



**CAPTAIN'S KEY  
DEPENDENT DISTRICT**

**PALM BEACH COUNTY  
REGULAR BOARD MEETING**

**JUNE 9, 2026**

**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**  
June 9, 2026  
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. February 10, 2026 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Update on POA Maintenance Agreement
- H. New Business
  - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 4
- I. Administrative Matters
  - 1. Financial Report.....Page 10
  - 2. Consider Invoices.....Page 14
- J. Board Member Comments
- K. 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  
Laura Archer  
Captain's Key Dependent District  
2501 Burns RD  
Palm Beach Gardens FL 33410-5207

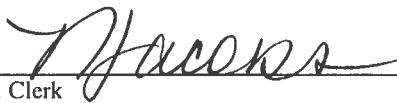
STATE OF WISCONSIN, COUNTY OF BROWN

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 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:

WPB Palm Beach Post 10/03/2025  
WPB palmbeachpost.com 10/03/2025

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 10/03/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

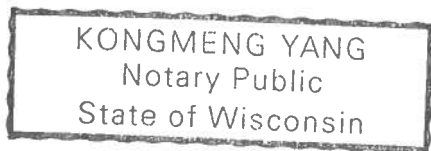
9-3-20

My commission expires

Publication Cost: \$224.48  
Tax Amount: \$0.00  
Payment Cost: \$224.48  
Order No: 11699234 # of Copies:  
Customer No: 1461896 1  
PO #:

**THIS IS NOT AN INVOICE!**

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



### **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 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 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](http://www.captainskeydd.org)  
October 3, 2025 11699234

**CAPTAIN’S KEY DEPENDENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 10, 2026**

**A. CALL TO ORDER**

District Manager Jason Pierman called the February 10, 2026, Regular Board Meeting of the Captain’s Key Dependent District (the “District”) to order at 6:00 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 October 3, 2025, as part of the District’s Fiscal Year 2025/2026 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 and Nader Salour constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Managers Jason Pierman and James Candela of Special District Services, Inc.

Also present was District resident, Dwight Wilson

**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. December 9, 2025, Regular Board Meeting**

Mr. Pierman presented the minutes of the December 9, 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 December 9, 2025, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update on POA Maintenance Agreement**

Mr. Salour noted that the POA was working through an issue with the COI and indemnification requirements, and that the next POA meeting was March 31<sup>st</sup>, so the agreement would likely begin in May.

**H. NEW BUSINESS**

**1. Consider All County Brick Paving Proposal**

Mr. Pierman presented the All County proposal to raise and replace the bricks at the Noga's swale driveway, which includes a change order for the concrete apron on the corner of Oyster Road that was excluded from the final proposal. He also noted that he had received a proposal to hydraulically lift the driveway. Following discussion, a **motion** was made by Mr. Salour, seconded by Mr. Jones and unanimously passed accepting the proposal from All County, subject to them finding bricks that would match with the Noga's approval.

**I. ADMINISTRATIVE MATTERS**

**1. Financial Report**

**2. Consider Invoices**

**J. BOARD MEMBER COMMENTS**

Mr. Pierman noted that the next meeting was scheduled for May 12, 2026.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Salour, seconded by Mr. Jones and unanimously passed adjourning the Regular Board Meeting at 6:41 p.m.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPTAIN’S KEY DEPENDENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Captain’s Key Dependent District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for September 9, 2026 at 6:00 p.m. in the Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 9<sup>th</sup> day of June, 2026.

