



**CAPTAIN'S KEY
DEPENDENT DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 14, 2025
6:00 P.M.**

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

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
October 14, 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. September 9, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on Road Repaving, Drainage, and other Capital Item Projects
- H. New Business
 - 1. Consider Approval of QR Reader Replacement.....Page 5
 - 2. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 7
 - 3. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report.....Page 11
- I. Administrative Matters
 - 1. Financial Report.....Page 14
 - 2. Consider Invoices.....Page 18
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-10-03

Subcategory
Miscellaneous Notices

CAPTAINS KEY DEPENDENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

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, Florida 33410 at 6:00 p.m. on the following dates:

October 14, 2025
November 13, 2025
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 Districts 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.

CAPTAINS KEY DEPENDENT DISTRICT

www.captainskeydd.org

October 3, 2025 11699234

**CAPTAIN’S KEY DEPENDENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2025**

A. CALL TO ORDER

District Manager Jason Pierman called the September 9, 2025, Regular Board Meeting of the Captain’s Key Dependent District (the “District”) to order at 6:01 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.

Also in attendance were: District Manager Jason Pierman and James Candela 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. August 12, 2025, Public Hearing & Regular Board Meeting

Mr. Pierman presented the minutes of the August 12, 2025, Public Hearing & Regular Board Meeting for consideration.

A **motion** was made by Mr. Salour, seconded by Mr. Jones and passed unanimously approving the minutes of the August 12, 2025, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

Mr. Pierman presented the revised proposal from All County Paving. Following discussion, the Board consensus was to include asphalt milling and paving (\$100,688) and concrete header curb repair (\$4,994), listed on page one of the proposal; cul-de-sac pavers, flume, and swale grading (\$11,997), listed on page three of the proposal; and Option 2, gate improvements (\$11,610), listed on

Page 1 of 3

page four of the proposal. A **motion** was made by Mr. Salour, seconded by Ms. Jones and unanimously passed approving the proposal for a cost of \$129,289, and authorizing staff to create a project agreement.

2. Consider Callaway Concrete Pumping Proposal

Mr. Pierman presented the proposal from Callaway Concrete Pumping to repair the outflow drainage line in the cul-de-sac of Oyster Drive. He noted that the Board had previously authorized a not-to-exceed amount of \$2,000, but after receiving two quotes, Callaway's proposal for \$4,250 was the lowest.

A **motion** was made by Mr. Moss, seconded by Mr. Jones and passed unanimously approving the Callaway Concrete Pumping proposal in the amount of \$4,250 to repair the outflow drainage line in the cul-de-sac of Oyster Drive, as presented.

H. NEW BUSINESS

1. Consider Swing Gate Operators Replacement Proposal

Mr. Pierman explained that while Victory was onsite working on the most recent gate issue, they discovered that the gate operators were badly rusted and could break at any time. He noted that this was not an emergency, but that lead-time to replace them ranged from 4 to 14 weeks. Following discussion, the Board consensus was to replace them now to avoid a prolonged gate outage.

Discussion ensued regarding the distance from the exit gate cars needed to be in order to activate it. Mr. Pierman noted that he would speak with Victory to explore options, such as moving the sensor or reverting back to a loop system. The Board also asked about possibly going to a one-arm system to replace the dual gate arms.

I. ADMINISTRATIVE MATTERS

Mr. Pierman explained that he had received a request from the POA Manager to discuss turning over some of the District responsibilities. He emphasized that turning anything over to the POA was an entirely District Board decision. Discussion ensued regarding the relationship between SDS and the District, with Mr. Pierman explaining that the District was a governmental entity, likening the District to a City, with SDS as its City Manager. Following discussion, the Board agreed that assessments should continue to be collected by the District, which would guarantee full collection, and then possibly enter into an agreement to provide funds for the POA to maintain certain District-owned improvements, including the gate, landscaping, roads and drainage. Mr. Pierman noted that such agreements were common among districts and POAs and could easily be drafted. Any agreement would be contingent upon the POA negotiating a favorable management contract with their POA management firm to include those services. Mr. Salour agreed to join the conversation with the POA, since he is on both Boards.

