



**CAPTAIN'S KEY  
DEPENDENT DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 12, 2025  
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  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
August 12, 2025  
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. June 10, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 4
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 5
- H. Old Business
  - 1. Discussion Regarding Road Repaving, Drainage, and other Capital Item Projects
- I. New Business
  - 1. Discussion Regarding Painting Pole and Lights
  - 2. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 11
- J. Administrative Matters
  - 1. Financial Report.....Page 13
  - 2. Consider Invoices.....Page 17
- K. Board Member Comments
- L. Adjourn

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune  
News Herald | The Palm Beach Post  
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Laura Archer  
Captain's Key Dependent District  
2501 Burns RD  
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/24/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$255.38

Tax Amount: \$0.00

Payment Cost: \$255.38

Order No: 10583908

Customer No: 1461896

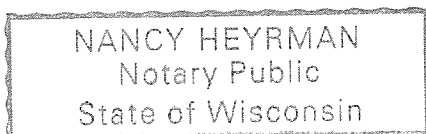
PO #: fiscal meeting sched

# of Copies:

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*Please do not use this form for payment remittance.*



CAPTAIN'S KEY DEPENDENT DISTRICT  
FISCAL YEAR 2024/2024 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 8, 2024  
November 12, 2024  
December 10, 2024  
January 14, 2025  
February 11, 2025  
March 11, 2025  
April 8, 2025  
May 13, 2025  
June 10, 2025  
July 8, 2025  
August 12, 2025  
September 9, 2025

The purpose of the meetings is to conduct any 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

No. Sept. 24, 2024

**CAPTAIN’S KEY DEPENDENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 10, 2025**

**A. CALL TO ORDER**

District Manager Jason Pierman called the June 10, 2025, Regular Board Meeting of the Captain’s Key Dependent District (the “District”) to order at 6:03 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 Post* on September 24, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Pierman determined that the attendance of Chairman Russell Jones, Vice Chairman Judge Moss and Supervisor Nader Salour constituted a quorum and it was in order to proceed with the meeting.

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

**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. May 13 2025, Regular Board Meeting**

Mr. Pierman presented the minutes of the May 13, 2025, Regular Board Meeting for consideration.

A **motion** was made by Mr. Salour, seconded by Mr. Jones and passed unanimously approving the minutes of the May 13, 2025, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Discussion Regarding Road Repaving, Drainage and Other Capital Item Projects**

Mr. Pierman advised that he was waiting for Shenandoah to schedule the drain lining near the George’s property.

**H. NEW BUSINESS**

**1. Consider Proposal for Tree Trimming**

Mr. Pierman presented three proposals for tree trimming that Ms. Jones had sourced for the District. Following discussion, the Board selected Dixie Trees and authorized staff to schedule the work.

A **motion** was made by Mr. Salour, seconded by Mr. Jones and passed unanimously awarding the tree trimming project to Dixie Trees and authorizing staff to schedule the work.

## **2. Consider Paving Proposal**

Mr. Pierman explained that he had met with the paver and engineer onsite a few weeks ago and just received the revised proposal this afternoon. He asked the Board to review it for discussion at the next meeting. Following discussion, the Board suggested getting proposals from a landscaper for the swale work, asked for a cost to just regrade the cul-de-sac, and also asked if a valley gutter was really necessary.

### **I. ADMINISTRATIVE MATTERS**

#### **1. Financial Report**

### **J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Jones, seconded by Mr. Moss and unanimously passed adjourning the Regular Board Meeting at 6:20 p.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

Publication Date  
2025-07-30

Subcategory  
Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting  
of the Captains Key Dependent District

The Board of Supervisors (the Board) of the Captains Key Dependent District (the District) will hold a Public Hearing and Regular Board Meeting on August 12, 2025, at 6:00 p.m., or as soon thereafter as can be heard, at The Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the Captains Key Dependent District. A copy of the Budget and/or the Agenda may be obtained from the Districts website ([www.captainskeydd.org](http://www.captainskeydd.org)) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, 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 their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Captains Key Dependent District

[www.captainskeydd.org](http://www.captainskeydd.org)

7/23, 7/30/25 #11499935

**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE CAPTAIN'S KEY DEPENDENT DISTRICT  
ADOPTING A FISCAL YEAR 2025/2026 BUDGET.**

**WHEREAS**, the Captain's Key Dependent District ("District") has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The 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 12<sup>th</sup> day of August, 2025.

