

**PORT OF THE ISLANDS  
COMMUNITY IMPROVEMENT DISTRICT**



**JULY 19, 2019  
BOARD OF SUPERVISORS MEETING  
AGENDA PACKET**



# PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT

*PREMIER DISTRICT MANAGEMENT, LLC*  
3820 Colonial Blvd., Suite 101 ▪ Fort Myers ▪ FL 33966  
Telephone: (239) 690-7100 ▪ Email: info@cddmanagement.com

Board of Supervisors  
Port of the Islands CID

July 12<sup>th</sup>, 2019

Dear Supervisors,

The regular meeting of the Port of the Islands CID Board of Supervisors will be held on July 19<sup>th</sup>, 2019 at 9 A.M. at the Orchid Cove Clubhouse on 25005 Peacock Lane in Naples, Florida 34114. The Public Agenda is included in Section two and a few points of interest are as follows:

- As per usual, enclosed are the Regular Meeting Minutes from June 21<sup>st</sup>, the Field Manager's Report for July, the Utility Operations Report for July and the Financials for June 30<sup>th</sup>.
- There will be an update on the Fire Hydrant Painting and Highway striping and Asphalt Repair.
- There will be a review of Landscape Maintenance performance, and review of inspection report. The District Manager will be providing the Audit.

Any supporting documents not enclosed will be distributed at the meeting. The **next meeting is scheduled for August 16, 2019**, if there are any questions or requests prior to the meeting, feel free to contact me.

Respectfully,



Calvin Teague  
District Manager

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## Port of the Islands CID Meeting Agenda

### July 19, 2019 at 9:00 AM

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|---|-------------|
| 1. Call to Order and Roll Call                          |             |
| 2. Approval of the Agenda                               | Page 3      |
| 3. Audience Comments on Agenda Items                    |             |
| 4. Approval of Meeting Minutes                          |             |
| A. Regular Meeting Minutes from June 21, 2019           | Page 4-9    |
| 5. Communications                                       |             |
| A. Notice of Marina Enhancements                        |             |
| 6. Staff Reports  |             |
| A. Utility Operations                                   |             |
| i. Utility Operations for July                          | Pages 10-12 |
| ii. Wetlands Well Issues                                |             |
| B. Review of Landscape Maintenance Performance          |             |
| i. Review of Inspection Report                          |             |
| ii. Irrigation Concerns                                 |             |
| C. Manager's Report                                     |             |
| i. Financial Statements for Period Ending June 30, 2019 | Pages 11-27 |
| ii. Audit   |             |
| iii. Utility Billing Updates                            |             |
| iv. Website ADA Compliance                              |             |
| v. Mosquito Spraying                                    |             |
| D. Field Manager  |             |
| i. Field Report for July                                | Pages 13-39 |
| ii. Sidewalk Repairs                                    |             |
| iii. Other Follow Up Items                              |             |
| E. Engineer's Report                                    |             |
| F. Attorney's Report                                    |             |
| i. Parcel 13 Water Frontage                             | Pages 40-37 |
| 7. Old Business   |             |
| A. Drainage System Cleaning and Maintenance Plan        |             |
| B. Fire Hydrant Painting Update                         |             |
| C. Highway Striping and Asphalt Repair Update           | Pages 48-50 |
| 8. New Business   |             |
| A. Update on Model Airplane Club Changes                |             |
| 9. Supervisor's Requests and/or Comments                |             |
| 10. Audience Comments                                   |             |
| 11. Adjournment   |             |

The Fire Department will host a hurricane preparedness session directly after CID meeting.

**Next Meeting: August 16, 2019 at 9 AM**

**DRAFT  
MINUTES OF MEETING**

*The following is a summary of the discussions and actions taken at the Port of the Islands Community Improvement District (CID) Board of Supervisors Meeting.*

**PORT OF THE ISLANDS  
COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Supervisors of the Port of the Islands Community Improvement District was held Friday June 21, 2019 at 9:00 a.m. at the Orchid Cove Community Center on 25005 Peacock Lane in Naples, Florida 34114.

**Present and constituting a quorum were:**

Tony Davis	Chairman
Russell Kish	Vice Chairman
Norine Dillon	Assistant Secretary
Teri O'Connell	Assistant Secretary
Kathryn Kehlmeier	Assistant Secretary (Telephone)

**Also present were:**

Cal Teague	District Manager
Dan Cox	District Attorney
Ron Benson	District Engineer
Mitch Gilbert	Florida Utility Solutions (FUS)
Jeremy Fischer	Florida Utility Solutions (FUS)
Robert Soto	Soto's Lawn Service
Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order and the District Manager called roll. All Board members were present, with Supervisor Kehlmeier participating via telephone. Also present were District Attorney Dan Cox, District Engineer Ron Benson, Robert Soto from Soto's Lawn Service, Mitch Gilbert and Jeremy Fischer from FUS.

On MOTION by Supervisor Dillon, seconded by Chairman Davis, with all in favor, Supervisor Kehlmeier can participate in the meeting via telephone.

**SECOND ORDER OF BUSINESS**

**Approval of the Agenda**

The Agenda was accepted as presented.



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On MOTION by Chairman Davis, seconded by Supervisor Dillon, with all in favor, the Agenda was approved as presented.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There being none, the next Order of Business followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Meeting Minutes**

**A. Regular Meeting Minutes from May 17, 2019**

The Meeting Minutes were presented with a change noted to line 236 replacing "Mr. Soto" with "Mr. Edge".

On MOTION by Chairman Davis, seconded by Supervisor Dillon, with all in favor, the Regular Meeting Minutes for May 17, 2019 were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Communications**

There being none, the next Order of Business followed.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Review of Landscape Maintenance Performance**

**i. Review of Inspection Report**

Mr. Soto was present and gave his verbal report. They removed some of the stakes however, the water level went up, so they are waiting for the water level to go down to remove the rest of the stakes. The edges of the roads on Union Road are starting to get weeds since it's rainy season, so Mr. Soto is going to have his guys spray those areas. Tree trimming is scheduled for the middle of July. The median for Cays Drive would be a great place to add some plants in the future.

**ii. Irrigation Concerns**

There being none, the next Order of Business followed.

**iii. Any proposals to be considered**

Mr. Soto presented an estimate for landscaping the median near the front of the community for \$3,212.50.

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On MOTION by Supervisor Dillon, seconded by Vice Chairman Kish, with all in favor, estimate 3057 is approved for \$3,212.50.

**B. Drainage System Cleaning and Maintenance Plan**

The District Manager explained that the District Engineer has completed his survey for this project and put in stakes. They have contacted four firms to do the work and they have all said that they are busy, so they asked for a proposal from Mr. Soto. Mr. Soto is going to get with the Field Manager regarding this project for more information.

**C. Fire Hydrant Painting Update**

The Board has been having difficulty getting an update from the Fire Department, but they hope to have an update within the next month or two.

**D. Highway Striping and Asphalt Repair Update**

The District Manager stated that this project should be complete around July sixteenth or eighteenth.

**E. Update of VFD Installation**

The District Manager reported that this project is complete.

**SEVENTH ORDER OF BUSINESS**

**New Business**

**A. Department of Environmental Protection Discharge Monitoring Report**

There being no questions or comments, the next Order of Business followed.

**EIGHTH ORDER OF BUSINESS**

**Manager's Report**

**A. Financial Statements for period ending May 31, 2019**

The financials were presented, discussed and accepted.

On MOTION by Supervisor O'Connell, seconded by Supervisor Dillon, with all in favor, the financials for period ending May 31, 2019 were accepted.

**B. Utility Billing Updates**

The District Manager reported that they are going to change the Utility Report to show more information for the Board. The utility bills are going out next week. The bills have all been going out on time. The Consumer Confidence Report (CCR) will be going out



143 with the utility bills. The District Manager explained that this is something that must be  
 144 published annually and made available to customers. There will be a statement on the  
 145 utility bills informing residents that if they want a copy of the full CCR they can pick up a  
 146 copy at Jean Kungle's office (POI Realty). Ms. Kungle is going to get with Paul and  
 147 Jennifer at Premier District Management regarding the CCR, as they are taking over  
 148 preparing the utility bills.

### 149 **C. Website ADA Compliance Update**

151  
 152 The District Manager reported that Port of the Islands' website is the first one the  
 153 company is creating, and it looks great so far. The prototype is being reviewed by them  
 154 currently and by next meeting the website will be fully functional. The District Manager  
 155 will send out a link for the Board to review the website before next meeting.

### 156 **D. Mosquito Spraying**

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 158 The mosquito spraying started this week and the District Manager distributed a report  
 159 regarding the mosquito count.

## 162 **NINTH ORDER OF BUSINESS**

### **Field Manager**

### 163 **A. Field Report for June**

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 165 The Field Report for June was presented and reviewed by the Board. The District  
 166 Manager reported that there is some trash around the Lakes. On page 3 it shows that  
 167 someone went in and tore up the roadway landscaping. The Board wants to get this  
 168 fixed. The Board also wants to get the sidewalk cracks repaired that are in the report.

#### 169 **i. Other Follow Up Items**

170  
 171 There being none, the next Order of Business followed.

## 172 **TENTH ORDER OF BUSINESS**

### **Utility Operations**

### 173 **A. Utility Operations Report for June**

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 175 Mr. Gilbert was present to give his report to the Board. He updated the Board on the  
 176 following topics:

- 177 • Everything is running well and there are no issues except the air conditioning unit for
- 178 the electrical room went out. He has gotten two quotes for fixing it and is waiting for a
- 179 third quote and then he will get with the District Manager about fixing it.
- 180 • The thirty meters that were recently replaced all showed high consumption rates,
- 181 which is a good sign that these meters are reading more accurately now.
- 182 • On Sunrise Cay they had a bad water leak, but they got it repaired.
- 183 • The controller on the Cays Drive lift station is bad and the parts have been ordered
- 184 to fix it.
- 185 • They have begun cleaning the plant.

192 **ELEVENTH ORDER OF BUSINESS****Engineer's Report**

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200 **TWELVTH ORDER OF BUSINESS****Attorney's Report**

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<p>On MOTION by Supervisor Dillon, seconded by Chairman Davis, with all in favor, the FiberNet usage agreement has been approved.</p>
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**A. Parcel 13 Water Frontage**

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**THIRTEENTH ORDER OF BUSINESS****Supervisor's Requests and/or Comments**

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**FOURTEENTH ORDER OF BUSINESS****Audience Comments**

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John Deldeio wanted to confirm that Mitch Gilbert would be the person to go to for any fire hydrant issues or concerns and Mr. Gilbert confirmed that is correct. He also asked if the highway striping is going to include Orchid Cove. The District Manager stated that he will get back to him about this via email with an answer. Mr. Deldeio also stated that in the past he has not had issues viewing the Agenda Packet on his phone however, this month he had issues opening the Agenda Packet on his phone.



240 Jean Kungle asked about the \$10 turn on fee. The District Manager stated that cannot  
241 be put on their bill, we need it to be submitted before they turn on their account.

242  
243 An audience member asked if there was anything in the rules for the community about  
244 unsightly damaged vehicles parked in front of a house. He stated that there is no front end on  
245 the car and the windows are always down even when it rains. However, the tags are current  
246 until the end of July. The Board stated that code enforcement might be able to help. Since the  
247 tags expires in July, he could call code enforcement in August.

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249 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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251 There being no further Orders of Business, the meeting was adjourned at 10:48 a.m.

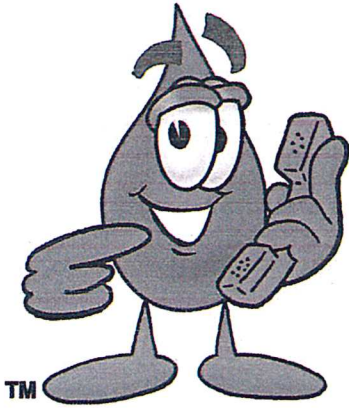
252  
253 On MOTION by Chairman Davis,  
254 seconded by Supervisor Dillon, with all  
255 in favor, the meeting was adjourned at  
256 10:48 a.m.