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. Salour and unanimously passed adjourning the Regular Board Meeting at 7:23 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Victory Access Control, LLC



342 Toney Penna Dr. Suite 3
Jupiter, FL 33458
561-748-0088
EC13006057

Date: October 9, 2025
Proposal #: 100925-5
Proposal Submitted to: Captain's Key
Attn: Jason
Work to be performed at: Call Box
Project: Replace Computer for Scan Kiosk
Proposal valid until: October 30, 2025

Scope of Work

Tech support has diagnosed that the computer (PC) needs to be replaced for the Scan Kiosk. We will need to work with tech support to get this set up. We are basing this upon what support has diagnosed. We have no guarantee that this is the only thing needed. We will need to replace the PC then identify if anything else is needed. We are anticipating that the PC will do the job. This will get the Scan Kiosk up and running.

Price:

\$1,701.57 plus labor plus shipping. Labor is unknown at this time. (Estimating up to 4 hours.)

***Price is subject to change without notice.**

Acceptance of Proposal

Lead Times: 4-12 weeks after receipt of signed proposal, deposit and or permits if applicable. Victory Access is not responsible for circumstances beyond our control that may affect lead and completion times.

This Proposal Includes: Supply and installation of proposed new equipment, wire/wiring, system basic configuration and setup, pre-programming, testing, miscellaneous materials and freight. Any changes, additions or alterations will be at an additional charge.

This Proposal Does Not Include: Power to equipment, conduits, trenching, concrete work, modems /routers (unless specified), internet feed, union labor, permits (engineered stamped drawings). If existing conduits are being used, and found blocked, we will advise the customer of a cost overrun. Any vegetation removal / damage, sprinkler line repairs.

Warranty: VAC warranties their workmanship for a period of one year including any manufacturers' defects, unless otherwise stated above. The equipment is covered under the manufacturer's warranty from the date of shipment to us.

Terms: 100% upon completion. *If a contract is provided, this proposal must be signed and be included as an attachment. We may cancel and return the deposit if provided for any reason.* We accept check, cash, online banking and credit cards (3.5% fee for credit card, and or on-line banking).

Before you choose!

Victory Access Control is a state-licensed electrical contractor; our license number is above as required by law; additionally, you may find us on the link below, or any company you wish to check on.

<https://www.myfloridalicense.com/wl11.asp?mode=1&SID=&brd=&typ=>

Notes: Standard Warranty service is only available during our regular business hours, which are Monday through Friday 7:30 AM to 4:00 PM excluding holidays. If the customer requests a warranty service after regular business hours, the service call will be handled the next business day. Surge protection is a recommendation, but not a guaranteed protection. Standard insurance forms will be provided upon request. **If an “additional insured” and or “waivers of subrogation”, on liability or workers comp, we will advise of additional costs.**

If the job has not started, we have the right to cancel the job and return the customer’s deposit. If drawings were provided, 10% will not be refunded.

Proposed by:

Tammy Lobota

Customer Acceptance:

X _____

Date: _____

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPTAIN’S KEY DEPENDENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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 2024/2025 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 14th day of October, 2025

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 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

AMENDED FINAL BUDGET
CAPTAIN'S KEY DEPENDENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24- 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M Assessments	101,500	101,755	101,755
Other Revenues	0	80	80
Interest Income	960	5,600	5,498
Total Revenues	\$ 102,460	\$ 107,435	\$ 107,333
EXPENDITURES			
Engineering	1,000	6,000	3,380
Management	19,020	19,020	19,020
Secretarial	4,200	4,200	4,200
Legal	2,000	1,000	0
Assessment Roll	2,500	2,500	2,500
Audit Fees	4,000	3,600	3,600
Telephone/Cable	6,800	8,150	8,150
Power	750	764	764
Irrigation Maintenance	1,350	1,900	1,376
Landscaping Maintenance	14,500	16,200	16,200
Major Trimming & New Planting	2,000	1,500	1,360
Gate Maintenance	9,000	31,000	21,376
Water Service	5,350	4,439	4,439
Security Camera	500	250	0
Insurance	6,800	6,608	6,608
Legal Advertisements	650	1,200	764
Miscellaneous	225	100	0
Postage	100	65	60
Office Supplies	400	550	496
Dues & Subscriptions	175	175	175
Gate Access Cards	1,000	985	985
Website Management	1,500	1,500	1,500
Reserves (Miscellaneous Maintenance-Drainage, Etc.)	12,550	12,550	4,250
TOTAL EXPENDITURES	\$ 96,370	\$ 124,256	\$ 101,203
Excess/ (Shortfall)	\$ 6,090	\$ (16,821)	\$ 6,130
County Appraiser & Tax Collector Fee	(2,030)	(1,305)	(1,305)
Discounts For Early Payments	(4,060)	(3,454)	(3,454)
Net Excess/ (Shortfall)	\$ -	\$ (21,580)	\$ 1,371

