



**CAPTAIN'S KEY  
DEPENDENT DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 8, 2022  
6:00 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.captainskeydd.org](http://www.captainskeydd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CAPTAIN'S KEY DEPENDENT DISTRICT**  
The Oaks Center at 2501A  
Burns Road, Palm Beach Gardens  
Florida 33410  
**REGULAR BOARD MEETING**  
November 8, 2022  
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. September 13, 2022 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Consider Approval of Easement Encroachment Request.....Page 5
- H. New Business
  - 1. Consider Approval of Shenandoah Drain Cleaning Proposal (Captains Lndg. Cul-De-Sac).....Page 21
  - 2. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget.....Page 22
  - 3. Consider Approval of Auditor Renewal.....Page 26
- I. Administrative Matters
  - 1. Financial Report.....Page 27
  - 2. Consider Invoices.....Page 31
- J. Board Members Comments
- K. Adjourn

## PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CAPTAIN'S KEY DEPENDENT DISTRICT - NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE CAPTAINS KEY COMMUNITY DEPENDENT DISTRICT WILL HOLD REGULAR MEETINGS AT THE OAKS CENTER AT 2501A BURNS ROAD, PALM BEACH GARDENS, ETC.

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

09/30/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Angelina Garay*

Sworn to and subscribed before me this  
30 day of SEPTEMBER, A.D. 2022

(SEAL)

ANGELINA GARAY personally known to me



### CAPTAIN'S KEY DEPENDENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Captain's Key Community Dependent District will hold Regular Meetings at The Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 6:00 p.m. on the following dates:

October 11, 2022  
November 8, 2022  
December 13, 2022  
January 10, 2023  
February 14, 2023  
March 14, 2023  
April 11, 2023

May 9, 2023  
June 13, 2023  
July 11, 2023  
August 8, 2023  
September 12, 2023

The purpose of the meetings is to conduct and all business coming before the Board. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. Said meetings may be continued from time to time to a time and date certain as stated on the record.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CAPTAIN'S KEY DEPENDENT DISTRICT  
www.captainskeydd.org  
9/30 22-04/0000622527P

**CAPTAIN’S KEY DEPENDENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 13, 2022**

**A. CALL TO ORDER**

District Manager Jason Pierman called the September 13, 2022, Regular Board Meeting of the Captain’s Key Dependent District (the “District”) to order at 6:15 p.m. at The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**B. PROOF OF PUBLICATION**

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in the *Palm Beach Daily Business Review* on October 1, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of Chairman John Banister, Vice Chairman Russell Jones and Supervisor Trey Mahoney constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Jason Pierman and James Candela of Special District Services, Inc.

Also present were District residents Karen Noga and Christine Jones.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. June 14, 2022, Public Hearing & Regular Board Meeting**

Mr. Pierman presented the minutes of June 14, 2022, Public Hearing & Regular Board Meeting for approval.

A **motion** was made by Mr. Mahoney, seconded by Mr. Jones approving the minutes of the June 14, 2022, Public Hearing & Regular Board Meeting, as presented, and upon being put to a vote, the **motion** carried unanimously.

**G. OLD BUSINESS**

**1. Update Regarding Drainage Report and Sinkhole**

Mr. Pierman noted that the work had been completed at the Jones' and George's properties and read the report from Shenandoah. Mr. Jones noted that they think they did a good job and that they would add additional fill to level the area.

## **H. NEW BUSINESS**

### **1. Consider Shenandoah Drain Cleaning Proposal (Captains Landing Cul-De-Sac)**

Mr. Pierman explained that Mr. Noga had contacted him about the pipe by their property and asked if it could be reviewed. He noted that Shenandoah had reviewed it and presented a proposal to clean the line. Following discussion, Ms. Noga noted that there may be a leak in that pipe, due to the fact that the ground was eroding in that area. Mr. Jones noted that, if the mangroves were penetrating the pipe, it should be replaced. Further discussion noted that the line may be loose and in need of an end cap. The Board consensus was to ask Shenandoah for a proposal to replace the metal (CMP) portion of the pipe, and to add an end support.

### **2. Consider Easement Encroachment Request**

Mr. Pierman explained that Mr. Banister had requested an agreement allowing him to have his dock on the District easement, and that he had modelled the draft agreement off of another District to suit the situation. He explained that, should the Board move forward with granting the easement, it would be sent to the District attorney for review prior to execution. Mr. Pierman also noted that Mr. Banister had completed a conflict form, and that he would not be voting on the issue. Mr. Jones stated that he does not think an encroachment agreement is necessary and that the District should not expend funds on its review. He further noted that he does not believe that the District has the right to grant the agreement and that he does not have an issue with Mr. Banister having his boat there and was not asking him to move the board lift, but rather that he believes Mr. Banister can go ahead and replace the lift with his existing permits and authorizations. Following discussion, Mr. Banister requested that the item be tabled for future discussion.

## **I. ADMINISTRATIVE MATTERS**

Mr. Pierman noted that November was quickly approaching and asked the Board if they would like to install flowers, and if so, at what cost. Following discussion, a **motion** was made by Mr. Mahoney, seconded by Mr. Jones and unanimously passed to install flowers along the inside landscaping, as well as at the front entrance, for a not-to-exceed amount of \$1,200.

### **1. Financial Report**

### **2. Consider Invoices**

## **J. BOARD MEMBER COMMENTS**

Ms. Noga requested that the Colusa and fichus hedge be trimmed. A **motion** was made by Mr. Jones, seconded by Mr. Mahoney, and unanimously passed to have the trimming completed.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Jones, seconded by Mr. Mahoney and unanimously passed adjourning the Regular Board Meeting at 7:15 p.m.

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Secretary/Assistant Secretary

---

Chair/Vice-Chair



**CALDWELL PACETTI  
EDWARDS SCHOECH & VIATOR LLP**

ATTORNEYS AT LAW

MANLEY P. CALDWELL, JR.  
KENNETH W. EDWARDS  
CHARLES F. SCHOECH  
MARY M. VIATOR  
WILLIAM P. DONEY  
FRANK S. PALEN  
JOHN A. WEIG

OF COUNSEL  
BETSY S. BURDEN

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Captains Key Dependent District  
Board of Supervisors  
C/o Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

October 27, 2022

In re: Request pertaining to Road Drainage Easement

Dear Board Members,

I've been asked to comment on Mr. Posner's attached letter of October 10, 2022, as well as the also attached draft Encroachment Agreement.

Initially and since my firm does not represent the Captain's Key Property Owners Association (the "POA"), I will not be commenting on the POA's powers and authorizations except to the extent any purported POA authorizations or comments conflict with the District's legal authority.

My comments are as follows:

- (1) I disagree with Mr. Posner's viewpoint that the POA is a necessary party to the proposed Encroachment Agreement. The District is a governmental entity and, as a sovereign governmental authority, is not subject to any POA powers and restrictions of the nature mentioned by Mr. Posner. That is not to say, that the POA covenants and restrictions do not have to be followed by the private property owners subject to the POA's Declaration of Covenants and Restrictions.
- (2) I do agree with Mr. Posner that the District is not a named grantee of the 12-foot wide dedicated drainage easement described in the attached 1990 survey; however, the District is entitled to exercise the use authorizations granted by the drainage easement dedication.



The dedication language as to the 12-foot wide drainage easement is set out in Mr. Posner's letter and, as he mentions, contained on the Plat of Captain's Key, which was recorded on April 24, 1968 in Plat Book 28 at Pages 176 and 177 of the Public Records of Palm Beach County (the "Plat"). The Plat's dedication as to use of the easements, (including those for Drainage Purposes) was to the public and not directly to the District. Such dedications of use to the public at the time of the recording of the Captain's Key Plat were considered common law dedications. Meaning, the dedications were treated as an offer that had to be accepted by a governmental entity in order to become effective.

There are a number of ways for a governmental entity to accept common law dedications, one of which is by usage of the easement for its dedicated purpose. In this instance, that was accomplished once the District owned roadway's drainage facilities were installed within the 12-foot wide Drainage Easement area.

- (3) The attached 1990 Survey shows that a 6-foot wide portion of the dedicated 12-foot wide easement is located on Mr. and Mrs. Bannister's property with the other 6-feet of it located on Mr. and Mrs. Jones property. As shown, a portion of the 6-foot wide dedicated drainage easement area located on Mr. and Mrs. Bannister's property appears to be encumbered by a 40-foot by 9-foot deck located primarily within it and the area underlying the deck and, particularly, within the drainage easement area that has been dredged. However, the Survey does show that a very de minimus portion of the deck is within the adjacent 40 foot wide Navigation Easement. So, if the deck has not been re-aligned since the 1990 Survey, the wording in the third Whereas Clause of the draft Encroachment Agreement as to the location of the deck should be slightly modified to clarify that the subject requested "encroachment" is not within the 40-foot Navigation Easement.

I should add that my research indicates that even though all of the roadway drainage facilities were installed within the 6-foot wide portion of the drainage easement located on Mr. and Mrs. Jones property: (a) adverse possession as to such a public use easement is not a viable option, (b) the current lack of use for drainage purposes of the portion of drainage easement encumbering the Mr. and Mrs. Bannister property does not constitute abandonment of any portion of the entire 12-foot wide drainage easement and (c) the drainage easement in that area is not extinguished under Florida's Marketable Record Title Act.

- (4) As to the Conflict-of-Interest statement made by Mr. Posner regarding Mr. Bannister, my interpretation of attached Section 112.3143(3)(a), F.S., on Voting Conflict, leads me to believe that if rejection or consideration of the draft Encroachment Agreement should occur and reliance on obtaining such an agreement is deemed necessary, Mr. Bannister likely has a voting conflict since: (a) he holds an elective position at the District and the exemption contained in Section 112.3143(3)(b) does not apply to a dependent district like Captain's Key and (b) the value of the property he and his wife own might be positively or negatively by the Board's actions. I have been advised that Mr. Bannister previously disclosed his possible conflict and has completed, signed and submitted the appropriate Form 8B disclosure. Based on that, it would be my recommendation that Mr. Bannister not discuss with the Board nor vote on matters such as the Encroachment Agreement.



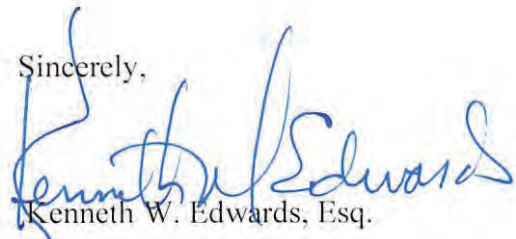
I am also of the view that it is more likely than not that the above analysis on Voting Conflict prohibitions also applies to Mr. Jones since I'm advised he similarly sits on the Board of the District. In his situation, his interest in the outcome of the Board's consideration of the Encroachment Agreement, if it should be deemed necessary for Mr. Bannister's deck improvements, could be interpreted as having a potential impact on the value of his property, i.e., a special private gain or loss. So, if he hasn't already, I would recommend that if a Board discussion takes place on the need for, or the consideration of, the subject Encroachment Agreement, I would recommend that he too complete a Form 8B and refrain from discussing the matter or voting on the Agreement.