**ATTEST:**

**CAPTAIN’S KEY  
DEPENDENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman

# Captain's Key Dependent District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

# CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**CAPTAIN'S KEY DEPENDENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|  | <b>FISCAL YEAR<br/>2026/2027<br/>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                             | 20,088                                      |
| SECRETARIAL                            | 4,200                                       |
| LEGAL                                  | 2,000                                       |
| ASSESSMENT ROLL                        | 2,500                                       |
| AUDIT FEES                             | 3,800                                       |
| TELEPHONE/CABLE/VOIP                   | 8,800                                       |
| POWER                                  | 800   |
| IRRIGATION MAINTENANCE                 | 1,800                                       |
| LANDSCAPE MAINTENANCE                  | 17,500                                      |
| MAJOR TRIMMING & NEW PLANTING          | 2,000                                       |
| GATE MAINTENANCE                       | 16,000                                      |
| WATER SERVICE                          | 6,850                                       |
| SECURITY CAMERA                        | 500   |
| INSURANCE                              | 7,500                                       |
| LEGAL ADVERTISING                      | 750   |
| MISCELLANEOUS                          | 175   |
| POSTAGE                                | 100   |
| OFFICE SUPPLIES                        | 400   |
| DUES & SUBSCRIPTIONS                   | 175   |
| WEBSITE MANAGEMENT                     | 1,500                                       |
| GATE ACCESS CARDS                      | 1,000                                       |
| CAPITAL ITEMS (ROADS, DRAINS, CAMERAS) | 0   |
| RESERVES                               | 24,672                                      |
| <b>TOTAL EXPENDITURES</b>              | <b>\$ 124,110</b>                           |
| <b>EXCESS OR (SHORTFALL)</b>           | <b>\$ 7,830</b>                             |
| COUNTY APPRAISER & TAX COLLECTOR FEE   | (2,610)                                     |
| DISCOUNTS FOR EARLY PAYMENTS           | (5,220)                                     |
| <b>EXCESS/ (SHORTFALL)</b>             | <b>\$ -</b>                                 |
| CARRYOVER FROM PRIOR YEAR              | 0   |
| <b>NET EXCESS/ (SHORTFALL)</b>         | <b>\$ -</b>                                 |

**DETAILED PROPOSED BUDGET**  
**CAPTAIN'S KEY DEPENDENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|  | FISCAL YEAR<br>2024/2025<br>ACTUAL | FISCAL YEAR<br>2025/2026<br>BUDGET | FISCAL YEAR<br>2026/2027<br>BUDGET | COMMENTS                                   |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>                        |                                    |                                    |                                    |  |
| O & M ASSESSMENTS                      | 101,755                            | 130,500                            | 130,500                            | Expenditures Less Interest & Carryover/.94 |
| OTHER REVENUES                         | 80                                 | 0                                  | 0                                  |  |
| INTEREST INCOME                        | 8,338                              | 1,440                              | 1,440                              | Interest Estimated At \$120 Per Month      |
| <b>TOTAL REVENUES</b>                  | <b>\$ 110,173</b>                  | <b>\$ 131,940</b>                  | <b>\$ 131,940</b>                  |  |
| <b>EXPENDITURES</b>                    |                                    |                                    |                                    |  |
| ENGINEERING                            | 3,380                              | 1,000                              | 1,000                              | No Change From 2025/2026 Budget            |
| MANAGEMENT                             | 19,020                             | 19,560                             | 20,088                             | CPI Adjustment                             |
| SECRETARIAL                            | 4,200                              | 4,200                              | 4,200                              | No Change From 2025/2026 Budget            |
| LEGAL                                  | 0                                  | 2,000                              | 2,000                              | No Change From 2025/2026 Budget            |
| ASSESSMENT ROLL                        | 2,500                              | 2,500                              | 2,500                              | As Per Contract                            |