**ATTEST:**

**CAPTAIN'S KEY  
DEPENDENT DISTRICT**

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

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

# Captain's Key Dependent District

**Final Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**



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- II     DETAILED FINAL BUDGET**
- III    ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**CAPTAIN'S KEY DEPENDENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	130,500
OTHER REVENUES	0
INTEREST INCOME	1,440
<b>TOTAL REVENUES</b>	<b>\$ 131,940</b>
<b>EXPENDITURES</b>	
ENGINEERING	1,000
MANAGEMENT	19,560
SECRETARIAL	4,200
LEGAL	2,000
ASSESSMENT ROLL	2,500
AUDIT FEES	3,700
TELEPHONE/CABLE/VOIP	6,800
POWER	800
IRRIGATION MAINTENANCE	1,300
LANDSCAPE MAINTENANCE	16,000
MAJOR TRIMMING & NEW PLANTING	2,000
GATE MAINTENANCE	11,000
WATER SERVICE	6,850
SECURITY CAMERA	500
INSURANCE	7,100
LEGAL ADVERTISING	750
MISCELLANEOUS	200
POSTAGE	100
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	1,500
GATE ACCESS CARDS	1,000
CAPITAL ITEMS (ROADS, DRAINS, CAMERAS)	153,650
RESERVES	2,025
<b>TOTAL EXPENDITURES</b>	<b>\$ 245,110</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ (113,170)</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,610)
DISCOUNTS FOR EARLY PAYMENTS	(5,220)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (121,000)</b>
CARRYOVER FROM PRIOR YEAR	121,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**CAPTAIN'S KEY DEPENDENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	101,589	101,500	130,500	Expenditures Less Interest & Carryover/.94
OTHER REVENUES	378	0	0	
INTEREST INCOME	9,024	960	1,440	Interest Estimated At \$120 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 110,991</b>	<b>\$ 102,460</b>	<b>\$ 131,940</b>	
<b>EXPENDITURES</b>				
ENGINEERING	0	1,000	1,000	No Change From 2024/2025 Budget
MANAGEMENT	18,468	19,020	19,560	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2024/2025 Budget
LEGAL	1,421	2,000	2,000	No Change From 2024/2025 Budget
ASSESSMENT ROLL	2,500	2,500	2,500	As Per Contract
AUDIT FEES	3,900	4,000	3,700	Accepted Amount For 2024/2025 Audit
TELEPHONE/CABLE/VOIP	7,669	6,800	6,800	No Change From 2024/2025 Budget
POWER	767	750	800	\$50 Increase From 2024/2025 Budget
IRRIGATION MAINTENANCE	1,197	1,350	1,300	\$50 Decrease From 2024/2025 Budget
LANDSCAPE MAINTENANCE	19,121	14,500	16,000	\$1,500 Increase From 2024/2025 Budget
MAJOR TRIMMING & NEW PLANTING	0	2,000	2,000	No Change From 2024/2025 Budget
GATE MAINTENANCE	17,922	9,000	11,000	\$2,000 Increase From 2024/2025 Budget
WATER SERVICE	6,408	5,350	6,850	\$1,500 Increase From 2024/2025 Budget
SECURITY CAMERA	0	500	500	No Change From 2024/2025 Budget
INSURANCE	6,203	6,800	7,100	FY 2024/2025 Expenditure Was \$6,608
LEGAL ADVERTISING	780	650	750	\$100 Increase From 2024/2025 Budget
MISCELLANEOUS	0	225	200	\$25 Decrease From 2024/2025 Budget
POSTAGE	75	100	100	No Change From 2024/2025 Budget
OFFICE SUPPLIES	362	400	400	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2024/2025 Budget
GATE ACCESS CARDS	0	1,000	1,000	No Change From 2024/2025 Budget
CAPITAL ITEMS (ROADS, DRAINS, CAMERAS)	0	0	153,650	Capital Items (Roads, Drains, Cameras)
RESERVES	0	12,550	2,025	Reserves
<b>TOTAL EXPENDITURES</b>	<b>\$ 92,668</b>	<b>\$ 96,370</b>	<b>\$ 245,110</b>	
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 18,323</b>	<b>\$ 6,090</b>	<b>\$ (113,170)</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(729)	(2,030)	(2,610)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(3,662)	(4,060)	(5,220)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>13,932</b>	<b>\$ -</b>	<b>\$ (121,000)</b>	
CARRYOVER FROM PRIOR YEAR	0	0	121,000	Carryover From Prior Year (Reserve Fund)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 13,932</b>	<b>\$ -</b>	<b>\$ -</b>	

Captain's Key Dependent District  
Assessment Comparison

	Fiscal Year 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026
	Assessment	Assessment	Assessment	Projected Assessment
	Before Discount*	Before Discount*	Before Discount*	Before Discount*
O & M For Non-Waterfront Lots	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,500.00
<u>Loan Debt For Non-Waterfront Lots</u>	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 3,000.00</b>	<b>\$ 3,500.00</b>	<b>\$ 3,500.00</b>	<b>\$ 4,500.00</b>
O & M For Waterfront Lots	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,500.00
<u>Loan Debt For Waterfront Lots</u>	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 3,000.00</b>	<b>\$ 3,500.00</b>	<b>\$ 3,500.00</b>	<b>\$ 4,500.00</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Non-Waterfront Units	5
<u>Waterfront Units Lots</u>	<u>24</u>
Total Units	29

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPTAIN'S KEY DEPENDENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Captain's Key Dependent District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPTAIN'S KEY DEPENDENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 12<sup>th</sup> day of August, 2025.