It is my interpretation of Section 112.3134 (3(a)) that the exclusion of Mr. Bannister and Mr. Jones from Board discussions pertaining to and votes upon the above matters is more in line with the impartiality sought and set forth in the legislative intent provisions of Section 112.313 of the Code of Ethics for Public Officers.

- (5) Mr. Posner is correct that there may be other consents, permits, permissions and so on that Mr. and Mrs. Bannister may need to obtain and that should be addressed in any agreement on the topic with Mr. and Mrs. Bannister.
- (6) As to whether District action is currently required on Mr. Bannister's request, I believe it would be in the District's best interest to do so. The reason being that if Mr. and Mrs. Bannister should proceed, at their own risk, with installing the subject works within the Drainage Easement area without an understanding being reached with the District, a judicial action for trespass may have to be filed by the District, if the District should ever subsequently want or need to exercise its right to use the portion of the Drainage Easement for an incompatible use within which the deck works are located.

In conclusion, I will be submitting within the next few days a revised version of the draft "Encroachment Agreement" that the Board may wish to consider.

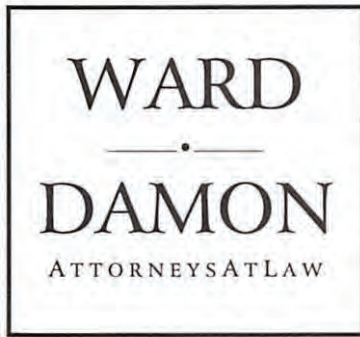
Sincerely,



Kenneth W. Edwards, Esq.

Cc: Jason Pierman, Manager





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*Michael J Posner, Esquire*  
*Michael J Posner, P.L.*  
*Board Certified Real Estate Attorney*  
[mjposner@warddamon.com](mailto:mjposner@warddamon.com)

October 10, 2022

*Via email only*

Jason Pierman  
District Manager  
Captain's Key Dependent District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

Re: Encroachment Agreement  
12127 Captain's Landing

Dear Mr. Pierman:

We represent Christine Campagnolo Jones and Russell Bond Jones the owners of Lot 9, Captain's Key, the parcel adjacent to Lot 8, Captain's Key owned by John R. Banister and Lynn M. Banister. Our clients object to the approval of the proposed encroachment agreement for the following reasons, to-wit:

1. A necessary party, the Captains Key Property Owners Association, is not a party to, nor has the Association approved the Agreement. Per the Declaration for Captain's Key (the "Declaration"), Article IV, Section cc: "No dock, wharf, or similar structure shall be constructed on any lot or adjacent submerged lands unless approved by the Architectural Committee and all necessary consents, permits and approvals are first obtained from any other governmental agency whose consent is required for the construction or installation of the proposed improvement(s), including, without limitation, Palm Beach County, the U. S. Army Corp of Engineers, Florida Department



of Environmental Protection and the Florida Department of Environmental Resources Management.

Further, Article VI of the Declaration provides that the Association "shall provide an entity for the execution, performance, administration and enforcement of all terms and conditions, servitudes and easements affecting all such property and drainage facilities and waterways."

2. The district is not the "grantee" of the drainage easement identified on and dedicated on the Captain's Key Plat, recorded at Plat Book 28, Page 177 of the Public Records of Palm Beach County, Florida. The plat dedicated same to the Public, not the district, and it does not appear that same was included in the County deed to the District recorded in Official Records Book 20265, Page 1382 of the Public Records of Palm Beach County, Florida ("District Deed"). The plat dedication is as follows:

has caused the same to be surveyed and platted as shown hereon, and does hereby dedicate to the perpetual use of the public, as public highways, the Streets shown hereon, and the use of the Easements for the construction and maintenance of Public Utilities, and/or Drainage Purposes.

Further, the District Deed does not appear to include the 40' Navigation and Drainage Easement wherein the encroachment is requested. The property appraiser shows the District lands under Parcel Control No.: 00-43-41-33-08-001-0000 as three segments (combined below):





Jason Pierman  
District Manager  
Captain's Key Dependent District  
October 10, 2022  
Page 3

Per the Property Appraiser no Parcel Control Number is assigned to the 40' Navigation and Drainage Easement which means its not "owned" but is public lands.

3. There is an inherent conflict of interest in that John R. Banister is a Board member of the District and will personally benefit from the Encroachment Agreement. Even if he refrains from voting, his position may constitute an influence such that he is receiving a special privilege, benefit, or exemption in connection with the Encroachment Agreement in violation of Florida law.

4. The proposed improvements may affect the drainage easement and its intended purposes. This issue has not been addressed or reviewed as part of the approval process.

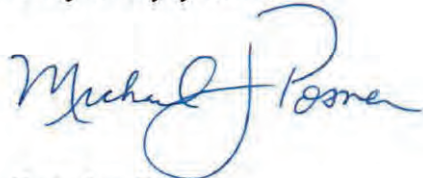
5. The Declaration in Article XI specifically prohibits any "structure of any kind" to be "built, erected, or maintained upon any easements, reservations, rights-of-way, and easements, reservations or rights-of-way."

6. The proposed plan infringes on the rights of our client to the use and view of their property without any opportunity to question or challenge this proposal.

Based on the foregoing we request that the District (i) remove the proposed Encroachment Agreement from the Agenda; (ii) require legal counsel or the District to opine on the conflict of interest; (iii) that the Captain's Key Property Owners Association be required to review and approve any such plans; (iv) that the County address the drainage issues caused by the proposal; and (v) that the Jones have an opportunity to address the District prior to any approval.

Your prompt attention to this matter is appreciated and if you have any questions, please feel free to contact our office.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael J. Posner". The signature is fluid and cursive, with the first name "Michael" and last name "Posner" clearly legible.

For the Firm  
MJP/am

cc: Christine Campagnolo Jones and Russell Bond Jones



**DRAFT**

**ENCROACHMENT AGREEMENT**

**THIS IS AN ENCROACHMENT AGREEMENT**, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022 (the "Agreement"), by and between:

**CAPTAIN'S KEY DEPENDENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 189, Florida Statutes, located in unincorporated Palm Beach County, Florida, and whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District"),

and

**JOHN R. BANISTER AND LYNN M. BANISTER**, whose address is 12127 Captain's Landing, North Palm Beach, Florida, 33408 (collectively, the "Owner").

**RECITALS:**

**WHEREAS**, Owner owns the following described property having the property address within Palm Beach County, Florida, of 12127 Captain's Landing, North Palm Beach, Florida, 33408, and being more particularly described as:

Lot 8, of Captain's Key Plat, according to the Plat thereof, recorded in Plat Book 28, at Page 177, of the Public Records of Palm Beach County, Florida; Folio No. 00-43-41-33-08-000-0080 (the "Owner Property"); and

**WHEREAS**, the District is the owner of certain real property identified as Captains Key Private Rds K/A Oyster Bay, Captains Key Dr & Captains Landing (Less Pt Lyg E of & adj to Lts 2 & 3), CAPTAIN'S KEY PLAT, recorded at Plat Book 28, Page 177 of the public records of Palm Beach County, Florida (Folio No./PCN: 00-43-41-33-08-001-0000) and is the grantee of a drainage easement, said drainage easement being identified on and dedicated to the District pursuant to the Captain's Key Plat, recorded at Plat Book 28, Page 177 of the public records of Palm Beach County, Florida ("District Property");

**WHEREAS**, Owner desires permission from District to encroach into the District Property by maintaining a boat dock within a portion of the District Property (the "Encroachment"), which Encroachment is located on District owned property or within a District easement and is less than six (6') feet from the edge of water;

**WHEREAS**, Owner has made a formal request with the District to minimally encroach



into the District Property;

**WHEREAS**, the Encroachment occurs at Encroachment Area described below and herein;

**WHEREAS**, the District has determined that the proposed Encroachment into the District Property is minimal and will not presently impact District operations; and

**WHEREAS**, the District has determined that the original easement is no longer relevant to the operations of the District due to the fact that it currently lies within the footprint of the canal; and

**WHEREAS**, at a regular meeting, the District Board of Supervisors granted the Owner's request to encroach into the District Property, as limited by this instrument, and authorized the proper District officials to execute this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and the conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated into this Agreement.
2. Description/Depiction of Encroachment Area: See attached Exhibit "A" ("Encroachment Area"), incorporated herein by reference. The Encroachment may not be expanded, modified or altered within or beyond the Encroachment Area without the express written consent of the District, which consent shall be evidenced by a written amendment to this Agreement, executed by District and Owner, and recorded in the public records of Palm Beach County, Florida.
3. Owner agrees to indemnify and hold the District harmless from any and all liability incurred now or in the future as a result of any claim, injury, death or property damage, directly or indirectly resulting due to the existence of, or the failure to maintain the Encroachment or any part of it, including for liability arising out of or in any way connected to the acts, omissions, or negligence of Owner or its agents.
4. It is understood that this Encroachment Agreement is granted to Owner for its sole benefit and as a special exception to the policy of the District and that this Agreement shall be construed most strictly in favor of the District and against Owner.
5. Owner has obtained any and all required building and zoning permits from Palm Beach County and any other governmental entity or agency having jurisdiction. A copy of the applicable permit has been provided by Owner to the District Manager of the District upon receipt. All Encroachments shall be constructed in strict accordance with this Agreement and applicable permits and shall be regularly maintained by Owner.

6. It is agreed that Owner shall remove the Encroachment or any portion of it upon termination of this Agreement or at any time that the District requires the use of any portion of the Encroachment Area, or determines that continuation of such Encroachment is not in the public interest. Such removal shall be at Owner's sole cost and expense. In the event Owner fails to remove all or any part of such Encroachment within thirty (30) days after written demand by the District to do so, District is authorized to remove the Encroachment or any portion of it and all costs associated with the removal shall become a lien against Owner Property as described above, which lien may be enforced through foreclosure and shall include costs and expenses to enforce the terms of this Agreement, court costs and reasonable attorney's fees. Owner hereby waives any claims for damages against the District, its employees, officials, or agents, arising out of or in any way connected with the removal of any part of the Encroachment by District.
7. This Agreement shall not be effective until it has been executed by all parties and recorded in the public records of Palm Beach County, Florida, at Owner's expense.
8. The provisions of this Agreement are covenants running with the land described as Owner Property above and are binding upon Owner and its respective successors and assigns.
9. This Agreement shall be of no force and effect if not properly executed by all parties within ninety (90) days from the date first appearing above unless the parties by mutual agreement in writing shall, for good cause, extend the time for execution.



IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

**CAPTAIN'S KEY DEPENDENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chair/Vice-Chair

STATE OF FLORIDA            }  
COUNTY OF PALM BEACH    }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as Chair/Vice-Chair of the Board of Supervisors for CAPTAIN'S KEY DEPENDENT DISTRICT, who is personally known and/or produced \_\_\_\_\_ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his knowledge.

\_\_\_\_\_  
Notary Public, State of Florida [signature]

\_\_\_\_\_  
Name of Notary [Typed, Printed or Stamped]

STATE OF FLORIDA            }  
COUNTY OF PALM BEACH    }

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by Jason Pierman, as Secretary/Assistant Secretary of the Board of Supervisors for CAPTAIN'S KEY DEPENDENT DISTRICT, who is personally known and/or produced \_\_\_\_\_ as identification who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his/her knowledge.