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259 **The next Meeting will occur on July 19, 2019 at 9:00 a.m.**

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264 **Secretary/Assistant Secretary**

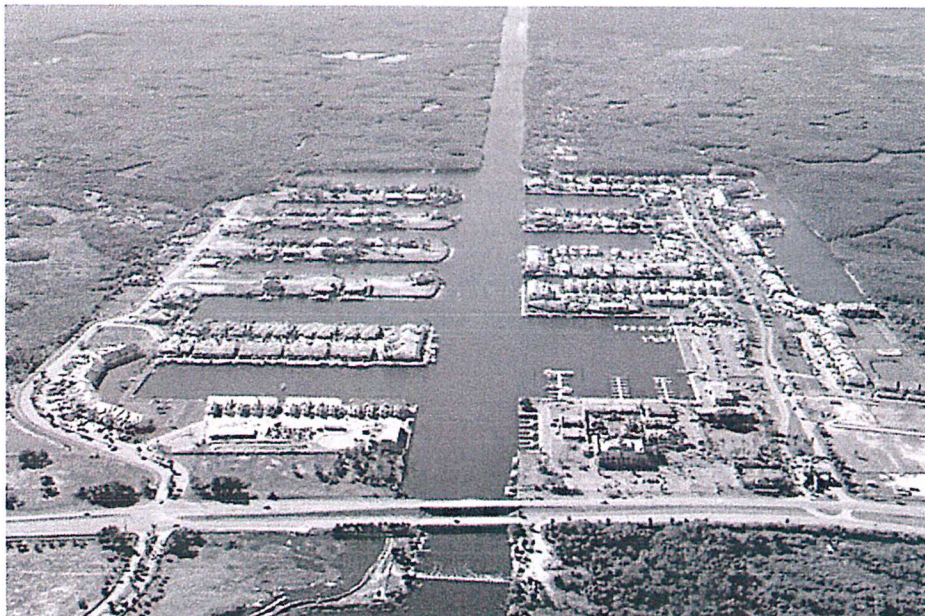
**Chairman/Vice Chairman**





*Florida Utility  
Solutions*

**PORT OF THE ISLANDS CID  
MONTHLY PLANT OPERATIONS  
REPORT JULY 2019**



**Wastewater Plant**

**Received and treated  
4.0 million gallons in  
June**

**Water Plant**

**Produced and  
distributed 1.3 million  
gallons in June**

**REUSE**

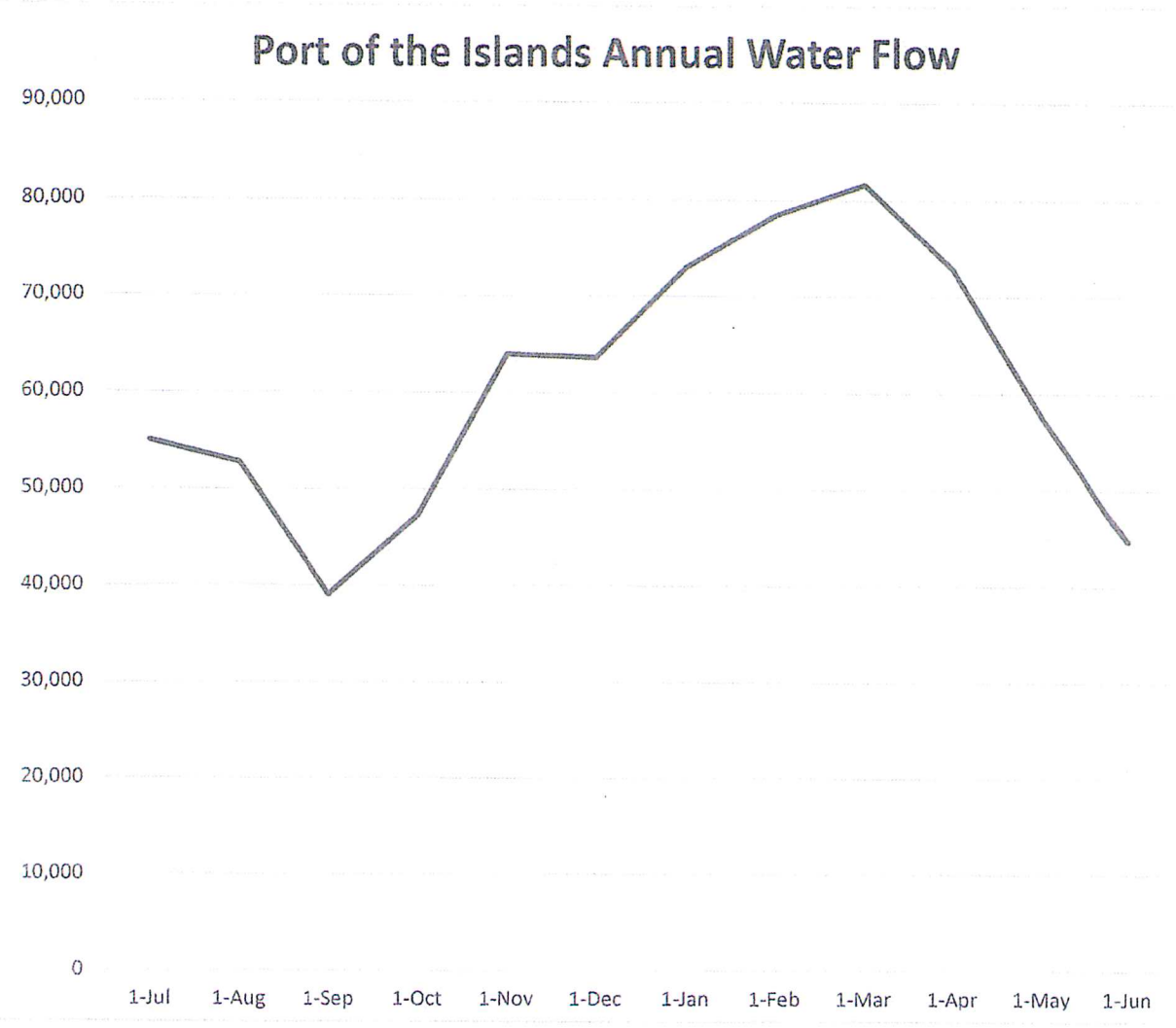
**Distributed 10.9 million  
gallons in June**

**FLORIDA UTILITY  
SOLUTIONS**

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Naples, Fl. 34119

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[www.floridautilitysolutions.com](http://www.floridautilitysolutions.com)



### Port of the Islands Drinking Water Monthly Flow Average



## Utility Monthly Update - 2019

### WTP - Water Treatment Plant

- Water plant is operating as designed
- SCADA work is ongoing

### WWTP - Waste Water Treatment Plant

- Daily Process control – is producing acceptable effluent

### FIRE STATION PUMPS

- All OK

### LIFT STATIONS

- All lift stations are functioning properly
- Cays Drive controller was replaced

### REUSE

- All OK

### DISTRIBUTION

- Received several requests for meter research
- Installed new meters at new construction at 157 Cays Drive
- The 2018 Annual Drinking Water Quality Report has been completed and made available.

**PORT OF THE ISLANDS  
COMMUNITY IMPROVEMENT DISTRICT**

Financial Report

June 30, 2019

*unaudited*

**Prepared by:**  
Premier District Management

**Balance Sheet by Fund**  
**Port of the Islands Community Improvement District**  
**June 30, 2019**

	<u>GENERAL FUND</u>	<u>WATER AND SEWER FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>			
<b>Current Assets</b>			
Cash	41,745.96	157,732.92	199,478.88
Assessments Receivable - GF	369,196.31	0.00	369,196.31
Allowance-Doubtful Collections	(369,196.31)	0.00	(369,196.31)
Accounts Receivable	0.00	51,437.01	51,437.01
Assessments Receivable - W/S Fund	0.00	1,118,169.89	1,118,169.89
Allowance-Doubtful Collections	0.00	(1,118,169.89)	(1,118,169.89)
Due To/From 001/202	286,174.38	0.00	286,174.38
Due To/From 001/202	0.00	(286,174.38)	(286,174.38)
Investments - Money Market Account	510,111.38	0.00	510,111.38
Prepaid Items	3,446.53	0.00	3,446.53
Deferred Amount of Refunding	0.00	36,369.65	36,369.65
<b>Total Current Assets</b>	<b>841,478.25</b>	<b>(40,634.80)</b>	<b>800,843.45</b>
<b>Noncurrent Assets</b>			
Land	0.00	599,674.85	599,674.85
Infrastructure	0.00	15,448,440.33	15,448,440.33
Accum Depr - Infrastructure	0.00	(6,431,901.99)	(6,431,901.99)
Equipment and Furniture	0.00	287,662.07	287,662.07
Accum Depr - Equip/Furniture	0.00	(125,834.39)	(125,834.39)
<b>Total Noncurrent Assets</b>	<b>0.00</b>	<b>9,778,040.87</b>	<b>9,778,040.87</b>
<b>TOTAL ASSETS</b>	<b>841,478.25</b>	<b>9,737,406.07</b>	<b>10,578,884.32</b>
<b><u>LIABILITIES</u></b>			
<b>Current Liabilities</b>			
Accounts Payable	2,056.39	0.00	2,056.39
Accounts Payable	0.00	7,456.00	7,456.00
Revenue Bonds Payable-Current	0.00	478,500.00	478,500.00
Accrued Interest Payable	0.00	18,232.82	18,232.82
Other Current Liabilities	0.00	8,910.68	8,910.68
Deposits	0.00	27,362.80	27,362.80
<b>Total Current Liabilities</b>	<b>2,056.39</b>	<b>540,462.30</b>	<b>542,518.69</b>
<b>Long-Term Liabilities</b>			
Revenue Bonds Payable-LY	0.00	957,000.00	957,000.00
<b>Total Long-Term Liabilities</b>	<b>0.00</b>	<b>957,000.00</b>	<b>957,000.00</b>
<b>TOTAL LIABILITIES</b>	<b>2,056.39</b>	<b>1,497,462.30</b>	<b>1,499,518.69</b>
<b>FUND BALANCES/NET ASSETS</b>			
<b>Fund Balances</b>			
<b>Nonspendable</b>			
Prepaid Items	3,446.53	0.00	3,446.53
<b>Assigned</b>			
Operating Reserves	103,762.00	0.00	103,762.00
<b>Unassigned</b>			
Unassigned	732,213.33	0.00	732,213.33
<b>Net Assets</b>			
Invested in capital assets, net of related debt	0.00	8,333,630.19	8,333,630.19
Unrestricted/Unreserved	0.00	(93,686.42)	(93,686.42)
<b>TOTAL FUND BALANCES/NET ASSETS</b>	<b>839,421.86</b>	<b>8,239,943.77</b>	<b>9,079,365.63</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES/NET ASSETS</b>	<b>\$ 841,478.25</b>	<b>\$ 9,737,406.07</b>	<b>\$ 10,578,884.32</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Port of the Islands Community Improvement District**  
**For the Period Ending June 30, 2019**

General Fund

	<u>ANNUAL BUDGET</u>	<u>YTD Budget</u>	<u>YTD ACTUAL</u>	<u>Variance</u>	<u>% ANNUAL BUDGET</u>	<u>JUN 30,2019 ACTUAL</u>
<b>Revenues</b>						
Interest - Investments	3,500	2,625	11,978	9,353	(342)	933
Special Assmnts- Tax Collector	324,776	243,582	319,443	75,861	(98)	5,417
Interest - Tax Collector	0	0	301	301	0	155
Special Assmnts- District Collected	34,641	25,981	0	(25,981)	0	0
Special Assmnts- Uncollectable	(34,641)	(25,981)	0	25,981	0	0
Special Assmnts- Discounts	(17,223)	(12,917)	(7,959)	4,959	(46)	0
Other Miscellaneous Revenues	0	0	12,583	12,583	0	8
<b>Total Revenues</b>	<b>311,053</b>	<b>233,290</b>	<b>336,346</b>	<b>103,057</b>	<b>(108)</b>	<b>6,513</b>
<b>Expenses</b>						
<b>Administrative</b>						
P/R-Board Of Supervisors	7,000	5,250	4,400	850	63	500
Employment Taxes	536	402	389	14	72	121
P/R - Processing Fees	600	450	370	80	62	0
Profserv-Engineering	12,500	9,375	10,586	(1,211)	85	3,929
Profserv-Legal Services	12,500	9,375	5,952	3,423	48	1,089
Profserv-Mgmt Consulting Serv	43,394	32,546	32,545	0	75	3,616
Profserv-Property Appraiser	4,851	3,638	700	2,938	14	0
Auditing Services	3,500	2,625	0	2,625	0	0
Postage And Freight	350	263	68	195	19	0
Rental - Meeting Room	350	263	150	113	43	0
Insurance-General Liability	8,000	6,000	5,492	508	69	574
Printing And Binding	600	450	0	450	0	0
Legal Advertising	1,000	750	0	750	0	0
Miscellaneous Services	500	375	185	190	37	0
Misc-Assessmnt Collection Cost	6,468	4,851	6,245	(1,394)	97	112
Office Supplies	200	150	0	150	0	0
Annual District Filing Fee	175	131	175	(44)	100	0
<b>Total Administrative</b>	<b>102,524</b>	<b>76,894</b>	<b>67,257</b>	<b>9,637</b>	<b>66</b>	<b>9,941</b>
<b>Field</b>						
Contracts-Field Services	25,000	18,750	20,471	(1,721)	82	2,275
Electricity-Streetlighting	19,000	14,250	14,423	(173)	76	2,056
R&M-Renewal and Replacement	5,000	3,750	8,764	(5,014)	175	0
R&M-Storm Water Drainage	3,000	2,250	3,213	(963)	107	276
<b>Total Field</b>	<b>52,000</b>	<b>39,000</b>	<b>46,871</b>	<b>(7,871)</b>	<b>90</b>	<b>4,607</b>
<b>Landscape/Irrigation</b>						
Contracts-Landscape	82,830	62,123	63,472	(1,350)	77	7,127
Utility-Irrigation	15,000	11,250	6,617	4,633	44	0
R&M-Irrigation	10,000	7,500	10,110	(2,610)	101	0
<b>Total Landscape/Irrigation</b>	<b>107,830</b>	<b>80,873</b>	<b>80,199</b>	<b>673</b>	<b>74</b>	<b>7,127</b>
<b>Roadway Management</b>						
R&M-Signage	1,000	750	304	446	30	0
R&M-Roads & Alleyways	5,000	3,750	4,749	(999)	95	0