FUND BALANCE AS OF 9/30/24	\$200,164
RESERVE BALANCE AS OF 9/30/24	\$106,260
AVAILABLE FUNDS AS OF 9/30/24	\$93,904
FY 2024/2025 FUND BALANCE ACTIVITY	(\$21,580)
FUND BALANCE AS OF 9/30/25	\$178,584
RESERVE BALANCE AS OF 9/30/25	\$106,260
AVAILABLE FUNDS AS OF 9/30/25	\$72,324

Note: Reserve Funds Will Be Adjusted In October 2025.

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPTAIN'S KEY DEPENDENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Captain's Key Dependent District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on September 10, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of October, 2025.

ATTEST:

CAPTAIN'S KEY DEPENDENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

Captain's Key Dependent District

Financial Report For September 2025

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

	Oct 24 - Sept 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessments	101,754.85	101,500.00	254.85	100.25%
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	5,498.27	960.00	4,538.27	572.74%
Total Income	102,573.89	96,370.00	6,203.89	106.44%
Expense				
511.310 · Engineering	3,380.00	1,000.00	2,380.00	338.0%
511.311 · Management Fees	19,020.00	19,020.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	0.00	2,000.00	-2,000.00	0.0%
511.318 · Assessment/Tax Roll	2,500.00	2,500.00	0.00	100.0%
511.320 · Audit Fees	3,600.00	4,000.00	-400.00	90.0%
511.410 · Telephone/Cable	8,149.97	6,800.00	1,349.97	119.85%
511.431 · Power	764.02	750.00	14.02	101.87%
511.432 · Irrigation Maintenance	1,376.00	1,350.00	26.00	101.93%
511.433 · Landscaping Maintenance	16,200.00	14,500.00	1,700.00	111.72%
511.435 · Gate Maintenance	21,376.00	9,000.00	12,376.00	237.51%
511.437 · Water Service	4,439.05	5,350.00	-910.95	82.97%
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	764.14	650.00	114.14	117.56%
511.512 · Miscellaneous	0.00	225.00	-225.00	0.0%
511.513 · Postage and Delivery	59.58	100.00	-40.42	59.58%
511.514 · Office Supplies	495.95	400.00	95.95	123.99%
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	1,360.00	2,000.00	-640.00	68.0%
513.001 · Reserves	4,250.00	12,550.00	-8,300.00	33.87%
Total Expense	101,202.71	96,370.00	4,832.71	105.02%
Net Income	1,371.18	0.00	1,371.18	100.0%