\_\_\_\_\_  
Notary Public, State of Florida [signature]

\_\_\_\_\_  
Name of Notary [Typed, Printed or Stamped]



WITNESSES:

**JOHN R. BANISTER  
AND LYNN M. BANISTER**

\_\_\_\_\_

\_\_\_\_\_  
Print Name: John R. Banister

\_\_\_\_\_

\_\_\_\_\_  
Print Name: Lynn M. Banister

STATE OF FLORIDA            }  
COUNTY OF PALM BEACH    }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by John R. Banister and Lynn M. Banister. They are personally known to me or have produced \_\_\_\_\_ as identification and did not (did) take an oath.

\_\_\_\_\_  
Notary Public, State of Florida  
[Signature]

\_\_\_\_\_  
Name of Notary  
[Typed, Printed or Stamped]

My Commission Expires:

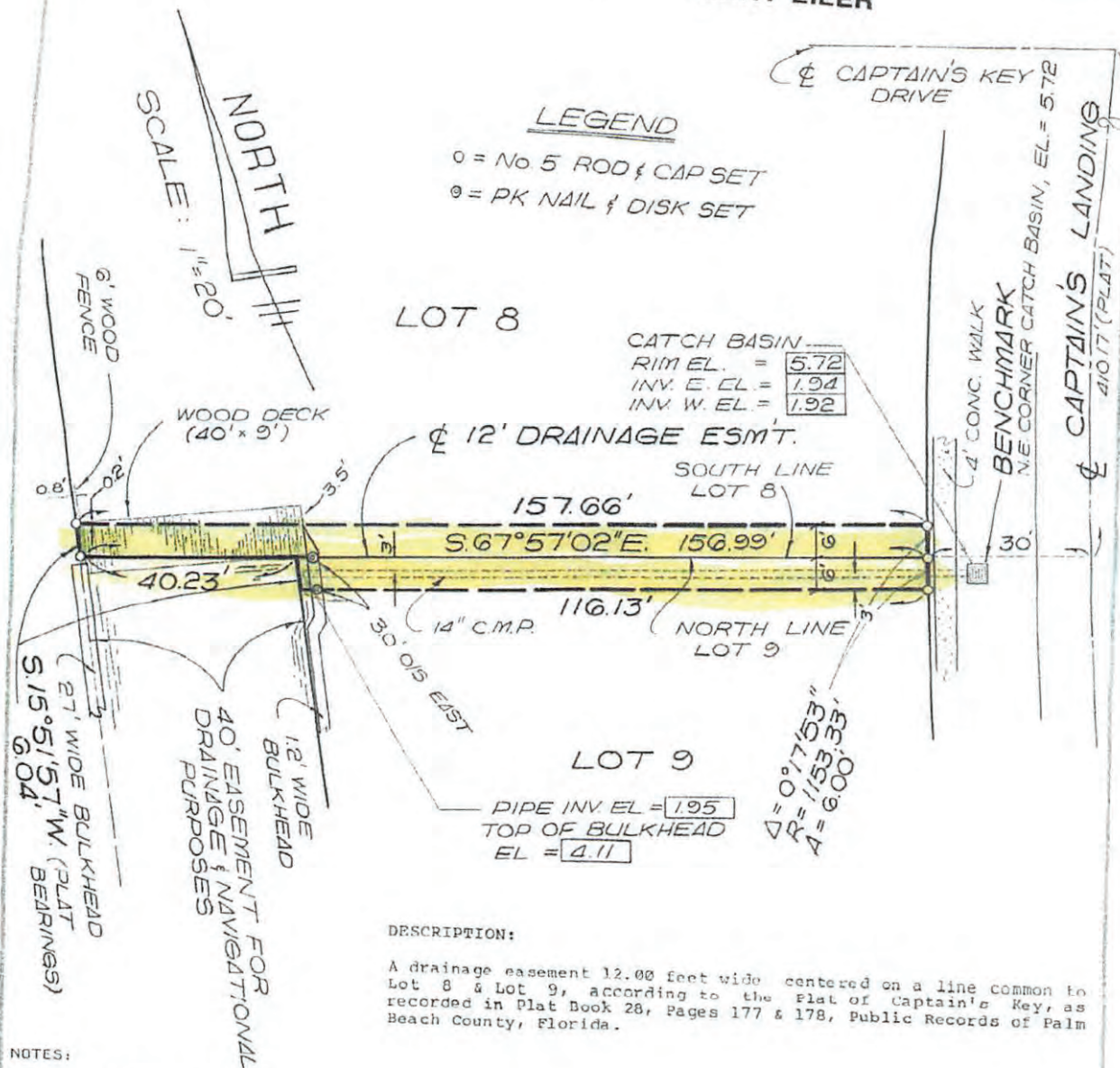
\_\_\_\_\_  
Commission No.:

**EXHIBIT "A"**

**ENCROACHMENT AREA**

BOUNDARY SURVEY FOR :

GARY EILER



NOTES:

1. NO TITLE POLICY OR COMMITMENT AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS AND EASEMENTS, RECORDED OR UNRECORDED, WHICH COULD AFFECT THE SURVEY AND BOUNDARIES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NGVD-29.
3. THIS PLAT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
4. THIS SKETCH CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF WALLACE SURVEYING CORPORATION.
5. ELEVATIONS SHOWN THUS: 5.72

CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 21-HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981. VISIBLE ENCROACHMENTS, IF ANY, ARE AS SHOWN.

FRANCIS GRITA  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 4351

**WALLACE SURVEYING CORPORATION**  
 8175 ALTERNATE AVE. LAKE PARK, FLORIDA 33403-4070

FILED	J.P.	JOB NO.	90-1139	TUSJ5/PS	21
DATE	R.C.	DATE	4/26/90	DWG NO.	90-1139
CHKD		REP		SHEET	OF



Select Year: 2022 ▼ 

## The 2022 Florida Statutes

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<a href="#">Title X</a>	<a href="#">Chapter 112</a>	<a href="#">View Entire Chapter</a>
PUBLIC OFFICERS, EMPLOYEES, AND RECORDS	PUBLIC OFFICERS AND EMPLOYEES: GENERAL PROVISIONS	

### 112.3143 Voting conflicts.—

(1) As used in this section:

(a) “Principal by whom retained” means an individual or entity, other than an agency as defined in s. 112.312(2), that for compensation, salary, pay, consideration, or similar thing of value, has permitted or directed another to act for the individual or entity, and includes, but is not limited to, one’s client, employer, or the parent, subsidiary, or sibling organization of one’s client or employer.

(b) “Public officer” includes any person elected or appointed to hold office in any agency, including any person serving on an advisory body.

(c) “Relative” means any father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, or daughter-in-law.

(d) “Special private gain or loss” means an economic benefit or harm that would inure to the officer, his or her relative, business associate, or principal, unless the measure affects a class that includes the officer, his or her relative, business associate, or principal, in which case, at least the following factors must be considered when determining whether a special private gain or loss exists:

1. The size of the class affected by the vote.
2. The nature of the interests involved.
3. The degree to which the interests of all members of the class are affected by the vote.
4. The degree to which the officer, his or her relative, business associate, or principal receives a greater benefit or harm when compared to other members of the class.

The degree to which there is uncertainty at the time of the vote as to whether there would be any economic benefit or harm to the public officer, his or her relative, business associate, or principal and, if so, the nature or degree of the economic benefit or harm must also be considered.

(2)(a) A state public officer may not vote on any matter that the officer knows would inure to his or her special private gain or loss. Any state public officer who abstains from voting in an official capacity upon any measure that the officer knows would inure to the officer’s special private gain or loss, or who votes in an official capacity on a measure that he or she knows would inure to the special private gain or loss of any principal by whom the officer is retained or to the parent organization or subsidiary of a corporate principal by which the officer is retained other than an agency as defined in s. 112.312(2); or which the officer knows would inure to the special private gain or loss of a relative or business associate of the public officer, shall make every reasonable effort to disclose the nature of his or her interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum in the minutes. If it is not possible for the state public officer to file a memorandum before the vote, the memorandum must be filed with the person responsible for recording the minutes of the meeting no later than 15 days after the vote.

(b) A member of the Legislature may satisfy the disclosure requirements of this section by filing a disclosure form created pursuant to the rules of the member’s respective house if the member discloses the information required by this subsection.



(3)(a) No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss; which he or she knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained, other than an agency as defined in s. [112.312\(2\)](#); or which he or she knows would inure to the special private gain or loss of a relative or business associate of the public officer. Such public officer shall, prior to the vote being taken, publicly state to the assembly the nature of the officer's interest in the matter from which he or she is abstaining from voting and, within 15 days after the vote occurs, disclose the nature of his or her interest as a public record in a memorandum filed with the person responsible for recording the minutes of the meeting, who shall incorporate the memorandum in the minutes.

(b) However, a commissioner of a community redevelopment agency created or designated pursuant to s. [163.356](#) or s. [163.357](#), or an officer of an independent special tax district elected on a one-acre, one-vote basis, is not prohibited from voting, when voting in said capacity.

(4) No appointed public officer shall participate in any matter which would inure to the officer's special private gain or loss; which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained or to the parent organization or subsidiary of a corporate principal by which he or she is retained; or which he or she knows would inure to the special private gain or loss of a relative or business associate of the public officer, without first disclosing the nature of his or her interest in the matter.

(a) Such disclosure, indicating the nature of the conflict, shall be made in a written memorandum filed with the person responsible for recording the minutes of the meeting, prior to the meeting in which consideration of the matter will take place, and shall be incorporated into the minutes. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the agency, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

(b) In the event that disclosure has not been made prior to the meeting or that any conflict is unknown prior to the meeting, the disclosure shall be made orally at the meeting when it becomes known that a conflict exists. A written memorandum disclosing the nature of the conflict shall then be filed within 15 days after the oral disclosure with the person responsible for recording the minutes of the meeting and shall be incorporated into the minutes of the meeting at which the oral disclosure was made. Any such memorandum shall become a public record upon filing, shall immediately be provided to the other members of the agency, and shall be read publicly at the next meeting held subsequent to the filing of this written memorandum.

(c) For purposes of this subsection, the term "participate" means any attempt to influence the decision by oral or written communication, whether made by the officer or at the officer's direction.

(5) If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

(6) Whenever a public officer or former public officer is being considered for appointment or reappointment to public office, the appointing body shall consider the number and nature of the memoranda of conflict previously filed under this section by said officer.

**History.**—s. 6, ch. 75-208; s. 2, ch. 84-318; s. 1, ch. 84-357; s. 2, ch. 86-148; s. 5, ch. 91-85; s. 3, ch. 94-277; s. 1408, ch. 95-147; s. 43, ch. 99-2; s. 6, ch. 2013-36.



Select Year: 2022 ▼ 

## The 2022 Florida Statutes

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<a href="#">Title X</a>	<a href="#">Chapter 112</a>	<a href="#">View Entire Chapter</a>
PUBLIC OFFICERS, EMPLOYEES, AND RECORDS	PUBLIC OFFICERS AND EMPLOYEES: GENERAL PROVISIONS	

### **112.311 Legislative intent and declaration of policy.—**

(1) It is essential to the proper conduct and operation of government that public officials be independent and impartial and that public office not be used for private gain other than the remuneration provided by law. The public interest, therefore, requires that the law protect against any conflict of interest and establish standards for the conduct of elected officials and government employees in situations where conflicts may exist.