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Port of the Islands Community Improvement District**  
**For the Period Ending June 30, 2019**

General Fund	<u>ANNUAL BUDGET</u>	<u>YTD Budget</u>	<u>YTD ACTUAL</u>	<u>Variance</u>	<u>% ANNUAL BUDGET</u>	<u>JUN 30,2019 ACTUAL</u>
<b>Total Roadway Management</b>	6,000	4,500	5,053	(553)	84	0
<b><u>Mosquito Control</u></b>						
Contracts-Mosquito Treatment	19,500	14,625	8,884	5,741	46	987
Chemicals-Mosquito Spray	10,000	7,500	0	7,500	0	0
R&M-Mosquito Control	5,000	3,750	0	3,750	0	0
<b>Total Mosquito Control</b>	<b>34,500</b>	<b>25,875</b>	<b>8,884</b>	<b>16,991</b>	<b>26</b>	<b>987</b>
<b><u>Other Sources/Uses</u></b>						
<b>Total Expenses</b>	<b>302,854</b>	<b>227,142</b>	<b>208,264</b>	<b>18,877</b>	<b>69</b>	<b>22,662</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>8,199</b>	<b>6,148</b>	<b>128,082</b>	<b>84,180</b>	<b>(1,562)</b>	<b>(16,149)</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Port of the Islands Community Improvement District  
For the Period Ending June 30, 2019**

Water And Sewer Fund	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Variance</u>	<u>% Annual Budget</u>	<u>June 30, 2019 Actual</u>
<b>Revenues</b>						
Interest - Investments	500	375	1,220	845	(244)	262
Water Revenue	83,078	62,309	56,098	(6,211)	(68)	11,313
Sewer Revenue	115,420	86,565	84,335	(2,230)	(73)	16,996
Irrigation Fees	103,477	77,608	94,429	16,821	(91)	23,504
Meter Fees	2,500	1,875	7,200	5,325	(288)	2,400
Special Assmnts- Tax Collector	1,240,329	930,247	1,220,041	289,795	(98)	20,690
Interest - Tax Collector	0	0	1,151	1,151	0	591
Special Assmnts- District Collected	181,335	136,002	0	(136,002)	0	0
Special Assmnts- Uncollectable	(181,335)	(136,002)	0	136,002	0	0
Special Assmnts- Discounts	(49,286)	(36,965)	(30,396)	6,568	(62)	0
Other Miscellaneous Revenues	0	0	6,170	6,170	0	80
<b>Total Revenues</b>	<b>1,496,018</b>	<b>1,122,014</b>	<b>1,440,248</b>	<b>318,234</b>	<b>(96)</b>	<b>75,836</b>
<b>Expenses</b>						
<b>Personnel and Administration</b>						
P/R-Board Of Supervisors	7,000	5,250	4,400	850	63	500
Employment Taxes	536	402	230	173	43	(38)
P/R - Processing Fees	30	23	370	(347)	1,233	0
ProfServ-Engineering	12,500	9,375	10,692	(1,316)	86	745
ProfServ-Legal Services	12,500	9,375	3,968	5,407	32	1,089
ProfServ-Mgmt Consulting Serv	43,394	32,545	32,545	0	75	3,616
ProfServ-Property Appraiser	18,482	13,862	700	13,161	4	0
Auditing Services	3,500	2,625	0	2,625	0	0
Postage And Freight	700	525	68	457	10	0
Rental - Meeting Room	350	263	150	113	43	0
Insurance - General Liability	7,800	5,850	7,341	(1,491)	94	1,234
Printing And Binding	100	75	0	75	0	0
Legal Advertising	1,000	750	301	449	30	0
Miscellaneous Services	2,250	1,688	0	1,688	0	0
Utility Billing Supplies	2,000	1,500	2,394	(894)	120	0
Misc-Assessmnt Collection Cost	22,130	16,598	23,811	(7,214)	108	426
Office Supplies	200	150	0	150	0	0
Communication - Telephone - Field	4,400	3,300	2,861	439	65	277
<b>Total Personnel and Administration</b>	<b>138,872</b>	<b>104,156</b>	<b>89,831</b>	<b>14,325</b>	<b>65</b>	<b>7,849</b>
<b>Water-Sewer Comb Services</b>						
Utility - General	78,000	58,500	56,536	1,964	72	6,262
Utility - New connections	3,500	2,625	0	2,625	0	0
Contracts-Mgmt Services	322,770	242,078	234,628	7,450	73	29,329
Contracts-Utility Billing	20,600	15,450	15,450	0	75	1,717
Contracts-Generator Maint	500	375	0	375	0	0
R&M-Lift Station	7,000	5,250	750	4,500	11	0
R&M-Potable Water Lines	19,000	14,250	8,047	6,203	42	1,657
R&M-Water Plant	31,000	23,250	29,133	(5,883)	94	3,935
R&M-Waste Water Plant	16,000	12,000	17,505	(5,505)	109	9,412
R&M-Sewer Lines	5,200	3,900	2,400	1,500	46	450
R&M-Backflow Inspection	13,680	10,260	0	10,260	0	0



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Port of the Islands Community Improvement District**  
**For the Period Ending June 30, 2019**

Water And Sewer Fund

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>Variance</u>	<u>% Annual Budget</u>	<u>June 30, 2019 Actual</u>
R&M-Instrumentation	5,000	3,750	0	3,750	0	0
Misc-Bad Debt	0	0	1,564	(1,564)	0	0
Misc-Licenses & Permits	3,000	2,250	3,000	(750)	100	0
Compliance Sampling	22,150	16,612	11,133	5,479	50	1,392
Chemicals-Water Operations	25,000	18,750	16,435	2,315	66	3,119
Chemicals-Wastewater Operations	15,000	11,250	8,809	2,442	59	1,500
Sludge Disposal	20,000	15,000	15,136	(136)	76	4,450
Capital Outlay-WWTP	0	0	49,285	(49,285)	0	0
<b>Total Water-Sewer Combination Services</b>	<b>607,400</b>	<b>455,550</b>	<b>469,811</b>	<b>(14,260)</b>	<b>77</b>	<b>63,223</b>
<b><u>Debt Service</u></b>						
Principal Debt Retirement	457,157	342,867	478,500	(135,633)	105	0
Interest Expense	58,377	43,783	44,389	(607)	76	0
<b>Total Debt Service</b>	<b>515,534</b>	<b>386,650</b>	<b>522,889</b>	<b>(136,240)</b>	<b>101</b>	<b>0</b>
<b><u>Other Sources/Uses</u></b>						
<b>Total Expenses</b>	<b>1,261,806</b>	<b>946,356</b>	<b>1,082,531</b>	<b>(136,175)</b>	<b>86</b>	<b>71,072</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>234,212</b>	<b>175,658</b>	<b>357,717</b>	<b>454,409</b>	<b>(153)</b>	<b>4,764</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Port of the Islands Community Improvement District  
For the Year Ending September 30, 2019**

Trend Report - General Fund

	<u>OCT</u> <u>Actual</u>	<u>NOV</u> <u>Actual</u>	<u>DEC</u> <u>Actual</u>	<u>JAN</u> <u>Actual</u>	<u>FEB</u> <u>Actual</u>	<u>MAR</u> <u>Actual</u>	<u>APR</u> <u>Actual</u>	<u>MAY</u> <u>Actual</u>	<u>JUN</u> <u>Actual</u>	<u>JUL</u> <u>Budget</u>	<u>AUG</u> <u>Budget</u>	<u>SEP</u> <u>Budget</u>	<u>ANNUAL</u> <u>BUDGET</u>	<u>YTD</u> <u>ACTUAL</u>
<b>Revenues</b>														
Interest - Investments	300	249	1,087	2,036	1,852	1,932	2,150	1,439	933	292	292	292	3,500	11,978
Special Assmnts- Tax Collector	0	111,448	153,700	18,929	8,994	0	19,544	1,410	5,417	27,065	27,065	27,065	324,776	319,443
Interest - Tax Collector	0	0	0	112	0	0	166	(132)	155	0	0	0	0	301
Special Assmnts- District Collected	0	0	0	0	0	0	0	0	0	2,887	2,887	2,887	34,641	0
Special Assmnts- Uncollectable	0	0	0	0	0	0	0	0	0	(2,887)	(2,887)	(2,887)	(34,641)	0
Special Assmnts- Discounts	0	(1,136)	(6,091)	(527)	(167)	0	(38)	0	0	(1,435)	(1,435)	(1,435)	(17,223)	(7,959)
Other Miscellaneous Revenues	12,219	0	0	0	0	0	37	320	8	0	0	0	0	12,583
<b>Total Revenues</b>	<b>12,519</b>	<b>110,561</b>	<b>148,696</b>	<b>20,550</b>	<b>10,679</b>	<b>1,932</b>	<b>21,859</b>	<b>3,037</b>	<b>6,513</b>	<b>25,922</b>	<b>25,922</b>	<b>25,922</b>	<b>311,053</b>	<b>336,346</b>
<b>Expenses</b>														
<b>Administrative</b>														
P/R-Board Of Supervisors	400	500	500	500	500	500	500	500	500	583	583	583	7,000	4,400
Employment Taxes	33	41	(13)	41	41	35	168	(80)	121	45	45	45	536	389
P/R - Processing Fees	50	25	58	25	0	128	0	85	0	50	50	50	600	370
Profserv-Engineering	1,493	0	629	1,382	1,175	1,032	946	0	3,929	1,042	1,042	1,042	12,500	10,586
Profserv-Legal Services	0	514	1,984	806	0	436	553	570	1,089	1,042	1,042	1,042	12,500	5,952
Profserv-Mgmt Consulting Serv	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	43,394	32,545
Profserv-Property Appraiser	700	0	0	0	0	0	0	0	0	404	404	404	4,851	700
Auditing Services	0	0	0	0	0	0	0	0	0	292	292	292	3,500	0
Postage And Freight	0	0	0	0	0	68	0	0	0	29	29	29	350	68
Rental - Meeting Room	0	0	0	0	75	0	75	0	0	29	29	29	350	150
Insurance-General Liability	574	574	896	574	574	574	574	574	574	667	667	667	8,000	5,492
Printing And Binding	0	0	0	0	0	0	0	0	0	50	50	50	600	0
Legal Advertising	0	0	0	0	0	0	0	0	0	83	83	83	1,000	0
Miscellaneous Services	185	0	0	0	0	0	0	0	0	42	42	42	500	185
Misc-Assessmnt Collection Cost	0	2,206	2,952	368	177	0	391	39	112	539	539	539	6,468	6,245
Office Supplies	0	0	0	0	0	0	0	0	0	17	17	17	200	0
Annual District Filing Fee	175	0	0	0	0	0	0	0	0	15	15	15	175	175
<b>Total Administrative</b>	<b>7,226</b>	<b>7,476</b>	<b>10,622</b>	<b>7,312</b>	<b>6,158</b>	<b>6,389</b>	<b>6,823</b>	<b>5,304</b>	<b>9,941</b>	<b>8,545</b>	<b>8,545</b>	<b>8,545</b>	<b>102,524</b>	<b>67,257</b>
<b>Field</b>														
Contracts-Field Services	3,262	3,262	3,262	(687)	2,275	2,275	2,275	2,275	2,275	2,083	2,083	2,083	25,000	20,471
Electricity-Streetlighting	2,003	2,008	918	2,032	762	1,965	714	1,964	2,056	1,583	1,583	1,583	19,000	14,423
R&M-Renewal and Replacement	2,850	0	0	0	0	3,192	0	2,722	0	417	417	417	5,000	8,764
R&M-Storm Water Drainage	0	0	0	0	218	1,184	0	1,535	276	250	250	250	3,000	3,213
<b>Total Field</b>	<b>8,115</b>	<b>5,270</b>	<b>4,180</b>	<b>1,345</b>	<b>3,255</b>	<b>8,616</b>	<b>2,989</b>	<b>8,496</b>	<b>4,607</b>	<b>4,333</b>	<b>4,333</b>	<b>4,333</b>	<b>52,000</b>	<b>46,871</b>
<b>Landscape/Irrigation</b>														
Contracts-Landscape	0	13,805	6,902	7,127	7,127	7,424	(297)	14,255	7,127	6,903	6,903	6,903	82,830	63,472
Utility-Irrigation	0	1,272	2,073	0	1,815	0	1,457	0	0	1,250	1,250	1,250	15,000	6,617
R&M-Irrigation	310	911	318	429	700	930	3,539	2,974	0	833	833	833	10,000	10,140