**ATTEST:**

**CAPTAIN'S KEY  
DEPENDENT DISTRICT**

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

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

**CAPTAIN'S KEY DEPENDENT DISTRICT  
FISCAL YEAR 2025/2026 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 14, 2025  
\*\*November 11, 2025\*\* (Veterans Day)  
December 9, 2025  
January 13, 2026  
February 10, 2026  
March 10, 2026  
April 14, 2026  
May 12, 2026  
June 9, 2026  
July 14, 2026  
August 11, 2026  
September 8, 2026**

The purpose of the meetings is to conduct any 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.

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

**CAPTAIN'S KEY DEPENDENT DISTRICT**

**[www.captainskeydd.org](http://www.captainskeydd.org)**

**PUBLISH: PALM BEACH POST**

# Captain's Key Dependent District

## **Financial Report For July 2025**

**Captain's Key Dependent District**  
**Budget vs. Actual**  
**October 2024 through July 2025**

	<b>Oct 24 - July 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessments	101,746.46	101,500.00	246.46	100.24%
363.830 · Assessment Fees	-1,305.46	-2,030.00	724.54	64.31%
363.831 · Assessment Discounts	-3,453.77	-4,060.00	606.23	85.07%
369.400 · Other Revenue	80.00	0.00	80.00	100.0%
369.401 · Interest Income	3,659.81	960.00	2,699.81	381.23%
<b>Total Income</b>	<b>100,727.04</b>	<b>96,370.00</b>	<b>4,357.04</b>	<b>104.52%</b>
<b>Expense</b>				
511.310 · Engineering	3,380.00	1,000.00	2,380.00	338.0%
511.311 · Management Fees	15,850.00	19,020.00	-3,170.00	83.33%
511.312 · Secretarial Fees	3,500.00	4,200.00	-700.00	83.33%
511.315 · Legal Fees	0.00	2,000.00	-2,000.00	0.0%
511.318 · Assessment/Tax Roll	0.00	2,500.00	-2,500.00	0.0%
511.320 · Audit Fees	3,600.00	4,000.00	-400.00	90.0%
511.410 · Telephone/Cable	6,823.97	6,800.00	23.97	100.35%
511.431 · Power	637.55	750.00	-112.45	85.01%
511.432 · Irrigation Maintenance	1,376.00	1,350.00	26.00	101.93%
511.433 · Landscaping Maintenance	13,500.00	14,500.00	-1,000.00	93.1%
511.435 · Gate Maintenance	11,697.29	9,000.00	2,697.29	129.97%
511.437 · Water Service	3,635.47	5,350.00	-1,714.53	67.95%
511.439 · Gate Access Cards	985.00	1,000.00	-15.00	98.5%
511.440 · Security Camera	0.00	500.00	-500.00	0.0%
511.450 · Insurance	6,608.00	6,800.00	-192.00	97.18%
511.480 · Legal Advertisements	329.54	650.00	-320.46	50.7%
511.512 · Miscellaneous	0.00	225.00	-225.00	0.0%
511.513 · Postage and Delivery	18.18	100.00	-81.82	18.18%
511.514 · Office Supplies	370.40	400.00	-29.60	92.6%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,250.00	1,500.00	-250.00	83.33%
512.513 · Major Trimming & New Planting	1,360.00	2,000.00	-640.00	68.0%
513.001 · Reserves	0.00	12,550.00	-12,550.00	0.0%
<b>Total Expense</b>	<b>75,096.40</b>	<b>96,370.00</b>	<b>-21,273.60</b>	<b>77.93%</b>
<b>Net Income</b>	<b>25,630.64</b>	<b>0.00</b>	<b>25,630.64</b>	<b>100.0%</b>