(2) It is also essential that government attract those citizens best qualified to serve. Thus, the law against conflict of interest must be so designed as not to impede unreasonably or unnecessarily the recruitment and retention by government of those best qualified to serve. Public officials should not be denied the opportunity, available to all other citizens, to acquire and retain private economic interests except when conflicts with the responsibility of such officials to the public cannot be avoided.

(3) It is likewise essential that the people be free to seek redress of their grievances and express their opinions to all government officials on current issues and past or pending legislative and executive actions at every level of government. In order to preserve and maintain the integrity of the governmental process, it is necessary that the identity, expenditures, and activities of those persons who regularly engage in efforts to persuade public officials to take specific actions, either by direct communication with such officials or by solicitation of others to engage in such efforts, be regularly disclosed to the people.

(4) It is the intent of this act to implement these objectives of protecting the integrity of government and of facilitating the recruitment and retention of qualified personnel by prescribing restrictions against conflicts of interest without creating unnecessary barriers to public service.

(5) It is hereby declared to be the policy of the state that no officer or employee of a state agency or of a county, city, or other political subdivision of the state, and no member of the Legislature or legislative employee, shall have any interest, financial or otherwise, direct or indirect; engage in any business transaction or professional activity; or incur any obligation of any nature which is in substantial conflict with the proper discharge of his or her duties in the public interest. To implement this policy and strengthen the faith and confidence of the people of the state in their government, there is enacted a code of ethics setting forth standards of conduct required of state, county, and city officers and employees, and of officers and employees of other political subdivisions of the state, in the performance of their official duties. It is the intent of the Legislature that this code shall serve not only as a guide for the official conduct of public servants in this state, but also as a basis for discipline of those who violate the provisions of this part.

(6) It is declared to be the policy of the state that public officers and employees, state and local, are agents of the people and hold their positions for the benefit of the public. They are bound to uphold the Constitution of the United States and the State Constitution and to perform efficiently and faithfully their duties under the laws of the federal, state, and local governments. Such officers and employees are bound to observe, in their official acts, the highest standards of ethics consistent with this code and the advisory opinions rendered with respect hereto regardless of personal considerations, recognizing that promoting the public interest and maintaining the respect of the people in their government must be of foremost concern.

**History.**—s. 1, ch. 67-469; s. 1, ch. 69-335; s. 1, ch. 74-177; s. 2, ch. 75-208; s. 698, ch. 95-147.



1888 NW 22nd Street  
(954) 975-0098



**SHENANDOAH**

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069  
shenandoahus.com

DATE: September 23, 2022  
SUBMITTED TO: Special District Services  
STREET: 2501A Oaks Road  
CITY, STATE & ZIP: Palm Beach Gardens, FL 33410  
PHONE: (561) 630-4922  
FAX:  
EMAIL: jpierman@sdsinc.org  
JOB NAME: Captains Landing Outfall Pipe  
Replacement  
ATTENTION: Jason Pierman

PROPOSAL #P26875

We propose to furnish a crew and all necessary equipment to mobilize, remove existing 24" collapsed CMP at outfall and replace with 20LF of 15" CAP using Hydro Excavation due to limited space, Pour 15" Collar to join new CAP pipe to existing 15" RCP per FDOT Spec. Backfill using excavatable flowable fill and restore work area,

OF Pipe Replacement & Restoration (~20lf)	(at \$49,985.00 Lump Sum)	1 Lump Sum	\$49,985.00
<b>Estimated Total:</b>			<b>\$49,985.00</b>

NOTES: Mangrove to be Trimmed by Others to clear path of pipe prior to start of work!

This proposal may be withdrawn if not accepted within 30 days. Payment terms are 25% deposit upon acceptance and 75% balance 30 days after completion.

(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract. **Due to current fuel price increases, Shenandoah will add a 4.5% fuel surcharge to each invoice for services performed.**

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION CO.  
Ramy Wassef

TITLE  
Estimator

DATE  
09/23/2022

#### ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: \_\_\_\_\_

COMPANY NAME:  
REPRESENTATIVE:

DATE:  
TITLE:

**RESOLUTION NO. 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPTAIN'S KEY DEPENDENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Captain's Key Dependent District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPTAIN'S KEY DEPENDENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 8<sup>th</sup> day of November, 2022

**ATTEST:**

**CAPTAIN'S KEY  
DEPENDENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



# Captain's Key Dependent District

**Amended Final Budget For  
Fiscal Year 2021/2022  
October 1, 2021 - September 30, 2022**

# **CONTENTS**

## **I        AMENDED FINAL OPERATING FUND BUDGET**

**AMENDED FINAL BUDGET**  
**CAPTAIN'S KEY DEPENDENT DISTRICT**  
**OPERATING FUND**  
**FISCAL YEAR 2021/2022**  
**OCTOBER 1, 2021 - SEPTEMBER 30, 2022**

	<b>FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22</b>	<b>AMENDED FINAL BUDGET 10/1/21- 9/30/22</b>	<b>YEAR TO DATE ACTUAL 10/1/21 - 9/29/22</b>
<b>REVENUES</b>			
O & M Assessments	87,000	87,006	87,006
Other Revenues	0	1,800	1,800
Interest Income	240	24	24
<b>Total Revenues</b>	<b>\$ 87,240</b>	<b>\$ 88,830</b>	<b>\$ 88,830</b>
<b>EXPENDITURES</b>			
Engineering	1,000	4,000	4,000
Management	17,424	17,424	17,424
Secretarial	4,200	4,200	4,200
Legal	2,000	730	730
Assessment Roll	2,500	2,500	2,500
Audit Fees	3,700	3,700	3,700
Telephone/Cable	3,300	6,900	6,740
Power	700	598	598
Irrigation Maintenance	1,300	1,164	1,164
Landscaping Maintenance	12,500	25,000	24,743
Major Trimming & New Planting	4,000	1,000	0
Gate Maintenance	9,000	21,000	20,631
Water Service	4,500	4,439	4,439
Security Camera	1,000	500	0
Insurance	6,200	6,121	6,121
Legal Advertisements	750	750	455
Miscellaneous	600	100	28
Postage	150	70	54
Office Supplies	450	750	713
Dues & Subscriptions	175	175	175
HOA Loan Repayment	2,500	2,500	2,500
Gate Access Cards	1,000	285	285
Website Management	1,500	1,500	1,500
<u>Reserves</u>	1,571	21,000	0
Surveying Services			820
Signs			211
Miscellaneous Maintenance - Proline Vector			3,880
Miscellaneous Maintenance - Soil Injection Grouting			11,700
<b>TOTAL EXPENDITURES</b>	<b>\$ 82,020</b>	<b>\$ 126,406</b>	<b>\$ 119,311</b>
<b>Excess/ (Shortfall)</b>	<b>\$ 5,220</b>	<b>\$ (37,576)</b>	<b>\$ (30,481)</b>
County Appraiser & Tax Collector Fee	(1,740)	(1,201)	(1,201)
Discounts For Early Payments	(3,480)	(2,921)	(2,921)
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (41,698)</b>	<b>\$ (34,603)</b>

FUND BALANCE AS OF 9/30/21	\$96,009
RESERVE BALANCE AS OF 9/30/21	\$126,530
FY 2021/2022 FUND BALANCE ACTIVITY	(\$41,698)
FUND BALANCE AS OF 9/30/22	\$54,311
RESERVE BALANCE AS OF 9/30/22	\$126,530

**Note: Reserve Funds Will Be Adjusted In October 2022.**



November 8, 2022

RE: Captain's Key Dependent District Auditor Renewal

At the September 10, 2019 Captain's Key Dependent District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2019, 9-30-2020 and 9-30-2021 year end audits of the District with an option to perform the 9-30-2022 and 9-30-2023 audits.

The fees for the 9-30-2019 audit were \$3,500. The fees for the 9-30-2020 audit were \$3,600. And the fees for the 9-30-2021 audit were \$3,700. The proposed fee for the 9-30-2022 audit is \$3,800, which is the budgeted amount for audit fees for Fiscal Year 2022/2023. And the proposed fee for the 9-30-2023 audit is \$3,900.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2022 and 9-30-2023 audits for Grau & Associates.

Special District Services, Inc.

# Captain's Key Dependent District

## **Financial Report For September 2022**

**Captain's Key Dependent District**  
**Budget vs. Actual**  
**October 2021 through September 2022**

	<b>Oct 21 - Sept 22</b>	<b>21/22 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessments	87,005.54	87,000.00	5.54	100.01%
363.830 · Assessment Fees	-1,200.79	-1,740.00	539.21	69.01%
363.831 · Assessment Discounts	-2,920.99	-3,480.00	559.01	83.94%
369.400 · Other Income	1,800.40	0.00	1,800.40	100.0%
369.401 · Interest Income	23.66	240.00	-216.34	9.86%
<b>Total Income</b>	<b>84,707.82</b>	<b>82,020.00</b>	<b>2,687.82</b>	<b>103.28%</b>
<b>Expense</b>				
511.310 · Engineering	4,000.00	1,000.00	3,000.00	400.0%
511.311 · Management Fees	17,424.00	17,424.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	730.00	2,000.00	-1,270.00	36.5%
511.318 · Assessment/Tax Roll	2,500.00	2,500.00	0.00	100.0%
511.320 · Audit Fees	3,700.00	3,700.00	0.00	100.0%
511.410 · Telephone/Cable	6,739.60	3,300.00	3,439.60	204.23%
511.431 · Power	597.77	700.00	-102.23	85.4%
511.432 · Irrigation Maintenance	1,163.50	1,300.00	-136.50	89.5%
511.433 · Landscaping Maintenance	24,743.00	12,500.00	12,243.00	197.94%
511.435 · Gate Maintenance	20,631.32	9,000.00	11,631.32	229.24%
511.437 · Water Service	4,439.12	4,500.00	-60.88	98.65%
511.439 · Gate Access Cards	285.00	1,000.00	-715.00	28.5%
511.440 · Security Camera	0.00	1,000.00	-1,000.00	0.0%
511.450 · Insurance	6,121.00	6,200.00	-79.00	98.73%
511.480 · Legal Advertisements	455.63	750.00	-294.37	60.75%
511.512 · Miscellaneous	28.03	600.00	-571.97	4.67%
511.513 · Postage and Delivery	53.87	150.00	-96.13	35.91%
511.514 · Office Supplies	712.96	450.00	262.96	158.44%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,500.00	1,500.00	0.00	100.0%
512.513 · Major Trimming & New Planting	0.00	4,000.00	-4,000.00	0.0%
513.001 · Reserves	0.00	1,571.00	-1,571.00	0.0%
Surveying Services	820.00	0.00	820.00	100.0%
Signs	210.65	0.00	210.65	100.0%
Miscellaneous Maintenance (Proline Vactor)	3,880.00	0.00	3,880.00	100.0%
Miscellaneous Maintenance (Soil Injection/Grouting)	11,700.00	0.00	11,700.00	100.0%
515.000 · HOA Repayment	2,500.00	2,500.00	0.00	100.0%
<b>Total Expense</b>	<b>119,310.45</b>	<b>82,020.00</b>	<b>37,290.45</b>	<b>145.47%</b>
<b>Net Income</b>	<b>-34,602.63</b>	<b>0.00</b>	<b>-34,602.63</b>	<b>100.0%</b>