**Statement of Revenues, Expenditures and Changes in Fund Balances  
Port of the Islands Community Improvement District  
For the Year Ending September 30, 2019**

Trend Report - General Fund

	<u>OCT</u> <u>Actual</u>	<u>NOV</u> <u>Actual</u>	<u>DEC</u> <u>Actual</u>	<u>JAN</u> <u>Actual</u>	<u>FEB</u> <u>Actual</u>	<u>MAR</u> <u>Actual</u>	<u>APR</u> <u>Actual</u>	<u>MAY</u> <u>Actual</u>	<u>JUN</u> <u>Actual</u>	<u>JUL</u> <u>Budget</u>	<u>AUG</u> <u>Budget</u>	<u>SEP</u> <u>Budget</u>	<u>ANNUAL</u> <u>BUDGET</u>	<u>YTD</u> <u>ACTUAL</u>
<b>Total Landscape/Irrigation</b>	<b>310</b>	<b>15,988</b>	<b>9,293</b>	<b>7,556</b>	<b>9,642</b>	<b>8,354</b>	<b>4,699</b>	<b>17,229</b>	<b>7,127</b>	<b>8,986</b>	<b>8,986</b>	<b>8,986</b>	<b>107,830</b>	<b>80,199</b>
<b><u>Roadway Management</u></b>														
R&M-Signage	0	0	0	0	138	0	0	166	0	83	83	83	1,000	304
R&M-Roads & Alleyways	1,700	0	2,300	0	0	0	0	749	0	417	417	417	5,000	4,749
<b>Total Roadway Management</b>	<b>1,700</b>	<b>0</b>	<b>2,300</b>	<b>0</b>	<b>138</b>	<b>0</b>	<b>0</b>	<b>915</b>	<b>0</b>	<b>500</b>	<b>500</b>	<b>500</b>	<b>6,000</b>	<b>5,053</b>
<b><u>Mosquito Control</u></b>														
Contracts-Mosquito Treatment	0	0	0	3,948	987	987	987	987	987	1,625	1,625	1,625	19,500	8,884
Chemicals-Mosquito Spray	0	0	0	0	0	0	0	0	0	833	833	833	10,000	0
R&M-Mosquito Control	0	0	0	0	0	0	0	0	0	417	417	417	5,000	0
<b>Total Mosquito Control</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,948</b>	<b>987</b>	<b>987</b>	<b>987</b>	<b>987</b>	<b>987</b>	<b>2,875</b>	<b>2,875</b>	<b>2,875</b>	<b>34,500</b>	<b>8,884</b>
<b><u>Other Sources/Uses</u></b>														
<b>Total Expenses</b>	<b>17,351</b>	<b>28,734</b>	<b>26,395</b>	<b>20,161</b>	<b>20,180</b>	<b>24,346</b>	<b>15,498</b>	<b>32,931</b>	<b>22,662</b>	<b>25,239</b>	<b>25,239</b>	<b>25,239</b>	<b>302,854</b>	<b>208,264</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>(4,832)</b>	<b>81,827</b>	<b>122,301</b>	<b>389</b>	<b>(9,501)</b>	<b>(22,414)</b>	<b>6,361</b>	<b>(29,894)</b>	<b>(16,149)</b>	<b>683</b>	<b>683</b>	<b>683</b>	<b>8,199</b>	<b>128,082</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances  
Port of the Islands Community Improvement District  
For the Year Ending September 30, 2019**

Trend Report - Water And Sewer Fund

	<u>OCT</u> <u>Actual</u>	<u>NOV</u> <u>Actual</u>	<u>DEC</u> <u>Actual</u>	<u>JAN</u> <u>Actual</u>	<u>FEB</u> <u>Actual</u>	<u>MAR</u> <u>Actual</u>	<u>APR</u> <u>Actual</u>	<u>MAY</u> <u>Actual</u>	<u>JUN</u> <u>Actual</u>	<u>JUL</u> <u>Budget</u>	<u>AUG</u> <u>Budget</u>	<u>SEP</u> <u>Budget</u>	<u>ANNUAL</u> <u>BUDGET</u>	<u>YTD</u> <u>ACTUAL</u>
<b>Revenues</b>														
Interest - Investments	5	45	161	89	79	135	201	243	262	42	42	42	500	1,220
Water Revenue	8,693	122	9,836	34	13,980	24	12,053	44	11,313	6,923	6,923	6,923	83,078	56,098
Sewer Revenue	13,222	187	14,856	52	20,636	36	18,282	68	16,996	9,618	9,618	9,618	115,420	84,335
Irrigation Fees	16,293	0	20,430	(801)	21,190	139	13,623	51	23,504	8,623	8,623	8,623	103,477	94,429
Meter Fees	0	0	0	0	0	0	0	4,800	2,400	208	208	208	2,500	7,200
Special Assmnts- Tax Collector	0	425,650	587,022	72,296	34,351	0	74,645	5,387	20,690	103,361	103,361	103,361	1,240,329	1,220,041
Interest - Tax Collector	0	0	0	429	0	0	0	132	591	0	0	0	0	1,151
Special Assmnts- District Collected	0	0	0	0	0	0	0	0	0	15,111	15,111	15,111	181,335	0
Special Assmnts- Uncollectable	0	0	0	0	0	0	0	0	0	(15,111)	(15,111)	(15,111)	(181,335)	0
Special Assmnts- Discounts	0	(4,339)	(23,263)	(2,013)	(638)	0	(143)	0	0	(4,107)	(4,107)	(4,107)	(49,286)	(30,396)
Other Miscellaneous Revenues	870	100	1,100	905	130	135	1,171	1,679	80	0	0	0	0	6,170
<b>Total Revenues</b>	<b>39,083</b>	<b>421,765</b>	<b>610,142</b>	<b>70,991</b>	<b>89,728</b>	<b>469</b>	<b>119,832</b>	<b>12,404</b>	<b>75,836</b>	<b>124,668</b>	<b>124,668</b>	<b>124,668</b>	<b>1,496,018</b>	<b>1,440,248</b>
<b>Expenses</b>														
<b>Personnel and Administration</b>														
P/R-Board Of Supervisors	400	500	500	500	500	500	500	500	500	583	583	583	7,000	4,400
Employment Taxes	33	41	(13)	41	41	47	9	67	(38)	45	45	45	536	230
P/R - Processing Fees	50	25	57	25	0	108	0	105	0	3	3	3	30	370
ProfServ-Engineering	344	3,885	3,143	1,531	673	0	371	0	745	1,042	1,042	1,042	12,500	10,692
ProfServ-Legal Services	0	514	0	806	0	436	553	570	1,089	1,042	1,042	1,042	12,500	3,968
ProfServ-Mgmt Consulting Serv	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	3,616	43,394	32,545
ProfServ-Property Appraiser	700	0	0	0	0	0	0	0	0	1,540	1,540	1,540	18,482	700
Auditing Services	0	0	0	0	0	0	0	0	0	292	292	292	3,500	0
Postage And Freight	0	0	0	0	0	68	0	0	0	58	58	58	700	68
Rental - Meeting Room	0	0	0	0	75	0	75	0	0	29	29	29	350	150
Insurance - General Liability	574	574	1,538	574	574	1,121	574	574	1,234	650	650	650	7,800	7,341
Printing And Binding	0	0	0	0	0	0	0	0	0	8	8	8	100	0
Legal Advertising	0	0	0	0	0	0	301	0	0	83	83	83	1,000	301
Miscellaneous Services	0	0	0	0	0	0	0	0	0	188	188	188	2,250	0
Utility Billing Supplies	574	0	301	306	0	392	499	322	0	167	167	167	2,000	2,394
Misc-Assessmnt Collection Cost	0	8,426	11,275	1,406	674	0	1,493	111	426	1,844	1,844	1,844	22,130	23,811
Office Supplies	0	0	0	0	0	0	0	0	0	17	17	17	200	0
Communication - Telephone - Field	647	273	278	278	278	278	277	277	277	367	367	367	4,400	2,861
<b>Total Personnel and Administration</b>	<b>6,938</b>	<b>17,854</b>	<b>20,695</b>	<b>9,083</b>	<b>6,431</b>	<b>6,566</b>	<b>8,268</b>	<b>6,142</b>	<b>7,849</b>	<b>11,574</b>	<b>11,574</b>	<b>11,574</b>	<b>138,872</b>	<b>89,831</b>
<b>Water-Sewer Comb Services</b>														
Utility - General	5,146	5,297	6,038	7,098	6,600	6,287	6,877	6,929	6,262	6,500	6,500	6,500	78,000	56,536
Utility - New connections	0	0	0	0	0	0	0	0	0	292	292	292	3,500	0
Contracts-Mgmt Services	0	29,329	29,329	29,329	29,329	29,329	29,329	29,329	29,329	26,898	26,898	26,898	322,770	234,628
Contracts-Utility Billing	1,717	1,717	1,717	1,717	1,717	1,717	1,717	1,717	1,717	1,717	1,717	1,717	20,600	15,450



**Statement of Revenues, Expenditures and Changes in Fund Balances  
Port of the Islands Community Improvement District  
For the Year Ending September 30, 2019**

Trend Report - Water And Sewer Fund

	<u>OCT</u> <u>Actual</u>	<u>NOV</u> <u>Actual</u>	<u>DEC</u> <u>Actual</u>	<u>JAN</u> <u>Actual</u>	<u>FEB</u> <u>Actual</u>	<u>MAR</u> <u>Actual</u>	<u>APR</u> <u>Actual</u>	<u>MAY</u> <u>Actual</u>	<u>JUN</u> <u>Actual</u>	<u>JUL</u> <u>Budget</u>	<u>AUG</u> <u>Budget</u>	<u>SEP</u> <u>Budget</u>	<u>ANNUAL</u> <u>BUDGET</u>	<u>YTD</u> <u>ACTUAL</u>
Contracts-Generator Maint	0	0	0	0	0	0	0	0	0	42	42	42	500	0
R&M-Lift Station	0	0	0	0	450	300	0	0	0	583	583	583	7,000	750
R&M-Potable Water Lines	0	0	0	0	0	0	3,990	2,400	1,657	1,583	1,583	1,583	19,000	8,047
R&M-Water Plant	867	3,243	0	2,400	13,666	450	4,573	0	3,935	2,583	2,583	2,583	31,000	29,133
R&M-Waste Water Plant	0	5,374	225	304	300	1,439	450	0	9,412	1,333	1,333	1,333	16,000	17,505
R&M-Sewer Lines	0	0	0	0	0	0	1,950	0	450	433	433	433	5,200	2,400
R&M-Backflow Inspection	0	0	0	0	0	0	0	0	0	1,140	1,140	1,140	13,680	0
R&M-Instrumentation	0	0	0	0	0	0	0	0	0	417	417	417	5,000	0
Misc-Bad Debt	0	0	0	0	0	0	1,564	0	0	0	0	0	0	1,564
Misc-Licenses & Permits	0	3,000	0	0	0	0	0	0	0	250	250	250	3,000	3,000
Compliance Sampling	0	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,846	1,846	1,846	22,150	11,133
Chemicals-Water Operations	1,549	1,399	3,398	0	1,158	1,579	3,859	374	3,119	2,083	2,083	2,083	25,000	16,435
Chemicals-Wastewater Operations	662	474	1,492	0	1,527	1,627	1,090	437	1,500	1,250	1,250	1,250	15,000	8,809
Sludge Disposal	0	0	0	896	0	5,340	4,450	0	4,450	1,667	1,667	1,667	20,000	15,136
Capital Outlay-WWTP	0	0	49,285	0	0	0	0	0	0	0	0	0	0	49,285
<b>Total Water-Sewer Combination Services</b>	<b>9,941</b>	<b>51,225</b>	<b>92,876</b>	<b>43,136</b>	<b>56,139</b>	<b>49,460</b>	<b>61,241</b>	<b>42,578</b>	<b>63,223</b>	<b>50,617</b>	<b>50,617</b>	<b>50,617</b>	<b>607,400</b>	<b>469,811</b>
<b>Debt Service</b>														
Principal Debt Retirement	0	0	0	0	0	0	0	478,500	0	38,096	38,096	38,096	457,157	478,500
Interest Expense	22,376	0	0	0	0	0	0	22,013	0	4,865	4,865	4,865	58,377	44,389
<b>Total Debt Service</b>	<b>22,376</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,513</b>	<b>0</b>	<b>42,961</b>	<b>42,961</b>	<b>42,961</b>	<b>515,534</b>	<b>522,889</b>
<b>Other Sources/Uses</b>														
<b>Total Expenses</b>	<b>39,255</b>	<b>69,079</b>	<b>113,571</b>	<b>52,219</b>	<b>62,570</b>	<b>56,026</b>	<b>69,509</b>	<b>549,233</b>	<b>71,072</b>	<b>105,152</b>	<b>105,152</b>	<b>105,152</b>	<b>1,261,806</b>	<b>1,082,531</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>(172)</b>	<b>352,686</b>	<b>496,571</b>	<b>18,772</b>	<b>27,158</b>	<b>(55,557)</b>	<b>50,323</b>	<b>(536,829)</b>	<b>4,764</b>	<b>19,516</b>	<b>19,516</b>	<b>19,516</b>	<b>234,212</b>	<b>357,717</b>

