind of culture is increasingly difficult to find, and it does not happen by accident. It reflects exceptional leadership and employees who are committed to one another.

Please extend my sincere appreciation to Laura and Jennifer for the outstanding job they did. They are exceptional ambassadors for your organization, and the positive culture I experienced is something your entire leadership team should be proud of.

Thank you for fostering an environment where people are respected, valued, and genuinely enjoy working together. It was a pleasure to experience firsthand, and I look forward to working with your team again in the future.

Respectfully,


Steven Leatherman
Financial Advisor

**P.S. RYAN IS MOST AWESOME AS WELL
@ THE POOP PLANT!**

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

Meeting Date:

August 4, 2026

Agenda Item Number: G-2

Action Required:

Yes

Department:

General Manager

Sponsor:

Peter Rosasco

Subject:

Fiscal Year 2027 Health Insurance Renewal

Summary:

Mr. Rosasco will present the 2027 Health Insurance Renewal Proposal to the Board.

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 522,145.56
Expense
Funding Source:
District
Budgeted:
Yes

Attachments

1. FY26-27 Health Insurance
Renewal Quote

Approved By: _____

General Manager

Date: 7-30-26

Florida Municipal Insurance Trust
Key Largo Waterwater Treatment District
Rate Quote for Medical and Prescription Drug Benefit Coverage

Current Rates - UnitedHealthcare Choice Plus Plan 4				
10/01/2025-				
Contract Type	Enrollment	09/30/2026	Monthly Premium	Annual Premium
Single	34	\$1,217.54	\$41,396.36	\$496,756.32
EE + Spouse	0	\$2,617.69	\$0.00	\$0.00
EE + Children	0	\$2,252.42	\$0.00	\$0.00
Family	0	\$3,652.58	\$0.00	\$0.00
Total	34		\$41,396.36	\$496,756.32

Renewal Rates - UnitedHealthcare Choice Plus Plan 4				
10/01/2026-				
Contract Type	Enrollment	09/30/2027	Monthly Premium	Annual Premium
Single	34	\$1,239.46	\$42,141.49	\$505,697.93
EE + Spouse	0	\$2,664.81	\$0.00	\$0.00
EE + Children	0	\$2,292.96	\$0.00	\$0.00
Family	0	\$3,718.33	\$0.00	\$0.00
Total	34		\$42,141.49	\$505,697.93

Percent Change	1.80%
-----------------------	--------------

Prescription Drug Copays	
Retail:	\$10/\$35/\$60
Mail Order:	\$25/\$87.50/\$150

Coverage / Plans

Premiums

Delta Dental DHMO	
Employee	\$15.38
Employee + Spouse	\$26.75
Employee + Children	\$32.91
Employee + Family	\$42.14

Other Specified Items

Disclosure (new FMIT groups only)
Dependent SSN for enrollment

Signatures

Date _____

Date _____

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Florida League of Cities United Healthcare Plan 4
KLWTD FY26 - FY27
Health Insurance Renewal Quote

Current Rates 10/01/2025-09/30/2026 (FY26) <i>United Healthcare Choice Plus Plan 4</i>				
Contract Type	Health Premium Annual	Dental Premium Annual	Vision Premium Annual	Annual Total
Employee Only	\$511,366.80	\$14,519.52	\$2,398.20	\$528,284.52
<i>(Fiscal Year 2026)</i>	35 Employees	36 Employees	35 Employees	
Current Budget for Health, Dental, Vision:				\$528,284.52
Renewal Rates - 10/01/2026-9/30/2027 (FY27) <i>United Healthcare Choice Plus Plan 4</i>				
Contract Type	Health Premium Renewal Rate	Dental Premium Renewal Rate	Vision Premium Renewal Rate	Annual Total
1.8% Increase				
Employee Only	\$505,699.68	\$14,116.20	\$2,329.68	\$522,145.56
<i>(Fiscal Year 2027)</i>	34 Employees	35 Employees	34 Employees	
Requested Budget for Health, Dental, Vision:				\$522,145.56

7/29/2026

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

Meeting Date:

August 4, 2026

Agenda Item Number: G-3

Action Required:

Yes

Department:

General Manager

Sponsor:

Peter Rosasco

Subject:

Fiscal Year 2027 Staffing Summary

Summary:

Mr. Rosasco will present the Staffing Summary for Fiscal Year 2027.

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$

Funding Source:

N/A

Budgeted:

N/A

Attachments

1. 2027 Staffing Summary
2. 2027 Organizational Chart

Approved By: _____


General Manager

Date: _____

7-30-26

Proposed FY27 STAFFING SUMMARY DRAFT

The District Charter requires that Commissioners be paid the CPI-U amount in the US Bureau of Labor Statistics / Miami, Ft. Lauderdale, West Palm. The June 2026 CPI is: 3.4%

Department	FY27 Employees	FY27 Proposed adding 3.4% CPI (Rate of Pay Only)	FY26 Approved Rate of Pay	Net Change (Rate of Pay Only)	FY27 Cell Phone (+3.4%), Estimated Overtime, MOD, Uniforms (+3.4%)	FY27 Taxes & Benefits	FY27 All Inclusive Total	FY26 All Inclusive Total	Net Change (All Inclusive)
Commissioners	5	\$73,639.00	\$71,218.18	\$2,420.82	N/A	\$10,462.72	\$84,101.72	\$81,350.46	\$2,751.26
Administration	6	\$567,020.67	\$588,209.86	-\$21,189.19	\$8,874.41	\$156,138.37	\$732,033.45	\$744,371.10	-\$12,337.65
Plant Operations	5	\$431,869.15	\$474,644.57	-\$42,775.42	\$54,165.94	\$142,855.45	\$628,890.54	\$689,160.29	-\$60,269.75
Field Operations	17	\$1,394,054.17	\$1,342,473.66	\$51,580.51	\$196,531.28	\$492,439.05	\$2,083,024.50	\$1,969,365.19	\$113,659.31
Facilities	7	\$608,187.35	\$667,162.98	-\$58,975.63	\$25,662.87	\$194,504.52	\$828,354.73	\$893,540.16	-\$65,185.43
KLWTD FY27 Proposed Employee Total	35	\$3,074,770.34	\$3,143,709.25	-\$68,938.91	\$285,234.50	\$996,400.11	\$4,356,404.94	\$4,377,787.20	-\$21,382.26

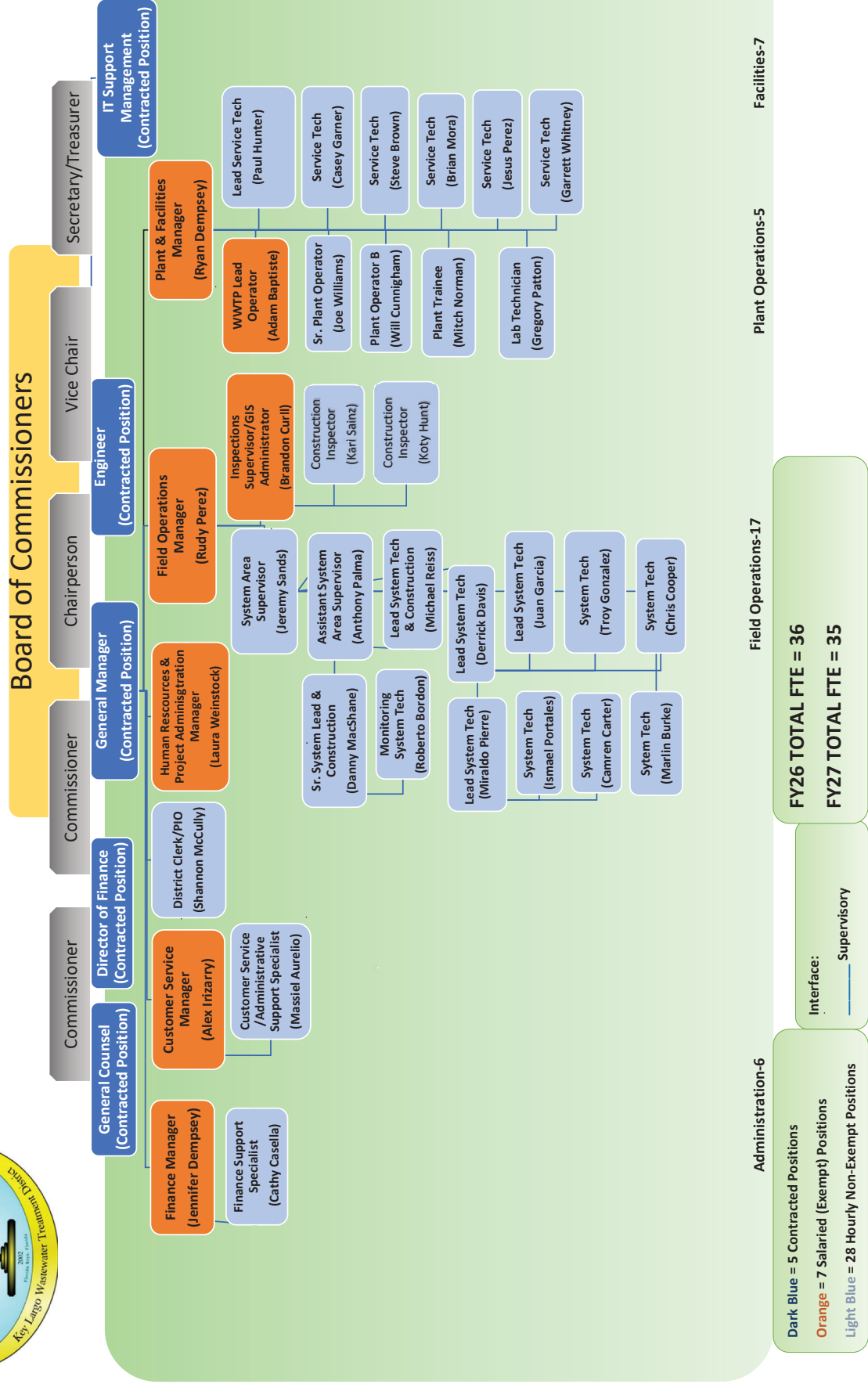
FY27 FTE = 35
FY26 FTE = 36

7/29/2026



Key Largo Wastewater Treatment District FY27 Organizational Chart DRAFT

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

Meeting Date:

August 4, 2026

Agenda Item Number: I-1

Action Required:

Yes

Department:

Customer Service

Sponsor:

Nicholas Mulick

Subject:

**Billing EDU Decrease - The College of the Florida Keys, Upper Keys Center -
106040 Overseas Hwy - AK# 1659622**

Summary of Discussion:

The customer has requested a review of the base charge for wastewater billing.

Water usage calculations show a decrease in EDU assignment from 35.6 EDUs to 2.2 EDUs

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$ - 1,089.36 Per month

Income

Funding Source:

Billing

Budgeted:

N/A

Attachments

1. Water Usage Calculations
2. Recommended Decision of Wastewater Base Charge Review
3. Customer Request for Review
4. Map

Approved By: _____

General Manager

Date: 7-30-26

Water Usage Calculations

Alternate Key #	1659672
Owner	The College of the Florida Keys
Current Tenant	The College of the Florida Keys
FK44 Meter #	20094172
FK44 Location ID	020320
Tenant FK44 Act #	612768
Property Type Code	PRIVATE SCHOOL (7200)
Service Address	10604 Overseas Hwy
Service City	Key Largo
NAV Year	2006
Res. or Non-Res	Non-Res
Most Current Year in Study	2025
AK EDU Assigned Per NAV	
AK Current EDU	35.6
KLWTD to FK44 EDU	35.6
# Months Studied	36
Calculation Date	5/28/2026



RAW	MAX3MO AVG3MO RAW EDU	61.181 20.394 4.1
3 STD	MAX3MO AVG3MO EDU	32.702 10.901 2.2
2 STD	MAX3MO AVG3MO EDU	32.702 10.901 2.2

64 E Calculation	
Total Sq Ft	
On By # Units	
Sq Ft Per Unit	
On By 100	
X 157.167	
EDU	0.0

Notes/Comments:														
Year		Month	Exemption <i>(Place an X next to the consumption value to be known Gd)</i>	Monthly Consumption (Gal)	Monthly Consumption Removing Exemptions	Monthly Consumption With Mean Substitutions	Monthly Consumption 3 STD DEV Correction	Monthly Consumption 2 STD DEV Correction	3 Consecutive Months	3 Month Consumption (Gal)	3 Month Consumption (Gal) 3 STD DEV	3 Month Consumption (Gal) 2 STD DEV		
2025		DEC		6980	6980	6980	6980	6980	6980 DEC-NOV-OCT	28,315	28,315	28,315		
		NOV		9906	9906	9906	9906	9906 NOV-OCT-SEPT	29,360	29,360	29,360			
		OCT		11429	11429	11429	11429	11429 OCT-SEPT-AUG	24,651	24,651	24,651			
		SEPT		8025	8025	8025	8025	8025 SEPT-AUG-JULY	17,801	17,801	17,801			
		AUG		5197	5197	5197	5197	5197 AUG-JULY-JUNE	14,388	14,388	14,388			
		JULY		4579	4579	4579	4579	4579 JULY-JUNE-MAY	17,685	17,685	17,685			
		JUNE		4612	4612	4612	4612	4612 JUNE-MAY-APR	21,250	21,250	21,250			
		MAY		8494	8494	8494	8494	8494 MAY-APR-MAR	24,057	24,057	24,057			
		APR		8144	8144	8144	8144	8144 APR-MAR-FEB	25,269	25,269	25,269			
		MAR		7419	7419	7419	7419	7419 MAR-FEB-JAN	21,315	21,315	21,315			
		FEB		9706	9706	9706	9706	9706 FEB-JAN-DEC	20,002	20,002	20,002			
		JAN		4190	4190	4190	4190	4190 JAN-DEC-NOV	17,733	17,733	17,733			
2024		DEC		6106	6106	6106	6106	6106 DEC-NOV-OCT	23,764	23,764	23,764			
		NOV		7437	7437	7437	7437	7437 NOV-OCT-SEPT	26,316	26,316	26,316			
		OCT		10221	10221	10221	10221	10221 OCT-SEPT-AUG	24,164	24,164	24,164			
		SEPT		8658	8658	8658	8658	8658 SEPT-AUG-JULY	19,937	19,937	19,937			
		AUG		5285	5285	5285	5285	5285 AUG-JULY-JUNE	18,840	18,840	18,840			
		JULY		5994	5994	5994	5994	5994 JULY-JUNE-MAY	23,020	23,020	23,020			
		JUNE		7561	7561	7561	7561	7561 JUNE-MAY-APR	23,999	23,999	23,999			
		MAY		9465	9465	9465	9465	9465 MAY-APR-MAR	25,472	25,472	25,472			
		APR		6973	6973	6973	6973	6973 APR-MAR-FEB	27,189	27,189	27,189			
		MAR		9034	9034	9034	9034	9034 MAR-FEB-JAN	25,513	25,513	25,513			
		FEB		11182	11182	11182	11182	11182 FEB-JAN-DEC	24,102	24,102	24,102			
		JAN		5297	5297	5297	5297	5297 JAN-DEC-NOV	23,452	23,452	23,452			
2023		DEC		7623	7623	7623	7623	7623 DEC-NOV-OCT	28,830	28,830	28,830			
		NOV		10532	10532	10532	10532	10532 NOV-OCT-SEPT	29,770	29,770	29,770			
		OCT		10675	10675	10675	10675	10675 OCT-SEPT-AUG	32,702	32,702	32,702			
		SEPT		37042	37042	37042	37042	37042 SEPT-AUG-JULY	55,566	55,566	55,566			
		AUG		13464	13464	13464	13464	13464 AUG-JULY-JUNE	24,972	24,972	24,972			
		JULY		5060	5060	5060	5060	5060 JULY-JUNE-MAY	18,578	18,578	18,578			
		JUNE		6448	6448	6448	6448	6448 JUNE-MAY-APR	20,582	20,582	20,582			
		MAY		7070	7070	7070	7070	7070 MAY-APR-MAR	22,575	22,575	22,575			
		APR		7064	7064	7064	7064	7064 APR-MAR-FEB	25,010	25,010	25,010			
		MAR		8441	8441	8441	8441	8441 MAR-FEB-JAN	21,404	21,404	21,404			
		FEB		9505	9505	9505	9505							
		JAN		3458	3458	3458	3458							



Key Largo Wastewater Treatment District

103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037

Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

RECOMMENDED DECISION of WASTEWATER BASE FACILITY CHARGE REVIEW

July 15, 2026

AK: 1659622 / FCAA Acct: 612768-020320

The College of the Florida Keys

5901 College Rd

Key West, FL 33040

For property located at: 106040 Overseas Hwy, Key Largo, FL 33037

Dear Customer,

This letter is your official notification of the results of the review regarding the recommended decision for the request to review the monthly base charge for the above-referenced property. A review of water usage for the time period from January 1, 2023 to December 31, 2025 was calculated per Key Largo Wastewater Treatment District's ("KLWTD") Rules and Regulations. The review resulted in the following recommended adjustments:

	<u>Prior to Review</u>	<u>Adjusted</u>
EDU Assignment	35.6	2.2
Monthly Wastewater Base Charge		
(On FCAA Bill: EDU Assignment X	\$1,089.36	\$67.32
\$30.60)		

This recommendation will be presented to the KLWTD Board of Commissioners for review and approval, tentatively at the Board of Commissioners regular meeting on August 4, 2026. Please contact the District Clerk for confirmation of the meeting date at 305-451-4019 ext. 210 or at Shannon.McCully@klwtd.com. If you agree with the findings of this review, no further action is required on your part. However, if you would like to challenge these findings, it is your right to have a public hearing before the Board of Commissioners, where you may submit any evidence you would like the board to consider. To do so, you MUST notify the District Clerk within 15 calendar days of the date of this letter.

Please contact me at (305) 451-4019 ext. 209 or alexis.irizarry@klwtd.com should you have any questions.

Sincerely,

Alexis Irizarry
Customer Service Manager

Peter Rosasco
General Manager

CC: KLWTD Commissioners

connecting is an improvement in environmental balance



Key Largo Wastewater Treatment District

103355 Overseas Highway

Key Largo, FL 33037

Phone: 305-451-4019

Request for Review of Monthly Base Charge and Adjustment of Fees and Charges for Wastewater Service

This is a request to review:

Monthly Billing Base Charge Upon Board approval, the adjusted EDU/dwelling unit assignment will be automatically reviewed annually for next two years.

*Name: The College of the Florida Keys

*Date of Request: 05/27/2026

*Service Address: 106040 Overseas Hwy, Key Largo, FL 33037

☐ This is a Residential Dwelling

☒ This is a non-residential Dwelling

*Phone: 305-809-3141

Email: tamrah.hill@cfk.edu

Alternate Key (AK): _____

FCAA Account No: 612768-020320

*Reason for Request:

The average usage is lower than what was originally estimated by KLWTD.

Initial Owner or Tenant:



I, the undersigned, certify that I am the **OWNER** of the parcel listed above and hereby request that the Key Largo Wastewater Treatment District (the District) review my current EDU/dwelling unit assignment for this property and that it be adjusted accordingly as outlined in the District's Rules and Regulations. I understand and accept that this review may result in an **INCREASE** of the EDU/dwelling unit assignment for this property and if so, will result in an increase of my monthly base charge and if applicable assessment for the parcel.