**CAPTAIN'S KEY DEPENDENT DISTRICT  
MONTHLY FINANCIAL REPORT  
SEPTEMBER 2022**

	<b>Annual Budget 10/1/21 - 9/30/22</b>	<b>Actual Sep-22</b>	<b>Year To Date Actual 10/1/21 - 9/30/22</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	87,000	0	87,006
OTHER REVENUES	0	0	1,800
INTEREST INCOME	240	2	24
<b>REVENUES</b>	<b>\$ 87,240</b>	<b>\$ 2</b>	<b>\$ 88,830</b>
<b>EXPENDITURES</b>			
ENGINEERING	1,000	0	4,000
MANAGEMENT	17,424	1,452	17,424
SECRETARIAL	4,200	350	4,200
LEGAL	2,000	0	730
ASSESSMENT ROLL	2,500	2,500	2,500
AUDIT FEES	3,700	0	3,700
TELEPHONE/CABLE	3,300	513	6,740
POWER	700	56	598
IRRIGATION MAINTENANCE	1,300	79	1,164
LANDSCAPE MAINTENANCE	12,500	2,835	24,743
MAJOR TRIMMING & NEW PLANTING	4,000	0	0
GATE MAINTENANCE	9,000	0	20,631
WATER SERVICE	4,500	771	4,439
SECURITY CAMERA	1,000	0	0
INSURANCE	6,200	0	6,121
LEGAL ADVERTISING	750	113	455
MISCELLANEOUS	600	0	28
POSTAGE	150	0	54
OFFICE SUPPLIES	450	5	713
DUES & SUBSCRIPTIONS	175	0	175
HOA REPAYMENT	2,500	0	2,500
GATE ACCESS CARDS	1,000	0	285
WEBSITE MANAGEMENT	1,500	125	1,500
RESERVES (MISCELLANEOUS MAINTENANCE)	1,571	0	16,611
<b>TOTAL EXPENDITURES</b>	<b>\$ 82,020</b>	<b>\$ 8,799</b>	<b>\$ 119,311</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 5,220</b>	<b>\$ (8,797)</b>	<b>\$ (30,481)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,740)	0	(1,201)
DISCOUNTS FOR EARLY PAYMENTS	(3,480)	0	(2,921)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (8,797)</b>	<b>\$ (34,603)</b>

**Note: Miscellaneous Maintenance Includes Street Maintenance, Surveying, Signs & Soil Injection/Grouting.**

<b>Bank Balance As Of 9/30/22</b>	<b>\$ 204,169.71</b>
<b>Accounts Payable As Of 9/30/22</b>	<b>\$ 17,183.87</b>
<b>Accounts Receivable As Of 9/30/22</b>	<b>\$ 949.12</b>
<b>Reserve Funds As Of 9/30/22</b>	<b>\$ 126,530.00</b>
<b>Available Funds As Of 9/30/22</b>	<b>\$ 61,404.96</b>

**Captain's Key Dependent District**  
**Balance Sheet**  
**As of September 30, 2022**

	<u>Operating Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Centerstate Bank	204,171.41	0.00	0.00	204,171.41
Total Checking/Savings	<u>204,171.41</u>	<u>0.00</u>	<u>0.00</u>	<u>204,171.41</u>
Total Current Assets	204,171.41	0.00	0.00	204,171.41
Other Assets				
Accounts Receivable	949.12	0.00	0.00	949.12
Roadways	0.00	67,400.00	0.00	67,400.00
Gate System	0.00	164,326.00	0.00	164,326.00
Gate System Improvements	0.00	36,577.00	0.00	36,577.00
Depreciation - Roadways	0.00	-34,828.00	0.00	-34,828.00
Depreciation - Gate System	0.00	-162,858.00	0.00	-162,858.00
Amount To Be Provided	0.00	0.00	1,889.05	1,889.05
Total Other Assets	<u>949.12</u>	<u>70,617.00</u>	<u>1,889.05</u>	<u>73,455.17</u>
<b>TOTAL ASSETS</b>	<b><u>205,120.53</u></b>	<b><u>70,617.00</u></b>	<b><u>1,889.05</u></b>	<b><u>277,626.58</u></b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	17,183.87	0.00	0.00	17,183.87
Total Accounts Payable	<u>17,183.87</u>	<u>0.00</u>	<u>0.00</u>	<u>17,183.87</u>
Total Current Liabilities	17,183.87	0.00	0.00	17,183.87
Long Term Liabilities				
Due To Captain's Key HOA	0.00	0.00	1,889.05	1,889.05
Total Long Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>1,889.05</u>	<u>1,889.05</u>
Total Liabilities	17,183.87	0.00	1,889.05	19,072.92
Equity				
Retained Earnings	96,009.29	-197,686.00	0.00	-101,676.71
Net Income	-34,602.63	0.00	0.00	-34,602.63
Reserve Funds	126,530.00	0.00	0.00	126,530.00
Current Year Depreciation	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assests	0.00	268,303.00	0.00	268,303.00
Total Equity	<u>187,936.66</u>	<u>70,617.00</u>	<u>0.00</u>	<u>258,553.66</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>205,120.53</u></b>	<b><u>70,617.00</u></b>	<b><u>1,889.05</u></b>	<b><u>277,626.58</u></b>



# Captain's Key Dependent District

## Check Register

As of October 28, 2022

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Credit</u>
101.125 · CSB # 6006					
	09/02/2022		FPL		56.31
	09/02/2022		Frontsteps		315.00
	09/02/2022		Greentone Irrigation		79.00
	09/02/2022		Seacoast Utility Authority		869.91
	09/02/2022		SDS		1,957.16
	09/15/2022		Comcast		198.40
	09/16/2022		Frontsteps		315.00
	09/16/2022		Power Plant Landscaping Services		1,150.00
	09/16/2022		Shenandoah General Construction		3,000.00
	10/04/2022		FPL		55.44
	10/04/2022		Greentone Irrigation		79.00
	10/04/2022		Seacoast Utility Authority		770.55
	10/04/2022		SDS Assesment Roll Preparation		2,500.00
	10/04/2022		SDS		1,932.25
	10/06/2022		Shenandoah General Construction		8,700.00
	10/17/2022		ALM Media		113.23
	10/17/2022		Comcast		198.40
	10/18/2022		Egis Insurance Advisors		5,814.00
	10/18/2022		Frontsteps		315.00
	10/18/2022		Power Plant Landscaping Services		2,835.00
Total 101.125 · CSB # 6006					31,253.65
<b>TOTAL</b>					<b>31,253.65</b>

4:07 PM

08/29/22

## Captain's Key Dependent District

## Unpaid Bills Detail

All Transactions

Type	Date	Num	Due Date	Open Balance
<b>FPL</b>				
Bill	08/15/2022	46887-48534	09/01/2022	56.31
Total FPL				56.31
<b>Frontsteps</b>				
Bill	08/12/2022	INV138452	09/01/2022	315.00
Total Frontsteps				315.00
<b>Greentone Irrigation</b>				
Bill	08/22/2022	822	09/01/2022	79.00
Total Greentone Irrigation				79.00
<b>Seacoast Utility Authority</b>				
Bill	08/19/2022	00002941	09/01/2022	869.91
Total Seacoast Utility Authority				869.91
<b>Special District Services, Inc.</b>				
Bill	08/31/2022	2022-0763	09/01/2022	1,957.16
Total Special District Services, Inc.				1,957.16
<b>TOTAL</b>				<b>3,277.38</b>

AW  
2/2, 108.56

**Electric Bill Statement**

For: Jul 14, 2022 to Aug 15, 2022 (32 days)

**Statement Date:** Aug 15, 2022**Account Number:** 46887-48534**Service Address:**12147 CAPTAINS LNDG # PMP  
NORTH PALM BEACH, FL 33408**CAPTAINS KEY DEPENDENT DISTRICT SPECIAL DIST SVCS,**  
Here's what you owe for this billing period.**CURRENT BILL****\$56.31**

TOTAL AMOUNT YOU OWE

**Sep 6, 2022**

NEW CHARGES DUE BY

Pay \$48.28 instead  
of \$56.31 by your  
due date. Enroll in  
FPL Budget Billing®.  
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	52.79
Payments received	-52.79
Balance before new charges	0.00
Total new charges	56.31
<b>Total amount you owe</b>	<b>\$56.31</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$48.28 by your due date instead of \$56.31. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after November 04, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service:  
Outside Florida:(561) 478-6399  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

/ 27

4828 4510468874853401365000000

CAPTAINS KEY DEPENDENT  
DISTRICT SPECIAL DIST SVCS  
2501 BURNS RD STE A  
PALM BCH GDNS FL 33410-5207The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Date: 8-15-22	CK#
Vend: CK	GL#
AE: P.	SDS

Visit FPL.com/PayBill  
for ways to pay.

46887-48534

ACCOUNT NUMBER

\$56.31

TOTAL AMOUNT YOU OWE

Sep 6, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
CAPTAINS KEY  
DEPENDENT DISTRICT  
SPECIAL DIST SVCS

Account Number:  
46887-48534

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	52.79
Payment received - Thank you	-52.79
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$11.91

Non-fuel: (\$0.074820 per kWh) \$26.41

Fuel: (\$0.038060 per kWh) \$13.44

Electric service amount 51.76

Gross rec. tax/Regulatory fee 1.37

Franchise charge 3.18

Taxes and charges 4.55

Total new charges \$56.31

Total amount you owe \$56.31

### METER SUMMARY

Meter reading - Meter AC52594. Next meter reading Sep 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	42131		41778		353

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 15, 2022	Jul 14, 2022	Aug 16, 2021
kWh Used	353	324	254
Service days	32	30	32
kWh/day	11	11	8
Amount	\$56.31	\$52.79	\$37.43

### KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

Start saving ›

### Stronger, smarter grid

FPL's service reliability has improved 45% in the past decade.

See how ›

### Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

Download now ›

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



## INVOICE

Invoice #	Date:	Due Date:
INV138452	08/12/2022	09/11/2022

**BILL TO:** Captains Key  
FL

Note: If you are set up on auto payment no further action is required, this document is for your records only.