**PORT OF THE ISLANDS**  
**COMMUNITY IMPROVEMENT DISTRICT**

Non-Ad Valorem Special Assessments  
(Collier County Tax Collector - Monthly Collection Distributions)  
*Fiscal Year Ending September 30, 2019*

GROSS ASSESSMENTS LEVIED					\$ 324,776	\$ 1,240,329
					20.75%	79.25%
					ALLOCATION	
Distribution	Gross Amount Received	Discounts/ (Penalties)	Collection Cost	Net Amount Received	General Fund	W/S Fund
October	-	-	-	-	-	-
November	17,534.80	(900.65)	(332.68)	16,301.47	3,638.47	13,896.33
	114,346.26	(4,573.87)	(2,195.45)	107,576.94	23,726.85	90,619.41
	405,217.06	-	(8,104.34)	397,112.72	84,082.54	321,134.52
December	512,137.31	(20,485.31)	(9,833.04)	481,818.96	106,268.49	405,868.82
	228,583.87	(8,869.19)	(4,394.30)	215,320.38	47,431.15	181,152.72
January	91,225.48	(2,540.18)	(1,773.70)	86,911.60	18,929.29	72,296.19
February	43,345.19	(804.77)	(850.81)	41,689.61	8,994.13	34,351.06
March	-	-	-	-	-	-
April	51,270.45	(180.97)	(1,021.79)	50,067.69	10,638.62	40,631.83
	42,918.70	177.56	(861.92)	42,234.34	8,905.63	34,013.07
May	6,797.50	203.92	(140.03)	6,861.39	1,410.48	5,387.02
June	24,848.79	745.43	(511.88)	25,082.34	5,156.12	19,692.67
	1,259.07	37.77	(25.94)	1,270.90	261.26	997.81
July						
August						
September						
<b>TOTAL</b>	<b>1,539,484.48</b>	<b>(37,190.26)</b>	<b>(30,045.88)</b>	<b>1,472,248.34</b>	<b>319,443.03</b>	<b>1,220,041.45</b>
<b>BALANCE REMAINING</b>					<b>\$ 5,333</b>	<b>\$ 20,288</b>

<b>TOTAL ASSESSMENTS</b>	<b>\$ 1,565,105</b>	<b>PERCENT COLLECTED</b>	<b>98.36%</b>
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<b>PORT OF THE ISLANDS</b> <b>COMMUNITY IMPROVEMENT DISTRICT</b>
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## Cash and Investment Report

June 30, 2019

Account Name	Bank	Yield	Balance
<b>GENERAL FUND</b>			
Checking (GF) 9580	Valley	0.00%	42,824.16
Money Market (GF) 1572	Valley	2.44%	<u>510,111.38</u>
		<b>Subtotal</b>	<b>552,935.54</b>
<b>WATER &amp; SEWER FUND</b>			
Checking (WSF) 8933	Valley	2.20%	158,278.70
		<b>Subtotal</b>	<u>158,278.70</u>
		<b>Total</b>	<u><u>\$ 711,214.24</u></u>



**Port of the Islands Community Improvement District  
Reconciliation - Valley National 9580 OPS**

Run: 7/09/2019 @ 1:22 PM

Page: 1

Closing Balance from Previous Statement.....	5/31/2019	108,582.65
2 Deposits and Other Additions Totaling.....		26,353.24
14 Checks and Other Withdrawals Totaling.....		92,111.73
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....		0.00
Closing Balance for this Statement.....	6/28/2019	42,824.16
Difference.....		0.00
<hr/>		
Cash Balance from General Ledger.....	6/28/2019	41,745.96
Open Activity from Bank Register.....		(1,078.20)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		42,824.16

Date	Reference	Deposit Description	Amount
✓ 6/18/2019	DEP		25,082.34
✓ 6/18/2019	DEP		1,270.90
<b>Total Deposits:</b>			<b>26,353.24</b>

Date	Check	To	Check Description	Amount
✓ 5/22/2019	0050004	ADP	Payroll - MAY 2019 (Paper Checks)	184.70
✓ 5/28/2019	0010354	Collier County Tax Collector	Postage for Tax Reminder Notice	9.98
✓ 6/06/2019	0010356	Brenntag Mid-South	Invoices BMS279516, BMS279517, BMS279518, BMS280881, BMS284415, BMS293243	4,375.25
✓ 6/06/2019	0010357	Daniel H. Cox, P.A.	General Legal Services	2,177.50
✓ 6/06/2019	0010358	Florida Utility Solutions	Monthly Contract Operations, Debris Removal, Samples, New 75hp Variable Frequency Drive, Install Meter & Backflow, Contracted Services 24 hrs of Scada Work Electric 04/12/19 - 05/14/19	46,174.50
✓ 6/06/2019	EFT	LCEC		8,893.20
✓ 6/13/2019	0010359	EGIS Insurance Advisors, LLC	Storage Tank Liability - New Business	660.00
✓ 6/13/2019	0010360	Karle Enviro Organic Recycling, Inc.	Disposal 5 Loads Tickets 46293, 46292, 46561, 46492, 46551	4,450.00
✓ 6/13/2019	0010361	Premier District Management	District Management, Field & Utility Billing Services - JUN 2019	12,210.65
✓ 6/13/2019	0010362	Soto's Lawn Service	Monthly Lawn Maintenance	7,127.49
✓ 6/21/2019	0010363	CenturyLink	Service 06/04 - 07/03	276.66
✓ 6/21/2019	0010365	Hole Montes	General Engineering Services	4,674.00
✓ 6/26/2019	EFT	ADP	Payroll Taxes - JUN 2019	159.00
✓ 6/26/2019	EFT	ADP	Payroll - JUN 2019 (Direct Deposit)	738.80
<b>Total Checks:</b>				<b>92,111.73</b>

Run: 7/09/2019 at 7:24 AM

**Part of the Islands Community Improvement District**  
**Check Register from 6/01/2019 to 6/30/2019**  
**Valley National 9580 OPS**

Page: 1

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0010356	6/06/2019	[BRENNTAG] Brenntag Mid-South ( Invoices BMS279516, BMS279517, BMS279518, BMS280881, BMS284415, BMS293243)	4,375.25
0010357	6/06/2019	[DANIEL COX] Daniel H. Cox, P.A. ( General Legal Services)	2,177.50
0010358	6/06/2019	[FLORIDA UTILITY] Florida Utility Solutions ( Monthly Contract Operations, Debris Removal, Samples, New 75hp Variable Frequency Drive, Install Meter & Backflow, Contracted Services 24 hrs of Scada Work VFD Input Card)	46,174.50
EFT	6/06/2019	[LCEC - AUTOPAY] LCEC ( Electric 04/12/19 - 05/14/19)	8,893.20
0010359	6/13/2019	[EGIS] EGIS Insurance Advisors, LLC ( Storage Tank Liability - New Business)	660.00
0010360	6/13/2019	[KARLE] Karle Enviro Organic Recycling, Inc. ( Disposal 5 Loads Tickets 46293, 46292, 46561, 46492, 46551)	4,450.00
0010361	6/13/2019	[PREMIER DISTRICT] Premier District Management ( District Management, Field & Utility Billing Services - JUN 2019)	12,210.65
0010362	6/13/2019	[SOTOS] Soto's Lawn Service ( Monthly Lawn Maintenance)	7,127.49
0010363	6/21/2019	[CENTURYLINK] CenturyLink ( Service 06/04 - 07/03)	276.66
0010364	6/21/2019	[COMMUNITY FIELD] Community Field Services ( Work Order 1325 - Remove Silt from Roadway Gutter and Flumes. Remove and Cut Back Foliage )	276.00
0010365	6/21/2019	[HOLE MONTES] Hole Montes ( General Engineering Services)	4,674.00
0010366	6/26/2019	[BRENNTAG] Brenntag Mid-South ( Invoices BMS303381, BMS303382)	617.50
EFT	6/26/2019	[ADP] ADP ( Payroll - JUN 2019 (Direct Deposit))	738.80
0050005	6/26/2019	[ADP] ADP ( Payroll - JUN 2019 (Checks))	184.70
EFT	6/26/2019	[ADP] ADP ( Payroll Taxes - JUN 2019)	159.00
<b><u>Total Checks:</u></b>			<b><u>92,995.25</u></b>



Run: 7/09/2019 @ 1:22 PM	<b>Port of the Islands Community Improvement District Reconciliation - Valley National 8933 W/S</b>	Page: 1
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Closing Balance from Previous Statement.....	5/31/2019	154,099.57
10 Deposits and Other Additions Totaling.....		4,086.10
3 Checks and Other Withdrawals Totaling.....		168.48
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	6/28/2019	261.51
Closing Balance for this Statement.....	6/28/2019	158,278.70
Difference.....		0.00

Cash Balance from General Ledger.....	6/28/2019	157,722.92
Open Activity from Bank Register.....		(555.78)
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		158,278.70

Date	Reference	Deposit Description	Amount
✓ 6/04/2019	DEP	Remote U/B Deposit	189.71
✓ 6/06/2019	DEP	Remote U/B Deposit	2,410.00
✓ 6/07/2019	DEP	Remote U/B Deposit	153.03
✓ 6/11/2019	DEP	Remote U/B Deposit	682.31
✓ 6/13/2019	DEP	Remote U/B Deposit	62.93
✓ 6/14/2019	DEP	Remote U/B Deposit	175.00
✓ 6/18/2019	DEP	Remote U/B Deposit	222.27
✓ 6/20/2019	DEP	Remote U/B Deposit	69.34
✓ 6/21/2019	DEP	Remote U/B Deposit	51.51
✓ 6/26/2019	DEP	Remote U/B Deposit	70.00

**Total Deposits: 4,086.10**

Date	Check	To	Check Description	Amount
✓ 5/22/2019	0001038	HANSEN, TRAVIS	Customer Refund - Account Closed	97.07
✓ 5/22/2019	0001040	HURLEY, TERRI	Customer Refund - Account Closed	31.41
✓ 5/28/2019	0001041	FALLS, DANNY	Customer Refund - Account Closed	40.00

**Total Checks: 168.48**

Date	Reference	Adjustment Description	Amount
✓ 6/28/2019		Interest Earned	261.51

**Total Adjustments: 261.51**



Run: 7/09/2019 at 10:41 AM

**Port of the Islands Community Improvement District**

Page: 1

**Check Register from 6/01/2019 to 6/30/2019****Valley National 8933 W/S**

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0001042	6/26/2019	[90020] PETER BABB ( Account Closed - Deposit Balance Refund)	5.66
0001043	6/26/2019	[90370] MARGARET MARZELLA ( Account Closed - Deposit Balance Refund)	14.01
0001044	6/26/2019	[90396] EDWARD MOORE ( Account Closed - Balance Refund)	399.70
<b><u>Total Checks:</u></b>			<b><u>419.37</u></b>

Run: 7/09/2019 @ 1:22 PM	<b>Port of the Islands Community Improvement District Reconciliation - Valley National 1572 MM</b>	Page: 1
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Closing Balance from Previous Statement.....	5/31/2019	509,178.73
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawls Totaling.....		0.00
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	6/28/2019	932.65
Closing Balance for this Statement.....	6/28/2019	510,111.38
Difference.....		0.00

Cash Balance from General Ledger.....	6/28/2019	510,111.38
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		510,111.38

Date	Reference	Adjustment Description	Amount
6/28/2019		Interest Earned	932.65
<b>Total Adjustments:</b>			<b>932.65</b>



# PORT OF THE ISLANDS CID

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FIELD MANAGEMENT REPORT FOR JULY 2019

Prepared for:

PREMIER DISTRICT MANAGEMENT | 3820 COLONIAL BLVD., SUITE 101 FORT MYERS, FL 33966



# Port of the Islands CID

## Community Field Services – Field Management Report Site Inspection on 6/27/19

### 1. Lake Management:

- a. **Lake Maintenance:** The retention ponds remain in moderate shape this month. Several different shoreline weeds were observed, no algae is present and the water levels are average for this time of year. Turbidity (cloudiness / murkiness) was high throughout all the ponds. Additional pond management details are below.