I, the undersigned, certify that I am the **TENANT** of the unit or parcel listed above and hereby request that the Key Largo Wastewater Treatment District (the District) review my current EDU/dwelling Unit assignment and that my monthly base charge for wastewater services as billed monthly on my current water bill be adjusted accordingly. I understand that, should a change be required, the entire parcel and all current tenants' EDU/dwelling unit assignments may also be reviewed at the District's discretion. I further understand and accept that this review may result in an **INCREASE** of the EDU/dwelling unit assignment for this property and if so, will result in an increase of my monthly base charge and possibly, the assessment for the parcel.

Initial to agree:



I, agree to notify the District 30 days in advance of a change that would affect this parcels EDU/dwelling unit assignment. Example of changes that would affect EDU/dwelling unit assignment: change of number of dwelling units, change of business, change of land use, pattern of water usage change.

Dr. Brittany Snyder

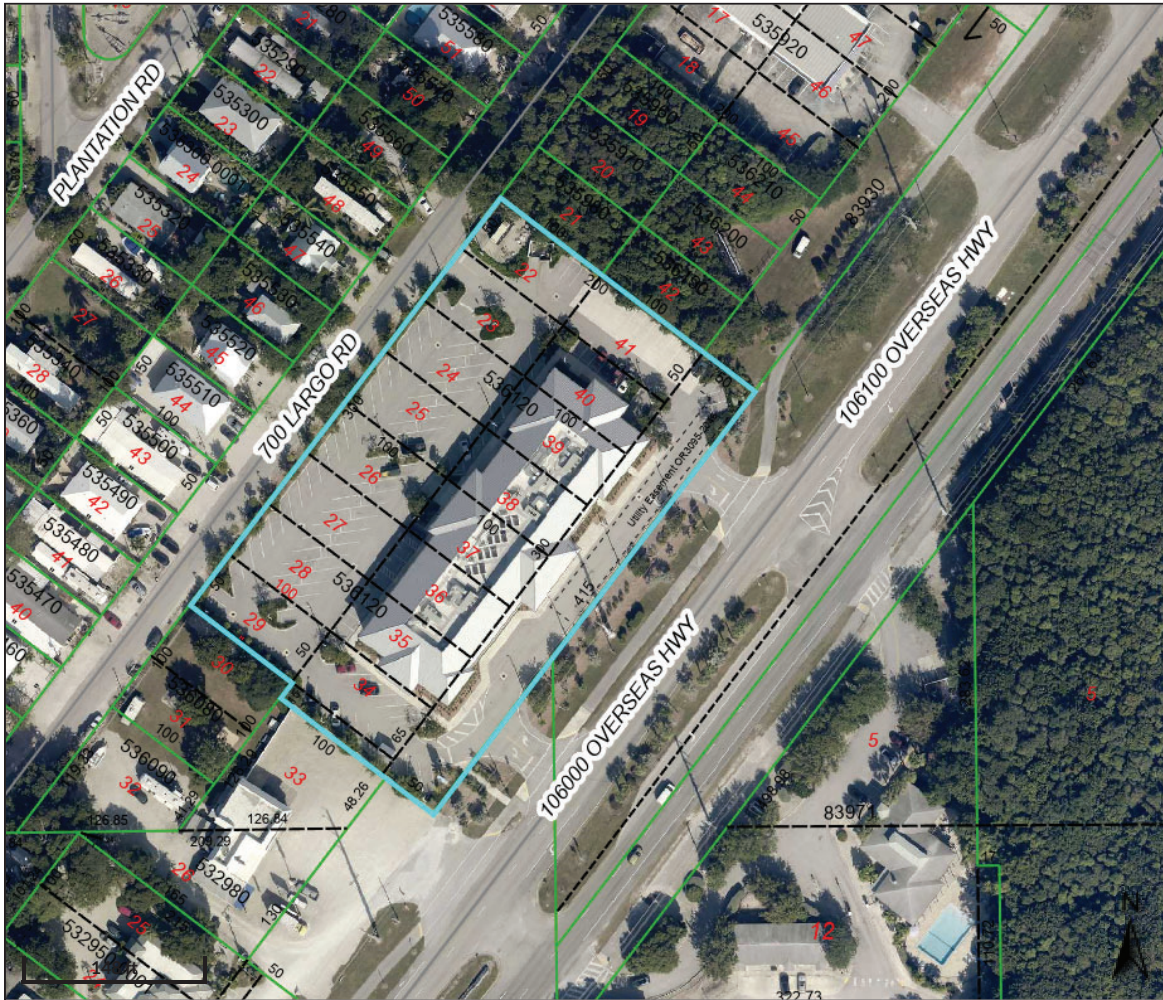
Digitally signed by Dr. Brittany Snyder
Date: 2026.05.27 16:27:44 -04'00'

5/27/26

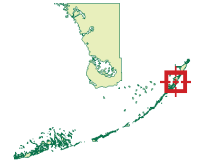
*Signature

*Date

"*" Denotes Required Fields



Overview



Legend

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

Parcel ID 00536120-000000 **Alternate ID** 1659622 **Owner Address** THE COLLEGE OF THE FLORIDA KEYS
Sec/Twp/Rng 31/60/40 **Class** PRIVATE SCHOOL 5901 College Rd
Property Address 106040 OVERSEAS Hwy Key West, FL 33040
 KEY LARGO

District 500K
Brief Tax BK 7 NELY 15 FT LT 33 AND ALL LTS 22-23-24-25-26-27-28-29 34-35-36-37-38-39-40-41 LAKE SURPRISE ESTATES PB4-162 KEY
Description LARGO AND ADJ R-O-W OR227-526 OR241-583 OR341-394 OR372-209 OR391-529 OR417-524 OR459-870 OR549-735 PROB 1-73-118 OR542-716 OR558-298 OR656-796 OR662-557 OR664-502 OR686-778 OR726-420 OR791-862 OR791-1699 OR817-1181 OR820-2447 OR826-596/97 OR828-1464 OR833-1781 OR852-1463 OR881-1262/63 OR926-2374 OR931-2275 OR931-2276/AFF OR931-2277D/C OR951-27 OR959-2175 OR973-1070 OR986-487 OR997-1685-86 OR997-1806 OR997-1810/11 DC/AFF OR1013-89 OR1031-1141/42WILL OR1104-912 OR1365-472 OR1365-476/82AG OR1402-1492 OR1515-1046 OR1867-240 OR1905-1538/39 OR1905-1805/07 OR1917-1952 OR1968-290/90B OR2923-1317
 (Note: Not to be used on legal documents)

Date created: 5/28/2026

Last Data Uploaded: 5/27/2026 11:09:38 PM

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

Meeting Date:

August 4, 2026

Agenda Item Number: J-1

Action Required:

No

Department:

Budget and Finance

Sponsor:

Jen Dempsey

Subject:

Budget and Finance Report - June 2026

Summary:

Ms. Dempsey will present the Budget and Finance monthly report.

Reviewed / Approved

Financial Impact

Attachments

Operations: _____

\$

1. Monthly Report

Administration: _____

Finance: _____

Funding Source:

District Counsel: _____

N/A

District Clerk: _____

Budgeted:

Engineering: _____

N/A

Approved By: _____

General Manager

Date: _____

7-30-26

June 2026

Budget and Finance Report

Long-Term Debt Summary	
SRF Loan KLNC 46401P	\$5,184,334.56

Next payment: July 2026: \$779,480.33

	Cash Flow	
	Deposits	Expenditures
Wastewater Billing Deposits Received	\$652,856.28	
Assessment Revenue Received (Non-Ad Valorem & SDC Prepayments)	\$166,477.94	
Islamorada Revenue	\$105,661.95	
Interest Income	\$102,982.66	
Grant Revenue (includes Stewardship and ACOE reimbursements, if applicable)	\$8,595.50	
District Expenditures (checks written)		\$866,003.44
Payroll		\$167,054.78
Total:	\$1,036,574.33	\$1,033,058.22

FKAA Wastewater Revenue Statistics

Date	Number of Customers Billed	WW Revenue Received	Date	Number of Customers Billed	WW Revenue Received
July 2024	10,212 (9,331 Residential 881 Commercial)	\$633,246.33	July 2025	10,235 (9,361 Residential 874 Commercial)	\$639,287.25
August 2024	10,213 (9,334 Residential 879 Commercial)	\$631,716.35	August 2025	10,235 (9,358 Residential 877 Commercial)	\$715,933.48
Sept. 2024	10,200 (9,324 Residential 876 Commercial)	\$606,633.56	Sept. 2025	10,246 (9,367 Residential 879 Commercial)	\$683,411.61
Oct. 2024	10,201 (9,323 Residential 878 Commercial)	\$582,351.40	Oct. 2025	10,251 (9,374 Residential 877 Commercial)	\$474,913.01
Nov. 2024	10,200 (9,322 Residential 878 Commercial)	\$521,665.22	Nov. 2025	10,210 (9,337 Residential 873 Commercial)	\$914,332.89
Dec. 2024	10,204 (9,326 Residential 878 Commercial)	\$594,943.07	Dec. 2025	10,244 (9,366 Residential 878 Commercial)	\$796,569.98
Jan. 2025	10,207 (9,330 Residential 877 Commercial)	\$603,109.67	Jan. 2026	10,233 (9,356 Residential 877 Commercial)	\$536,610.38
Feb. 2025	10,211 (9,337 Residential 874 Commercial)	\$631,840.90	Feb. 2026	10,236 (9,356 Residential 880 Commercial)	\$755,978.98
Mar. 2025	10,188 (9,313 Residential 875 Commercial)	\$616,286.54	Mar. 2026	10,252 (9,371 Residential 881 Commercial)	\$693,372.63
April 2025	10,219 (9,342 Residential 877 Commercial)	\$681,706.55	April 2026	10,265 (9,383 Residential 882 Commercial)	\$682,774.77
May 2025	10,227 (9,350 Residential 877 Commercial)	\$778,032.51	May 2026	10,249 (9,369 Residential 880 Commercial)	\$788,441.63
June 2025	10,214 (9,337 Residential 877 Commercial)	\$670,479.78	June 2026	FKAA Stats Not Available at 7/9/26	\$652,856.28
Total Revenue from July 2024 Through June 2025		\$7,552,011.88	Total Revenue from July 2025 Through June 2026		\$8,334,482.89

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

Meeting Date:

August 4, 2026

Agenda Item Number: J-2

Action Required:

No

Department:

Budget and Finance

Sponsor:

Jen Dempsey

Subject:

3rd Quarter Fiscal Year 2026 Financial Reports

Summary:

Ms. Dempsey will present the 3rd Quarter Financial Report for Fiscal Year 2026 to the Board.

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$

Funding Source:

N/A

Budgeted:

N/A

Attachments

1. Statement of Net Position/Balance Sheet at 06/30/2026.
2. Revenue and Expenditure Report at 6/30/2026.
3. Revenue and Expenditure Report Sorted by Description.

Approved By: _____

General Manager

Date: _____

7-30-26



KLWTD STATEMENT OF NET POSITION / BALANCE SHEET REPORT
Balance As Of 06/30/2026

	GL Number	Description	YTD Balance 06/30/2026
	Fund: 401 GENERAL FUND		
	*** Assets ***		
	Cash		
1	401-0000-101.000.11	First State Bank Acct-3292	5,411,195.18
2	401-0000-101.000.14	Centennial Gen Op 1084	10,171,546.15
3	401-0000-101.000.15	Centennial Payroll 1092	432,336.69
4	401-0000-101.000.16	Centennial Debt Svc 1108	1,637,520.16
5	401-0000-101.000.17	Centennial R&R 1116	13,653,561.79
6	401-0000-101.000.19	Centennial Self Insurance 8728	5,583,671.74
	Cash		36,889,831.71
	Accounts Receivable		
7	401-0000-115.000.01	Accounts Receivable	95,272.57
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		3,027,453.95
	Fixed Assets		
10	401-0000-162.900.00	Buildings	4,244,473.55
11	401-0000-166.900.00	Equipment & Furniture	2,095,678.00
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		104,455,614.96
	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		165,289,140.48
	*** Liabilities ***		

	GL Number	Description	YTD Balance 06/30/2026
	Accounts Payable		
21	401-0000-202.000.00	Accounts Payable	521,413.47
	Accounts Payable		521,413.47
	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	401-0000-229.000.03	Health/Optional/Payroll Withholding	(20,140.22)
28	401-0000-231.000.00	Workers Compensation Insurance	9,046.45
	Liabilities-ST		514,733.46
	Liabilities-LT (Over 1 Year)		
29	401-0000-203.900.00	SRF Loan - KLNC 01P	5,184,334.56
	Liabilities-LT (Over 1 Year)		5,184,334.56
	Other Liabilities		
30	401-0000-210.900.00	Accrued Compensated Absences	132,313.05
31	401-0000-237.000.00	Other Post Empl Benefit (OPEB) Liability	48,810.00
32	401-0000-237.000.01	Deferred Inflows of Resources-OPEB	54,965.00
	Other Liabilities		236,088.05
	Total Liabilities		6,456,569.54
	= ENDING FUND BALANCE		158,832,570.94



REVENUE AND EXPENDITURE REPORT (UNAUDITED) 3rd Qtr FY2026 6/30/26

GL Number	Description	YTD Balance 06/30/2026	25-26 Adopted Budget	% Bdgt Used
Revenues				
1 401-0000-325.100.00	Non Ad Valorem Assessments	3,026,690.69	3,098,450.00	97.68
2 401-0000-343.500.00	Wastewater Service Revenue	6,294,850.55	8,002,067.00	78.67
3 401-0000-343.550.01	Islamorada Wastewater Flow Revenue	978,955.20	1,300,000.00	75.30
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	125,000.00	125,000.00	100.00
7 401-0000-361.100.00	Interest Income	942,650.30	1,200,000.00	78.55
8 401-0000-369.900.00	Miscellaneous Revenues	53,809.87	55,000.00	97.84
9 401-5900-325.100.01	SDC Prepayments	805,957.22	75,000.00	1,074.61
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	2,169,577.16	7,225,000.00	30.03
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
15 401-5900-389.000.03	DEBT SERVICE RESERVES	0.00	1,558,959.00	0.00
Total Revenues		14,420,462.67	26,119,006.00	55.21
Expenditures				
Non-Departmental				
16 401-0000-581.000.01	Transfer to Repair & Replacement Fund	1,200,000.00	1,200,000.00	100.00
17 401-0000-581.000.02	Transfer to Insurance Deductible Reserve	50,000.00	50,000.00	100.00
18 401-0000-720.000.00	Debt Service Transfer	779,480.33	1,558,961.00	50.00
Total Non-Departmental		2,029,480.33	2,808,961.00	72.25
5130 ADMINISTRATIVE				
19 401-5130-110.000.00	Payroll-Board Meeting Compensation	38,576.20	71,218.00	54.17
20 401-5130-120.000.00	Payroll-Administration	460,362.07	597,260.00	77.08
21 401-5130-210.000.00	Payroll Taxes	37,336.31	51,139.00	73.01
22 401-5130-220.000.00	Retirement Contributions	17,927.83	38,904.00	46.08
23 401-5130-230.000.00	Group Health Premiums	56,233.24	75,726.00	74.26
24 401-5130-230.001.00	Employee Benefit Administration Fees	0.00	500.00	0.00
25 401-5130-230.002.00	Group Life Insurance	624.35	904.00	69.07
26 401-5130-240.000.00	Workers Compensation Insurance	888.71	1,400.00	63.48
27 401-5130-250.000.00	Unemployment Compensation	0.00	4,000.00	0.00
28 401-5130-311.000.00	Professional Services: Website & Misc.	5,858.00	17,000.00	34.46
29 401-5130-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	1,308.66	1,500.00	87.24
30 401-5130-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	2,050.00	3,740.00	54.81
31 401-5130-311.000.03	Prof. Svcs: Managed IT Services	16,675.00	23,100.00	72.19
32 401-5130-311.000.05	Professional Svcs: NWPS 457(b) Admin Fee	0.00	3,500.00	0.00
33 401-5130-311.000.07	Professional Svcs: IT Security Svcs	35,723.79	42,500.00	84.06
34 401-5130-311.000.11	Professional Services: Safety Training	0.00	1,000.00	0.00
35 401-5130-311.000.14	Professional Svcs: Mobile Device Mgmt	3,655.00	5,500.00	66.45
36 401-5130-311.002.00	Professional Svcs: FKA Billing Services	177,436.11	325,458.00	54.52
37 401-5130-311.003.00	Professional Svcs: Tax Collector Fees	10,000.00	11,000.00	90.91
38 401-5130-311.005.00	Professional Svcs: Tax Roll Svc	0.00	2,500.00	0.00
39 401-5130-311.006.00	Professional Svcs: Engineering	10,552.50	15,000.00	70.35
40 401-5130-312.000.01	Professional Svcs: Lobbyists-Henderson	45,090.00	60,100.00	75.02

GL Number	Description	YTD Balance 06/30/2026	25-26 Adopted Budget	% Bdgt Used
41 401-5130-312.000.02	Professional Svcs: Lobbyists-Hicks	33,750.00	45,000.00	75.00
42 401-5130-313.001.13	Professional Svcs: Legal-General Counsel	78,261.03	104,348.00	75.00
43 401-5130-313.001.14	Professional Svcs: Legal-Outside Counsel	2,750.90	10,000.00	27.51
44 401-5130-320.000.01	Professional Svcs: Accounting/Audit Svcs	31,000.00	35,000.00	88.57
45 401-5130-320.000.02	Professional Svcs: Finance Director	70,436.97	93,916.00	75.00
46 401-5130-320.000.03	Professional Svcs: General Manager Svcs.	123,481.53	164,642.00	75.00
47 401-5130-341.000.02	BSA SOFTWARE - ANNUAL LICENSES & SUPPORT	41,462.00	40,482.00	102.42
48 401-5130-341.000.05	EMAIL APPLICATIONS/MICROSOFT	10,236.72	20,000.00	51.18
49 401-5130-341.000.11	Document Management (M-Files)	3,771.04	6,000.00	62.85
50 401-5130-400.000.01	General Manager Travel & Training	4,119.67	10,000.00	41.20
51 401-5130-400.000.02	Clerk Travel & Training	427.25	2,500.00	17.09
52 401-5130-400.000.03	Other Travel & Training	5,165.29	15,000.00	34.44
53 401-5130-410.000.02	Advanced Cellular Svc / AT&T FirstNet	4,047.17	6,000.00	67.45
54 401-5130-410.000.04	Internet (Comcast & AT&T)	4,673.50	6,300.00	74.18
55 401-5130-410.000.05	Telephones / Data Comms	755.50	1,000.00	75.55
56 401-5130-410.000.07	VOIP	2,178.00	3,600.00	60.50
57 401-5130-410.000.08	GPS / Fleet Services	175.50	250.00	70.20
58 401-5130-411.000.02	IT:HARDWARE REPAIR-PARTS&MAINT UPGRADES	4,036.85	4,000.00	100.92
59 401-5130-411.000.03	IT: Software and Software Upgrades	14,587.97	32,805.00	44.47
60 401-5130-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	14,816.32	18,980.00	78.06
61 401-5130-420.000.00	Postage & Delivery Expense	1,047.61	2,700.00	38.80
62 401-5130-430.000.00	Water (Utility)-District Office	354.72	700.00	50.67
63 401-5130-432.000.00	Facility Cleaning	14,600.00	21,000.00	69.52
64 401-5130-432.001.00	Solid Waste	1,096.47	1,700.00	64.50
65 401-5130-435.000.00	Electricity	2,596.78	3,300.00	78.69
66 401-5130-440.000.00	Rents & Leases	0.00	1,000.00	0.00
67 401-5130-450.000.00	Insurance (excluding W-Comp & Health)	436,229.14	460,941.00	94.64
68 401-5130-460.000.01	Repairs & Maintenance: Grounds Keeping	2,025.00	4,000.00	50.63
69 401-5130-460.000.02	Repairs & Maintenance: Vehicles	124.20	2,000.00	6.21
70 401-5130-460.000.04	Repairs & Maintenance: Bldgs & Equip	3,447.27	20,000.00	17.24
71 401-5130-470.000.00	Copier	4,429.72	7,000.00	63.28
72 401-5130-480.000.00	Advertisements	6,083.21	10,000.00	60.83
73 401-5130-491.000.00	Storm Supplies	0.00	2,000.00	0.00
74 401-5130-492.000.00	Bank Fees	10.00	500.00	2.00
75 401-5130-510.000.01	Office Supplies	7,963.80	14,000.00	56.88
76 401-5130-510.000.02	Printings	3,075.33	2,500.00	123.01
77 401-5130-510.000.03	Office Furnishings	1,555.35	4,000.00	38.88
78 401-5130-520.000.01	Employee Clothing/Uniforms	569.33	1,000.00	56.93
79 401-5130-520.007.00	Regulatory, Permit & Recording Fees	100.00	2,000.00	5.00
80 401-5130-520.010.02	Fuel: Vehicles	226.23	500.00	45.25
81 401-5130-521.000.00	Board: Travel, Admin, Office Supplies	4,422.36	8,000.00	55.28
82 401-5130-540.000.02	Clerk Dues	195.00	500.00	39.00
83 401-5130-540.000.03	Other Dues and Subscriptions	11,241.36	10,000.00	112.41
Total 5130 - ADMINISTRATIVE		1,871,823.86	2,552,113.00	73.34
5351 PLANT				
84 401-5351-120.000.00	Payroll-Plant	333,598.58	527,824.00	63.20
85 401-5351-210.000.00	Payroll Taxes	25,156.08	40,379.00	62.30
86 401-5351-220.000.00	Retirement Contributions	14,349.45	31,669.00	45.31
87 401-5351-230.000.00	Group Health Premiums	57,911.31	90,919.00	63.70
88 401-5351-230.002.00	Group Life Insurance	315.10	494.00	63.79
89 401-5351-240.000.00	Workers Compensation Insurance	7,171.42	10,500.00	68.30
90 401-5351-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	386.88	500.00	77.38
91 401-5351-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	9,382.28	5,000.00	187.65

GL Number	Description	YTD Balance 06/30/2026	25-26 Adopted Budget	% Bdgt Used
92 401-5351-311.000.03	Prof. Svcs: Managed IT Services	15,675.00	23,100.00	67.86
93 401-5351-311.000.11	Professional Services: Safety Training	930.00	2,000.00	46.50
94 401-5351-311.006.00	Professional Services: Engineering	65,462.75	80,000.00	81.83
95 401-5351-311.006.01	Engineering: Islamorada Misc Engineering	14,402.50	25,000.00	57.61
96 401-5351-400.000.00	Training, Education & Travel	4,601.98	2,500.00	184.08
97 401-5351-410.000.02	Advanced Cellular Svc / AT&T FirstNet	435.32	2,100.00	20.73
98 401-5351-410.000.04	Internet (Comcast & AT&T)	5,096.45	6,300.00	80.90
99 401-5351-410.000.05	Telephones / Data Comms	540.00	1,000.00	54.00
100 401-5351-410.000.08	GPS / Fleet Services	175.50	250.00	70.20
101 401-5351-410.000.09	Radios / P25 MCSO Agreement	655.42	750.00	87.39
102 401-5351-410.000.10	Plant Gate Data Service	1,043.10	1,500.00	69.54
103 401-5351-411.000.02	IT:HARDWARE REPAIR-PARTS&MAINT UPGRADES	5,101.95	4,000.00	127.55
104 401-5351-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	12,499.31	18,600.00	67.20
105 401-5351-420.000.00	Postage & Delivery Expense	18,119.35	28,000.00	64.71
106 401-5351-430.000.00	Water- Plant	5,869.34	5,500.00	106.72
107 401-5351-432.000.00	Facility Cleaning	3,850.00	4,950.00	77.78
108 401-5351-432.001.00	Solid Waste	8,014.75	12,000.00	66.79
109 401-5351-435.000.00	Electricity - Plant	373,884.43	480,000.00	77.89
110 401-5351-440.000.00	Rents & Leases	0.00	7,000.00	0.00
111 401-5351-460.000.01	Repairs & Maintenance: Grounds Keeping	0.00	6,000.00	0.00
112 401-5351-460.000.02	Repairs & Maintenance: Vehicles	77.66	1,000.00	7.77
113 401-5351-460.000.03	Repairs & Maintenance: Equipment	104,869.60	300,000.00	34.96
114 401-5351-460.000.04	Repairs & Maintenance: Buildings	24,198.77	40,000.00	60.50
115 401-5351-491.000.01	Storm Supplies & Preparation	0.00	2,000.00	0.00
116 401-5351-510.000.01	Office Supplies	4,860.24	4,500.00	108.01
117 401-5351-510.000.03	Office Furnishings	0.00	1,500.00	0.00
118 401-5351-511.000.00	Safety Supplies	982.45	7,500.00	13.10
119 401-5351-520.000.00	Employee Uniforms / Clothing	211.27	1,500.00	14.08
120 401-5351-520.001.00	Lab Services (sample analysis)	38,219.44	46,000.00	83.09
121 401-5351-520.002.00	Sludge Handling	529,015.00	1,092,350.00	48.43
122 401-5351-520.003.00	Chemicals	476,999.01	750,000.00	63.60
123 401-5351-520.004.00	Lab Supplies	23,195.55	40,000.00	57.99
124 401-5351-520.005.00	Supplies & Tools (plant operations)	7,666.27	18,000.00	42.59
125 401-5351-520.006.00	Immunizations	0.00	1,200.00	0.00
126 401-5351-520.007.00	Regulatory/ Permit Fees	0.00	1,000.00	0.00
127 401-5351-520.010.01	Fuel: Equipment	335.06	500.00	67.01
128 401-5351-520.010.02	Fuel: Vehicles	827.12	1,000.00	82.71
129 401-5351-520.010.03	Fuel: Generators	0.00	7,000.00	0.00
130 401-5351-540.000.00	Dues & Subscriptions	0.00	400.00	0.00
Total 5351 - PLANT		2,196,085.69	3,733,285.00	58.82
5352 FIELD				
131 401-5352-120.000.00	Payroll-Field	997,483.89	1,532,235.00	65.10
132 401-5352-210.000.00	Payroll Taxes	75,344.15	117,216.00	64.28
133 401-5352-220.000.00	Retirement Contributions	35,291.14	91,934.00	38.39
134 401-5352-230.000.00	Group Health Premiums	158,316.24	257,602.00	61.46
135 401-5352-230.002.00	Group Life Insurance	1,057.90	1,400.00	75.56
136 401-5352-240.000.00	Workers Compensation Insurance	20,120.92	25,600.00	78.60
137 401-5352-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	2,280.96	2,400.00	95.04
138 401-5352-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	8,090.78	19,000.00	42.58
139 401-5352-311.000.03	Prof. Svcs: Managed IT Services	15,675.00	23,100.00	67.86
140 401-5352-311.000.11	Professional Services: Safety Training	3,119.62	7,500.00	41.59
141 401-5352-311.000.15	Solar Maintenance Contract	0.00	12,500.00	0.00
142 401-5352-311.006.00	Professional Services: Engineering	65,773.75	80,000.00	82.22

GL Number	Description	YTD Balance 06/30/2026	25-26 Adopted Budget	% Bdgt Used
143 401-5352-341.000.04	ESRI	11,900.00	12,500.00	95.20
144 401-5352-341.000.06	GPServ/Trimble	4,234.07	4,100.00	103.27
145 401-5352-341.000.13	GIS Upgrade	53,162.50	60,000.00	88.60
146 401-5352-400.000.00	Training, Education & Travel	15,884.71	18,000.00	88.25
147 401-5352-410.000.02	Advanced Cellular Svc / AT&T FirstNet	5,225.16	6,600.00	79.17
148 401-5352-410.000.04	Internet (Comcast & AT&T)	12,335.78	18,500.00	66.68
149 401-5352-410.000.05	Telephones / Data Comms	6,093.96	6,000.00	101.57
150 401-5352-410.000.08	GPS / Fleet Services	2,531.99	3,500.00	72.34
151 401-5352-410.000.09	Radios / P25 MCSO Agreement	2,949.39	3,750.00	78.65
152 401-5352-411.000.02	IT:HARDWARE REPAIR-PARTS&MAINT UPGRADES	4,571.40	6,000.00	76.19
153 401-5352-411.000.03	IT: SOFTWARE & SOFTWARE UPGRADES	2,850.00	10,500.00	27.14
154 401-5352-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	14,330.58	17,625.00	81.31
155 401-5352-430.000.01	Water- Vac Station A	1,379.50	450.00	306.56
156 401-5352-430.000.02	Water- Vac Station D	878.71	550.00	159.77
157 401-5352-430.000.03	Water- Vac Station F	225.28	400.00	56.32
158 401-5352-430.000.04	Water- Vac Station G	276.96	400.00	69.24
159 401-5352-430.000.05	Water- Vac Station I - house	262.56	900.00	29.17
160 401-5352-430.000.06	Water- Vac Station I & Office	434.94	500.00	86.99
161 401-5352-430.000.07	Water- Vac Station JK	1,254.57	530.00	236.71
162 401-5352-430.000.09	Water- Humpty Dumpty	223.55	310.00	72.11
162 401-5352-430.000.10	Water- Harborage	224.79	300.00	74.93
164 401-5352-430.000.12	Water- Peter Pan	228.18	300.00	76.06
165 401-5352-432.000.00	Facility Cleaning	8,110.00	12,100.00	67.02
166 401-5352-432.001.00	Solid Waste	913.50	3,000.00	30.45
167 401-5352-435.000.01	Electricity- Vac Station A	58,367.12	83,750.00	69.69
168 401-5352-435.000.02	Electricity- Vac Station D	47,771.50	78,000.00	61.25
169 401-5352-435.000.03	Electricity- Vac Station E	38,835.37	55,000.00	70.61
170 401-5352-435.000.04	Electricity- Vac Station F	1,635.61	2,500.00	65.42
171 401-5352-435.000.05	Electricity- Vac Station G	25,594.91	40,000.00	63.99
172 401-5352-435.000.06	Electricity- Vac Station I	8,727.22	11,000.00	79.34
173 401-5352-435.000.07	Electricity- Vac Station I - house	985.40	2,000.00	49.27
174 401-5352-435.000.08	Electricity- Vac Station I - office	1,321.36	2,000.00	66.07
175 401-5352-435.000.09	Electricity- Vac Station JK	41,576.19	55,000.00	75.59
176 401-5352-435.000.11	Electricity- Humpty Dumpty	511.76	1,000.00	51.18
177 401-5352-435.000.12	Electricity- Harborage	623.83	1,000.00	62.38
178 401-5352-435.000.13	Electricity-Coastal WW/Largo Pk Lift Sta	572.31	1,000.00	57.23
179 401-5352-435.000.14	Electricity-Peter Pan/Tweedy Pie	501.79	800.00	62.72
180 401-5352-440.000.00	Rents & Leases	0.00	6,000.00	0.00
181 401-5352-460.000.01	Repairs & Maintenance: Grounds Keeping	9,600.00	15,000.00	64.00
182 401-5352-460.000.02	Repairs & Maintenance: Vehicles	14,392.94	30,000.00	47.98
183 401-5352-460.000.03	Repairs & Maintenance: Equipment	64,726.43	300,000.00	21.58
184 401-5352-460.000.04	Repairs & Maintenance: Buildings	14,875.03	35,000.00	42.50
185 401-5352-460.000.05	Repairs & Maintenance: Collection System	114,040.26	100,000.00	114.04
186 401-5352-460.000.05-CS SEWER	Repairs & Maintenance: Coll Sys/Cust Svc	0.00	2,000.00	0.00
187 401-5352-460.000.08	COLL SYS/GRINDER PUMP MONITORING	9,000.00	4,500.00	200.00
188 401-5352-470.000.00	Copier	1,685.19	1,980.00	85.11
189 401-5352-491.000.01	Storm Supplies & Preparation	0.00	2,000.00	0.00
190 401-5352-510.000.01	Office Supplies	1,761.61	2,500.00	70.46
191 401-5352-510.000.03	Office Furnishings	0.00	3,000.00	0.00
192 401-5352-511.000.00	Safety Supplies	2,629.65	5,000.00	52.59
193 401-5352-520.000.00	Employee Uniforms / Clothing	2,329.83	3,200.00	72.81
194 401-5352-520.005.00	Supplies and Tools (field operations)	18,555.76	46,000.00	40.34
195 401-5352-520.006.00	Immunizations	0.00	1,500.00	0.00
196 401-5352-520.010.01	Fuel: Equipment	1,238.60	2,000.00	61.93

GL Number	Description	YTD Balance 06/30/2026	25-26 Adopted Budget	% Bdgt Used
197 401-5352-520.010.02	Fuel: Vehicles	37,090.57	40,000.00	92.73
198 401-5352-520.010.03	Fuel: Generators	1,001.05	11,000.00	9.10
199 401-5352-540.000.00	Dues & Subscriptions	0.00	100.00	0.00
Total 5352 - FIELD		2,052,987.72	3,301,132.00	62.19
5354 FACILITIES				
200 401-5354-120.000.00	Payroll-Facilities	423,098.79	695,356.00	60.85
201 401-5354-210.000.00	Payroll Taxes	32,084.82	53,195.00	60.32
202 401-5354-220.000.00	Retirement Contributions	21,005.79	41,721.00	50.35
203 401-5354-230.000.00	Group Health Premiums	76,508.95	120,659.00	63.41
204 401-5354-230.002.00	Group Life Insurance	363.05	675.00	53.79
205 401-5354-240.000.00	Workers Compensation Insurance	8,280.14	13,000.00	63.69
206 401-5354-311.000.03	Prof. Svcs. Managed IT Services	15,300.00	23,100.00	66.23
207 401-5354-311.000.11	Professional Services: Safety Training	930.00	4,000.00	23.25
208 401-5354-400.000.00	Training, Education & Travel	11,183.06	10,000.00	111.83
209 401-5354-410.000.02	Advanced Cellular Svc / AT&T FirstNet	629.82	1,300.00	48.45
210 401-5354-410.000.08	GPS / Fleet Services	877.50	1,300.00	67.50
211 401-5354-410.000.09	Radios / P25 MCSO Agreement	1,638.55	1,875.00	87.39
212 401-5354-411.000.02	IT:HARDWARE REPAIR-PARTS&MAINT UPGRADES	0.00	3,000.00	0.00
213 401-5354-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	6,395.97	8,600.00	74.37
214 401-5354-432.000.00	Facility Cleaning	3,850.00	4,950.00	77.78
215 401-5354-460.000.02	Repairs & Maintenance: Vehicles	917.67	5,000.00	18.35
216 401-5354-460.000.03	Repairs & Maintenance: Equipment	0.00	1,200.00	0.00
217 401-5354-510.000.01	Office Supplies	591.40	1,000.00	59.14
218 401-5354-510.000.03	Office Furnishings	0.00	800.00	0.00
219 401-5354-511.000.00	Safety Supplies	449.37	2,000.00	22.47
220 401-5354-520.000.00	Employee Uniforms/ Clothing	62.00	1,800.00	3.44
221 401-5354-520.005.00	Supplies & Tools	15,040.46	20,000.00	75.20
222 401-5354-520.006.00	Immunizations	0.00	1,500.00	0.00
223 401-5354-520.010.02	Fuel: Vehicles	4,350.05	7,500.00	58.00
Total 5354 - FACILITIES		623,557.39	1,023,531.00	60.92
5900 CAPITAL IMPROVEMENTS				
224 401-5900-311.006.00-2018-007	Engineering: VPS Piping Mod	9,141.99	736.00	1,242.12
225 401-5900-311.006.00-2021-002	Engineering: Odor Control at Vac Stns	78,427.75	160,000.00	49.02
226 401-5900-311.006.00-2022-000	Engineering: Capital Prelim Design & Bgt	2,499.50	20,000.00	12.50
227 401-5900-311.006.00-2022-001	Engineering: Effluent Filtration Upgrade	40,296.75	50,000.00	80.59
228 401-5900-311.006.00-2022-004	Engineering: Vac System Monitoring	75,759.00	65,000.00	116.55
229 401-5900-311.006.00-2022-008	Engineering: Power Conditioning Vac Stns	376.50	1,000.00	37.65
230 401-5900-311.006.00-2022-009	Engineering -Power Cond & Elec Up @ WWTP	106,175.00	125,000.00	84.94
231 401-5900-311.006.00-2022-010	Engineering: EQ Tank Headworks/Scrn Upg	241,515.75	300,000.00	80.51
232 401-5900-311.006.00-2025-003	Engineering: Vac Stn Sewage Tank Upg	69,511.75	218,377.00	31.83
233 401-5900-311.006.00-2025-004	Engineering: MJ Wood Fire Supp Dispute	2,286.75	2,287.00	99.99
234 401-5900-311.006.00-2025-005	Engineering: Ductile Iron Piping Corrosi	54,010.50	250,000.00	21.60
235 401-5900-311.006.00-2025-006	Engineering: Coll Sys Action Plan (SAP)	99,546.50	100,000.00	99.55
236 401-5900-311.006.00-CSAPCMMS	ENGINEERING: CSAP CMMS	108,341.25	100,000.00	108.34
237 401-5900-311.006.00-SLRGNRL	ENGINEERING: SEA LEVEL RISE GENERAL	21,661.50	40,000.00	54.15
238 401-5900-311.006.00-SLRSTILL	ENGINEERING: SEA LEVEL RISE STILLWRIGHT	2,033.50	15,000.00	13.56
239 401-5900-311.006.00-SLRTW	ENGINEERING: SEA LEVEL RISE TWIN LAKES	71,827.75	30,000.00	239.43
240 401-5900-311.006.00-SLRWW	ENGINEERING SEA LEVEL RISE WINSTON WATER	133,514.50	200,000.00	66.76
241 401-5900-311.006.00-SvcConRv	Engineering: Service Connection Revision	1,835.00	20,000.00	9.18
242 401-5900-630.000.00-2018-007	Capital Outlay:VPS PipingMod	1,980.00	0.00	100.00
243 401-5900-630.000.00-2021-002	Capital Outlay: Odor Control at Vac Stns	1,582,286.44	2,400,000.00	65.93
244 401-5900-630.000.00-2022-004	Capital Outlay: Vac System Monitoring	731,243.60	650,000.00	112.50