Please use the link below for Online Payment:

<https://intacct.tpro3.com/payinvoice/A2B975173AAD8686E0530200007F9CDF/C010577/INV138452>

PERIOD SERVICE FROM 8/12/2022 - 9/11/2022			
DESCRIPTION	QUANTITY	RATE	TOTAL
Monthly Telephone Entry Software Captain's Key	1	\$105.00	\$105.00
Monthly VMS: Unlimited Scan Kiosks Captain's Key	1	\$105.00	\$105.00
Monthly Credentialed Access Software Captain's Key	1	\$105.00	\$105.00
SUBTOTAL			\$315.00
Sales Tax			\$0.00
TOTAL			\$315.00
Total Paid			0.00
Total Due			315.00

Check Payment:  
DwellingLive, Inc  
DEPT CH 17548  
PALATINE IL 60055-7548

Please direct all billing inquiries to [Billing@FRONTSTEPS.com](mailto:Billing@FRONTSTEPS.com) or call 1 (800) 992-4384

Date: 8-12-22	CK#
Vend: CT	GL#
A/P: J.B.	SDS

**Greentone Irrigation**

**Invoice No. 822**

**Date Aug. 2022**



**7157 Deer Point Lane  
West Palm Beach, FL 33411  
Phone: 561-662-3155**

**Customer Name:**

*Captains Key*

**Amount Due for Aug 2022 Monthly Irrigation Service**

*\$ 79.00*

**Thank you for your business.**

**Tony Conley [owner]**

Date: <i>8-1-22</i>	CK#
Vend <i>CK</i>	GL#
A/P <i>T.B.</i>	SDS

*AUG 3 2 2022*





**Seacoast Utility Authority**  
 PO Box 30568  
 Tampa, FL 33630-3568  
 Customer Service  
 M-F (9 a.m. - 4 p.m.) (561) 627-2920  
 Nights/Weekends/Holidays (561) 627-2900  
 Pay ON-LINE [www.sua.com](http://www.sua.com)  
 Email: [custsvc@sua.com](mailto:custsvc@sua.com)

#### PAYMENT OPTIONS

**ONLINE at [www.sua.com](http://www.sua.com):** You may register as a user and create a profile, or you may choose "Express Pay" and make payments without registering. Users are able to set up automatic payments, notification alerts and sign up for e-bills with registration.

**Mail:** PO BOX 30568, Tampa, FL 33630-3568.

We accept Visa, MasterCard, Discover and American Express credit cards.

**Phone:** Pay your bills 24 hours 7 days a week at **1-888-473-4611**. Please have your account number and customer numbers available.

**In person:** Mon-Fri 8:30 AM to 5:00 PM at 4200 Hood Road, Palm Beach Gardens, FL 33410.  
 Depository Drop Box located at 4200 Hood Road, Palm Beach Gardens.

**SERVICE ADDRESS** 1520 CAPTAINS KEY DR IRR

METER #	DAYS	CURRENT	PREVIOUS	USAGE	READ TYPE
69838935	31	3,799,495	3,610,567	189,000	Remote

#### ACCOUNT ACTIVITY

Water Charge - Non-Residential \$869.91

**TOTAL DETAIL OF CHARGES** \$869.91

ACCOUNT NUMBER	00002941
CUSTOMER NUMBER	119771
BILL DATE	08/19/2022
SERVICE PERIOD	07/16/22 - 08/16/22
<b>TOTAL DUE</b>	<b>\$869.91</b>
<b>DATE DUE</b> (For current charges only)	<b>09/09/2022</b>

Payment received after 09/09/2022 is considered LATE; a late payment charge of \$5.00 will be applied and your account may be subject to an adjusted deposit billing.

**THANK YOU FOR YOUR TIMELY PAYMENT ON YOUR LAST MONTHLY STATEMENT!**

#### IMPORTANT INFORMATION

##### IN HOME SEWAGE BACKUPS

Seacoast is here to serve you 24 hours a day, 7 days a week. If you have any problems with a sewer backup, you must call us first 561-627-2900. Seacoast must investigate the problem prior to calling an outside service company, such as a plumber or cleaning company.

##### AWWA Award for best tasting water in Florida

American Water Works Association competition confirmed that Seacoast produces Florida's best-tasting drinking water – SUA has the trophy to prove it!

**All Seacoast water, sewer and reclaimed billings distributed after October 1<sup>st</sup>, 2022 will reflect a 4% rate increase.**

SIGN-UP FOR FREE LEAK ALERTS AT [www.sua.com](http://www.sua.com)



**Aqua Hawk**



Scan the QR Code to the left with your smart phone to visit us online and pay your bill.  
 "Like" us on Facebook

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR ACCOUNT AND CUSTOMER NUMBER ON YOUR CHECK.

00002941



4200 Hood Road  
 Palm Beach Gardens Florida 33410-2174

Seacoast Utility Authority

#### ADDRESS SERVICE REQUESTED

☐ Please check the box if you made any changes to your contact information on the back of the remittance stub.

SERVICE ADDRESS		ACCOUNT NUMBER	CUSTOMER NUMBER
1520 CAPTAINS KEY DR IRR		00002941	119771
BILL DATE	BALANCE FORWARD	DATE DUE	TOTAL DUE
08/19/2022	\$0.00	09/09/2022	\$869.91

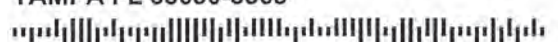
Amount Enclosed \$ \_\_\_\_\_

Please remit and make checks in US funds payable to:

**SEACOAST UTILITY AUTHORITY**

**PO BOX 30568**

**TAMPA FL 33630-3568**



000000

OPT\*\*\*  
 CAPTAINS KEY DEPENDENT DISTRICT  
 2501 BURNS RD STE A  
 PALM BEACH GARDENS, FL 33410-5207

Date: 8-19-22	CK#
Vend: CK	GL#
AG: 11977100002941	506
11977100002941000086991000086296202209090	



**Special District Services, Inc.**  
 2501A Burns Rd  
 Palm Beach Gardens, FL 33410  
 Phone  
 Fax

# INVOICE

DATE	INVOICE #
08/31/2022	2022-0763

<b>BILL TO:</b>
Captain's Key Dependent District 2501 A Burns Rd Palm Beach Gardens, FL 33410

PHONE #	FAX #	TERMS
561-630-4922	(561) 630-4923	DUE UPON RECEIPT

DESCRIPTION	AMOUNT
Management fee - monthly	1,452.00
Website fee - monthly	125.00
Secretarial fee - monthly	350.00
Copier Charges - July 2022	8.55
FedEx Charges - July 2022	12.01
Postage - July 2022	9.60
All Monthly Fees are for August 2022	
We appreciate your prompt payment. Please make check payable to Special District Services, Inc.	<b>TOTAL</b> \$1,957.16

Date: 8-31-22	CK#
Vend CK	GL#
A/E B.	SDS



5:22 PM

09/13/22

## Captain's Key Dependent District

## Unpaid Bills Detail

All Transactions

Type	Date	Num	Due Date	Open Balance
<b>Comcast</b>				
Bill	08/25/2022	8535 11 407 0302217	09/15/2022	198.40
Total Comcast				198.40
<b>Frontsteps</b>				
Bill	09/12/2022	INV142199	09/15/2022	315.00
Total Frontsteps				315.00
<b>Power Plant Landscaping Services, Inc</b>				
Bill	08/31/2022	16191A	09/15/2022	1,150.00
Total Power Plant Landscaping Services, Inc				1,150.00
<b>Shenandoah General Construction LLC</b>				
Bill	08/18/2022	93810	09/15/2022	3,000.00
Total Shenandoah General Construction LLC				3,000.00
<b>TOTAL</b>				<b>4,663.40</b>

208,831.18



## Hello Captains Key Gate,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 1520 CAPTAINS KEY DR, N PALM BEACH, FL, 33408-0000

Previous balance		\$198.40
Credit card payment - thank you	Aug 16	-\$198.40
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$198.40
Taxes, fees and other charges		\$0.00
<b>New charges</b>		<b>\$198.40</b>

**Amount due Sep 15, 2022 \$198.40**

## Your bill explained

- Any payments received or account activity after Aug 25, 2022 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

## Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96331870 NO RP 25 20220825 NNNNNNNY 0000150 0001CAPTAINS KEY GATE  
2501 BURNS RD STE A  
PALM BCH GDNS, FL 33410-5207

Account number

8535 11 407 0302217

Payment due

Sep 15, 2022

Please pay

**\$198.40**

Amount enclosed

\$

Make checks payable to Comcast

Do not send cash

Date: 8-25-22	CK#	Send payment to
Vend: CB	GL#	COMCAST
A/P: 13	SDS	PO BOX 71211
		CHARLOTTE NC 28272-1211

853511407030221700198408

**Regular monthly charges** **\$198.40**

Comcast Business	\$179.95
Packaged services	\$259.95
Business Internet 200	\$259.95
Discounts	-\$99.95
Promotional Discount	-\$99.95
Comcast Business services	\$19.95
Static IP - 1	\$19.95

Equipment & services	\$18.45
Equipment Fee	\$18.45
Internet.	

## What's included?

**Internet:** Fast, reliable internet on our Gig-speed networkVisit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$99.95 this month with your promotional discount.





# INVOICE

Invoice #	Date:	Due Date:
INV142199	09/12/2022	10/12/2022

**BILL TO:** Captains Key  
FL

Note: If you are set up on auto payment no further action is required, this document is for your records only.

Please use the link below for Online Payment:

<https://intacct.tpro3.com/payinvoice/A2B975173AAD8686E0530200007F9CDF/C010577/INV142199>

PERIOD SERVICE FROM 9/12/2022 - 10/11/2022			
DESCRIPTION	QUANTITY	RATE	TOTAL
Monthly Telephone Entry Software Captain's Key	1	\$105.00	\$105.00
Monthly VMS: Unlimited Scan Kiosks Captain's Key	1	\$105.00	\$105.00
Monthly Credentialed Access Software Captain's Key	1	\$105.00	\$105.00
SUBTOTAL			\$315.00
Sales Tax			\$0.00
TOTAL			\$315.00
Total Paid			0.00
Total Due			315.00

Check Payment:  
DwellingLive, Inc  
DEPT CH 17548  
PALATINE IL 60055-7548

Please direct all billing inquiries to [Billing@FRONTSTEPS.com](mailto:Billing@FRONTSTEPS.com) or call 1 (800) 992-4384

Date: 9-12-22	CK#
Vend: CK	GL#
AP: J.B.	SDS



**Power Plant Lawn Care**

PO Box 30721

Palm Beach Gardens, FL 33420

561-798-4763

johnntamber@gmail.com

www.coollawns.com



## INVOICE

**BILL TO**

Captain's Key Dependent

District

Jason Pierman

Special District Services, Inc

ATTN: Captains Key

2501A Burns Rd

PBG, FL 33408

**INVOICE #** 16191A

**DATE** 08/31/2022

**DUE DATE** 09/15/2022

ACTIVITY	AMOUNT
Monthly Lawn Service	1,150.00
Fertilize Palm Trees - Included	0.00

**BALANCE DUE**

**\$1,150.00**

Date: 8-31-22	CK#
Vend: CK	GL#
A/R: A.B.	SDS

**Invoice #: 93810**

Invoice Date: 08-18-2022  
 Customer ID: 19979

TO:  
 Special District Services  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410

Job Location:

01-26248, Captains Landings  
 12101 Captains Landing  
 North Palm Beach, Florida

QUANTITY	DESCRIPTION OF SERVICE	UNIT PRICE	AMOUNT						
	Job done August 18, 2022								
.67 EA	Mobilization	1,500.00	\$1,000.00						
117.65 LB	URETEK Star Soil injection grouting	17.00	\$2,000.00						
<table><tr><td>Date: 8-18-22</td><td>CK#</td><td></td></tr><tr><td>Vend: CK</td><td>GL#</td><td></td></tr></table>				Date: 8-18-22	CK#		Vend: CK	GL#	
Date: 8-18-22	CK#								
Vend: CK	GL#								

TERMS: NET 10 DAYS

REMIT TO: Shenandoah General Construction LLC

Amount Due \$3,000.00

(H)

Order # 26248

**DAILY WORK REPORT**

Date: 8/18/2022

Name of Contractor: <u>Special District Services</u>	Job Name: <u>Captain Landing - Clean &amp; tv 125'</u>
Address: <u></u>	Job Address: <u>at 15" pipe end of Culde sac.</u>
State & Zip: <u></u>	Job City: <u>North Palm beach.</u>

Equipment/Material	Quantity	Unit Type	Unit Price	Total
Jet Vac Truck				
Telespection Truck				
Support Truck				
Fuel Surcharge				
Mobilization	1	EA	1,500	1,500.00
UreteK Star Soil Injection Grouting	600	Per lb	17	10,200.00
Disposal Fee				
Water Usage				

Note: 1) "One Way" Travel time is same hourly rate as truck.  
2) Hourly rates will consist of a 4 hour min.