**Turbid Water in Retention Pond**



**Torpedo Grass Present**



- b. **Littoral Plants:** No new concerns observed this month.
- c. **Shoreline Weeds:** Weed concerns that should be addressed:
  - i. Torpedo grass was observed growing in retention ponds #1 thru 3.
  - ii. Climbing Hemp Vine was observed growing in retention pond #2.
  - iii. Primrose Willow was observed growing in retention pond #2.



- d. **Submerged Weeds:** No concerns observed this month.
- e. **Algae:** None observed.

- f. **Fish:** No concerns observed this month.
- g. **Trash:** Multiple plastic bags & bottles were observed again around all 3 retention ponds along Cays Drive. They will be picked up later this month by our technician.
- h. **Lake Aeration:** No aeration present.
- i. **Shoreline Landscaping:** Cordgrass along retention pond #2 needs to be pruned and the weeds around the plants need to be treated.



- j. **Lake Bank Erosion:** No concerns observed this month.

**2. Roadways:**

- a. **Asphalt:** No new concerns found this month.
- b. **Potholes:** No new concerns found this month. D&G has been asked to give us an estimate to fill in the 2 large potholes on Union Road (in front of the old hotel) that were identified last month.





**c. Curbing / Storm Water Gutters:**

- i. During this month's inspection we marked all curbs & storm water gutters that are severely damaged and need to be repaired/. We'll be obtaining repair estimates for the Board to review. Repair locations are shown on the map on the following page as yellow push pins.



**d. Street Signage:**

- i. The fire hydrant roadway reflector in front of 175 Sunset Cay is severely damaged. We'll have our maintenance technician replace it.



- e. **Roadway Landscaping:** The braces on the 3 trees in the open area behind the sales center are no longer serving a purpose and can be removed. Straps are loose.



- f. **Roadway Lighting:** No concerns observed or reported to us this month.



- a. During this month's inspection we marked all sidewalk panels that are moderate to severely damaged and need to be repaired. Repair locations are shown on the map below as yellow push pins. We'll be obtaining repair estimates for the Board to review.

**All Repair Areas have been marked with X's**

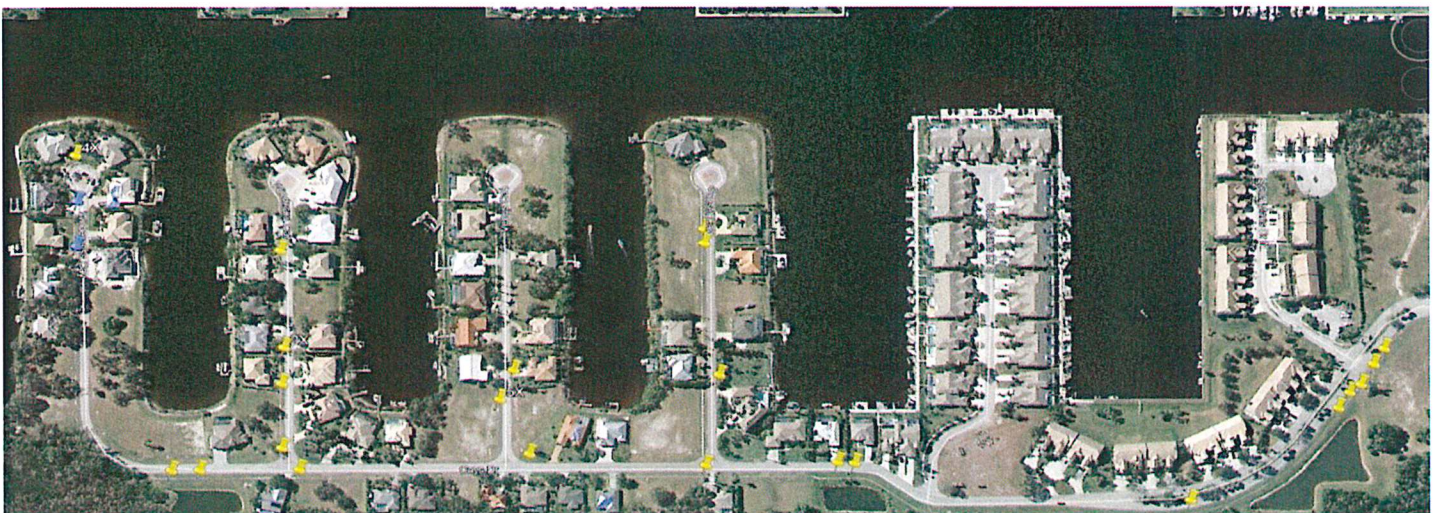


- b. At the last CID meeting, the Board asked for us to identify any concrete damage caused by any of the construction vehicles that have been working in the community. The only locations that we observed that could have been damaged by heavy trucks include several sidewalk panels within driveways at: 124 Wilderness Cay & 128 Wilderness Cay. Both homes recently had new roofs installed. These locations haven't been marked with paint but are on the map below as blue push pins.

**124 Wilderness Cay**



**128 Wilderness Cay**





- c. Sidewalk panels that need to be grinded down are located at:
  - i. 3 locations next to the lift station at the Cays Drive entrance.
  - ii. 128 Cays Drive
  - iii. Cays Drive adjacent to the third retention pond.
- d. Weeds growing between the sidewalk panels need to be treated.

**Sidewalk Grinding @ 128 Cays Dr.**



**Weeds within Sidewalk Panels**



**4. Storm Drainage System:**

- a. **Catch Basins:** No new concerns observed this month. Basins inspected were clear of debris.
- b. **Water Control Structures (WCS):**
  - i. **Sunset Cay:** WCS clear of debris. Vegetation is starting to encroach over the structure and will be cut back later this month.
  - ii. **Venus Cay:** WCS clear of debris. Vegetation is starting to encroach over the structure and will be cut back later this month.
  - iii. **Windward Cay:** WCS clear of debris.
  - iv. **Wilderness Cay:** WCS clear of debris. Vegetation is starting to encroach over the structure and will be cut back later this month.
  - v. **Water Plant:** No new concerns observed this month. Vegetation around the structure was cut back last month.

**Before & After**





vi. **Retention Ponds:** No new concerns observed this month.

c. **Flumes:** Minimal debris observed this month.

d. **Culverts:**

- i. Florida Utility Solutions has been asked to flush out the 2 culverts in front of 194-242 Newport Drive & in front of Sunrise Cay. This task hasn't been completed yet. We'll follow up with them to see what's going on.
- ii. 90% of the culverts along the roadways are currently filled with water. Drainage swales between the culverts tend to be higher which is causing the water to drain out of the community at a much slower rate.



iii. The drainage culvert at 114 Newport Cay is at least 90% clogged and needs to be cleaned out. This is the address where the homeowner installed a paver driveway and never removed the excess paver sand from inside his culvert.



e. **Drain Pipes:** No issues observed this month.



- f. **Drainage Swales / Dry Detention Ponds / Banks:** Drainage swales along Newport Drive should eventually be regraded so that water can easily drain out of the community. Most drainage swales are higher than the storm water culverts and is causing standing water which can lead to more mosquitos.

**Drainage Swale higher than the Storm Water Culvert on Newport Dr.**



5. **Front Entrance Monuments:** The following issues were observed this month.
- a. **Main Monument:** No new concerns observed this month.
  - b. **Side Monuments:** No concerns observed this month.
  - c. **Landscaping:** Multiple ground cover shrubs are dying off at the Newport Drive entrance. Weeds are also within this planting bed.
  - d. **Landscape Lights:** No new concerns observed this month.
  - e. **Flagpole:** No issues observed this month.
  - f. **41 Median:** No new concerns observed this month. The median was holding water during this inspection.
  - g. **Cays Drive Entrance:** No concerns observed this month.
  - h. **Union Road Entrance:** No concerns observed this month.
6. **Irrigation System:**
- a. Two circular valve box covers at the Newport Drive entrance median are missing and should be replaced.
  - b. A rectangle valve box cover at the Newport Drive entrance monument is missing and should be replaced.
  - c. Irrigation wires within the Newport Drive median across from the North Sunset Cay entrance should be buried if they are still active. This will protect them from the UV rays and being potentially cut. Pictures are on the following page.



**Circular Valve Boxes**



**Irrigation Wires**



- 7. **Mosquito Spraying:** Mosquito counts from the beginning of June are still low.
- 8. **Residential Complaints / Concerns:** No complaints or concerns were reported to us this month.
- 9. **Non-CID Issues Observed:** A sign was found fallen over on the north end of Sunrise Cay. We went ahead and removed it from the roadway.



**10. Fish/Wildlife Observations:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Bass               | <input checked="" type="checkbox"/> Bream                       | <input type="checkbox"/> Catfish                 | <input type="checkbox"/> Gambusia        |
| <input checked="" type="checkbox"/> Egrets  | <input type="checkbox"/> Herons                                 | <input type="checkbox"/> Coots                   | <input type="checkbox"/> Gallinules      |
| <input checked="" type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant                              | <input type="checkbox"/> Osprey                  | <input checked="" type="checkbox"/> Ibis |
| <input type="checkbox"/> Woodstork          | <input type="checkbox"/> Otter                                  | <input checked="" type="checkbox"/> 2 Alligators | <input type="checkbox"/> Snakes          |
| <input type="checkbox"/> Turtles            | <input checked="" type="checkbox"/> Other Species: <u>Ducks</u> |  |  |

**11. CID Project Updates:**

- a. Roadway striping & repairs by D&G are scheduled to be completed on July 16<sup>th</sup> thru the 18<sup>th</sup>.

**12. Water Treatment Plant:**

- a. **Fire Hydrants:** Besides for still needing to be painted no other new concerns were observed this month. If the fire department doesn't have the time to paint the hydrants our maintenance technician can complete this task as an alternate option.

- b. **Meter Boxes / Valves:** The meter box next to the lift station next to the Cays Drive entrance is destroyed and should be replaced.



c. **Missing Valve Box Covers at:**

- i. 168 & 169 Venus Cay.

- d. **Wells:** Vegetation continues to encroach from both sides making the access roadway very narrow. The vegetation needs to be cut back.

- e. **Boil Water Notices:** No notices issued this month.

- f. **Line Breaks / System Concerns:** No issues observed this month.

**13. Soto's Approved Proposals:** Below is a list of approved work orders for Soto that we're monitoring. Completed tasks are removed from the list on the following month.

<b><i>Soto's Lawn Services at Port of the Island</i></b>			
<b><u>Estimate #</u></b>	<b><u>Date</u></b>	<b><u>Description</u></b>	<b><u>Status</u></b>
2783	12/20/2018	41/Union Rd: Fill by the truck load	Not Completed ?
		41/Union Rd: Floritam Sod	Not Completed ?
3004	5/17/2019	Removal of tree stakes from Hurricane Irma at water plant.	Not Completed
3005	5/17/2019	Palm Tree Pruning	Not Completed
3007	5/17/2019	Hardwood Tree Pruning	Not Completed
3057	6/21/2019	Removal of 2 cripe myrtles on 41 median, 3 pallets of floritam sod, 50 arboricola trinetteunder Queen Emma Plants & mulch	Not Completed



**14. Maintenance Follow-Up Actions:** Completed tasks are removed from the list on the following month.

POI CID			
FY 2019 Recommended Project / Maintenance Tasks			
POI RECOMMENDED MAINTENANCE TASKS: UPDATED 5/31/19	DATE REPORTED	VENDOR	PROJECT STATUS
Repair the L on the Hotel / Marina Sign on Newport Drive	10/10/2016		
Crosswalk lines and bike path lines needed to be restriped.	10/10/2016	D&G	Pending - July 19
Repair the leaning over headwall in the retention pond just south of Stella Maris Drive S.	10/10/2016		
Have the broken electrical box near the entrance to the sales center repaired.	8/1/2017		
Remove the debris from the drainage swale on Wilderness Cay.	5/2/2018		
Have the vegetation along the well road cut back.	7/30/2018	Soto	Pending
Vegetation around the Well Stations should be cut back.	7/30/2018	Soto	Pending
Pressure clean the catch basins and culverts along Newport & Cays Drive.	1/30/2019	CFS	Pending
Remove trash from the retention ponds and from the landscaping in front of the community.	5/30/2019	CFS	Pending - WO 1330 July
Cover up the new graffiti on Union Road just past the 90 degree turn past the old hotel.	5/30/2019	CFS	Pending - WO 1330 July
Remove the palm frond from the roadway catch basin in front of 215 Cays Drive.	5/30/2019	CFS	Pending - WO 1330 July
Cut back the encroaching vegetation from the WCS's at the end of Sunset Cay, Venus Cay, Windward Cay & Wilderness Cay.	5/30/2019	CFS	Pending - WO 1330 July
Remove the silt from the roadway flume on Wilderness Cay and open up drainage area behind the sidewalk.	5/30/2019	CFS	Pending - WO 1330 July
Remove the old u-channel post that is being the monument wall on the entrance side of Newport Drive.	5/30/2019	CFS	Pending - WO 1330 July
Remove the old utility box cover at the end of the entrance side monument wall on Cays Drive.	5/30/2019	CFS	Pending - WO 1330 July
Replace the damaged fire hydrant roadway reflector in front of 175 Sunset Cay.	6/27/2019	CFS	Pending - WO 1333 August
Remove the broken culvert pieces from the rip rap across from the fire station.	6/27/2019	CFS	Pending - WO 1333 August
Grind down the 5 uplifted sidewalk panels along Cays Drive.	6/27/2019	CFS	Pending - WO 1333 August



**Yellow Push Pins = Concrete Repair Locations**  
**Blue Push Pins - Concrete Damage potentially from Large Vehicles / Equipment**





**Cal Teague**

---

**From:** Kathryn A. Kehlmeier <kehlmeier@basicisp.net>  
**Sent:** Wednesday, July 10, 2019 9:41 AM  
**To:** Cal Teague  
**Subject:** Marina Meeting

I attended by phone. The marina board of directors voted to put the question of Prepmac purchasing the additional land needed for their expansion to the slip owners. That meeting/vote is scheduled for September 10 at 10 am.

The most information that was shared by Prepmac was about the Party Boat. It will be docked at H-1. H-1 is located along the seawall west of D dock. The party boat will be floating, have 2 levels with outdoor space on both levels, will include showers and washer & dryers. It will be 14' x 60'. Their intention is to have it constructed and up and running by season. Prepmac plans to keep the Aqua Lodge currently on D-1. No mention of it being moved to another slip.

Kathryn A. Kehlmeier  
Cell: 214-300-8090



**NOTICE OF  
BOARD OF DIRECTORS MEETING  
PORT OF THE ISLANDS MARINA  
CONDOMINIUM ASSOCIATION, INC.**

Notice is hereby given that Scott Prephan, as President of Port of the Islands Marina Condominium Association, Inc., has called and scheduled a meeting of the Board of Directors of the Port of the Islands Marina Condominium Association, Inc., on **July 5, 2019 at 10:00 a.m.** at the Egret Room, Port of the Islands Hotel, 25000 Tamiami Trail E., Naples, Florida 34114.

If you are unable to attend the meeting, you may participate via conference call.

1. At the specified time, dial the Access Number 1-800-704-9804.
2. When prompted, enter your Participant Code followed by #.
3. Your Participant Code is 83937256#.

The first purpose of the meeting will be for the Board to consider:

1. the sale of the certain property described on attached hereto as Exhibit "A;
2. the construction of certain facilities on the property proposed to be sold above.
3. proposal of Prepmac Ltd to provide an amenity to the Association of a party boat with a value not to exceed \$100,000.00.
4. whether to put forth the sale of the property to a vote of the Members of Port of the Islands Marina Condominium Association, Inc.

**BY ORDER OF THE BOARD OF DIRECTORS  
Port of the Islands Marina Condominium Association, Inc.**

June 20, 2019

This Notice has been posted this **20<sup>th</sup> day of June, 2019**, in accordance with association documents and Florida Statutes Chapter 718.



CECI Group Services  
Coastal and Marine Engineering  
Environmental and Geological Services  
Land and Marine Survey and Mapping  
Website: www.coastalengineering.com

A CECI GROUP COMPANY

PORT OF THE ISLANDS MARINA, A CONDOMINIUM  
PROPOSED PARCEL A-1

LEGAL DESCRIPTION


A PARCEL OF LAND LYING IN PHASE 1, PARCEL B OF PORT OF THE ISLANDS MARINA, A CONDOMINIUM RECORDED IN O.R. BOOK 2834, PAGE 877 AND AMENDED IN O.R. BOOK 4405, PAGE 3590 AND LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, RUN N 00°16'49" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1,306.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 90 (TAMIAMI TRAIL) AS THE SAME IS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD NO. 90, SECTION 0301, COLLIER COUNTY, LAST REVISED 7/18/60;  
THENCE S 84°52'08" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1,372.30 FEET;  
THENCE S 00°40'16" E FOR A DISTANCE OF 1,274.95 FEET TO THE SOUTHEAST CORNER OF PHASE 6 OF SAID CONDOMINIUM AND AN INTERSECTION WITH THE BOUNDARY OF SAID PHASE 1, PARCEL B;  
THENCE ALONG SAID BOUNDARY LINE S 89°21'10" W FOR A DISTANCE OF 149.08 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE ALONG SAID BOUNDARY S 89°21'10" W FOR A DISTANCE OF 192.64 FEET;  
THENCE LEAVING SAID BOUNDARY S 00°43'05" E FOR A DISTANCE OF 85.01 FEET TO THE SOUTHERLY LINE OF SAID PHASE 1, PARCEL B;  
THENCE ALONG SAID LINE N 89°21'10" E FOR A DISTANCE OF 192.57 FEET;  
THENCE LEAVING SAID LINE N 00°40'16" W FOR A DISTANCE OF 85.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 16,373 SQUARE FEET OR 0.38 ACRES OF LAND.

BEARINGS BASED ON THE FLORIDA STATE PLANE GRID SYSTEM, FLORIDA EAST ZONE.

COASTAL ENGINEERING CONSULTANTS, INC.  
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

  
RICHARD J. EWING, V.P.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5295  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
FILE NO. 19.210  
DATE OF SIGNATURE: 6-19-19

3106 S. Horseshoe Drive, Naples, Florida 34104 \*Phone (239) 643-2324 \*Fax (239) 643-1143 \*E-mail: [info@ceci-fl.com](mailto:info@ceci-fl.com)

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Land and Marine Survey and Mapping
Website: www.coastalengineering.com

A CECI GROUP COMPANY

PORT OF THE ISLANDS MARINA, A CONDOMINIUM
PROPOSED PARCEL C-1

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN PHASE 5 OF PORT OF THE ISLANDS MARINA, A CONDOMINIUM RECORDED IN O.R. BOOK 2834, PAGE 877 AND AMENDED IN O.R. BOOK 4405, PAGE 3590 AND LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9, RUN N 00°16'49" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1,306.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA STATE ROAD NO. 90 (TAMIAMI TRAIL) AS THE SAME IS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD NO. 90, SECTION 0301, COLLIER COUNTY, LAST REVISED 7/18/60; THENCE S 84°52'08" W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1,372.30 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PHASE 5; THENCE ALONG SAID LINE S 00°40'16" E FOR A DISTANCE OF 1,044.37 FEET; THENCE LEAVING SAID LINE S 88°47'51" W FOR A DISTANCE OF 161.74 FEET TO THE POINT OF BEGINNING; THENCE S 01°12'09" E FOR A DISTANCE OF 96.00 FEET; THENCE S 88°47'51" W FOR A DISTANCE OF 167.00 FEET; THENCE N 01°12'09" W FOR A DISTANCE OF 96.00 FEET; THENCE N 88°47'51" E FOR A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 16,031 SQUARE FEET OR 0.37 ACRES OF LAND.

BEARINGS BASED ON THE FLORIDA STATE PLANE GRID SYSTEM, FLORIDA EAST ZONE.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

[Handwritten signature of Richard J. Ewing]

RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
FILE NO. 19.210
DATE OF SIGNATURE: 6-19-19





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Environmental and Geological Services  
Land and Marine Survey and Mapping  
Website: www.coastalengineering.com

A CECI GROUP COMPANY

**PORT OF THE ISLANDS MARINA, A CONDOMINIUM  
PROPOSED PARCEL E-1**

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN PHASE 3 OF PORT OF THE ISLANDS MARINA, A CONDOMINIUM RECORDED IN O.R. BOOK 2834, PAGE 877 AND AMENDED IN O.R. BOOK 4405, PAGE 3590 AND LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

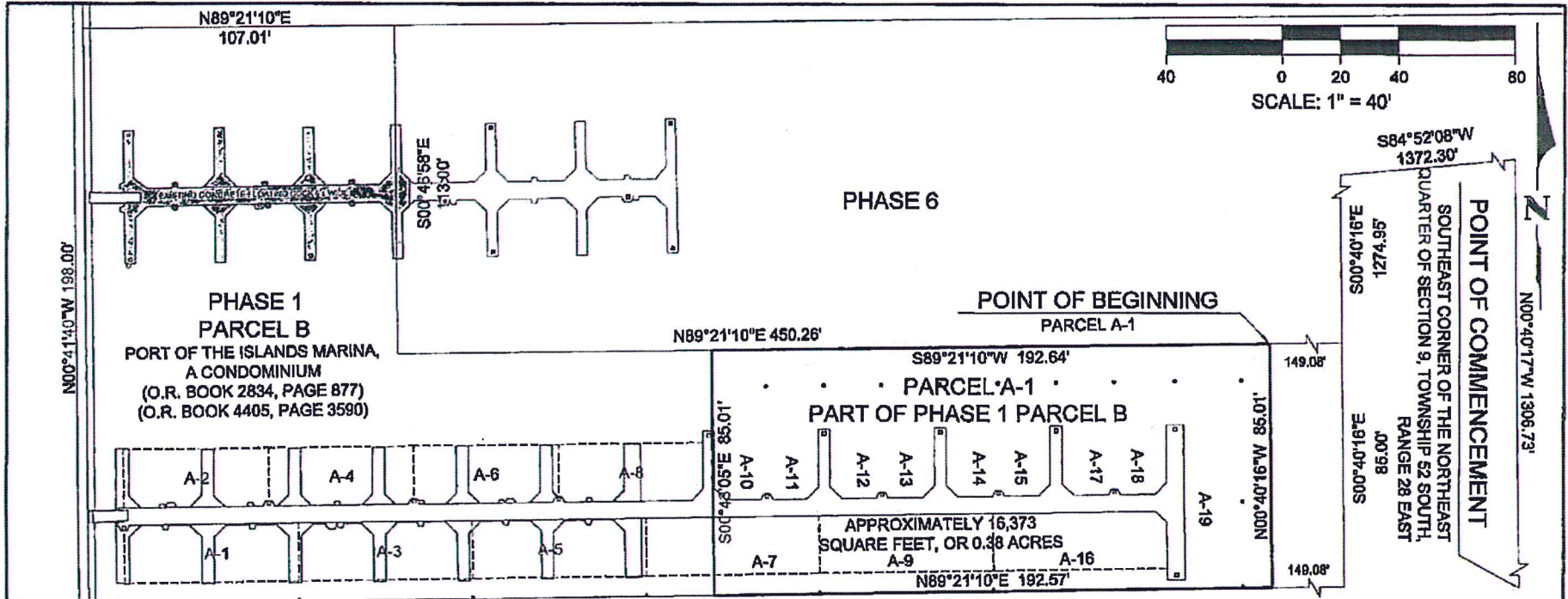
COMMENCING AT THE SOUTHEAST CORNER OF SAID PHASE 3, RUN S 89°19'42" W ALONG THE SOUTH LINE OF SAID PHASE 3 FOR A DISTANCE OF 24.63 FEET;  
THENCE LEAVING SAID LINE N 00°29'52" W FOR A DISTANCE OF 47.27 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE N 00°29'52" W FOR A DISTANCE OF 44.03 FEET;  
THENCE S 89°18'41" W FOR A DISTANCE OF 106.37 FEET;  
THENCE S 00°29'52" E FOR A DISTANCE OF 43.61 FEET;  
THENCE N 89°32'14" E FOR A DISTANCE OF 106.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 4,661 SQUARE FEET OR 0.11 ACRES OF LAND.

BEARINGS BASED ON THE FLORIDA STATE PLANE GRID SYSTEM, FLORIDA EAST ZONE.

COASTAL ENGINEERING CONSULTANTS, INC.  
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING, V.P.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5295  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
FILE NO. 19.210  
DATE OF SIGNATURE: 6-19-19

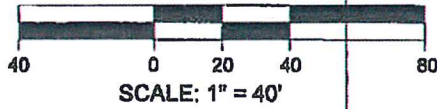


S89°21'10"W 557.42'  
**SUNRISE CAY**  
**A CONDOMINIUM**  
**AT PORT OF**  
**THE ISLANDS**  
**SKETCH OF DESCRIPTION**  
**NOT A SURVEY**

COASTAL ENGINEERING CONSULTANTS, INC.  
 FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

*[Signature]*  
 RICHARD J. EWING, VP  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 8285  
 NOT VALID WITHOUT THE SIGNATURE AND  
 THE ORIGINAL RAISED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER  
 DATE OF SIGNATURE: 6/18/18

<p>COASTAL ENGINEERING CONSULTANTS, INC.          A CECI GROUP COMPANY          3100 SOUTH HORSESHOE DRIVE          NAPLES, FLORIDA 34104</p>	<p>CECI GROUP SERVICES          COASTAL AND MARINE ENGINEERING          ENVIRONMENTAL AND GEOTECHNICAL SERVICES          LAND AND MARINE SURVEY AND MAPPING</p> <p>PHONE: (239) 543-2324          FAX: (239) 543-1143          www.coastaleng.com          ce-mail: info@ceci.com</p>	<p>CLIENT: THE ISLANDS MARINA, LLC</p>	<p>DATE: 06/15/18</p>	<p>SCALE: 1" = 40'</p>
		<p>TITLE: SKETCH OF DESCRIPTION OF A PARCEL OF LAND LYING IN PHASE 1, PARCEL B OF PORT OF THE ISLANDS MARINA, A CONDOMINIUM RECORDED IN O.R. BOOK 2834, PAGE 877 AND AMENDED IN O.R. BOOK 4405, PAGE 3590 AND LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA.</p>	<p>DRAWN: MAPP</p>	<p>CHECKED: FLE</p>



145.17'

MARINA BOAT STAGING AREA  
(NOT A PART OF THIS CONDOMINIUM)

**PHASE 5**  
PORT OF THE ISLANDS MARINA,  
A CONDOMINIUM  
(O.R. BOOK 2834, PAGE 877)  
(O.R. BOOK 4405, PAGE 3580)

**POINT OF BEGINNING**

PARCEL C-1

N88°47'51"E 167.00'

**PARCEL C-1**  
PART OF PHASE 5

APPROXIMATELY 16,031  
SQUARE FEET, OR 0.37 ACRES  
S88°47'51"W • 167.00'

S88°47'51"W  
161.74'

S84°52'08"W  
1372.30'

SOUTHEAST CORNER OF THE NORTHEAST  
QUARTER OF SECTION 9, TOWNSHIP 52 SOUTH,  
RANGE 28 EAST

**POINT OF COMMENCEMENT**

N00°40'17"W 1306.73'

S00°40'16"E 1044.37'

**SKETCH OF DESCRIPTION  
NOT A SURVEY**

COASTAL ENGINEERING CONSULTANTS, INC.  
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

RICHARD J. EWING, VP  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6295  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
DATE OF SIGNATURE: 6.19.19

**PHASE 6**

**THE ISLANDS MARINA, LLC**

CLIENT

TITLE

SKETCH OF DESCRIPTION OF A PARCEL OF LAND LYING IN PHASE 5 OF PORT OF THE ISLANDS MARINA, A CONDOMINIUM RECORDED IN O.R. BOOK 2834, PAGE 877 AND AMENDED IN O.R. BOOK 4405, PAGE 3580 AND LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA.

DATE	06/19/19	SCALE	1" = 40'
DRAWN	JOBAN	BY	N/A
CHECKED	FILE	BY	N/A
REG.	BY	ISS.	DATE
ACCT. NO.	10210		
PLT. NO.	10210-BOOK C SKETCH	REV.	DATE
		BY	DESCRIPTION

**COASTAL ENGINEERING CONSULTANTS, INC.**

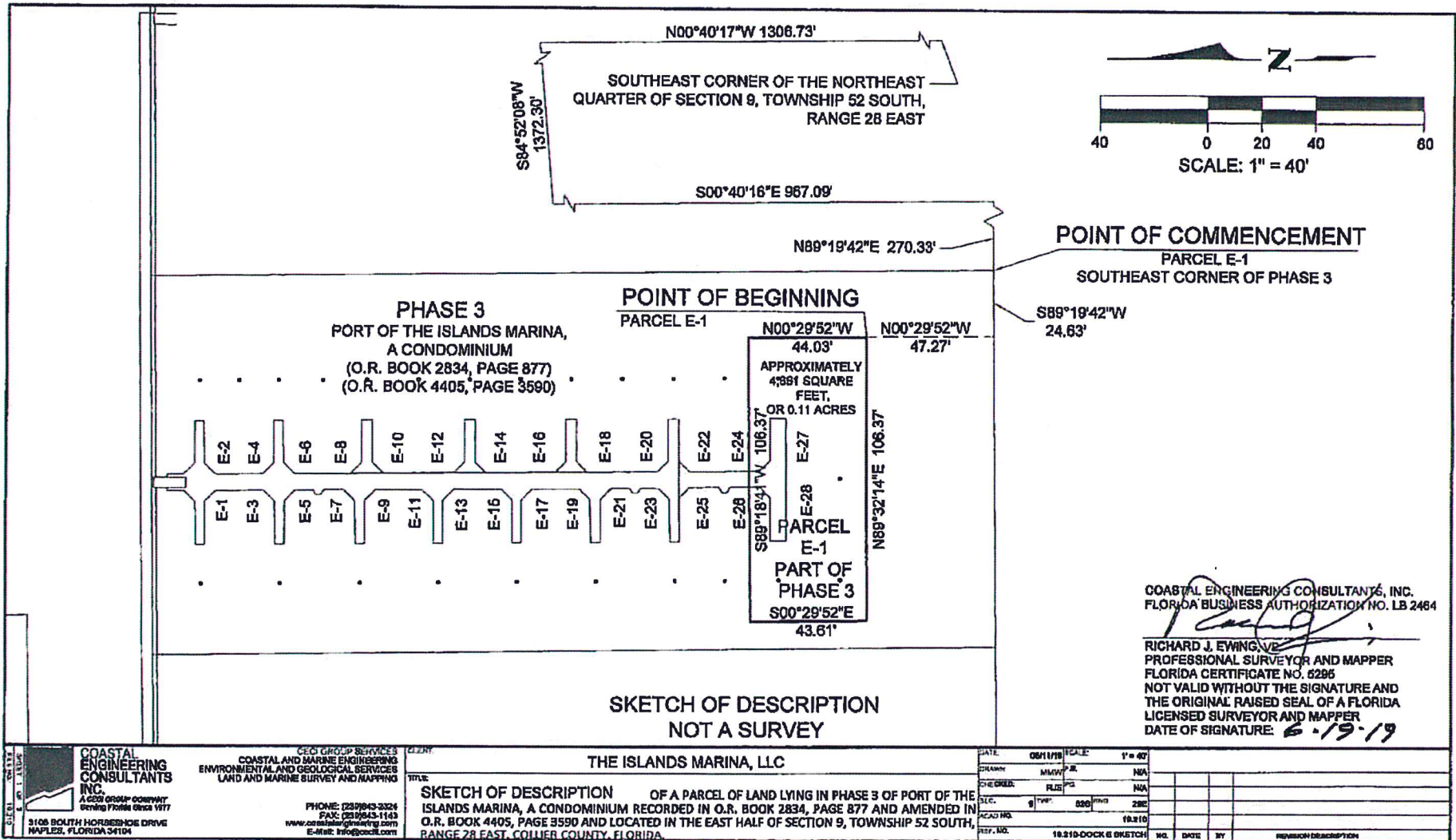
A CECA GROUP COMPANY  
8105 SOUTH HORSESHOE DRIVE  
MAPLES, FLORIDA 34101

CECA GROUP SERVICES  
COASTAL AND MARINE ENGINEERING  
ENVIRONMENTAL AND GEOLOGICAL SERVICES  
LAND AND MARINE SURVEY AND MAPPING

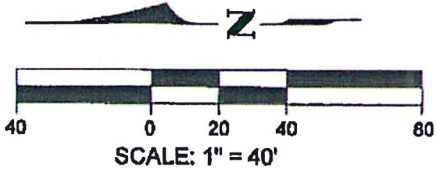
PHONE: (239) 643-2324  
FAX: (239) 643-1142  
www.coastal-engineering.com  
E-Mail: info@ceca.com

SCALE: 1" = 40'





N00°40'17"W 1306.73'  
 S084°52'08"W 1372.30'  
 SOUTHEAST CORNER OF THE NORTHEAST  
 QUARTER OF SECTION 9, TOWNSHIP 52 SOUTH,  
 RANGE 28 EAST



**POINT OF COMMENCEMENT**  
 PARCEL E-1  
 SOUTHEAST CORNER OF PHASE 3

**PHASE 3**  
 PORT OF THE ISLANDS MARINA,  
 A CONDOMINIUM  
 (O.R. BOOK 2834, PAGE 877)  
 (O.R. BOOK 4405, PAGE 3590)

**POINT OF BEGINNING**  
 PARCEL E-1

N00°29'52"W 44.03'  
 APPROXIMATELY  
 4,381 SQUARE  
 FEET,  
 OR 0.11 ACRES  
 N00°29'52"W 47.27'  
 S89°19'42"W 24.63'  
 N89°32'14"E 106.37'  
 S89°18'41"W 106.37'  
**PARCEL  
 E-1**  
 PART OF  
 PHASE 3  
 S00°29'52"E 43.61'

COASTAL ENGINEERING CONSULTANTS, INC.  
 FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

*Richard J. Ewing, Jr.*  
 RICHARD J. EWING, JR.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6286  
 NOT VALID WITHOUT THE SIGNATURE AND  
 THE ORIGINAL RAISED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER  
 DATE OF SIGNATURE: 6-19-19

**COASTAL  
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 INC.**  
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 NAPLES, FLORIDA 34104

CEO GROUP SERVICES  
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 LAND AND MARINE SURVEY AND MAPPING  
 PHONE: (239) 643-3324  
 FAX: (239) 643-1143  
 www.coastaleng.com  
 E-Mail: info@ceci.com

**CLIENT**  
 THE ISLANDS MARINA, LLC

**TITLE**  
 SKETCH OF DESCRIPTION OF A PARCEL OF LAND LYING IN PHASE 3 OF PORT OF THE ISLANDS MARINA, A CONDOMINIUM RECORDED IN O.R. BOOK 2834, PAGE 877 AND AMENDED IN O.R. BOOK 4405, PAGE 3590 AND LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA.

<b>DATE</b>	06/11/19	<b>SCALE</b>	1" = 40'
<b>DRAWN BY</b>	MMW	<b>PL</b>	N/A
<b>CHECKED BY</b>	FLS	<b>PCS</b>	N/A
<b>DATE</b>	6/11/19	<b>DATE</b>	2/8/19
<b>PROJECT NO.</b>	18-110	<b>DATE</b>	10/10
<b>REF. NO.</b>	18-110-DOCK 6 SKETCH	<b>NO.</b>	
		<b>DATE</b>	
		<b>BY</b>	
		<b>REVISION DESCRIPTION</b>	



1•800•SEALCOAT

DG PAVEMENT SOLUTIONS, INC.  
 17580 ROCKEFELLER CIRCLE  
 FORT MYERS, FL 33967

TEL: (239)267-1711  
 FAX: (239)267-2011

[www.dngsealcoat.com](http://www.dngsealcoat.com)

Ryan Terry, Owner

[ryan@dngsealcoat.com](mailto:ryan@dngsealcoat.com)

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 CHAPTER PARTNER OF COMMUNITY ASSOCIATIONS INSTITUTE (CAI)



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# QUOTATION

NAME / ADDRESS		
PORT OF THE ISLANDS CID C/O PREMIER DISTRICT MANAGEMENT 3820 COLONIAL BLVD. SUITE 101 FORT MYERS, FL 33966		
TELEPHONE	DATE	ESTIMATE NO.
239-284-6662	7/5/2019	1805-197
LOCATION	FAX	E-MAIL
ORCHID COVE/UNION ROAD		<a href="mailto:cpepin@communityfieldservices.com">cpepin@communityfieldservices.com</a>

DESCRIPTION	TOTAL
<p><b>ADDITIONAL ASPHALT REPAIRS- UNION ROAD-</b> (2) areas of repair, totaling 102 SF, repairs are to be cut out, cleaned, edges sealed for longevity, FDOT S-3 hot plant mix asphalt, compacted/rolled to grade. Repairs approx. 3" deep.</p> <p><b>RE-STRIPING AT ORCHID COVE CONOMINIUMS-</b> includes the following- (1) 2'x16' stop bar, (1) 2'X20' stop bar, (1) 2'x30' stop bar and (29) 1'x10' cross walk lines at 4 different locations in complex. All paint is FDOT APPROVED WHITE TRAFFIC PAINT WITH GLASS BEADS, for better reflectivity.</p>	

*This proposal sent by Ken Duseau, Project Mgr., DG Pavement Solutions Inc., 941-441-6919*

PAYMENT TERMS	PAYMENT DUE UPON COMPLETION	TOTAL ESTIMATE	\$1,741.00
---------------	-----------------------------	----------------	------------

IT IS AGREED THAT BY SIGNING BELOW, ALL TERMS ON PAGE TWO (2) ARE ACCEPTED.

Printed Name-- Signee	Authorized Signature 	Primary Contact-- Name
Title	Date	Phone Number

**Officially Ranked as a USA Top Contractor for 5 consecutive years by Pavement Magazine  
 FIRST PLACE NATIONAL AWARD IN THE SMALL JOB (500,000 sf) CATEGORY**