GL Number	Description	YTD Balance 06/30/2026	25-26 Adopted Budget	% Bdgt Used
245 401-5900-630.000.00-2022-009	Cap Outlay: Power Cond & Elec Upg WWTP	1,034,067.27	1,216,000.00	85.04
246 401-5900-630.000.00-2022-010	Cap Outlay: EQ Tank Headworks/Scrn Upg	0.00	2,250,000.00	0.00
247 401-5900-630.000.00-2023-002	Cap Outlay: Ventilation Upg @ Vac Stns	0.00	400,000.00	0.00
248 401-5900-630.000.00-2023-026	Capital Outlay: Diffuser Sleeves	25,631.50	26,000.00	98.58
249 401-5900-630.000.00-2024-003	Capital Outlay: Replace Vac Pit Collar	1,876.29	20,000.00	9.38
250 401-5900-630.000.00-2025-002	Cap Outlay: Coll Sys Sea Level Rise Ph1	9,850.00	0.00	100.00
251 401-5900-630.000.00-2025-003	CAPITAL OUTLAY: VAC STN SEWAGE TANK UPG	0.00	2,500,000.00	0.00
252 401-5900-630.000.00-2025-005	Capital Outlay: Ductile Iron Piping Corr	0.00	1,000,000.00	0.00
253 401-5900-630.005.00-SCADAUPG	SCADA Upgrade	6,486.33	120,000.00	5.41
254 401-5900-640.000.00-2023-017	Capital Outlay: Vac Pump Rebuild & Spare	0.00	67,500.00	0.00
255 401-5900-640.000.00-2023-020	Capital Outlay: Grinder Pumps	24,861.48	21,000.00	118.39
256 401-5900-640.000.00-2023-023	Cap Outlay: Cameras-Plant, Admin, Field	0.00	10,000.00	0.00
257 401-5900-640.000.00-2024-010	Capital Outlay: Admin/Board Vehicle	28,207.00	32,000.00	88.15
258 401-5900-640.000.00-2024-011	Capital Outlay: Field Ops Truck	0.00	70,000.00	0.00
259 401-5900-640.000.00-2026-001	CAPITAL OUTLAY - SEWAGE PUMP VFD SPARES	0.00	47,000.00	0.00
260 401-5900-640.000.00-2026-002	CAPITAL OUTLAY - VACTRON TANK REPLACEMT	29,491.13	27,084.00	108.89
261 401-5900-640.000.00-2026-003	CAPITAL OUTLAY - HYDRAULIC PUMP & PWR UN	2,995.00	15,000.00	19.97
262 401-5900-645.000.00	Capital Outlay - Computer Equipment	7,621.71	56,000.00	13.61
263 401-5900-650.003.00-SvcConRv	Service Connection Construction Revision	29,080.00	75,000.00	38.77
Total 5900 - CAPITAL IMPROVEMENTS		4,634,438.99	12,699,984.00	36.49
TOTAL REVENUES		14,420,462.67	26,119,006.00	55.21
TOTAL EXPENDITURES		13,408,373.98	26,119,006.00	51.34
NET OF REVENUES & EXPENDITURES:		1,012,088.69		



SORTED BY EXPENSE DESCRIPTION REPORT 3RD QTR FY2026 6/30/26

	GL Number	Description	YTD Balance 06/30/2026	25-26 Adopted Budget	% Bdgt Used
53	401-ADMIN-410.000.02	Advanced Cellular Svc / AT&T FirstNet	4,047.17	6,000.00	67.45
97	401-PLANT-410.000.02	Advanced Cellular Svc / AT&T FirstNet	435.32	2,100.00	20.73
147	401-FIELD OPS-410.000.02	Advanced Cellular Svc / AT&T FirstNet	5,225.16	6,600.00	79.17
209	401-FACILITIES-410.000.02	Advanced Cellular Svc / AT&T FirstNet	629.82	1,300.00	48.45
72	401-ADMIN-480.000.00	Advertisements	6,083.21	10,000.00	60.83
74	401-ADMIN-492.000.00	Bank Fees	10.00	500.00	2.00
81	401-ADMIN-521.000.00	Board: Travel, Admin, Office Supplies	4,422.36	8,000.00	55.28
47	401-ADMIN-341.000.02	BSA SOFTWARE - ANNUAL LICENSES & SUPPORT	41,462.00	40,482.00	102.42
60	401-ADMIN-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	14,816.32	18,980.00	78.06
104	401-PLANT-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	12,499.31	18,600.00	67.20
154	401-FIELD OPS-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	14,330.58	17,625.00	81.31
213	401-FACILITIES-411.000.05	Bus. Cont. & IT Disaster Rcvry & Backup	6,395.97	8,600.00	74.37
122	401-PLANT-520.003.00	Chemicals	476,999.01	750,000.00	63.60
82	401-ADMIN-540.000.02	Clerk Dues	195.00	500.00	39.00
51	401-ADMIN-400.000.02	Clerk Travel & Training	427.25	2,500.00	17.09
187	401-FIELD OPS-460.000.08	COLL SYS/GRINDER PUMP MONITORING	9,000.00	4,500.00	200.00
71	401-ADMIN-470.000.00	Copier	4,429.72	7,000.00	63.28
188	401-FIELD OPS-470.000.00	Copier	1,685.19	1,980.00	85.11
49	401-ADMIN-341.000.11	Document Management (M-Files)	3,771.04	6,000.00	62.85
130	401-PLANT-540.000.00	Dues & Subscriptions	0.00	400.00	0.00
199	401-FIELD OPS-540.000.00	Dues & Subscriptions	0.00	100.00	0.00
65	401-ADMIN-435.000.00	Electricity	2,596.78	3,300.00	78.69
109	401-PLANT-435.000.00	Electricity - Plant	373,884.43	480,000.00	77.89
177	401-FIELD OPS-435.000.12	Electricity- Harborage	623.83	1,000.00	62.38
176	401-FIELD OPS-435.000.11	Electricity- Humpty Dumpty	511.76	1,000.00	51.18
167	401-FIELD OPS-435.000.01	Electricity- Vac Station A	58,367.12	83,750.00	69.69
168	401-FIELD OPS-435.000.02	Electricity- Vac Station D	47,771.50	78,000.00	61.25
169	401-FIELD OPS-435.000.03	Electricity- Vac Station E	38,835.37	55,000.00	70.61
170	401-FIELD OPS-435.000.04	Electricity- Vac Station F	1,635.61	2,500.00	65.42
171	401-FIELD OPS-435.000.05	Electricity- Vac Station G	25,594.91	40,000.00	63.99
172	401-FIELD OPS-435.000.06	Electricity- Vac Station I	8,727.22	11,000.00	79.34
173	401-FIELD OPS-435.000.07	Electricity- Vac Station I - house	985.40	2,000.00	49.27
174	401-FIELD OPS-435.000.08	Electricity- Vac Station I - office	1,321.36	2,000.00	66.07
175	401-FIELD OPS-435.000.09	Electricity- Vac Station JK	41,576.19	55,000.00	75.59
178	401-FIELD OPS-435.000.13	Electricity-Coastal WW/Largo Pk Lift Sta	572.31	1,000.00	57.23
179	401-FIELD OPS-435.000.14	Electricity-Peter Pan/Tweedy Pie	501.79	800.00	62.72
48	401-ADMIN-341.000.05	EMAIL APPLICATIONS/MICROSOFT	10,236.72	20,000.00	51.18
24	401-ADMIN-230.001.00	Employee Benefit Administration Fees	0.00	500.00	0.00
78	401-ADMIN-520.000.01	Employee Clothing/Uniforms	569.33	1,000.00	56.93
119	401-PLANT-520.000.00	Employee Uniforms / Clothing	211.27	1,500.00	14.08
193	401-FIELD OPS-520.000.00	Employee Uniforms / Clothing	2,329.83	3,200.00	72.81
220	401-FACILITIES-520.000.00	Employee Uniforms/ Clothing	62.00	1,800.00	3.44
95	401-PLANT-311.006.01	Engineering: Islamorada Misc Engineering	14,402.50	25,000.00	57.61
143	401-FIELD OPS-341.000.04	ESRI	11,900.00	12,500.00	95.20
63	401-ADMIN-432.000.00	Facility Cleaning	14,600.00	21,000.00	69.52
107	401-PLANT-432.000.00	Facility Cleaning	3,850.00	4,950.00	77.78
165	401-FIELD OPS-432.000.00	Facility Cleaning	8,110.00	12,100.00	67.02
214	401-FACILITIES-432.000.00	Facility Cleaning	3,850.00	4,950.00	77.78
127	401-PLANT-520.010.01	Fuel: Equipment	335.06	500.00	67.01

	GL Number	Description	YTD Balance	25-26	% Bdgt
			06/30/2026	Adopted Budget	Used
196	401-FIELD OPS-520.010.01	Fuel: Equipment	1,238.60	2,000.00	61.93
129	401-PLANT-520.010.03	Fuel: Generators	0.00	7,000.00	0.00
198	401-FIELD OPS-520.010.03	Fuel: Generators	1,001.05	11,000.00	9.10
80	401-ADMIN-520.010.02	Fuel: Vehicles	226.23	500.00	45.25
128	401-PLANT-520.010.02	Fuel: Vehicles	827.12	1,000.00	82.71
197	401-FIELD OPS-520.010.02	Fuel: Vehicles	37,090.57	40,000.00	92.73
223	401-FACILITIES-520.010.02	Fuel: Vehicles	4,350.05	7,500.00	58.00
50	401-ADMIN-400.000.01	General Manager Travel & Training	4,119.67	10,000.00	41.20
145	401-FIELD OPS-341.000.13	GIS Upgrade	53,162.50	60,000.00	88.60
57	401-ADMIN-410.000.08	GPS / Fleet Services	175.50	250.00	70.20
100	401-PLANT-410.000.08	GPS / Fleet Services	175.50	250.00	70.20
150	401-FIELD OPS-410.000.08	GPS / Fleet Services	2,531.99	3,500.00	72.34
210	401-FACILITIES-410.000.08	GPS / Fleet Services	877.50	1,300.00	67.50
144	401-FIELD OPS-341.000.06	GPServ/Trimble	4,234.07	4,100.00	103.27
23	401-ADMIN-230.000.00	Group Health Premiums	56,233.24	75,726.00	74.26
87	401-PLANT-230.000.00	Group Health Premiums	57,911.31	90,919.00	63.70
134	401-FIELD OPS-230.000.00	Group Health Premiums	158,316.24	257,602.00	61.46
203	401-FACILITIES-230.000.00	Group Health Premiums	76,508.95	120,659.00	63.41
25	401-ADMIN-230.002.00	Group Life Insurance	624.35	904.00	69.07
88	401-PLANT-230.002.00	Group Life Insurance	315.10	494.00	63.79
135	401-FIELD OPS-230.002.00	Group Life Insurance	1,057.90	1,400.00	75.56
204	401-FACILITIES-230.002.00	Group Life Insurance	363.05	675.00	53.79
125	401-PLANT-520.006.00	Immunizations	0.00	1,200.00	0.00
195	401-FIELD OPS-520.006.00	Immunizations	0.00	1,500.00	0.00
222	401-FACILITIES-520.006.00	Immunizations	0.00	1,500.00	0.00
67	401-ADMIN-450.000.00	Insurance (excluding W-Comp & Health)	436,229.14	460,941.00	94.64
54	401-ADMIN-410.000.04	Internet (Comcast & AT&T)	4,673.50	6,300.00	74.18
98	401-PLANT-410.000.04	Internet (Comcast & AT&T)	5,096.45	6,300.00	80.90
148	401-FIELD OPS-410.000.04	Internet (Comcast & AT&T)	12,335.78	18,500.00	66.68
153	401-FIELD OPS-411.000.03	IT: SOFTWARE & SOFTWARE UPGRADES	2,850.00	10,500.00	27.14
59	401-ADMIN-411.000.03	IT: Software and Software Upgrades	14,587.97	32,805.00	44.47
58	401-ADMIN-411.000.02	IT:HARDWARE REPAIR-PARTS&MAINT UPGRADES	4,036.85	4,000.00	100.92
103	401-PLANT-411.000.02	IT:HARDWARE REPAIR-PARTS&MAINT UPGRADES	5,101.95	4,000.00	127.55
152	401-FIELD OPS-411.000.02	IT:HARDWARE REPAIR-PARTS&MAINT UPGRADES	4,571.40	6,000.00	76.19
212	401-FACILITIES-411.000.02	IT:HARDWARE REPAIR-PARTS&MAINT UPGRADES	0.00	3,000.00	0.00
120	401-PLANT-520.001.00	Lab Services (sample analysis)	38,219.44	46,000.00	83.09
123	401-PLANT-520.004.00	Lab Supplies	23,195.55	40,000.00	57.99
77	401-ADMIN-510.000.03	Office Furnishings	1,555.35	4,000.00	38.88
117	401-PLANT-510.000.03	Office Furnishings	0.00	1,500.00	0.00
191	401-FIELD OPS-510.000.03	Office Furnishings	0.00	3,000.00	0.00
218	401-FACILITIES-510.000.03	Office Furnishings	0.00	800.00	0.00
75	401-ADMIN-510.000.01	Office Supplies	7,963.80	14,000.00	56.88
116	401-PLANT-510.000.01	Office Supplies	4,860.24	4,500.00	108.01
190	401-FIELD OPS-510.000.01	Office Supplies	1,761.61	2,500.00	70.46
217	401-FACILITIES-510.000.01	Office Supplies	591.40	1,000.00	59.14
83	401-ADMIN-540.000.03	Other Dues and Subscriptions	11,241.36	10,000.00	112.41
52	401-ADMIN-400.000.03	Other Travel & Training	5,165.29	15,000.00	34.44
21	401-ADMIN-210.000.00	Payroll Taxes	37,336.31	51,139.00	73.01
85	401-PLANT-210.000.00	Payroll Taxes	25,156.08	40,379.00	62.30
132	401-FIELD OPS-210.000.00	Payroll Taxes	75,344.15	117,216.00	64.28
201	401-FACILITIES-210.000.00	Payroll Taxes	32,084.82	53,195.00	60.32
20	401-ADMIN-120.000.00	Payroll-Administration	460,362.07	597,260.00	77.08
19	401-ADMIN-110.000.00	Payroll-Board Meeting Compensation	38,576.20	71,218.00	54.17

	GL Number	Description	YTD Balance	25-26	% Bdgt
			06/30/2026	Adopted Budget	Used
200	401-FACILITIES-120.000.00	Payroll-Facilities	423,098.79	695,356.00	60.85
131	401-FIELD OPS-120.000.00	Payroll-Field	997,483.89	1,532,235.00	65.10
84	401-PLANT-120.000.00	Payroll-Plant	333,598.58	527,824.00	63.20
102	401-PLANT-410.000.10	Plant Gate Data Service	1,043.10	1,500.00	69.54
61	401-ADMIN-420.000.00	Postage & Delivery Expense	1,047.61	2,700.00	38.80
105	401-PLANT-420.000.00	Postage & Delivery Expense	18,119.35	28,000.00	64.71
76	401-ADMIN-510.000.02	Printings	3,075.33	2,500.00	123.01
30	401-ADMIN-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	2,050.00	3,740.00	54.81
91	401-PLANT-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	9,382.28	5,000.00	187.65
138	401-FIELD OPS-311.000.02	Prof Svcs: Fire Systems Maintenance Svcs	8,090.78	19,000.00	42.58
206	401-FACILITIES-311.000.03	Prof. Svcs. Managed IT Services	15,300.00	23,100.00	66.23
29	401-ADMIN-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	1,308.66	1,500.00	87.24
90	401-PLANT-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	386.88	500.00	77.38
137	401-FIELD OPS-311.000.01	Prof. Svcs: Alarm & Fire Monitoring	2,280.96	2,400.00	95.04
31	401-ADMIN-311.000.03	Prof. Svcs: Managed IT Services	16,675.00	23,100.00	72.19
92	401-PLANT-311.000.03	Prof. Svcs: Managed IT Services	15,675.00	23,100.00	67.86
139	401-FIELD OPS-311.000.03	Prof. Svcs: Managed IT Services	15,675.00	23,100.00	67.86
142	401-FIELD OPS-311.006.00	Professional Services: Engineering	65,773.75	80,000.00	82.22
94	401-PLANT-311.006.00	Professional Services: Engineering	65,462.75	80,000.00	81.83
34	401-ADMIN-311.000.11	Professional Services: Safety Training	0.00	1,000.00	0.00
93	401-PLANT-311.000.11	Professional Services: Safety Training	930.00	2,000.00	46.50
140	401-FIELD OPS-311.000.11	Professional Services: Safety Training	3,119.62	7,500.00	41.59
207	401-FACILITIES-311.000.11	Professional Services: Safety Training	930.00	4,000.00	23.25
28	401-ADMIN-311.000.00	Professional Services: Website & Misc.	5,858.00	17,000.00	34.46
38	401-ADMIN-311.005.00	Professional Svcs: Tax Roll Svc	0.00	2,500.00	0.00
44	401-ADMIN-320.000.01	Professional Svcs: Accounting/Audit Svcs	31,000.00	35,000.00	88.57
39	401-ADMIN-311.006.00	Professional Svcs: Engineering	10,552.50	15,000.00	70.35
45	401-ADMIN-320.000.02	Professional Svcs: Finance Director	70,436.97	93,916.00	75.00
36	401-ADMIN-311.002.00	Professional Svcs: FKA Billing Services	177,436.11	325,458.00	54.52
46	401-ADMIN-320.000.03	Professional Svcs: General Manager Svcs.	123,481.53	164,642.00	75.00
33	401-ADMIN-311.000.07	Professional Svcs: IT Security Svcs	35,723.79	42,500.00	84.06
42	401-ADMIN-313.001.13	Professional Svcs: Legal-General Counsel	78,261.03	104,348.00	75.00
43	401-ADMIN-313.001.14	Professional Svcs: Legal-Outside Counsel	2,750.90	10,000.00	27.51
40	401-ADMIN-312.000.01	Professional Svcs: Lobbyists-Henderson	45,090.00	60,100.00	75.02
41	401-ADMIN-312.000.02	Professional Svcs: Lobbyists-Hicks	33,750.00	45,000.00	75.00
35	401-ADMIN-311.000.14	Professional Svcs: Mobile Device Mgmt	3,655.00	5,500.00	66.45
32	401-ADMIN-311.000.05	Professional Svcs: NWPS 457(b) Admin Fee	0.00	3,500.00	0.00
37	401-ADMIN-311.003.00	Professional Svcs: Tax Collector Fees	10,000.00	11,000.00	90.91
101	401-PLANT-410.000.09	Radios / P25 MCSO Agreement	655.42	750.00	87.39
151	401-FIELD OPS-410.000.09	Radios / P25 MCSO Agreement	2,949.39	3,750.00	78.65
211	401-FACILITIES-410.000.09	Radios / P25 MCSO Agreement	1,638.55	1,875.00	87.39
79	401-ADMIN-520.007.00	Regulatory, Permit & Recording Fees	100.00	2,000.00	5.00
126	401-PLANT-520.007.00	Regulatory/ Permit Fees	0.00	1,000.00	0.00
66	401-ADMIN-440.000.00	Rents & Leases	0.00	1,000.00	0.00
110	401-PLANT-440.000.00	Rents & Leases	0.00	7,000.00	0.00
180	401-FIELD OPS-440.000.00	Rents & Leases	0.00	6,000.00	0.00
70	401-ADMIN-460.000.04	Repairs & Maintenance: Bldgs & Equip	3,447.27	20,000.00	17.24
114	401-PLANT-460.000.04	Repairs & Maintenance: Buildings	24,198.77	40,000.00	60.50
184	401-FIELD OPS-460.000.04	Repairs & Maintenance: Buildings	14,875.03	35,000.00	42.50
186	401-FIELD OPS-460.000.05-CS SE	Repairs & Maintenance: Coll Sys/Cust Svc	0.00	2,000.00	0.00
185	401-FIELD OPS-460.000.05	Repairs & Maintenance: Collection System	114,040.26	100,000.00	114.04
113	401-PLANT-460.000.03	Repairs & Maintenance: Equipment	104,869.60	300,000.00	34.96
183	401-FIELD OPS-460.000.03	Repairs & Maintenance: Equipment	64,726.43	300,000.00	21.58

	GL Number	Description	YTD Balance	25-26	% Bdgt
			06/30/2026	Adopted Budget	Used
216	401-FACILITIES-460.000.03	Repairs & Maintenance: Equipment	0.00	1,200.00	0.00
68	401-ADMIN-460.000.01	Repairs & Maintenance: Grounds Keeping	2,025.00	4,000.00	50.63
111	401-PLANT-460.000.01	Repairs & Maintenance: Grounds Keeping	0.00	6,000.00	0.00
181	401-FIELD OPS-460.000.01	Repairs & Maintenance: Grounds Keeping	9,600.00	15,000.00	64.00
69	401-ADMIN-460.000.02	Repairs & Maintenance: Vehicles	124.20	2,000.00	6.21
112	401-PLANT-460.000.02	Repairs & Maintenance: Vehicles	77.66	1,000.00	7.77
182	401-FIELD OPS-460.000.02	Repairs & Maintenance: Vehicles	14,392.94	30,000.00	47.98
215	401-FACILITIES-460.000.02	Repairs & Maintenance: Vehicles	917.67	5,000.00	18.35
22	401-ADMIN-220.000.00	Retirement Contributions	17,927.83	38,904.00	46.08
86	401-PLANT-220.000.00	Retirement Contributions	14,349.45	31,669.00	45.31
133	401-FIELD OPS-220.000.00	Retirement Contributions	35,291.14	91,934.00	38.39
202	401-FACILITIES-220.000.00	Retirement Contributions	21,005.79	41,721.00	50.35
118	401-PLANT-511.000.00	Safety Supplies	982.45	7,500.00	13.10
192	401-FIELD OPS-511.000.00	Safety Supplies	2,629.65	5,000.00	52.59
219	401-FACILITIES-511.000.00	Safety Supplies	449.37	2,000.00	22.47
121	401-PLANT-520.002.00	Sludge Handling	529,015.00	1,092,350.00	48.43
141	401-FIELD OPS-311.000.15	Solar Maintenance Contract	0.00	12,500.00	0.00
64	401-ADMIN-432.001.00	Solid Waste	1,096.47	1,700.00	64.50
108	401-PLANT-432.001.00	Solid Waste	8,014.75	12,000.00	66.79
166	401-FIELD OPS-432.001.00	Solid Waste	913.50	3,000.00	30.45
73	401-ADMIN-491.000.00	Storm Supplies	0.00	2,000.00	0.00
115	401-PLANT-491.000.01	Storm Supplies & Preparation	0.00	2,000.00	0.00
189	401-FIELD OPS-491.000.01	Storm Supplies & Preparation	0.00	2,000.00	0.00
221	401-FACILITIES-520.005.00	Supplies & Tools	15,040.46	20,000.00	75.20
124	401-PLANT-520.005.00	Supplies & Tools (plant operations)	7,666.27	18,000.00	42.59
194	401-FIELD OPS-520.005.00	Supplies and Tools (field operations)	18,555.76	46,000.00	40.34
55	401-ADMIN-410.000.05	Telephones / Data Comms	755.50	1,000.00	75.55
99	401-PLANT-410.000.05	Telephones / Data Comms	540.00	1,000.00	54.00
149	401-FIELD OPS-410.000.05	Telephones / Data Comms	6,093.96	6,000.00	101.57
96	401-PLANT-400.000.00	Training, Education & Travel	4,601.98	2,500.00	184.08
146	401-FIELD OPS-400.000.00	Training, Education & Travel	15,884.71	18,000.00	88.25
208	401-FACILITIES-400.000.00	Training, Education & Travel	11,183.06	10,000.00	111.83
27	401-ADMIN-250.000.00	Unemployment Compensation	0.00	4,000.00	0.00
56	401-ADMIN-410.000.07	VOIP	2,178.00	3,600.00	60.50
62	401-ADMIN-430.000.00	Water (Utility)-District Office	354.72	700.00	50.67
162	401-FIELD OPS-430.000.10	Water- Harborage	224.79	300.00	74.93
162	401-FIELD OPS-430.000.09	Water- Humpty Dumpty	223.55	310.00	72.11
164	401-FIELD OPS-430.000.12	Water- Peter Pan	228.18	300.00	76.06
106	401-PLANT-430.000.00	Water- Plant	5,869.34	5,500.00	106.72
155	401-FIELD OPS-430.000.01	Water- Vac Station A	1,379.50	450.00	306.56
156	401-FIELD OPS-430.000.02	Water- Vac Station D	878.71	550.00	159.77
157	401-FIELD OPS-430.000.03	Water- Vac Station F	225.28	400.00	56.32
158	401-FIELD OPS-430.000.04	Water- Vac Station G	276.96	400.00	69.24
159	401-FIELD OPS-430.000.05	Water- Vac Station I - house	262.56	900.00	29.17
160	401-FIELD OPS-430.000.06	Water- Vac Station I & Office	434.94	500.00	86.99
161	401-FIELD OPS-430.000.07	Water- Vac Station JK	1,254.57	530.00	236.71
26	401-ADMIN-240.000.00	Workers Compensation Insurance	888.71	1,400.00	63.48
89	401-PLANT-240.000.00	Workers Compensation Insurance	7,171.42	10,500.00	68.30
136	401-FIELD OPS-240.000.00	Workers Compensation Insurance	20,120.92	25,600.00	78.60
205	401-FACILITIES-240.000.00	Workers Compensation Insurance	8,280.14	13,000.00	63.69

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

Meeting Date:

August 4, 2026

Agenda Item Number: L-1

Action Required:

No

Department:

Plant/Facilities

Sponsor:

Ryan Dempsey

Subject:

Plant/Facilities Report - June 2026

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: 7.30.26

Wastewater Treatment Plant Operations

The wastewater treatment plant processed an average of 1.99 million gallons of influent per day (MGD). The Treatment Plant remains in compliance with the Florida Department of Environmental Protection (FDEP) guidelines.

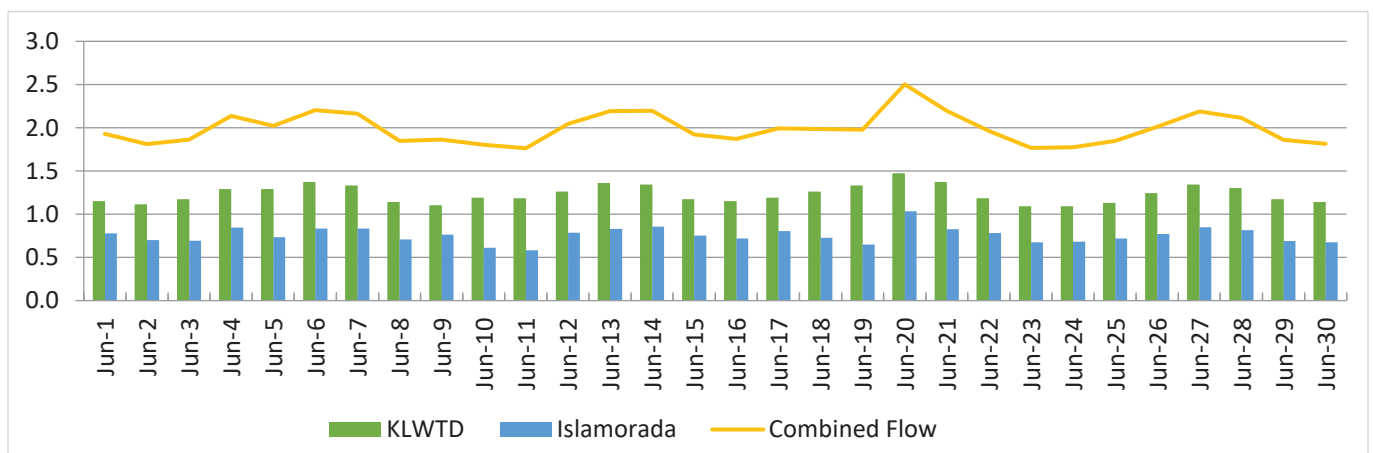
Effluent Quality Reports (mg/L)

Determines the quality of discharge from the wastewater treatment plant.

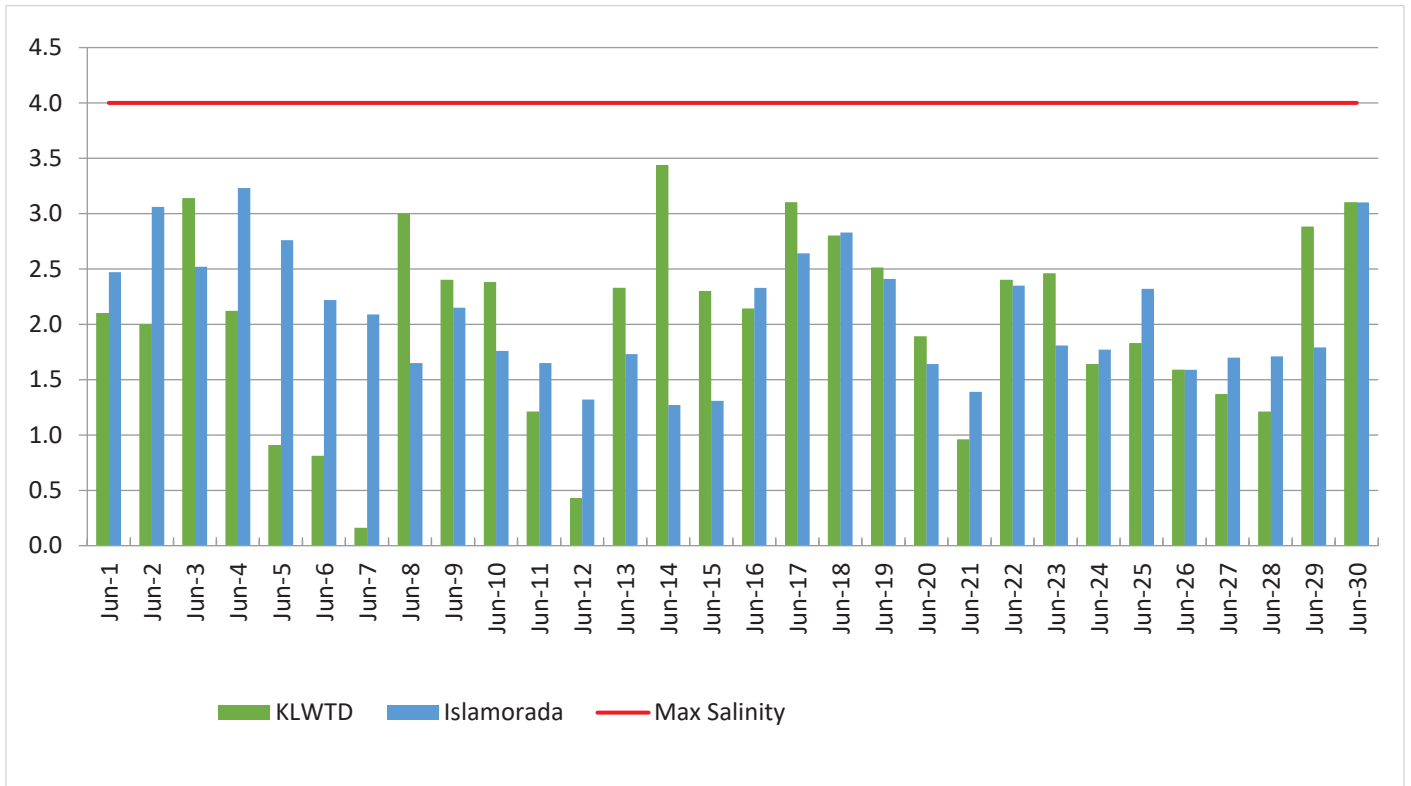
Effluent Quality Report	June 2026 Plant Performance	12 Month Average Plant Performance	Effluent Limits
CBOD5 (Carbonaceous Biochemical Oxygen Demand)	1.6	1.9	5
TSS (Total Suspended Solids)	1.1	1.1	5
TN (Total Nitrogen)	4.7	4.0	Report only
TP (Total Phosphorous)	1.1	.8	Report only

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: .757 MGD

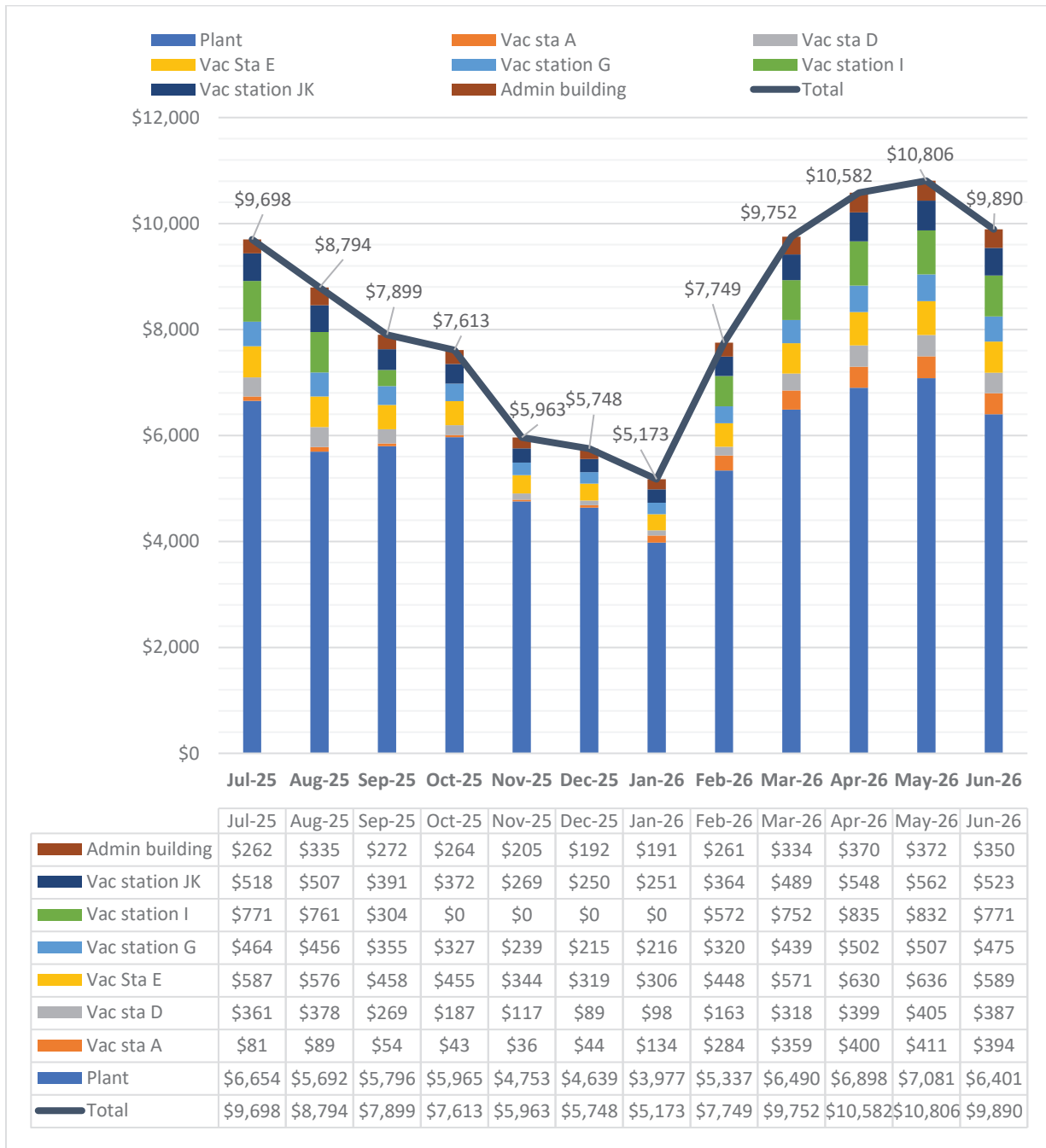
Highest Daily Flow: 1.0 MGD

Monthly Peak Salinity: 3.23 PPT

Days over 4.0 PPT Salinity: 0

3-month average of Islamorada flow capacity (1.104 MGD): 70%

Solar Production Report



12 month production estimate for all sites: \$99,667

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

Meeting Date:

August 4, 2026

Agenda Item Number: M-1

Action Required:

Yes

Department:

Capital Projects

Sponsor:

Robert Mather

Subject:

Collection System Monitoring Time Extension CO #9

Summary of Discussion:

Change Order #9 is a no-cost, contract time extension. An additional 41 days are being requested to allow adequate time to reach substantial completion, remaining items include installation of remaining force main pressure monitoring, gateways and concrete poles.