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

	Annual Budget 10/1/24- 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
O & M ASSESSMENTS	101,500	0	101,755
OTHER REVENUES	0	0	80
INTEREST INCOME	960	0	5,498
REVENUES	\$ 102,460	\$ -	\$ 107,333
EXPENDITURES			
ENGINEERING	1,000	0	3,380
MANAGEMENT	19,020	1,585	19,020
SECRETARIAL	4,200	350	4,200
LEGAL	2,000	0	0
ASSESSMENT ROLL	2,500	2,500	2,500
AUDIT FEES	4,000	0	3,600
TELEPHONE/CABLE	6,800	663	8,150
POWER	750	65	764
IRRIGATION MAINTENANCE	1,350	0	1,376
LANDSCAPE MAINTENANCE	14,500	1,350	16,200
MAJOR TRIMMING & NEW PLANTING	2,000	0	1,360
GATE MAINTENANCE	9,000	0	21,376
WATER SERVICE	5,350	424	4,439
SECURITY CAMERA	500	0	0
INSURANCE	6,800	0	6,608
LEGAL ADVERTISING	650	0	764
MISCELLANEOUS	225	0	0
POSTAGE	100	0	60
OFFICE SUPPLIES	400	64	496
DUES & SUBSCRIPTIONS	175	0	175
GATE ACCESS CARDS	1,000	0	985
WEBSITE MANAGEMENT	1,500	125	1,500
RESERVES (MISCELLANEOUS MAINTENANCE-DRAINAGE)	12,550	4,250	4,250
TOTAL EXPENDITURES	\$ 96,370	\$ 11,376	\$ 101,203
EXCESS OR (SHORTFALL)	\$ 6,090	\$ (11,376)	\$ 6,130
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,030)	0	(1,305)
DISCOUNTS FOR EARLY PAYMENTS	(4,060)	0	(3,454)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (11,376)	\$ 1,371

Bank Balance As Of 9/30/25	\$ 217,900.17
Accounts Payable As Of 9/30/25	\$ 17,592.39
Accounts Receivable As Of 9/30/25	\$ 1,227.12
Reserve Funds As Of 9/30/25	\$ 106,260.00
Available Funds As Of 9/30/25	\$ 95,274.90

Note: Reserve Funds Will Be Adjusted In October 2025.

Captain's Key Dependent District
Balance Sheet
As of September 30, 2025

	Operating Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS				
Current Assets				
Checking/Savings	217,900.17	0.00	0.00	217,900.17
Bank Account	217,900.17	0.00	0.00	217,900.17
Total Checking/Savings				
Total Current Assets	217,900.17	0.00	0.00	217,900.17
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	-43,816.00	0.00	-43,816.00
Depreciation - Gate System	0.00	-174,078.00	0.00	-174,078.00
Amount To Be Provided	0.00	0.00	0.00	0.00
Total Other Assets	1,227.12	50,409.00	0.00	51,636.12
TOTAL ASSETS	219,127.29	50,409.00	0.00	269,536.29
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	17,592.39	0.00	0.00	17,592.39
Accounts Payable	17,592.39	0.00	0.00	17,592.39
Total Accounts Payable				
Total Current Liabilities	17,592.39	0.00	0.00	17,592.39
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	17,592.39	0.00	0.00	17,592.39
Equity				
Retained Earnings	93,903.72	-213,209.00	0.00	-119,305.28
Net Income	1,371.18	0.00	0.00	1,371.18
Reserve Funds	106,260.00	0.00	0.00	106,260.00
Current Year Depreciation	0.00	-4,685.00	0.00	-4,685.00
Investment In Gen Fixed Assets	0.00	268,303.00	0.00	268,303.00
Total Equity	201,534.90	50,409.00	0.00	251,943.90
TOTAL LIABILITIES & EQUITY	219,127.29	50,409.00	0.00	269,536.29

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Credit</u>
101.125 · CSB # 6006	09/03/2025		Comcast		298.35
	09/03/2025		FPL		61.47
	09/03/2025		Frontsteps		364.65
	09/03/2025		Gannett Florida LocaliQ		434.60
	09/03/2025		Seacoast Utility		379.39
	09/03/2025		Special Distriet Services		2,162.75
	09/03/2025		Surf Landscape		1,350.00
	09/03/2025		Victory Access		3,462.71
	10/02/2025		Callaway Concrete Pumping		4,250.00
	10/02/2025		Comcast		298.35
	10/02/2025		Egis Insurance		6,881.00
	10/02/2025		FPL		65.00
	10/02/2025		Frontsteps		364.65
	10/02/2025		Palm Beach Brd of County Commissioners		210.00
	10/02/2025		Seacoast Utility		424.19
	10/02/2025		Special Distriet Services		4,624.20
	10/02/2025		Surf Landscape		1,350.00
	10/02/2025		Victory Access		6,216.00
Total 101.125 · CSB # 6006					<u>33,197.31</u>
TOTAL					<u><u>33,197.31</u></u>