| AUDIT FEES                             | 3,600                              | 3,700                              | 3,800                              | Accepted Amount For 2025/2026 Audit        |
| TELEPHONE/CABLE/VOIP                   | 8,150                              | 6,800                              | 8,800                              | \$2,000 Increase From 2025/2026 Budget     |
| POWER                                  | 764                                | 800                                | 800                                | No Change From 2025/2026 Budget            |
| IRRIGATION MAINTENANCE                 | 1,376                              | 1,300                              | 1,800                              | \$500 Increase From 2025/2026 Budget       |
| LANDSCAPE MAINTENANCE                  | 16,200                             | 16,000                             | 17,500                             | \$1,500 Increase From 2025/2026 Budget     |
| MAJOR TRIMMING & NEW PLANTING          | 1,360                              | 2,000                              | 2,000                              | No Change From 2025/2026 Budget            |
| GATE MAINTENANCE                       | 21,376                             | 11,000                             | 16,000                             | \$5,000 Increase From 2025/2026 Budget     |
| WATER SERVICE                          | 4,439                              | 6,850                              | 6,850                              | No Change From 2025/2026 Budget            |
| SECURITY CAMERA                        | 0                                  | 500                                | 500                                | No Change From 2025/2026 Budget            |
| INSURANCE                              | 6,608                              | 7,100                              | 7,500                              | FY 2025/2026 Expenditure Was \$6,881       |
| LEGAL ADVERTISING                      | 764                                | 750                                | 750                                | No Change From 2025/2026 Budget            |
| MISCELLANEOUS                          | 0                                  | 200                                | 175                                | \$25 Decrease From 2025/2026 Budget        |
| POSTAGE                                | 60                                 | 100                                | 100                                | No Change From 2025/2026 Budget            |
| OFFICE SUPPLIES                        | 496                                | 400                                | 400                                | No Change From 2025/2026 Budget            |
| DUES & SUBSCRIPTIONS                   | 175                                | 175                                | 175                                | No Change From 2025/2026 Budget            |
| WEBSITE MANAGEMENT                     | 1,500                              | 1,500                              | 1,500                              | No Change From 2025/2026 Budget            |
| GATE ACCESS CARDS                      | 985                                | 1,000                              | 1,000                              | No Change From 2025/2026 Budget            |
| CAPITAL ITEMS (ROADS, DRAINS, CAMERAS) | 0                                  | 153,650                            | 0                                  | FY 2025/2026 Expenditure                   |
| RESERVES                               | 4,250                              | 2,025                              | 24,672                             | Reserves                                   |
| <b>TOTAL EXPENDITURES</b>              | <b>\$ 101,203</b>                  | <b>\$ 245,110</b>                  | <b>\$ 124,110</b>                  |  |
| <b>EXCESS OR (SHORTFALL)</b>           | <b>\$ 8,970</b>                    | <b>\$ (113,170)</b>                | <b>\$ 7,830</b>                    |  |
| COUNTY APPRAISER & TAX COLLECTOR FEE   | 0                                  | (2,610)                            | (2,610)                            | Two Percent Of Total Assessment Roll       |
| DISCOUNTS FOR EARLY PAYMENTS           | 0                                  | (5,220)                            | (5,220)                            | Four Percent Of Total Assessment Roll      |
| <b>EXCESS/ (SHORTFALL)</b>             | <b>8,970</b>                       | <b>\$ (121,000)</b>                | <b>\$ -</b>                        |  |
| CARRYOVER FROM PRIOR YEAR              | 0                                  | 121,000                            | 0                                  | Carryover From Prior Year (Reserve Fund)   |
| <b>NET EXCESS/ (SHORTFALL)</b>         | <b>\$ 8,970</b>                    | <b>\$ -</b>                        | <b>\$ -</b>                        |  |