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 0.00

Funding Source:

N/A

Budgeted:

N/A

Attachments

1. Change Order #9

Approved By: _____

General Manager

Date: _____

7-30-26

**SECTION 00950
CHANGE ORDER FORM**

CONTRACTOR ("Contractor"): Flovac Inc.	CHANGE ORDER No. 9 PROJECT TITLE: KLWTD Collection System Monitoring Project PROJECT No. 03105.078:130
OWNER: Key Largo Wastewater Treatment District (Owner), or (District)	ENGINEER: Apex Companies, LLC 6805 Overseas Hwy Marathon, Florida 33050
DATE OF ISSUE: August 4th, 2026	EFFECTIVE DATE: August 4th, 2026, contingent upon approval by the District's Board of Commissioners.
Description of Work to be Performed: The Contractor is hereby authorized and directed to perform the following Work, generally described as: N/A (This is a time-only change order) Reason for Change: The purpose of this change order is to add contract time due to delays associated with supplying of the concrete poles for installation of the additional gateways, along with installation of the remaining force main pressure sensors. Attachments: N/A Total Proposed Changes in Contract Price and Contract Time for this Change Order	
Increase (decrease) in Contract Price: \$ 0	Increase (decrease) in Contract Time (Calendar days): 41 Days
Acknowledgments: The aforementioned change, and work affected thereby, is subject to and governed by all provisions of the original Agreement and RFP. It is expressly understood and agreed that the approval of this Change Order shall have no effect on the original Agreement, including all GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, and STANDARD SPECIFICATIONS, other than matters expressly provided herein. This Change Order constitutes full and mutual accord and satisfaction for the adjustment of the Contract Price and Contract Time as a result of increases or decreases in cost and time of performance caused directly and indirectly from the change. Acceptance of this Change Order constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Agreement and that CONTRACTOR shall waive all rights to file a Contract Claim or claim of any nature on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order. Owner may require consent of the Contractor's surety, if any, to the terms of this Change Order.	
Original Contract Price: \$2,000,000.00	Original Contract Time: 790 Days (calendar days or dates)

SUMMARY OF PRIOR CHANGE ORDERS			
C-O No.	Description of Change	Change in Contract Price	Change in Contract Time
1	Change order No.1. Repair of concrete pads, extension of vent pipes in flood prone areas, and addition of galvanized support rods	\$ 506,600.00	0 Days
2	Change order No.2. Work in Basin A and Basin B	\$ 423,611.36	0 Days
3	Basin C and Grinder Pump Monitoring	\$ 659,596.20	60 Days
4	Valve Rebuilds	\$ 1,499,688.25	549 Days
5	Valve Rebuild Kits (Deductive)	\$ (519,883.00)	0 Days
6	Balancing Change Order 6	\$ (0.67)	0 Days
7	Balancing Change Order 7	\$ 107,590.30	0 Days
8	Valve Rebuilds and Additional Valve Components	\$ 204,076.76	90 Days
TOTAL OF ALL PRIOR CHANGES		\$ 2,881,279.20	699 Days
CURRENT CONTRACT PRICE AND TIME (Adjusted by Prior Change Orders BUT before adjusting for this Change Order)		\$ 4,881,279.20	1,489 Days
NEW CONTRACT PRICE AND TIME (Adjusted by Prior Change Orders AND this Change Order)		\$ 4,881,279.20	1,530 Days
Original Contract Substantial Completion Date: 8/21/2024		New Contract Substantial Completion Date: 08/31/2026	
APPROVAL AND CHANGE ORDER AUTHORIZATION			
Contractor: <u>Flovac, Inc.</u> _____ By (Signature) <u>Mike Pringle, Director of Operations</u> (Printed Name and Title of Officer) _____ (Date) ATTEST: _____ (Secretary) (Corporate Seal)		Owner: <u>Key Largo Wastewater Treatment District</u> _____ By (Signature) <u>Peter Rosasco, General Manager</u> (Printed Name and Title of Officer) _____ (Date) ATTEST: _____ District Clerk (Seal)	

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

Meeting Date:

August 4, 2026

Agenda Item Number: O-1

Action Required:

Yes

Department:

Legal

Sponsor:

Nicholas Mulick

Subject:

2026 Assessment Roll (Reso. 09-2026)

Summary:

The Board to consider approving the 2026 Assessment Resolution setting the annual interest rate of 2.590% for outstanding System Development Charge assessments and setting the amount for System Impact Charges: Plant Capacity Fee \$2,987.00, Pipe Capacity Fee \$1,757.00, Connection Fee \$3,638.00, for a total of \$8,382.00 per EDU.

Reviewed / Approved

Operations: _____

Administration: _____

Finance: _____

District Counsel: _____

District Clerk: _____

Engineering: _____

Financial Impact

\$

Funding Source:

Assessment Revenue

Budgeted:

N/A

Attachments

1. 2026 Assessment Resolution
09-2026

Approved By: _____

General Manager

Date: _____

7-30-26

RESOLUTION NO. 09-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT RELATING TO SYSTEM IMPACT CHARGES AND ESTABLISHING THE ANNUAL INTEREST RATE FOR UNPAID ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION MAY BE REFERRED TO AS THE “2026 ASSESSMENT RESOLUTION.”

ARTICLE I

DEFINITIONS AND INTERPRETATION

SECTION 1.01. DEFINITIONS. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

“**Annual Debt Service Component**” means the amount computed for each Tax Parcel pursuant to KLWTD Rules and Regulations Section 9.08.

“**Assessment**” means a charge imposed by the District against real property within the Assessment Area to fund the Capital Cost of Utility Improvements or the Operating Cost of Related Services, as provided for in the District Assessment resolutions. The Assessment may represent a portion of the total System Development Charge as calculated herein and in accordance with the Uniform Assessment Collections Act or may represent the entire System Development Charge where applicable.

“**Assessment Roll**” means a roll of Non-Ad Valorem charges prepared by the District and certified to the Monroe County Tax Collector for collection.

“**Assessment Area**” means the proposed initial Wastewater Assessment Area described in Section 4.01 hereof.

“**Board**” means the Board of Commissioners of the Key Largo Wastewater Treatment District.

“**Capital Cost**” means all or any portion of the expenses that are properly attributable to the acquisition, design, construction, installation, reconstruction, renewal, or replacement (including demolition, environmental mitigation, and relocation) of the Wastewater Management Facilities, and imposition of the Assessment under generally accepted accounting principles; and including reimbursement to the District for any funds advanced for Capital Cost and interest on any interfund, intrafund, or temporary construction loan for such purposes.

“**Collection Cost**” means the estimated cost to be incurred by the District during any Fiscal Year in connection with the collection of Assessments including, but not limited to, costs associated with billing

Key Largo Wastewater Treatment District
2026 Assessment Resolution

and collection, financing charges, and other charges or costs associated with the use of the Uniform Assessment Collection Act.

“District” means the Key Largo Wastewater Treatment District.

“District Obligation” means an Original Obligation secured by proceeds of the Assessments.

“Dwelling Unit” means a single unit designated or intended for one-family occupancy (a household of one or more Persons), including, but not limited to, one single-family house, one-half of a duplex, one apartment, one residential condominium unit (whether in a single-unit building or a multiple-unit building), or one mobile home or recreational vehicle space not regulated under Chapter 513, F.S. An Employee Housing Unit that is part of a Commercial Accommodation facility is not a Dwelling Unit.

“Equivalent Dwelling Unit” or **“EDU”** means a system capacity equivalency unit corresponding to an average of one hundred and sixty-seven (167) gallons per day of potable water usage. This figure is computed in the manner described in Section 4.02 hereof. **“Equivalent Dwelling Unit”** or **“EDU”** means a system capacity equivalency unit corresponding to an average of one hundred and sixty-seven (167) gallons per Day of potable water usage.

“Excluded Parcel” means a Tax Parcel, as determined by the District, that will not receive a special benefit from construction of the District Wastewater Management Facilities and accordingly, not be included in the District’s Tax Roll. To be designated as an Excluded Parcel, the Tax Parcel must not be improved with facilities or structures that generate, or might generate, sewage that will be managed by the District Wastewater Management Facilities.

“Government Property” means a Tax Parcel owned by the United States of America, the State of Florida, a county, a special district, a municipal corporation, or any of their respective agencies or political subdivisions.

“Initial Prepayment Amount” means the amount required to pay in full the System Development Charge for a particular Tax Parcel prior to being included in the Annual Assessment Roll as set forth in the applicable Assessment Resolution.

“KLWTD Rules and Regulations” means the Key Largo Wastewater Treatment District General Rules and Regulations as may from time to time be amended.

“Laundromat” means a stand-alone laundry business that provides self-service and non-self-service laundry facilities to the public, consisting of washing machines, dry cleaning machines, and clothing dryers, in any combination. **“Laundromat”** does not include laundry facilities that are located in or otherwise associated with a Commercial Accommodation

Key Largo Wastewater Treatment District
2026 Assessment Resolution

“Mixed-Use Tax Parcel” means a Tax Parcel improved with a structure or group of structures, comprising one or more Dwelling Units, and one or more units that are not a Dwelling Unit, or a Laundromat.

“Multi-Family, Residential Unique Parcel” means a Residential Unique Parcel intended for more than one Dwelling Unit and less than seven Dwelling Units.

“Non-Residential Tax Parcel” means an improved Tax Parcel classified by the Property Appraiser as other than “residential”.

“Original Obligation” means that portion of a series of bonds or other evidence of indebtedness, including without limitation notes, commercial paper, capital leases, or any other obligations issued or incurred to finance the Project Cost of the District Wastewater Management Facilities.

“Project Cost” means (A) the aggregate Initial Prepayment Amount of all Tax Parcels subject to the Assessment prior to any prepayments, (B) the Transaction Cost associated with the District Obligations attributable to District Wastewater Management Facilities, (C) interest accruing on such District Obligations for such period of time as the District deems appropriate, (D) the debt service reserve fund or account, if any, established for the District Obligations attributable to District Wastewater Management Facilities, and (E) any other costs or expenses related thereto.

“Property Appraiser” means the Monroe County Property Appraiser.

“Residential Tax Parcel” means a Tax Parcel improved with a structure or structures that are comprised exclusively of Dwelling Units and their appurtenances, such as garages, sheds, swimming pools, and boat docks.

“Single-Family, Residential Unique Parcel” means a Unique Residential Parcel intended for a single Dwelling Unit.

“State” means the State of Florida.

“System Development Charge” or **“SDC”** means the District's charge to each owner of property. The SDC is expected to recover approximately 40% of the Capital Costs related to the construction of the Wastewater Management Facilities attributable to the Tax Parcels covered by this Resolution.

“Tax Collector” means the Monroe County Tax Collector.

“Tax Parcel” means a parcel of real property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

“Tax Roll” means the real property ad valorem tax assessment roll maintained by the Monroe County Tax Collector for the purposes of the levy and collection of ad valorem taxes.

Key Largo Wastewater Treatment District
2026 Assessment Resolution

“Transaction Cost” means the costs, fees, and expenses incurred by the District in connection with the issuance and sale of any series of District Obligations, including without limitation (A) rating agency and other financing fees; (B) the fees and disbursement of bond counsel and disclosure counsel, if any; (C) the underwriter’s discount; (D) the fees and disbursements of the District’s financial advisor; (E) the costs of preparing and printing the District Obligations; (F) the fees payable in respect of any bond or reserve account insurance policy; (G) administrative, development, credit review, and all other fees associated with any pooled commercial paper or similar interim financing program; (H) any private placement fees; and (I) any other costs of a similar nature incurred in connection with the issuance of such District Obligations.

“Uniform Assessment Collection Act” means the method of collecting non-ad valorem assessments provided in Chapter 197.3632, Florida Statutes.

“Residential Unique Parcel” means a Single-Family Residential Tax Parcel that cannot connect to the District’s sanitary sewer system by means of a gravity connection and which must tie directly into the District’s force main via a Grinder Pump System. A Residential Unique Parcel does not include a residential multi-family Tax Parcel consisting of more than six Dwelling Units or a Tax Parcel for which the District has provided a connection point capable of receiving wastewater by gravity, such as a gravity collection system or a vacuum pit.

“Vacant Parcel” means a Tax Parcel that is unimproved with any structures or facilities such as quick-connect fixtures for recreational vehicles that might generate Wastewater, but does not include a Tax Parcel for which permits have been issued for construction.

“Wastewater Management Facilities” means all facilities acquired, designed, constructed, installed, reconstructed, renewed, or replaced by the District for the purpose of collecting, transporting, and treating wastewater and disposing of the byproducts of such treatment. In general, Wastewater Management Facilities may be characterized as one of three types: collection system, transmission main, and treatment plant.

SECTION 1.02. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms “hereof,” “hereby,” “herein,” “hereto,” “hereunder,” and similar terms refer to this Resolution; the term “hereafter” means after the effective date of this Resolution; the term “heretofore” means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

Key Largo Wastewater Treatment District
2026 Assessment Resolution

ARTICLE II
FINDINGS

SECTION 2.01. FINDINGS. It is hereby ascertained, determined, and declared that:

- A. Pursuant to the Key Largo Wastewater Treatment District Act (Chapter 2002-337, Florida Statutes), as amended, and the Uniform Special District Accountability Act of 1989 (Chapter 189, Florida Statutes), the Key Largo Wastewater Treatment District possesses, among other powers, the powers to:
1. Perform such acts as shall be necessary for the sound planning, acquisition, development, operation, and maintenance of a wastewater management system within the District, including all business facilities necessary and incidental thereto;
 2. Adopt resolutions and policies as necessary for implementation, regulation, and enforcement, consistent with the purposes of the District;
 3. Plan, develop, purchase or otherwise acquire, construct, reconstruct, improve, extend, enlarge, equip, repair, maintain, and operate any wastewater management system and facilities within the territorial limits of the District;
 4. Assess and impose non-ad valorem assessments upon the lands in the District, as provided by the Key Largo Wastewater Treatment District Act and the Uniform Assessment Collection Act; and
 5. Do all acts or things necessary or convenient to carry out the powers expressly granted in the Key Largo Wastewater Treatment District Act.
- B. On or about December 19, 2017, the Board adopted a resolution expressing its intent to use the Uniform Method of Collecting Non-Ad Valorem Assessments.
- C. The District has entered into written agreements with the Property Appraiser and the Tax Collector in connection with the assessment and collection of non-ad valorem assessments.
- D. The District has entered into contracts for the design and construction of Wastewater Management Facilities to serve the District, including the portion of the District described in this Resolution as the Assessment Area, and these Wastewater Management Facilities will be designed and constructed.
- E. Construction and operation of the Wastewater Management Facilities provide a special benefit to real property located within the Assessment Area by providing access to the sewer system, eliminating the present need for onsite sewage treatment and disposal facilities on the real property located within the Assessment Area, eliminating existing illegal and inadequate onsite sewage

Key Largo Wastewater Treatment District
2026 Assessment Resolution

treatment and disposal facilities on the real property located within the Assessment Area, and preventing further pollution of the ground water and surface waters under, on, and adjacent to the real property within the Assessment Area, whether that real property is connected to the District's sanitary sewer system or not.

- F. The Assessment was the subject of considerable research into the projected needs of the District for capital funding using the various possible methods of determining the amount of System Development Charges ("SDCs") for the apportionment of Capital Costs among the properties to be assessed. Among other things, the Board contracted with Public Resources Management Group, Inc. ("PRMG") to conduct a study and make recommendations as to wastewater rates and SDC's. On or about May 31, 2005, PRMG delivered to the Board the results of its study in a document entitled "Financial Forecast and Wastewater Rate Analysis." The Board held a public hearing on July 3, 2005 to receive public comments on the proposed wastewater rates and SDC's.
- G. As a result of those efforts, on July 20, 2005, the Board accepted the PRMG recommendations, and adopted a method of calculation of SDC's to be imposed against real property located within the Assessment Area. The amounts to be collected as SDC's total approximately 40% of the Capital Cost of District Wastewater Management Facilities constructed, and to be constructed, by the District and allocated to the Tax Parcels covered by this Resolution.
- H. At that time, the Board established a special classification for Laundromats for the purpose of calculating SDC's. The District determined that, for that purpose only, a Laundromat is to be counted as having one EDU. This determination was based on the Board's finding that the vast majority of Laundromat customers are either residents of the District or guests at hotels, motels, and other guest accommodations within the District and that the SDC's to be paid on account of those residences and guest accommodations will be sufficient to provide capacity for sewage generated by Laundromats.
- I. The District has designed the Wastewater Management Facilities in a way that is most economical and cost-effective for the District, as a whole. Although the District has provided the vast majority of residential Tax Parcels with connection points capable of receiving wastewater by gravity, the District has not provided gravity connection points for Residential Unique Parcels. The Board finds that it is fair and reasonable to provide low pressure wastewater transmission equipment, commonly referred to as grinder pumps, to the Residential Unique Parcels. Further, the Board finds that it is in the best interests of the District for the District to install the low pressure equipment and associated piping needed to connect the Residential Unique Parcels to the Wastewater

Key Largo Wastewater Treatment District
2026 Assessment Resolution

Management Facilities and to maintain the low pressure equipment and associated piping installed by the District as described herein.

- J. The Board hereby reaffirms its findings and determinations as described above. In addition, District Staff has conducted research and inspections of properties within the Assessment Area, and has developed classifications of service for the purpose of setting monthly rates. The Board adopts classifications of service for the purpose of SDC's and Assessments, as further described below. Further, the Board has determined that it is appropriate to increase the amounts of SIC's in order to take into account inflation since the 2005 Final Assessment Resolution.
- K. The Board has determined that the method for calculating SDC's described below is a fair and reasonable apportionment of costs among the properties to be assessed under this Resolution.
- L. The use of the Uniform Assessment Collection Act is a convenient and secure method to ensure collection of all SDC's to be collected by the District. Use of this method will enhance the ability of the District to borrow funds at reasonable rates in order to further develop and expand the Wastewater Management Facilities.

Key Largo Wastewater Treatment District
2026 Assessment Resolution

ARTICLE III

**GENERAL PROVISIONS WITH RESPECT TO SYSTEM IMPACT CHARGES AND ANNUAL
NON AD VALOREM ASSESSMENT ROLL**

SECTION 3.01. DESCRIPTION OF PROPOSED ASSESSMENT AREA.

- A. The District's Service area includes the territory consisting of the island of Key Largo, including all lands east of Tavernier Creek, including Tavernier, Key Largo, all in Monroe County, Florida with the exception of:
1. All areas north of Summerland Road on US-1, and
 2. All areas north of Charlemagne Blvd on County Road 905, including Ocean Reef.

SECTION 3.02. SYSTEM IMPACT CHARGES. System Impact Charges ("SICs") are calculated according to the Tax Parcel's classification as follows:

- A. Residential Tax Parcels. For residential wastewater Service, the SIC is the sum of:
1. \$2,987 per Dwelling Unit for wastewater treatment plant capacity, plus
 2. \$1,757 per Dwelling Unit for force main – pipe capacity, plus
 3. \$3,638 per connection for connection to the wastewater system.
- B. Non-Residential Tax Parcels & Mixed-Use Tax Parcels. For non-residential and mixed use wastewater service, the SIC is the sum of:
1. \$2,987 per EDU for wastewater treatment plant capacity;
 2. \$1,757 per EDU for force main – pipe capacity; plus
 3. \$3,638 per connection or actual cost of connection, whichever is greater, for connection to the wastewater system.
 4. EDUs shall be calculated using the methodology indicated in the KLWTD Rules and Regulations.
- C. Laundromats. For purposes of calculating SIC's, a Laundromat shall be counted as one EDU, regardless of actual historic water consumption.

Key Largo Wastewater Treatment District
2026 Assessment Resolution

- D. Residential Unique Parcel. For a Residential Unique Parcel, the SIC is the sum of:
1. \$2,987 per Dwelling Unit for wastewater treatment plant capacity, plus
 2. \$1,757 per Dwelling Unit for force main – pipe capacity, plus
 3. \$3,638 per connection for connection to the wastewater system; plus
 4. \$4,879 per grinder pump for low-pressure equipment.
- E. Vacant Parcel. The SIC for a Vacant Parcel will be the same as the SIC for a Residential Tax Parcel improved with one Dwelling Unit. Upon development of the parcel, the District may revise the SIC to reflect actual or permitted construction.

SECTION 3.03. Provisions regarding excluded parcels, subdivided and combined tax parcels, and the computation methods are outlined in the KLWTD Rules and Regulations Article IX.

SECTION 3.04. ANNUAL NON-AD VALOREM ASSESSMENT ROLL.

- A. The Annual Non-Ad Valorem Assessment Roll is the list of Tax Parcels participating in the annual payment program with an outstanding Assessment obligation.
- B. This list consists of Tax Parcels identification information and the annual amount to be assessed as a Non-Ad Valorem Assessment on that parcel's Tax Bill.
- C. The Assessments will be imposed for each Tax Year in which any portion of the Assessment obligation remains outstanding.
- D. This Non-Ad valorem assessment roll shall be certified to the tax collector for collection in the manner authorized by the Uniform Assessment Collection Act.
- E. The annual interest rate applicable to the Annual Debt Service Component calculation for Non-Ad Valorem Assessments shall be 2.590% of the Adjusted Prepayment Amount. The annual interest rate applicable to each succeeding Tax Year shall be published prior to the certification of each annual non-ad valorem assessment roll.

Key Largo Wastewater Treatment District
2026 Assessment Resolution

ARTICLE IV

GENERAL PROVISIONS

SECTION 4.01. METHOD OF COLLECTION. The Assessments shall be collected pursuant to Chapter 197.3632, Florida Statutes, The Uniform Assessment Collection Act.

SECTION 4.02. SEVERABILITY. If any clause, section, or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 4.03. CONFLICT. In the event that any portion of this Resolution, or application thereof, conflicts with any State or Federal law, such State or Federal law shall prevail.

Key Largo Wastewater Treatment District
2026 Assessment Resolution

EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption by the District.

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

	AYE	NAY
Chairman Rodriguez	_____	_____
Commissioner Hardee	_____	_____
Commissioner Maloney	_____	_____
Commissioner Majeska	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 4th day of August 2026.

KEY LARGO WASTEWATER TREATMENT DISTRICT

BY: _____
Nicolas Rodriguez, Chairman

*Approved to as to form
and legal sufficiency:*

ATTEST:

Shannon McCully, District Clerk

Nicholas W. Mulick, District Counsel

SEAL

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

Meeting Date:
August 4, 2026

Agenda Item Number: O-2

Action Required:
Yes

Department:

Legal

Sponsor:

Nicholas Mulick

Subject:

JV Development LLC - 119 Tavernier Bend Ln, AK No. 9105449; Reso No. 10-2026



Summary of Discussion:

Staff recommends imposing a System Development Charge in the amount of \$8,040.00 and assigning 1.0 EDU for 119 Tavernier Bend Ln, AK No. 9105449.

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 8,040.00
Income
Funding Source:
Property Owner
Budgeted:
N/A

Attachments

1. Reso No. 10-2026
2. Notice of System Development Charge
3. Map

Approved By: _____

General Manager

Date: 7-30-26

RESOLUTION NO. 10-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM DEVELOPMENT CHARGE (“SDC”) FOR THE PROPERTY LOCATED AT 119 TAVERNIER BEND LN, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 9105449; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JV Development LLC is the owner of real property located at 119 Tavernier Bend Ln, Tavernier, Florida, with Alternate Key Number 9105449: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, the District's General Rules and Regulations, Article IX, provide that when a lot that had been excluded from the Wastewater Non-Ad Valorem Assessment Roll because it was combined with an adjoining parcel under a single Tax Parcel ID, and is subsequently split from the original Tax Parcel assigned its own Tax Parcel ID number, the newly created Tax Parcel shall be assessed one System Development Charge (SDC), payable immediately; and

WHEREAS, the Monroe County Property Appraiser informed staff that the subject parcel has now been assigned its own Tax Parcel ID Number; and

WHEREAS, staff has recommended that the District Board of Commissioners (“the Board”) adopt a Resolution imposing an SDC on the Subject Tax Parcel; and

WHEREAS, the Board has considered the staff’s recommendation at its regularly scheduled meeting of the Board held on August 4, 2026.

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

- Section 1. *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2. *System Development Charge.* The Board finds that there is good and sufficient cause to impose an SDC in the amount of \$8,040.00
- Section 3. *EDU assignment.* The wastewater base charge will be calculated based on 1.0 EDU.

Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

Section 5. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

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

	AYE	NAY
Chairman Rodriquez	_____	_____
Commissioner Hardee	_____	_____
Commissioner Maloney	_____	_____
Commissioner Majeska	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 4th Day of August, 2026

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: _____
Nicholas W. Mulick,
General Counsel

By: _____
Shannon McCully, Clerk

SEAL

Exhibit “A”

Legal Description

Parcel Address: 119 TAVERNIER BEND Ln, TAVERNIER

Parcel ID: 00487340-000100

Ak# 9105449

Legal Description:

LT 16 TAVERNIER BEND SUB PB2-74 KEY LARGO G47-444 OR104-234 OR325-441 OR580-31 OR626-475 OR655-583 OR709-127 OR743-558 OR787-177 OR836-1242E OR893-2245 OR1415-2246 OR2054-127 OR2315-2164 OR2345-679 OR2637-395



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

June 12, 2026

To: JV Development LLC
8397 Nw 115th Ct
Doral, FL 33178

RE: Imposition of Wastewater System Impact Charge - AK# 9105449

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 21, 2026.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that the parent parcel, AK# 1599794, has been split to create a new tax parcel, AK# 9105449.

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

EDU Assignment: Your parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.



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 total SDC charge will be \$8,040.00.

The SDC must be paid in full by August 28, 2026. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

You are welcome to appear at the board meeting where the SDC will be presented. If you would like to submit a request or present any documents, please contact the District Clerk at 305-451-4019 ext. 210 or Shannon.Mccully@klwtd.com for more information.

Please contact our Assessment Coordinator, Alexis Irizarry, at 305-451-4019 ext. 209 or alexis.irizarry@klwtd.com if you have questions 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

AK# 9105449

Calculations

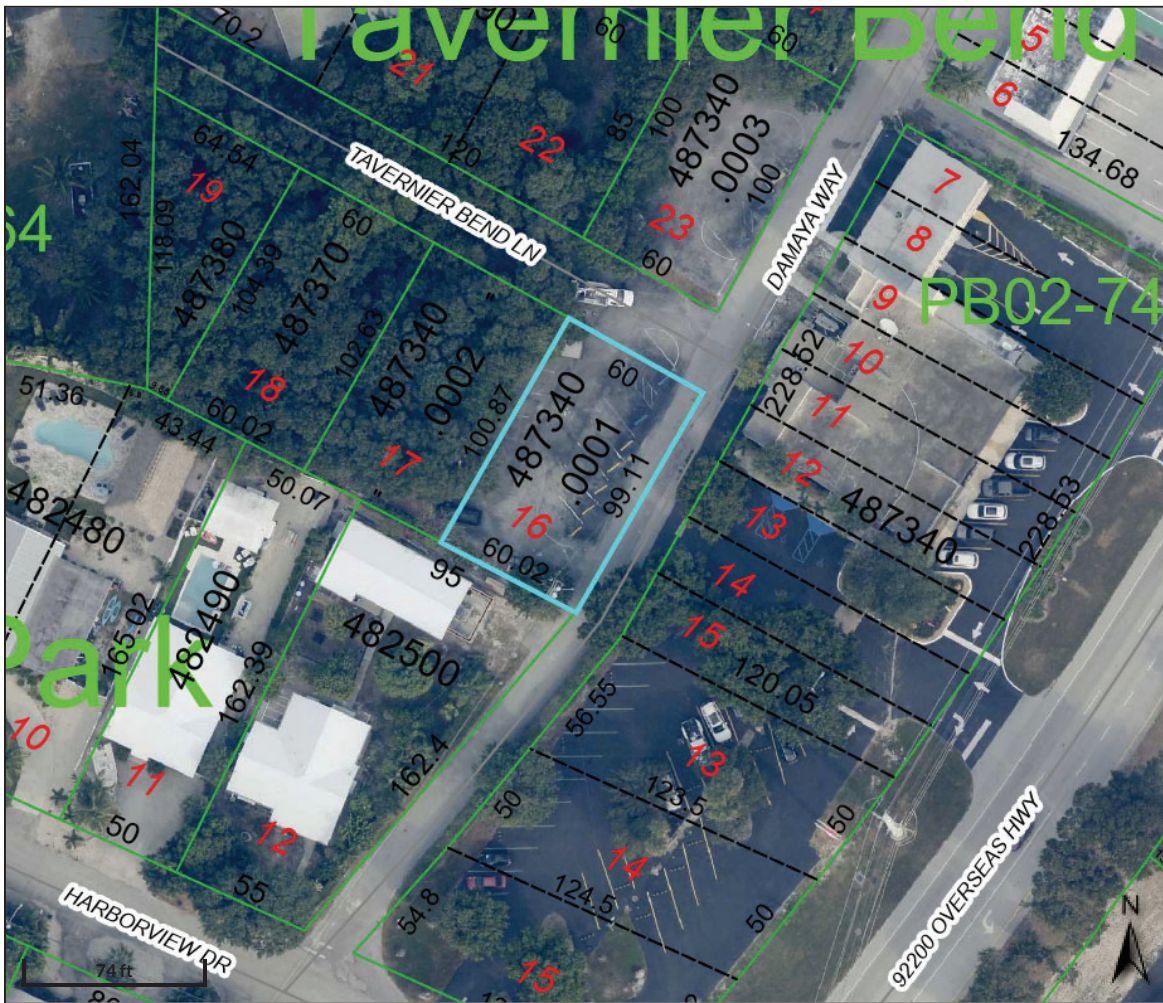
EDU Assignment: In accordance with Section 9.02(B.) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$4,551.00
Connection Charge (per connection)	\$3,489.00
Total SDC Charge	\$8,040.00



Monroe County, FL



Overview



Legend

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

Parcel ID 00487340-000100 Alternate ID 9105449 Owner Address JV DEVELOPMENT LLC
Sec/Twp/Rng 27/62/38 Class COMMERCIAL 8397 NW 115th Ct
Property Address 119 TAVERNIER BEND Ln Doral, FL 33178
TAVERNIER
District 500P
Brief Tax LT 16 TAVERNIER BEND SUB PB2-74 KEY LARGO G47-444 OR104-234 OR325-441 OR580-31 OR626-475 OR655-583 OR709-127
Description OR743-558 OR787-177 OR836-1242E OR893-2245 OR1415-2246 OR2054-127 OR2315-2164 OR2345-679 OR2637-395
(Note: Not to be used on legal documents)

Date created: 7/29/2026
Last Data Uploaded: 7/28/2026 11:31:39 PM

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

Meeting Date:
August 4, 2026

Agenda Item Number: O-3

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:

JV Development LLC - 121 Tavernier Bend Ln, AK No. 9105450; Reso No. 11-2026

Summary of Discussion:

Staff recommends imposing a System Development Charge in the amount of \$8,040.00 and assigning 1.0 EDU for 121 Tavernier Bend Ln, AK No. 9105450.

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 8,040.00
Income
Funding Source:
Property Owner
Budgeted:
N/A

Attachments

1. Reso No. 11-2026
2. Notice of System Development Charge
3. Map

Approved By: _____

General Manager

Date: _____

7-30-26

RESOLUTION NO. 11-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM DEVELOPMENT CHARGE (“SDC”) FOR THE PROPERTY LOCATED AT 121 TAVERNIER BEND LN, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 9105450; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JV Development LLC is the owner of real property located at 121 Tavernier Bend Ln, Tavernier, Florida, with Alternate Key Number 9105450: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, the District's General Rules and Regulations, Article IX, provide that when a lot that had been excluded from the Wastewater Non-Ad Valorem Assessment Roll because it was combined with an adjoining parcel under a single Tax Parcel ID, and is subsequently split from the original Tax Parcel assigned its own Tax Parcel ID number, the newly created Tax Parcel shall be assessed one System Development Charge (SDC), payable immediately; and

WHEREAS, the Monroe County Property Appraiser informed staff that the subject parcel has now been assigned its own Tax Parcel ID Number; and

WHEREAS, staff has recommended that the District Board of Commissioners (“the Board”) adopt a Resolution imposing an SDC on the Subject Tax Parcel; and

WHEREAS, the Board has considered the staff’s recommendation at its regularly scheduled meeting of the Board held on August 4, 2026.

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

- Section 1. *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2. *System Development Charge.* The Board finds that there is good and sufficient cause to impose an SDC in the amount of \$8,040.00
- Section 3. *EDU assignment.* The wastewater base charge will be calculated based on 1.0 EDU.

Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

Section 5. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

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

	AYE	NAY
Chairman Rodriquez	_____	_____
Commissioner Hardee	_____	_____
Commissioner Maloney	_____	_____
Commissioner Majeska	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 4th Day of August, 2026

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: _____
Nicholas W. Mulick,
General Counsel

By: _____
Shannon McCully, Clerk

SEAL

Exhibit “A”

Legal Description

Parcel Address: 121 TAVERNIER BEND Ln, TAVERNIER

Parcel ID: 00487340-000200

Ak# 9105450

Legal Description:

LT 17 TAVERNIER BEND SUB PB2-74 KEY LARGO G47-444 OR104-234 OR325-441
OR580-31 OR626-475 OR655-583 OR709-127 OR743-558 OR787-177 OR836-1242E OR893-
2245 OR1415-2246 OR2054-127 OR2315-2164 OR2345-679 OR2637-395



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

June 12, 2026

To: JV Development LLC
8397 Nw 115th Ct
Doral, FL 33178

RE: Imposition of Wastewater System Impact Charge - AK# 9105450

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 21, 2026.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that the parent parcel, AK# 1599794, has been split to create a new tax parcel, AK# 9105450.

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

EDU Assignment: Your parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.



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 total SDC charge will be \$8,040.00.

The SDC must be paid in full by August 28, 2026. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

You are welcome to appear at the board meeting where the SDC will be presented. If you would like to submit a request or present any documents, please contact the District Clerk at 305-451-4019 ext. 210 or Shannon.Mccully@klwtd.com for more information.

Please contact our Assessment Coordinator, Alexis Irizarry, at 305-451-4019 ext. 209 or alexis.irizarry@klwtd.com if you have questions 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

AK# 9105450

Calculations

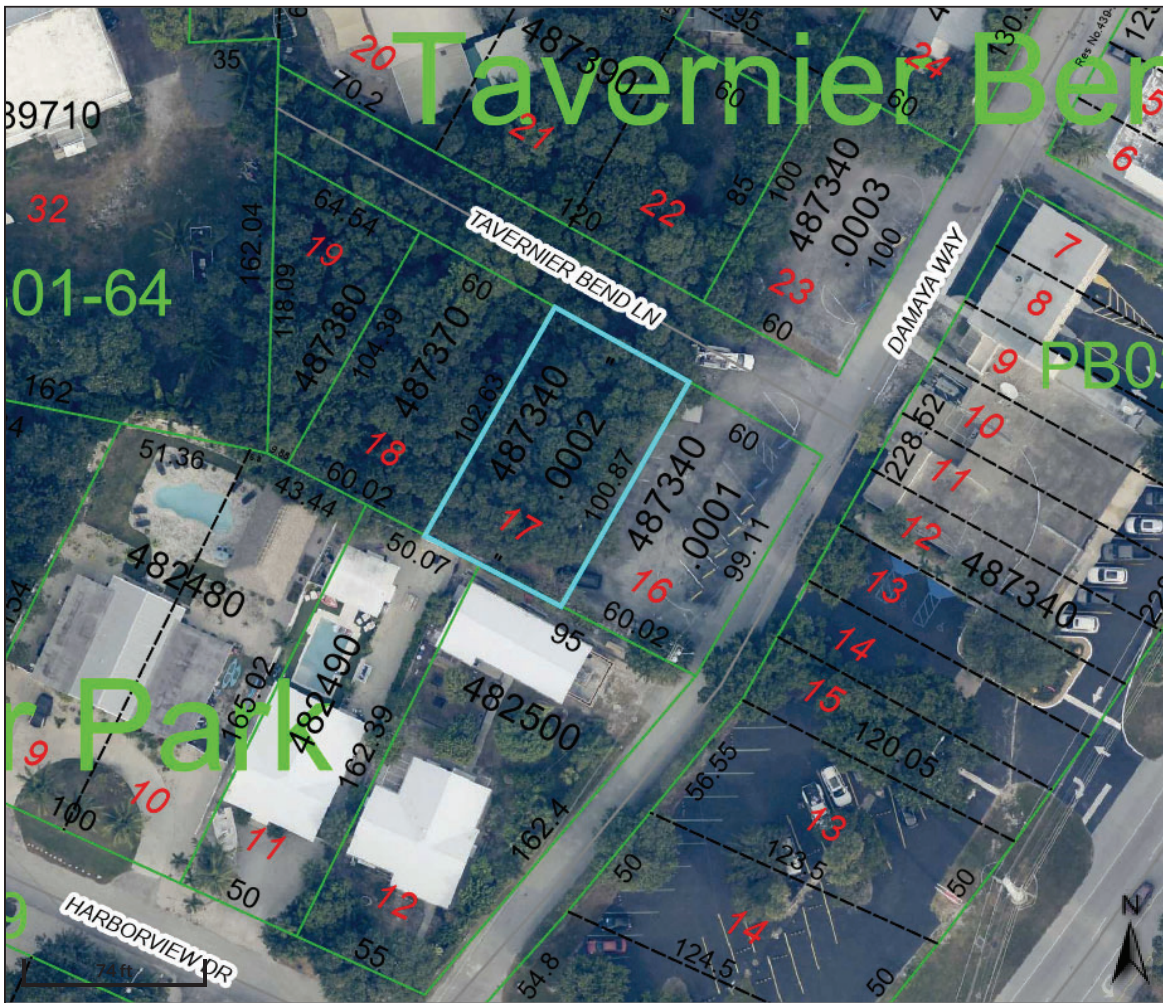
EDU Assignment: In accordance with Section 9.02(B.) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$4,551.00
Connection Charge (per connection)	\$3,489.00
Total SDC Charge	\$8,040.00



Monroe County, FL



Overview



Legend

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

Parcel ID 00487340-000200 Alternate ID 9105450 Owner Address JV DEVELOPMENT LLC
Sec/Twp/Rng 27/62/38 Class COMMERCIAL 8397 NW 115th Ct
Property Address 121 TAVERNIER BEND Ln Doral, FL 33178
TAVERNIER
District 500P
Brief Tax LT 17 TAVERNIER BEND SUB PB2-74 KEY LARGO G47-444 OR104-234 OR325-441 OR580-31 OR626-475 OR655-583 OR709-127
Description OR743-558 OR787-177 OR836-1242E OR893-2245 OR1415-2246 OR2054-127 OR2315-2164 OR2345-679 OR2637-395
(Note: Not to be used on legal documents)

Date created: 7/29/2026
Last Data Uploaded: 7/28/2026 11:31:39 PM

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

Meeting Date:
August 4, 2026

Agenda Item Number: O-4

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:

JV Development LLC - 120 Tavernier Bend Ln, AK No. 9105451; Reso No. 12-2026



Summary of Discussion:

Staff recommends imposing a System Development Charge in the amount of \$8,040.00 and assigning 1.0 EDU for 120 Tavernier Bend Ln, AK No. 9105451.

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 8,040.00
Income
Funding Source:
Property Owner
Budgeted:
N/A

Attachments

1. Reso No. 12-2026
2. Notice of System Development Charge
3. Map

Approved By: _____

General Manager

Date: _____

7-30-26

RESOLUTION NO. 12-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM DEVELOPMENT CHARGE (“SDC”) FOR THE PROPERTY LOCATED AT 120 TAVERNIER BEND LN, TAVERNIER, FLORIDA, WITH ALTERNATE KEY NUMBER 9105451; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JV Development LLC is the owner of real property located at 120 Tavernier Bend Ln, Tavernier, Florida, with Alternate Key Number 9105451: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, the District's General Rules and Regulations, Article IX, provide that when a lot that had been excluded from the Wastewater Non-Ad Valorem Assessment Roll because it was combined with an adjoining parcel under a single Tax Parcel ID, and is subsequently split from the original Tax Parcel assigned its own Tax Parcel ID number, the newly created Tax Parcel shall be assessed one System Development Charge (SDC), payable immediately; and

WHEREAS, the Monroe County Property Appraiser informed staff that the subject parcel has now been assigned its own Tax Parcel ID Number; and

WHEREAS, staff has recommended that the District Board of Commissioners (“the Board”) adopt a Resolution imposing an SDC on the Subject Tax Parcel; and

WHEREAS, the Board has considered the staff’s recommendation at its regularly scheduled meeting of the Board held on August 4, 2026.

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

- Section 1. *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2. *System Development Charge.* The Board finds that there is good and sufficient cause to impose an SDC in the amount of \$8,040.00
- Section 3. *EDU assignment.* The wastewater base charge will be calculated based on 1.0 EDU.

Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

Section 5. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

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

	AYE	NAY
Chairman Rodriquez	_____	_____
Commissioner Hardee	_____	_____
Commissioner Maloney	_____	_____
Commissioner Majeska	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 4th Day of August, 2026

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: _____
Nicholas W. Mulick,
General Counsel

By: _____
Shannon McCully, Clerk

SEAL

Exhibit “A”

Legal Description

Parcel Address: 120 TAVERNIER BEND Ln, TAVERNIER

Parcel ID: 00487340-000300

Ak# 9105451

Legal Description:

LT 23 TAVERNIER BEND SUB PB2-74 KEY LARGO G47-444 OR104-234 OR325-441
OR580-31 OR626-475 OR655-583 OR709-127 OR743-558 OR787-177 OR836-1242E OR893-
2245 OR1415-2246 OR2054-127 OR2315-2164 OR2345-679 OR2637-395



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

June 12, 2026

To: JV Development LLC
8397 Nw 115th Ct
Doral, FL 33178

RE: Imposition of Wastewater System Impact Charge - AK# 9105451

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 21, 2026.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that the parent parcel, AK# 1599794, has been split to create a new tax parcel, AK# 9105451.

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

EDU Assignment: Your parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.



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 total SDC charge will be \$8,040.00.

The SDC must be paid in full by August 28, 2026. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

You are welcome to appear at the board meeting where the SDC will be presented. If you would like to submit a request or present any documents, please contact the District Clerk at 305-451-4019 ext. 210 or Shannon.Mccully@klwtd.com for more information.

Please contact our Assessment Coordinator, Alexis Irizarry, at 305-451-4019 ext. 209 or alexis.irizarry@klwtd.com if you have questions 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

AK# 9105451

Calculations

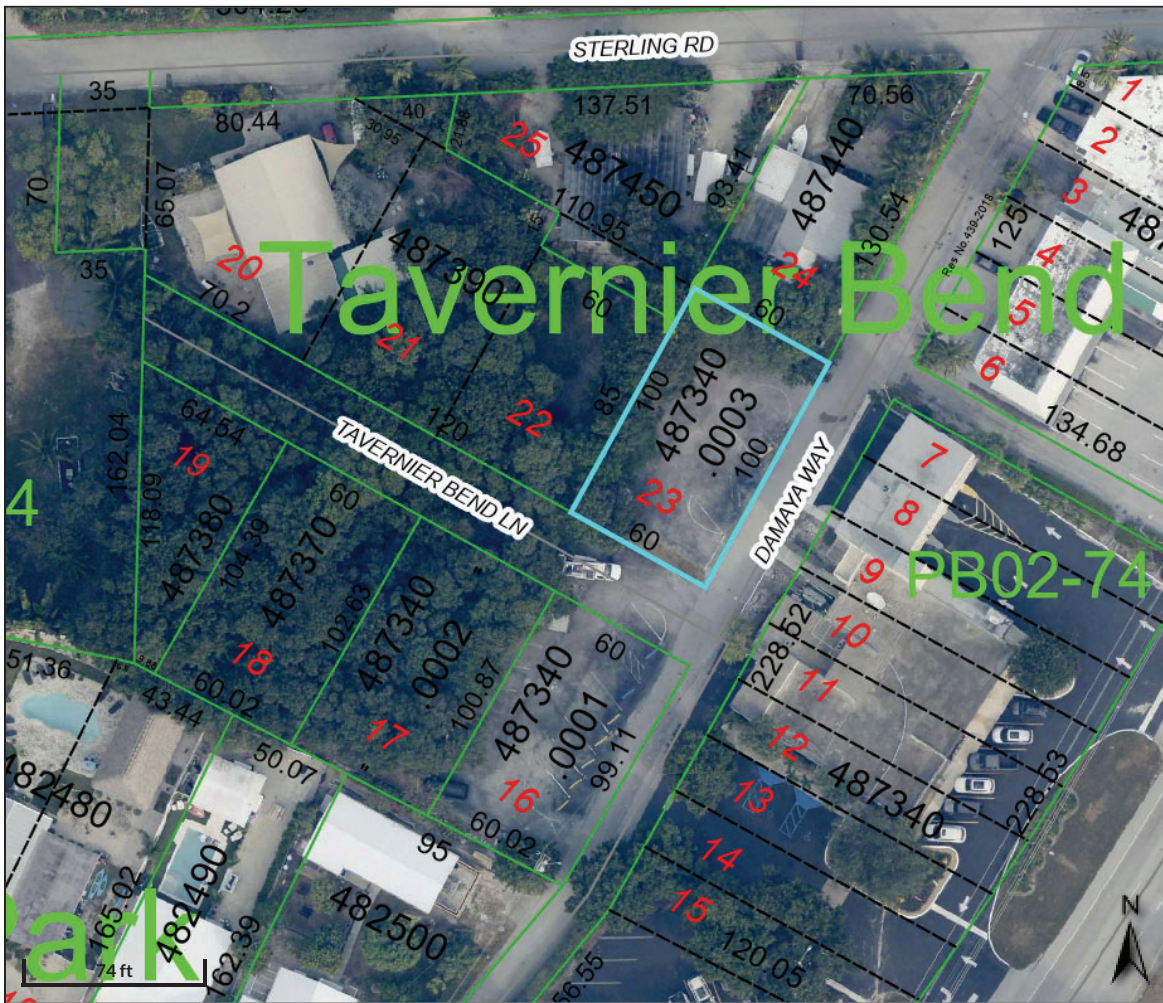
EDU Assignment: In accordance with Section 9.02(B.) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$4,551.00
Connection Charge (per connection)	\$3,489.00
Total SDC Charge	\$8,040.00



Monroe County, FL



Overview



Legend

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

Parcel ID 00487340-000300 Alternate ID 9105451 Owner Address JV DEVELOPMENT LLC
Sec/Twp/Rng 27/62/38 Class COMMERCIAL 8397 NW 115th Ct
Property Address 120 TAVERNIER BEND Ln Doral, FL 33178
TAVERNIER
District 500P
Brief Tax LT 23 TAVERNIER BEND SUB PB2-74 KEY LARGO G47-444 OR104-234 OR325-441 OR580-31 OR626-475 OR655-583 OR709-127
Description OR743-558 OR787-177 OR836-1242E OR893-2245 OR1415-2246 OR2054-127 OR2315-2164 OR2345-679 OR2637-395
(Note: Not to be used on legal documents)

Date created: 7/29/2026
Last Data Uploaded: 7/28/2026 11:31:39 PM

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

Meeting Date:
August 4, 2026

Agenda Item Number: O-5

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:
Tony Orozco - Vacant 2nd Ct, Key Largo, AK No. 9105497; Reso No. 13-2026

Summary of Discussion:

Staff recommends imposing a System Development Charge in the amount of \$8,040.00 and assigning 1.0 EDU for Vacant 2nd Ct, AK No. 9105497.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 8,040.00	1. Reso No. 13-2026
Administration: _____	Income	2. Notice of System Development Charge
Finance: _____	Funding Source:	3. Map
District Counsel: _____	Property Owner	
District Clerk: _____	Budgeted:	
Engineering: _____	N/A	

Approved By: _____

General Manager

Date: 7-30-26

RESOLUTION NO. 13-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM DEVELOPMENT CHARGE (“SDC”) FOR THE PROPERTY LOCATED AT VACANT 2ND CT, KEY LARGO, FLORIDA, WITH ALTERNATE KEY NUMBER 9105497; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Tony Orozco is the owner of real property located at Vacant 2nd Ct, Key Largo, Florida, with Alternate Key Number 9105497: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, the District's General Rules and Regulations, Article IX, provide that when a lot that had been excluded from the Wastewater Non-Ad Valorem Assessment Roll because it was combined with an adjoining parcel under a single Tax Parcel ID, and is subsequently split from the original Tax Parcel assigned its own Tax Parcel ID number, the newly created Tax Parcel shall be assessed one System Development Charge (SDC), payable immediately; and

WHEREAS, the Monroe County Property Appraiser informed staff that the subject parcel has now been assigned its own Tax Parcel ID Number; and

WHEREAS, staff has recommended that the District Board of Commissioners (“the Board”) adopt a Resolution imposing an SDC on the Subject Tax Parcel; and

WHEREAS, the Board has considered the staff’s recommendation at its regularly scheduled meeting of the Board held on August 4, 2026.

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

- Section 1. *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2. *System Development Charge.* The Board finds that there is good and sufficient cause to impose an SDC in the amount of \$8,040.00
- Section 3. *EDU assignment.* The wastewater base charge will be calculated based on 1.0 EDU.
- Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

Section 5. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

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

	AYE	NAY
Chairman Rodriquez	_____	_____
Commissioner Hardee	_____	_____
Commissioner Maloney	_____	_____
Commissioner Majeska	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 4th Day of August, 2026

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: _____
Nicholas W. Mulick,
General Counsel

By: _____
Shannon McCully, Clerk

SEAL

Exhibit “A”

Legal Description

Parcel Address: VACANT 2ND Ct, KEY LARGO

Parcel ID: 00460690-000100

Ak# 9105497

Legal Description: BK 13 LT 5 KEY LARGO TRAILER VILLAGE FIRST ADDITION KEY LARGO PB5-55 OR387-655 OR403-35 OR760-1203 OR1020-173 OR1131-1251 OR1170-831 OR1179-897 OR1224-254 OR1224-255 OR1639-643 OR1645-1854 OR1652-598 OR1660-2044 OR1661-2279 OR1652-600 OR1657-2072 OR1657-2073 OR2053-1767 OR2068-857 OR2151-817 OR2576-2234 OR3329-1574



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

June 12, 2026

To: Tony Orozco
275 NW 60th Ct
Miami, FL 33126

RE: Imposition of Wastewater System Impact Charge - AK# 9105497

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 21, 2026.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that the parent parcel, AK# 1564168, has been split to create a new tax parcel, AK# 9105497.

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

EDU Assignment: Your parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.



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

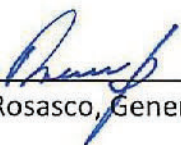
The total SDC charge will be \$8,040.00.

The SDC must be paid in full by August 28, 2026. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

You are welcome to appear at the board meeting where the SDC will be presented. If you would like to submit a request or present any documents, please contact the District Clerk at 305-451-4019 ext. 210 or Shannon.Mccully@klwtd.com for more information.

Please contact our Assessment Coordinator, Alexis Irizarry, at 305-451-4019 ext. 209 or alexis.irizarry@klwtd.com if you have questions 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

AK# 9105497

Calculations

EDU Assignment: In accordance with Section 9.02(B.) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

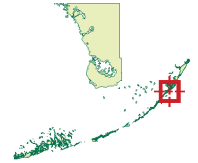
EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$4,551.00
Connection Charge (per connection)	\$3,489.00
Total SDC Charge	\$8,040.00



Monroe County, FL



Overview



Legend

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

Parcel ID 00460690-000100
Sec/Twp/Rng 21/61/39
Property Address VACANT 2ND Ct
KEY LARGO

Alternate ID 9105497
Class VACANT RES

Owner Address OROZCO TONY
275 NW 60th Ct
Miami, FL 33126

District 500K
Brief Tax BK 13 LT 5 KEY LARGO TRAILER VILLAGE FIRST ADDITION KEY LARGO PB5-55 OR387-655 OR403-35 OR760-1203 OR1020-173
Description OR1131-1251 OR1170-831 OR1179-897 OR1224-254 OR1224-255 OR1639-643 OR1645-1854 OR1652-598 OR1660-2044
OR1661-2279 OR1652-600 OR1657-2072 OR1657-2073 OR2053-1767 OR2068-857 OR2151-817 OR2576-2234 OR3329-1574
(Note: Not to be used on legal documents)

Date created: 7/29/2026
Last Data Uploaded: 7/28/2026 11:31:39 PM

Developed by SCHNEIDER
GEOSPATIAL

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

Meeting Date:
August 4, 2026

Agenda Item Number: O-6

Action Required:
Yes

Department:
Legal

Sponsor:
Nicholas Mulick

Subject:

Daniel & Cheryl Shalvatis - 803 La Paloma Rd, AK No. 9105533; Reso No. 14-2026



Summary of Discussion:

Staff recommends imposing a System Development Charge in the amount of \$8,040.00 and assigning 1.0 EDU for 803 La Paloma Rd, AK No. 9105533.

Reviewed / Approved

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

Financial Impact

\$ 8,040.00
Income
Funding Source:
Property Owner
Budgeted:
N/A

Attachments

1. Reso No. 14-2026
2. Notice of System Development Charge
3. Map

Approved By: _____

General Manager

Date: 7-30-26

RESOLUTION NO. 14-2026

A RESOLUTION OF THE KEY LARGO WASTEWATER TREATMENT DISTRICT (“THE DISTRICT”) IMPOSING A SYSTEM DEVELOPMENT CHARGE (“SDC”) FOR THE PROPERTY LOCATED AT 803 LA PALOMA RD, KEY LARGO FLORIDA, WITH ALTERNATE KEY NUMBER 9105533; PROVIDING FOR ITS IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Daniel and Cheryl Shalvatis are the owners of real property located at 803 La Paloma Rd, Key Largo, Florida, with Alternate Key Number 9105533: The property is legally described in Exhibit “A” attached hereto and made a part hereof by reference (“the Subject Tax Parcel”); and

WHEREAS, the District's General Rules and Regulations, Article IX, provide that when a lot that had been excluded from the Wastewater Non-Ad Valorem Assessment Roll because it was combined with an adjoining parcel under a single Tax Parcel ID, and is subsequently split from the original Tax Parcel assigned its own Tax Parcel ID number, the newly created Tax Parcel shall be assessed one System Development Charge (SDC), payable immediately; and

WHEREAS, the Monroe County Property Appraiser informed staff that the subject parcel has now been assigned its own Tax Parcel ID Number; and

WHEREAS, staff has recommended that the District Board of Commissioners (“the Board”) adopt a Resolution imposing an SDC on the Subject Tax Parcel; and

WHEREAS, the Board has considered the staff’s recommendation at its regularly scheduled meeting of the Board held on August 4, 2026.

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

- Section 1. *Recitals.* The above recitals are true and correct and incorporated into this Resolution by reference.
- Section 2. *System Development Charge.* The Board finds that there is good and sufficient cause to impose an SDC in the amount of \$8,040.00
- Section 3. *EDU assignment.* The wastewater base charge will be calculated based on 1.0 EDU.

Section 4. *Effective Date.* This Resolution shall be effective upon adoption by the Board.

Section 5. *Implementation.* The General Manager and/or his designee is authorized to take all actions necessary to implement the terms of this Resolution.

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

	AYE	NAY
Chairman Rodriquez	_____	_____
Commissioner Hardee	_____	_____
Commissioner Maloney	_____	_____
Commissioner Majeska	_____	_____
Commissioner Schwartz	_____	_____

The Chairman thereupon declared this Resolution duly passed and adopted on the 4th Day of August, 2026

KEY LARGO WASTEWATER TREATMENT DISTRICT

By: _____
Nicolas Rodriguez, Chairman

Approved to as to form and legal sufficiency:

ATTEST:

By: _____
Nicholas W. Mulick,
General Counsel

By: _____
Shannon McCully, Clerk

SEAL

Exhibit “A”

Legal Description

Parcel Address: 803 LA PALOMA RD, KEY LARGO

Parcel ID: 00545870-000100

Ak# 9105533

Legal Description: BK 3 LT 3 WINSTON PARK SUB PB4-104 KEY LARGO OR159-265
OR161-490 OR407-199 OR448-224 OR707-398 OR783-1500 OR786-1768 OR801-1073
OR802-351 OR811-545 OR925-294 OR998-509 OR1105-2378 OR1285-1387 OR2376-516
OR2376-517 OR3377-1817



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

June 12, 2026

To: Cheryla & Daniel Shalvatis
886 La Paloma Rd
Key Largo, FL 33037

RE: Imposition of Wastewater System Impact Charge - AK# 9105533

Please be advised that the Key Largo Wastewater Treatment District's ("the District") Board of Commissioners ("the Board") will consider imposing a System Development Charge ("SDC") for the above-referenced parcel at its regularly scheduled meeting on July 21, 2026.

The SDC is the initial charge to each Tax Parcel assigned a parcel Alternate Key number by the Monroe County Property Appraisers Office and represents a portion of the Capital Costs for the construction of the District's Wastewater Management Facilities.

Reason for imposition of SDC: The District has been advised by the Monroe County Property Appraiser that the parent parcel, AK# 1669377, has been split to create a new tax parcel, AK# 9105533.

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

EDU Assignment: Your parcel will be assigned one Equivalent Dwelling Unit ("EDU"). See attached for calculation.

System Development Charge (SDC): Equal to the sum of the capacity charge per EDU plus the connection charge to extend service to your parcel. See attached for calculation.

Monthly Base Charge: Upon development of the parcel, you will be required to pay a monthly base charge per EDU. The charge will be included in your monthly Florida Keys Aqueduct Authority ("FKAA") bill.



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The total SDC charge will be \$8,040.00.

The SDC must be paid in full by August 28, 2026. Payment may be made in person, online at <http://klwtd.com/check-my-assessment/>, or by mailing a check to the District administrative office located at 103355 Overseas Highway, Key Largo, FL 33037 (please include the Alternate Key # listed on the first page of this Notice).

You are welcome to appear at the board meeting where the SDC will be presented. If you would like to submit a request or present any documents, please contact the District Clerk at 305-451-4019 ext. 210 or Shannon.Mccully@klwtd.com for more information.

Please contact our Assessment Coordinator, Alexis Irizarry, at 305-451-4019 ext. 209 or alexis.irizarry@klwtd.com if you have questions concerning how the proposed action will impact your parcel or for confirmation of the meeting date.

Sincerely,

By: 
Peter Rosasco General Manager



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AK# 9105533

Calculations

EDU Assignment: In accordance with Section 9.02(B.) of the Key Largo Wastewater Treatment District's General Rules and Regulations, residential tax parcels are assigned 1.0 EDU per dwelling unit.

SDC Charge

EDU Assignment	1.0 EDU
Capacity Charge (per EDU)	\$4,551.00
Connection Charge (per connection)	\$3,489.00
Total SDC Charge	\$8,040.00