Amount Due \$11,700.00

Start Time: 7:30am

Finish Time: 2:30pm.

Foreman's Comments: televiser two

lines and stay in line  
till saw foam come

out, as instructed by the foam crew, and Barry  
Wassett. Grout crew injected 600 lbs grout to stabilize  
soil and fill voids.

Equipment on Job	Personnel on Job
VAC# <u>462</u> TV# <u>320</u> PU# 3" pump 18, 24" bags 600 lbs grout	Jose David Constant Valachyie Lakeland Grout Crew

X

Signature of Contractor's Representative.  
Above work has been completed satisfactorily.



10:03 AM

10/05/22

Captain's Key Dependent District

Unpaid Bills Detail

All Transactions

Type	Date	Num	Due Date	Open Balance
Shenandoah General Construction LLC				
Bill	08/18/2022	93605	10/01/2022	8,700.00
Total Shenandoah General Construction LLC				8,700.00
TOTAL				8,700.00

198,832.47

**Invoice #: 93605**

Invoice Date: 08-18-2022  
 Customer ID: 19979

TO:

Special District Services  
 2501A Burns Road  
 Palm Beach Gardens, FL 33410

Job Location:

Primary Div #01-26248 (P)  
 Captains Landings - Subsurface  
 12100 Captains Landing  
 North Palm Beach, FL

QUANTITY	DESCRIPTION OF SERVICE	UNIT PRICE	AMOUNT						
	Job Done on August 18, 2022								
1.00 Mob	Mobilization	500.00	\$500.00						
1.00 LS	URETEK Star Soil Injection Grouting & Void Fill @ \$13.00 per pound	6,500.00	\$6,500.00						
1.00 LS	Change Order URETEK Star Soil Injection Grouting & Void Fill @ \$17.00 per pound	1,700.00	\$1,700.00						
<table><tr><td>Date: 8-18-22</td><td>CK#</td></tr><tr><td>Vend GC</td><td>GL#</td></tr><tr><td>A/P B.</td><td>SDS</td></tr></table>				Date: 8-18-22	CK#	Vend GC	GL#	A/P B.	SDS
Date: 8-18-22	CK#								
Vend GC	GL#								
A/P B.	SDS								

**TERMS: NET 10 DAYS**

REMIT TO: Shenandoah General Construction LLC

**Amount Due \$8,700.00**

1:07 PM  
09/27/22

**Captain's Key Dependent District**  
**Unpaid Bills Detail**  
All Transactions

Type	Date	Num	Due Date	Open Balance
<b>FPL</b>				
Bill	09/14/2022	46887-48534	10/01/2022	55.44
Total FPL				55.44
<b>Greentone Irrigation</b>				
Bill	09/01/2022	922	10/01/2022	79.00
Total Greentone Irrigation				79.00
<b>Seacoast Utility Authority</b>				
Bill	09/19/2022	00002941	10/01/2022	770.55
Total Seacoast Utility Authority				770.55
<b>Special District Services, Inc.</b>				
Bill	09/29/2022	2022-1476	10/01/2022	2,500.00
Bill	09/30/2022	2022-0874	10/01/2022	1,932.25
Total Special District Services, Inc.				4,432.25
<b>TOTAL</b>				<b>5,337.24</b>



204,169.71



**Electric Bill Statement**

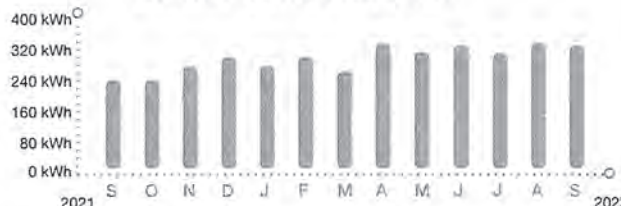
For: Aug 15, 2022 to Sep 14, 2022 (30 days)

**Statement Date:** Sep 14, 2022**Account Number:** 46887-48534**Service Address:**12147 CAPTAINS LNDG # PMP  
NORTH PALM BEACH, FL 33408**CAPTAINS KEY DEPENDENT DISTRICT SPECIAL DIST SVCS,**  
Here's what you owe for this billing period.**CURRENT BILL****\$55.44**

TOTAL AMOUNT YOU OWE

**Oct 5, 2022**

NEW CHARGES DUE BY

Pay \$49.81 instead  
of \$55.44 by your  
due date. Enroll in  
FPL Budget Billing®.  
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	56.31
Payments received	-56.31
Balance before new charges	0.00
<b>Total new charges</b>	<b>55.44</b>
<b>Total amount you owe</b>	<b>\$55.44</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$49.81 by your due date instead of \$55.44. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after December 05, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service:  
Outside Florida:(561) 478-6399  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

/ 27

4981 451046887485341445500000

CAPTAINS KEY DEPENDENT  
DISTRICT SPECIAL DIST SVCS  
2501 BURNS RD STE A  
PALM BCH GDNS FL 33410-5207The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Date: 9-14-22	CK#
Vend: CK	GL#
AP: 1.5	SDS Visit FPL.com/PayBill for ways to pay.

46887-48534

ACCOUNT NUMBER

\$55.44

TOTAL AMOUNT YOU OWE

Oct 5, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
CAPTAINS KEY  
DEPENDENT DISTRICT  
SPECIAL DIST SVCS

Account Number:  
46887-48534

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	56.31
Payment received - Thank you	-56.31
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$11.91

Non-fuel: (\$0.074820 per kWh) \$25.89

Fuel: (\$0.038060 per kWh) \$13.17

Electric service amount 50.97

Gross rec. tax/Regulatory fee 1.34

Franchise charge 3.13

Taxes and charges 4.47

Total new charges \$55.44

Total amount you owe \$55.44

### METER SUMMARY

Meter reading - Meter AC52594. Next meter reading Oct 14, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	42477		42131		346

### ENERGY USAGE COMPARISON

	This Month Sep 14, 2022	Last Month Aug 15, 2022	Last Year Sep 15, 2021
Service to			
kWh Used	346	353	250
Service days	30	32	30
kWh/day	12	11	8
Amount	\$55.44	\$56.31	\$37.05

### KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now](#)

### Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving](#)

### We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.





**Seacoast Utility Authority**  
 PO Box 30568  
 Tampa, FL 33630-3568  
 Customer Service  
 M-F (9 a.m.- 4 p.m.) (561) 627-2920  
 Nights/Weekends/Holidays (561) 627-2900  
 Pay ON-LINE [www.sua.com](http://www.sua.com)  
 Email: [custsvc@sua.com](mailto:custsvc@sua.com)

#### PAYMENT OPTIONS

**ONLINE at [www.sua.com](http://www.sua.com):** You may register as a user and create a profile, or you may choose "Express Pay" and make payments without registering. Users are able to set up automatic payments, notification alerts and sign up for e-bills with registration.

**Mail:** PO BOX 30568, Tampa, FL 33630-3568.

We accept Visa, MasterCard, Discover and American Express credit cards.

**Phone:** Pay your bills 24 hours 7 days a week at **1-888-473-4611**. Please have your account number and customer numbers available.

**In person:** Mon-Fri 8:30 AM to 5:00 PM at 4200 Hood Road, Palm Beach Gardens, FL 33410.  
 Depository Drop Box located at 4200 Hood Road, Palm Beach Gardens.

**SERVICE ADDRESS** 1520 CAPTAINS KEY DR IRR

METER #	DAYS	CURRENT	PREVIOUS	USAGE	READ TYPE
69838935	31	3,965,928	3,799,495	166,000	Remote

#### ACCOUNT ACTIVITY

Water Charge - Non-Residential \$770.55

Date: 9-19-22	CK#
Vend CK	GL#
AP 7-B	SDS

**TOTAL DETAIL OF CHARGES \$770.55**

ACCOUNT NUMBER	00002941
CUSTOMER NUMBER	119771
BILL DATE	09/19/2022
SERVICE PERIOD	08/16/22 - 09/16/22
<b>TOTAL DUE</b>	<b>\$770.55</b>
<b>DATE DUE</b> (For current charges only)	<b>10/10/2022</b>

Payment received after 10/10/2022 is considered LATE; a late payment charge of \$5.00 will be applied and your account may be subject to an adjusted deposit billing.

**THANK YOU FOR YOUR TIMELY PAYMENT ON YOUR LAST MONTHLY STATEMENT!**

#### IMPORTANT INFORMATION

##### IN HOME SEWAGE BACKUPS

Seacoast is here to serve you 24 hours a day, 7 days a week. If you have any problems with a sewer backup, you must call us first 561-627-2900. Seacoast must investigate the problem prior to calling an outside service company, such as a plumber or cleaning company.

##### AWWA Award for best tasting water in Florida

American Water Works Association competition confirmed that Seacoast produces Florida's best-tasting drinking water – SUA has the trophy to prove it!

**All Seacoast water, sewer and reclaimed billings distributed after October 1<sup>st</sup>, 2022 will reflect a 4% rate increase.**

SIGN-UP FOR FREE LEAK ALERTS AT [www.sua.com](http://www.sua.com)



**Aqua Hawk**



Scan the QR Code to the left with your smart phone to visit us online and pay your bill.  
 "Like" us on Facebook

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR ACCOUNT AND CUSTOMER NUMBER ON YOUR CHECK.



4200 Hood Road  
 Palm Beach Gardens Florida 33410-2174

#### ADDRESS SERVICE REQUESTED

☐ Please check the box if you made any changes to your contact information on the back of the remittance stub.



OPT\*\*\*  
 CAPTAINS KEY DEPENDENT DISTRICT  
 2501 BURNS RD STE A  
 PALM BEACH GARDENS, FL 33410-5207

SERVICE ADDRESS		ACCOUNT NUMBER	CUSTOMER NUMBER
1520 CAPTAINS KEY DR IRR		00002941	119771
BILL DATE	BALANCE FORWARD	DATE DUE	TOTAL DUE
09/19/2022	\$0.00	10/10/2022	\$770.55

Amount Enclosed \$ \_\_\_\_\_

Please remit and make checks in US funds payable to:

**SEACOAST UTILITY AUTHORITY**  
**PO BOX 30568**  
**TAMPA FL 33630-3568**



11977100002941000077055000078211202210100



# Greentone Irrigation

Invoice No. 922

Date Sept. 2022



7157 Deer Point Lane  
West Palm Beach, FL 33411  
Phone: 561-662-3155

## Customer Name:

Captains Key  
C/O Special District Services  
2501 "A" Burns Rd.  
Palm Bch. Gardens, FL 33410

Amount Due for Sept. 2022 Monthly Irrigation Service

\$ 79<sup>00</sup>

Thank you for your business.