## Captain's Key Dependent District Assessment Comparison

|  | Fiscal Year<br>2023/2024<br>Assessment<br>Before Discount* | Fiscal Year<br>2024/2025<br>Assessment<br>Before Discount* | Fiscal Year<br>2025/2026<br>Assessment<br>Before Discount* | Fiscal Year<br>2026/2027<br>Projected Assessment<br>Before Discount* |
|--|--|--|--|--|
| O & M For Non-Waterfront Lots            | \$ 3,500.00  | \$ 3,500.00  | \$ 4,500.00  | \$ 4,500.00  |
| <u>Loan Debt For Non-Waterfront Lots</u> | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  |
| <b>Total</b>                             | <b>\$ 3,500.00</b>   | <b>\$ 3,500.00</b>   | <b>\$ 4,500.00</b>   | <b>\$ 4,500.00</b>   |
| <br>                                     |  |  |  |  |
| O & M For Waterfront Lots                | \$ 3,500.00  | \$ 3,500.00  | \$ 4,500.00  | \$ 4,500.00  |
| <u>Loan Debt For Waterfront Lots</u>     | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  |
| <b>Total</b>                             | <b>\$ 3,500.00</b>   | <b>\$ 3,500.00</b>   | <b>\$ 4,500.00</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        |

Captain's Key  
Dependent District

**Financial Report For  
April 2026**

**Captain's Key Dependent District  
Budget vs. Actual  
October 2025 - April 2026**

|   | <b>Oct 25 - Apr 26</b> | <b>25/26 Budget</b> | <b>\$ Over Budget</b> | <b>% of Budget</b> |
|---|------------------------|---------------------|-----------------------|--------------------|
| <b>Income</b>                                     |                        |                     |                       |                    |
| 363.100 · O & M Assessments                       | 118,956.41             | 130,500.00          | -11,543.59            | 91.15%             |
| 363.830 · Assessment Fees                         | -1,504.90              | -2,610.00           | 1,105.10              | 57.66%             |
| 363.831 · Assessment Discounts                    | -4,466.75              | -5,220.00           | 753.25                | 85.57%             |
| 369.400 · Other Revenue                           | 0.00                   | 0.00                | 0.00                  | 0.0%               |
| 369.989 · Carryover From Prior Year Reserve Funds | 0.00                   | 121,000.00          | -121,000.00           | 0.0%               |
| 369.401 · Interest Income                         | 1,955.13               | 1,440.00            | 515.13                | 135.77%            |
| <b>Total Income</b>                               | <b>114,939.89</b>      | <b>245,110.00</b>   | <b>-130,170.11</b>    | <b>46.89%</b>      |
| <b>Expense</b>                                    |                        |                     |                       |                    |
| 511.310 · Engineering                             | 0.00                   | 1,000.00            | -1,000.00             | 0.0%               |
| 511.311 · Management Fees                         | 11,410.00              | 19,560.00           | -8,150.00             | 58.33%             |
| 511.312 · Secretarial Fees                        | 2,450.00               | 4,200.00            | -1,750.00             | 58.33%             |
| 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                              | 0.00                   | 3,700.00            | -3,700.00             | 0.0%               |
| 511.410 · Telephone/Cable                         | 5,069.17               | 6,800.00            | -1,730.83             | 74.55%             |
| 511.431 · Power                                   | 473.44                 | 800.00              | -326.56               | 59.18%             |
| 511.432 · Irrigation Maintenance                  | 2,894.00               | 1,300.00            | 1,594.00              | 222.62%            |
| 511.433 · Landscaping Maintenance                 | 10,975.88              | 16,000.00           | -5,024.12             | 68.6%              |
| 511.435 · Gate Maintenance                        | 9,135.82               | 11,000.00           | -1,864.18             | 83.05%             |
| 511.437 · Water Service                           | 1,809.69               | 6,850.00            | -5,040.31             | 26.42%             |
| 511.439 · Gate Access Cards                       | 0.00                   | 1,000.00            | -1,000.00             | 0.0%               |
| 511.440 · Security Camera                         | 0.00                   | 500.00              | -500.00               | 0.0%               |
| 511.450 · Insurance                               | 6,881.00               | 7,100.00            | -219.00               | 96.92%             |
| 511.480 · Legal Advertisements                    | 224.48                 | 750.00              | -525.52               | 29.93%             |
| 511.512 · Miscellaneous                           | 0.00                   | 200.00              | -200.00               | 0.0%               |
| 511.513 · Postage and Delivery                    | 8.00                   | 100.00              | -92.00                | 8.0%               |
| 511.514 · Office Supplies                         | 238.75                 | 400.00              | -161.25               | 59.69%             |
| 511.540 · Dues, License & Subscriptions           | 175.00                 | 175.00              | 0.00                  | 100.0%             |
| 511.750 · Website Management                      | 875.00                 | 1,500.00            | -625.00               | 58.33%             |
| 511.441 · Capital Items (Roads, Drains, Etc.)     | 170,624.89             | 153,650.00          | 16,974.89             | 111.05%            |
| 512.513 · Major Trimming & New Planting           | 0.00                   | 2,000.00            | -2,000.00             | 0.0%               |
| 513.001 · Reserves                                | 0.00                   | 2,025.00            | -2,025.00             | 0.0%               |
| <b>Total Expense</b>                              | <b>223,245.12</b>      | <b>245,110.00</b>   | <b>-21,864.88</b>     | <b>91.08%</b>      |
| <b>Net Income</b>                                 | <b>-108,305.23</b>     | <b>0.00</b>         | <b>-108,305.23</b>    | <b>100.0%</b>      |

**CAPTAIN'S KEY DEPENDENT DISTRICT  
MONTHLY FINANCIAL REPORT  
APRIL 2026**

|   | Annual<br>Budget<br>10/1/25- 9/30/26 | Actual<br>Apr-26   | Year<br>To Date<br>Actual<br>10/1/25 - 4/30/26 |
|---|--------------------------------------|--------------------|--|
| <b>REVENUES</b>                         |                                      |                    |  |
| O & M ASSESSMENTS                       | 130,500                              | 0                  | 118,956  |
| OTHER REVENUES                          | 0                                    | 0                  | 0  |
| INTEREST INCOME                         | 1,440                                | 0                  | 1,955  |
| <b>REVENUES</b>                         | <b>\$ 131,940</b>                    | <b>\$ -</b>        | <b>\$ 120,911</b>                              |
| <b>EXPENDITURES</b>                     |                                      |                    |  |
| ENGINEERING                             | 1,000                                | 0                  | 0  |
| MANAGEMENT                              | 19,560                               | 1,630              | 11,410   |
| SECRETARIAL                             | 4,200                                | 350                | 2,450  |
| LEGAL                                   | 2,000                                | 0                  | 0  |
| ASSESSMENT ROLL                         | 2,500                                | 0                  | 0  |
| AUDIT FEES                              | 3,700                                | 0                  | 0  |
| TELEPHONE/CABLE                         | 6,800                                | 681                | 5,069  |
| POWER                                   | 800                                  | 64                 | 473  |
| IRRIGATION MAINTENANCE                  | 1,300                                | 0                  | 2,894  |
| LANDSCAPE MAINTENANCE                   | 16,000                               | 1,350              | 10,976   |
| MAJOR TRIMMING & NEW PLANTING           | 2,000                                | 0                  | 0  |
| GATE MAINTENANCE                        | 11,000                               | 0                  | 9,136  |
| WATER SERVICE                           | 6,850                                | 267                | 1,809  |
| SECURITY CAMERA                         | 500                                  | 0                  | 0  |
| INSURANCE                               | 7,100                                | 0                  | 6,881  |
| LEGAL ADVERTISING                       | 750                                  | 0                  | 224  |
| MISCELLANEOUS                           | 200                                  | 0                  | 0  |
| POSTAGE                                 | 100                                  | 8                  | 8  |
| OFFICE SUPPLIES                         | 400                                  | 0                  | 239  |
| DUES & SUBSCRIPTIONS                    | 175                                  | 0                  | 175  |
| GATE ACCESS CARDS                       | 1,500                                | 0                  | 0  |
| WEBSITE MANAGEMENT                      | 1,000                                | 125                | 875  |
| CAPITAL ITEMS (ROADS, DRAINS, CAMERAS)  | 153,650                              | 21,265             | 170,625  |
| RESERVES                                | 2,025                                | 0                  | 0  |
| <b>TOTAL EXPENDITURES</b>               | <b>\$ 245,110</b>                    | <b>\$ 25,740</b>   | <b>\$ 223,244</b>                              |
| <b>EXCESS OR (SHORTFALL)</b>            | <b>\$ (113,170)</b>                  | <b>\$ (25,740)</b> | <b>\$ (102,333)</b>                            |
| COUNTY APPRAISER & TAX COLLECTOR FEE    | (2,610)                              | 0                  | (1,505)  |
| DISCOUNTS FOR EARLY PAYMENTS            | (5,220)                              | 0                  | (4,467)  |
| <b>EXCESS/ (SHORTFALL)</b>              | <b>\$ (121,000)</b>                  | <b>\$ (25,740)</b> | <b>\$ (108,305)</b>                            |
| CARRYOVER FROM PRIOR YEAR RESERVE FUNDS | 121,000                              | 0                  | 0  |
| <b>NET EXCESS/ (SHORTFALL)</b>          | <b>\$ -</b>                          | <b>\$ (25,740)</b> | <b>\$ (108,305)</b>                            |

|  |                      |
|--|----------------------|
| <b>Bank Balance As Of 4/30/26</b>        | <b>\$ 121,426.84</b> |
| <b>Accounts Payable As Of 4/30/26</b>    | <b>\$ 25,975.12</b>  |
| <b>Accounts Receivable As Of 4/30/26</b> | <b>\$ 1,227.12</b>   |
| <b>Reserve Funds As Of 4/30/26</b>       | <b>\$ -</b>          |
| <b>Available Funds As Of 4/30/26</b>     | <b>\$ 96,678.84</b>  |

**Captain's Key Dependent District  
Balance Sheet  
As of April 30, 2026**

|                                       | <u>Operating Fund</u>    | <u>General Fixed Assets Fund</u> | <u>Long Term Debt Fund</u> | <u>TOTAL</u>             |
|---------------------------------------|--------------------------|----------------------------------|----------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |                                  |                            |                          |
| <b>Current Assets</b>                 |                          |                                  |                            |                          |
| Checking/Savings                      |                          |                                  |                            |                          |
| Bank Account                          | 121,426.84               | 0.00                             | 0.00                       | 121,426.84               |
| <b>Total Checking/Savings</b>         | <u>121,426.84</u>        | <u>0.00</u>                      | <u>0.00</u>                | <u>121,426.84</u>        |
| <b>Total Current Assets</b>           | 121,426.84               | 0.00                             | 0.00                       | 121,426.84               |
| <b>Other Assets</b>                   |                          |                                  |                            |                          |
| 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                     |
| <b>Total Other Assets</b>             | <u>1,227.12</u>          | <u>50,409.00</u>                 | <u>0.00</u>                | <u>51,636.12</u>         |
| <b>TOTAL ASSETS</b>                   | <u><b>122,653.96</b></u> | <u><b>50,409.00</b></u>          | <u><b>0.00</b></u>         | <u><b>173,062.96</b></u> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |                                  |                            |                          |
| <b>Liabilities</b>                    |                          |                                  |                            |                          |
| <b>Current Liabilities</b>            |                          |                                  |                            |                          |
| Accounts Payable                      |                          |                                  |                            |                          |
| Accounts Payable                      | 25,975.12                | 0.00                             | 0.00                       | 25,975.12                |
| <b>Total Accounts Payable</b>         | <u>25,975.12</u>         | <u>0.00</u>                      | <u>0.00</u>                | <u>25,975.12</u>         |
| <b>Total Current Liabilities</b>      | 25,975.12                | 0.00                             | 0.00                       | 25,975.12                |
| <b>Long Term Liabilities</b>          |                          |                                  |                            |                          |
| Due To Captain's Key HOA              | 0.00                     | 0.00                             | 0.00                       | 0.00                     |
| <b>Total Long Term Liabilities</b>    | <u>0.00</u>              | <u>0.00</u>                      | <u>0.00</u>                | <u>0.00</u>              |
| <b>Total Liabilities</b>              | 25,975.12                | 0.00                             | 0.00                       | 25,975.12                |
| <b>Equity</b>                         |                          |                                  |                            |                          |
| Retained Earnings                     | 204,984.07               | -217,894.00                      | 0.00                       | -12,909.93               |
| Net Income                            | -108,305.23              | 0.00                             | 0.00                       | -108,305.23              |
| Reserve Funds                         | 0.00                     | 0.00                             | 0.00                       | 0.00                     |
| 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               |
| <b>Total Equity</b>                   | <u>96,678.84</u>         | <u>50,409.00</u>                 | <u>0.00</u>                | <u>147,087.84</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><b>122,653.96</b></u> | <u><b>50,409.00</b></u>          | <u><b>0.00</b></u>         | <u><b>173,062.96</b></u> |

**Captain's Key Dependent District  
 Check Register  
 As of February 2, 2026**

|                             | <u>Date</u> | <u>Num</u> | <u>Name</u>               | <u>Memo</u> | <u>Credit</u>           |
|-----------------------------|-------------|------------|---------------------------|-------------|-------------------------|
| <b>101.125 · CSB # 6006</b> |             |            |                           |             |                         |
|                             | 03/01/2026  |            | Seacoast                  |             | 285.52                  |
|                             | 03/01/2026  |            | Comcast                   |             | 298.35                  |
|                             | 03/01/2026  |            | FPL                       |             | 71.40                   |
|                             | 03/01/2026  |            | Greentone Irrigation      |             | 150.00                  |
|                             | 03/01/2026  |            | Special District Services |             | 2,109.05                |
|                             | 03/01/2026  |            | Surf Landscape            |             | 1,350.00                |
|                             | 03/01/2026  |            | Victory Access Control    |             | 6,269.66                |
|                             | 03/01/2026  |            | Frontsteps                |             | 382.89                  |
|                             | 04/01/2026  |            | Comcast                   |             | 298.35                  |
|                             | 04/01/2026  |            | Blue Frog Irrigation      |             | 125.00                  |
|                             | 04/01/2026  |            | FPL                       |             | 69.23                   |
|                             | 04/01/2026  |            | Frontsteps                |             | 382.89                  |
|                             | 04/01/2026  |            | Seacoast                  |             | 271.48                  |
|                             | 04/01/2026  |            | Special District Services |             | 2,200.10                |
|                             | 04/01/2026  |            | Surf Landscape            |             | 1,350.00                |
|                             | 04/01/2026  |            | Victory Access Control    |             | 182.55                  |
|                             |             |            |                           |             | <u>15,796.47</u>        |
| Total 101.125 · CSB # 6006  |             |            |                           |             | <u>15,796.47</u>        |
| <b>TOTAL</b>                |             |            |                           |             | <b><u>15,796.47</u></b> |