**CAPTAIN'S KEY DEPENDENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JULY 2025**

	<b>Annual Budget 10/1/24- 9/30/25</b>	<b>Actual Jul-25</b>	<b>Year To Date Actual 10/1/24 - 7/31/25</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	101,500	3,605	101,746
OTHER REVENUES	0	0	80
INTEREST INCOME	960	0	3,660
<b>REVENUES</b>	<b>\$ 102,460</b>	<b>\$ 3,605</b>	<b>\$ 105,486</b>
<b>EXPENDITURES</b>			
ENGINEERING	1,000	0	3,380
MANAGEMENT	19,020	1,585	15,850
SECRETARIAL	4,200	350	3,500
LEGAL	2,000	0	0
ASSESSMENT ROLL	2,500	0	0
AUDIT FEES	4,000	0	3,600
TELEPHONE/CABLE	6,800	663	6,824
POWER	750	64	638
IRRIGATION MAINTENANCE	1,350	125	1,376
LANDSCAPE MAINTENANCE	14,500	1,350	13,500
MAJOR TRIMMING & NEW PLANTING	2,000	1,360	1,360
GATE MAINTENANCE	9,000	465	11,697
WATER SERVICE	5,350	467	3,635
SECURITY CAMERA	500	0	0
INSURANCE	6,800	0	6,608
LEGAL ADVERTISING	650	0	330
MISCELLANEOUS	225	0	0
POSTAGE	100	0	18
OFFICE SUPPLIES	400	26	370
DUES & SUBSCRIPTIONS	175	0	175
GATE ACCESS CARDS	1,000	0	985
WEBSITE MANAGEMENT	1,500	125	1,250
RESERVES (MISCELLANEOUS MAINTENANCE-DRAINAGE)	12,550	0	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 96,370</b>	<b>\$ 6,580</b>	<b>\$ 75,096</b>
<b>EXCESS OR (SHORTFALL)</b>	<b>\$ 6,090</b>	<b>\$ (2,975)</b>	<b>\$ 30,390</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,030)	0	(1,305)
DISCOUNTS FOR EARLY PAYMENTS	(4,060)	0	(3,454)
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (2,975)</b>	<b>\$ 25,631</b>

<b>Bank Balance As Of 7/31/25</b>	<b>\$ 232,272.05</b>
<b>Accounts Payable As Of 7/31/25</b>	<b>\$ 7,704.81</b>
<b>Accounts Receivable As Of 7/31/25</b>	<b>\$ 1,227.12</b>
<b>Reserve Funds As Of 7/31/25</b>	<b>\$ 106,260.00</b>
<b>Available Funds As Of 7/31/25</b>	<b>\$ 119,534.36</b>

**Captain's Key Dependent District**  
**Balance Sheet**  
**As of July 31, 2025**

	Operating Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>				
Current Assets				
Checking/Savings	232,272.05	0.00	0.00	232,272.05
Bank Account	232,272.05	0.00	0.00	232,272.05
Total Checking/Savings				
Total Current Assets	232,272.05	0.00	0.00	232,272.05
Other Assets				
Accounts Receivable	1,227.12	0.00	0.00	1,227.12
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	-41,569.00	0.00	-41,569.00
Depreciation - Gate System	0.00	-171,640.00	0.00	-171,640.00
Amount To Be Provided	0.00	0.00	0.00	0.00
Total Other Assets	1,227.12	55,094.00	0.00	56,321.12
<b>TOTAL ASSETS</b>	<b>233,499.17</b>	<b>55,094.00</b>	<b>0.00</b>	<b>288,593.17</b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable	7,704.81	0.00	0.00	7,704.81
Accounts Payable	7,704.81	0.00	0.00	7,704.81
Total Accounts Payable				
Total Current Liabilities	7,704.81	0.00	0.00	7,704.81
Long Term Liabilities				
Due To Captain's Key HOA	0.00	0.00	0.00	0.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00
Total Liabilities	7,704.81	0.00	0.00	7,704.81
Equity				
Retained Earnings	93,903.72	-213,209.00	0.00	-119,305.28
Net Income	25,630.64	0.00	0.00	25,630.64
Reserve Funds	106,260.00	0.00	0.00	106,260.00
Current Year Depreciation	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	268,303.00	0.00	268,303.00
Total Equity	225,794.36	55,094.00	0.00	280,888.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>233,499.17</b>	<b>55,094.00</b>	<b>0.00</b>	<b>288,593.17</b>

Captain's Key Dependent District  
Check Register  
As of August 4, 2025

	Date	Num	Name	Memo	Credit
101.125 · CSB # 6006	07/02/2025		Comcast		298.35
	07/02/2025		FPL		60.26
	07/02/2025		Frontsteps		364.65
	07/02/2025		Greentone Irrigation		125.00
	07/02/2025		Higgins Engineering		2,255.00
	07/02/2025		Seacoast		332.48
	07/02/2025		SDS		2,132.57
	07/02/2025		Surf Landscape		1,350.00
	07/02/2025		Victory		1,983.96
	08/01/2025		Seacoast		466.65
	08/04/2025		Comcast		298.35
	08/04/2025		Dixie Tree Services		1,360.00
	08/04/2025		FPL		63.61
	08/04/2025		Frontsteps		364.65
	08/04/2025		Greentone Irrigation		125.00
	08/04/2025		Higgins Engineering		1,125.00
	08/04/2025		SDS		2,086.25
	08/04/2025		Surf Landscape		1,350.00
	08/04/2025		Victory		465.30
Total 101.125 · CSB # 6006					16,607.08
TOTAL					16,607.08