Tony Conley [owner]

Date: <u>9-1-22</u>	CK#
Vend <u>CK</u>	GL#
<u>A/O B.</u>	SDS

SEP 21 2022



Special District Services, Inc.  
2501A Burns Rd  
Palm Beach Gardens, FL 33410  
Phone  
Fax

# INVOICE

DATE	INVOICE #
09/29/2022	2022-1476

**BILL TO:**

Captain's Key Dependent District  
2501 A Burns Rd  
Palm Beach Gardens, FL 33410

PHONE #	FAX #	TERMS
561-630-4922	(561) 630-4923	DUE UPON RECEIPT

DESCRIPTION	AMOUNT
Assessment Roll Preparation (per agreement) 2022	\$2,500.00
We appreciate your prompt payment. Please make check payable to Special District Services, Inc.	<b>TOTAL</b> \$2,500.00

Date: 9-29-22	CK#
Vend: CR	GL#
AP: B.	SDS



**Special District Services, Inc.**  
 2501A Burns Rd  
 Palm Beach Gardens, FL 33410  
 Phone  
 Fax

# INVOICE

DATE	INVOICE #
09/30/2022	2022-0874

**BILL TO:**

Captain's Key Dependent District  
 2501 A Burns Rd  
 Palm Beach Gardens, FL 33410

PHONE #	FAX #	TERMS
561-630-4922	(561) 630-4923	DUE UPON RECEIPT

DESCRIPTION	AMOUNT
Management fee - monthly	1,452.00
Website fee - monthly	125.00
Secretarial fee - monthly	350.00
Copier Charges - August 2022	5.25
All Monthly Fees are for September 2022	
We appreciate your prompt payment. Please make check payable to Special District Services, Inc.	<b>TOTAL</b> \$1,932.25

Date: 09-30-22	CK#
Vend: C	GL#
NOV-13	SDS



12:54 PM

10/13/22

## Captain's Key Dependent District

## Unpaid Bills Detail

All Transactions

Type	Date	Num	Due Date	Open Balance
<b>ALM Media LLC</b>				
Bill	09/30/2022	I0000622527-0930	10/15/2022	113.23
Total ALM Media LLC				113.23
<b>Comcast</b>				
Bill	09/25/2022	8535 11 407 0302217	10/15/2022	198.40
Total Comcast				198.40
<b>Egis Insurance Advisors</b>				
Bill	10/01/2022	17341	10/15/2022	5,814.00
Total Egis Insurance Advisors				5,814.00
<b>Frontsteps</b>				
Bill	10/12/2022	INV146147	10/15/2022	315.00
Total Frontsteps				315.00
<b>Power Plant Landscaping Services, Inc</b>				
Bill	09/30/2022	16274A	10/15/2022	2,835.00
Total Power Plant Landscaping Services, Inc				2,835.00
<b>TOTAL</b>				<b>9,275.63</b>



190,132.47



ALM Global, LLC  
PO Box 936174  
Atlanta, GA 31193-6174

Please Remit To:

## Daily Business Review

Palm Beach

Customer No: 9017071

CAPTAINS KEY DEPENDENT DISTRICT  
Attention To: LAURA ARCHER  
C/O SPECIAL DISTRICT SERVICES, INC  
2501A BURNS RD  
PALM BEACH GARDENS, FL 33410

Invoice #:	I0000622527-0930
Invoice Date:	09/30/2022
Due Date:	Due Upon Receipt
AMOUNT DUE:	\$113.23

Amount Remitted

## Daily Business Review

Palm Beach

Invoice Date: 09/30/2022 Customer #: 9017071

Invoice #	Description	Amount
I0000622527-0930		\$113.23
	Placement/Position: Bids/Hearngs/Meetings/Ordinances/Meetings	
	Run Dates: 09/30/2022	
	Ad Size: 7.80 Inches	
	CAPTAIN'S KEY DEPENDENT DISTRICT - NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE CAPTAINS KEY COMMUNITY DEPENDENT DISTRICT WILL HOLD REGULAR MEETINGS AT THE OAKS CENTER AT 2501A BURNS ROAD, PALM BEACH GARDENS, ETC.	
	Subtotal	\$113.23
	Total Due	\$113.23

Visit our online payment portal at <https://www.almpaymentcenter.com> to pay via credit card

For billing questions, please email: [ALMcollection@alm.com](mailto:ALMcollection@alm.com).

Date: 9-30-22	CK#
Vend: CK	GL#
AP: B.	SDS



RECEIVED  
OCT 11 2022

## PALM BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH:

Before the undersigned authority personally appeared ANGELINA GARAY, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Palm Beach Daily Business Review f/k/a Palm Beach Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CAPTAIN'S KEY DEPENDENT DISTRICT - NOTICE IS HEREBY GIVEN THAT THE BOARD OF SUPERVISORS OF THE CAPTAINS KEY COMMUNITY DEPENDENT DISTRICT WILL HOLD REGULAR MEETINGS AT THE OAKS CENTER AT 2501A BURNS ROAD, PALM BEACH GARDENS, ETC.

in the XXXX Court.  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

09/30/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

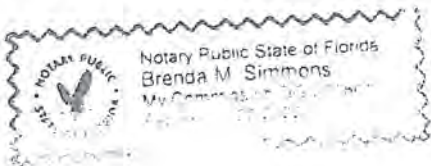
*Angelina Garay*

Sworn to and subscribed before me this  
30 day of SEPTEMBER, A.D. 2022

*[Signature]*

(SEAL)

ANGELINA GARAY personally known to me



### CAPTAIN'S KEY DEPENDENT DISTRICT

FISCAL YEAR 2022/2023

#### REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Captain's Key Community Dependent District will hold Regular Meetings at The Oaks Center at 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 6:00 p.m. on the following dates:

October 11, 2022  
November 8, 2022  
December 13, 2022  
January 10, 2023  
February 14, 2023  
March 14, 2023  
April 11, 2023

May 9, 2023  
June 13, 2023  
July 11, 2023  
August 8, 2023  
September 12, 2023

The purpose of the meetings is to conduct and all business coming before the Board. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. Said meetings may be continued from time to time to a time and date certain as stated on the record.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

CAPTAIN'S KEY DEPENDENT DISTRICT  
www.captainskeydd.org  
9/30 22-04/0000622527P



# Hello Captains Key Gate,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 1520 CAPTAINS KEY DR, N PALM BEACH, FL, 33408-0000

Previous balance		\$198.40
Credit card payment - thank you	Sep 16	-\$198.40
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$198.40
Taxes, fees and other charges		\$0.00
<b>New charges</b>		<b>\$198.40</b>

**Amount due Oct 16, 2022 \$198.40**

## Need help?

Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- Any payments received or account activity after Sep 25, 2022 will show up on your next bill. View your most up-to-date account balance at [business.comcast.com/myaccount](https://business.comcast.com/myaccount).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



RECEIVED  
OCT 05 2022

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96331870 NO RP 25 20220925 NNNNNNNY 0000145 0001

CAPTAINS KEY GATE  
2501 BURNS RD STE A  
PALM BCH GDNS, FL 33410-5207

Account number

8535 11 407 0302217

Payment due

Oct 16, 2022

**Please pay**

**\$198.40**

Amount enclosed

\$

Make checks payable to Comcast  
Do not send cash



Send payment to

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

Date: 9-25-22	CK#
Vend: CB	GL#
A/R: J.B.	SDS

853511407030221700198408

**Regular monthly charges** **\$198.40**

<b>Comcast Business</b>	<b>\$179.95</b>
Packaged services	\$259.95
 Business Internet 200	\$259.95
<b>Discounts</b>	<b>-\$99.95</b>
Promotional Discount	-\$99.95
<b>Comcast Business services</b>	<b>\$19.95</b>
Static IP - 1	\$19.95

**Equipment & services** **\$18.45**

Equipment Fee	\$18.45
Internet.	

## What's included?



**Internet:** Fast, reliable internet on our Gig-speed network

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$99.95 this month with your promotional discount.





Captain's Key Dependent District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, FL 33410

# INVOICE

<b>Customer</b>	Captain's Key Dependent District
<b>Acct #</b>	1299
<b>Date</b>	09/29/2022
<b>Customer Service</b>	Michelle Thomas
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,814.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#17341
100122739	

Thank You



Customer: Captain's Key Dependent District

Invoice	Effective	Transaction	Description	Amount
17341	10/01/2022	New business	Policy #100122739 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - New business Due Date: 9/29/2022	5,814.00
				<b>Total</b>
				\$ 5,814.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555  
Atlanta, GA 30374-8555

Date: 10-1-22

CK#

scimer@egisadvisors.com

09/29/2022

Vend CK

GL#

A/P 13-

SDS



# INVOICE

Invoice #	Date:	Due Date:
INV146147	10/12/2022	11/11/2022

**BILL TO:** Captains Key  
, FL

**Note:** If you are set up on auto payment no further action is required, this document is for your records only.

**Please use the link below for Online Payment:**

<https://intacct.tpro3.com/payinvoice/A2B975173AAD8686E0530200007F9CDF/C010577/INV146147>

PERIOD SERVICE FROM 10/12/2022 - 11/11/2022			
DESCRIPTION	QUANTITY	RATE	TOTAL
Monthly Telephone Entry Software Captain's Key	1	\$105.00	\$105.00
Monthly VMS: Unlimited Scan Kiosks Captain's Key	1	\$105.00	\$105.00
Monthly Credentialed Access Software Captain's Key	1	\$105.00	\$105.00
SUBTOTAL			\$315.00
Sales Tax			\$0.00
TOTAL			\$315.00
Total Paid			0.00
Total Due			315.00

Check Payment:  
DwellingLive, Inc  
DEPT CH 17548  
PALATINE IL 60055-7548

Please direct all billing inquiries to [Billing@FRONTSTEPS.com](mailto:Billing@FRONTSTEPS.com) or call 1 (800) 992-4384

Date: 10-12-22	CK#
Vend: CK	GL#
A/P: 1-B.	SDS

Power Plant Lawn Care  
PO Box 30721  
Palm Beach Gardens, FL 33420  
561-798-4763  
johntamber@gmail.com  
www.coollawns.com



## INVOICE

### BILL TO

Captain's Key Dependent  
District  
Jason Pierman  
Special District Services, Inc  
ATTN: Captains Key  
2501A Burns Rd  
PBG, FL 33408

INVOICE # 16274A

DATE 09/30/2022

DUE DATE 10/15/2022

DESCRIPTION	AMOUNT
Monthly Lawn Service	1,150.00
Fertilize Turf- Included	0.00
Trim (3) Clusia Tree	1,440.00
Removal of Brazilian Peppers from ficus	120.00
Trim (1) Bismarck Palms	125.00

BALANCE DUE

**\$2,835.00**

Date: 9-30-22	CK#
Vend CK	GL#
A/P 213	SDS

SDS	A/P
GL#	Vend
CK#	Date: