



# **Port of the Islands**

## **COMMUNITY IMPROVEMENT DISTRICT**

*April 18, 2025*

### **MEETING AGENDA**

**PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT  
UTILITY RATE WORKSHOP & REGULAR BOARD MEETING**

**Board of Supervisors Agenda for April 18, 2025**

**Agenda**

Friday, April 18, 2025, 9:30 a.m.  
Orchid Cove Clubhouse, 25005 Peacock Lane  
Naples, FL 34114

Note: Requests to address the Board on subjects which are not on today's agenda, will be accommodated under "Public Comments".

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 592.9115 at least five calendar days prior to the meeting.

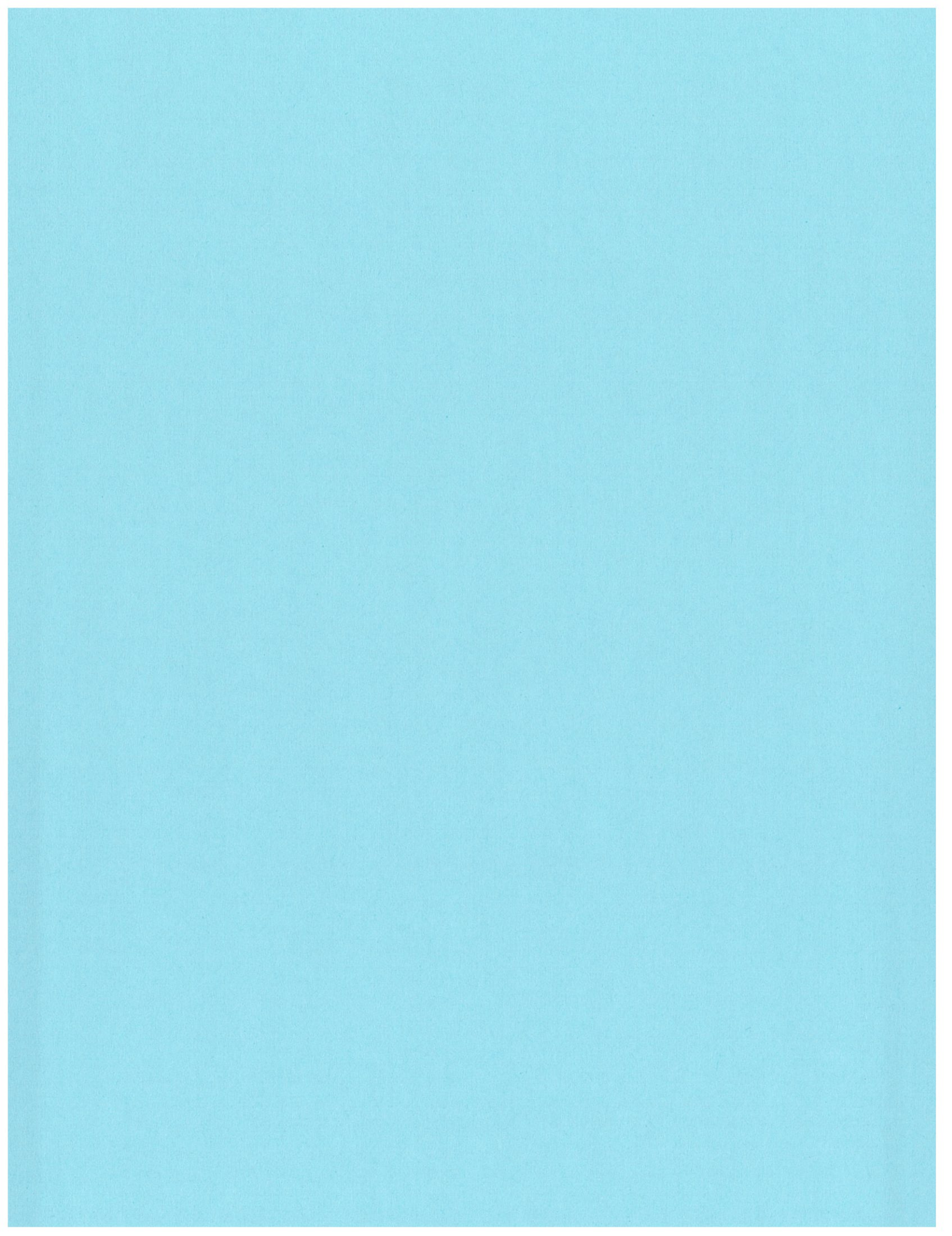
1. Pledge of Allegiance
2. Roll Call/Approval of the Agenda
3. Public Comments
  - a. Letter from Property Owner, Timothy Estock
4. Approval of Minutes – March 2025
5. Utility Rate Workshop – March 2025
6. Manager's Report
  - a. Mosquito Control Update, Kiera Lucas
  - b. Supplemental Agreement, DEP Permit Renewal
7. Financials – February 2025
8. Attorney's Report
9. Engineer's Report
10. Old Business
11. New Business

12. Supervisors' Request

13. Public Comments

14. Adjourn – Next meeting will be on May 16, 2025, at 9:30 a.m.







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Timothy Estock  
25090-101 Peacock Lane  
Naples, Fl. 34114

March 22, 2025

Board of Supervisors  
Port of the Islands CID  
5672 Strand Ct.#1  
Naples, Fl 34110

Dear Board of Supervisors,

I am writing today in response to your regular Board meeting of March 21, 2025 which I attended. My wife and I are new property owners this past year, but have been coming to the POI vacationing for the last 17 years, staying at the unit that was previously owned by my in-laws since 2007.

At the meeting you stated you wished people would contact you directly, not via Nextdoor, to get the facts straight and questions, concerns or comments addressed, hence the reason for my letter.

I spoke at the end and requested where to find information on the CID and its charter and/or Articles/Bylaws, then later on what an "ERC" was and you gave me precise direct answers. After a review of all the information on your website and the meeting I now have some additional comments, questions and concerns as follows:

I felt everyone has done an excellent job in the water and wastewater plant including the financing, planning, maintenance and operation of ongoing updates which was the reason the district was established on September 16, 1986 stated on your audited financial report.

The water quality report as compared to my Ohio resident was excellent and my own experience here is the water is very good. The only improvement I would like to see is a Lead and Copper level test done at each area of the community just as a safeguard. Given the age of most of the homes it probably isn't an issue but would give even more peace of mind, especially with the potential findings given from MI homes. Our local sanitary district in Ohio performs this testing at various locations around our area.

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During the meeting three gentlemen spoke in regards to the CID purchasing property that abuts their development. On that point of discussion, I felt a lot of hostility on this item from some of the audience and some of the Board, but I am not sure what is the driver of this hostility. It appears this property purchase has been expressed before, as well as the new proposal to purchase the Old Hotel property so could you please provide me the background information unknown to me on both proposals as follows:

- Property details - location, size, price, reason for purchasing, and where it fits into the long range planning of the community.
- Status of any analysis performed to date including appraisals, environmental testing (especially important after MI homes discover), total costs to purchase and/or repurpose with projections for return on investment, burden costs to the taxpayers and how the projects will be funded.
- Details on previous public discussions concerning these items with dates.
- If these items were under consideration before, why wasn't it included in your 2025 Approved Budget.

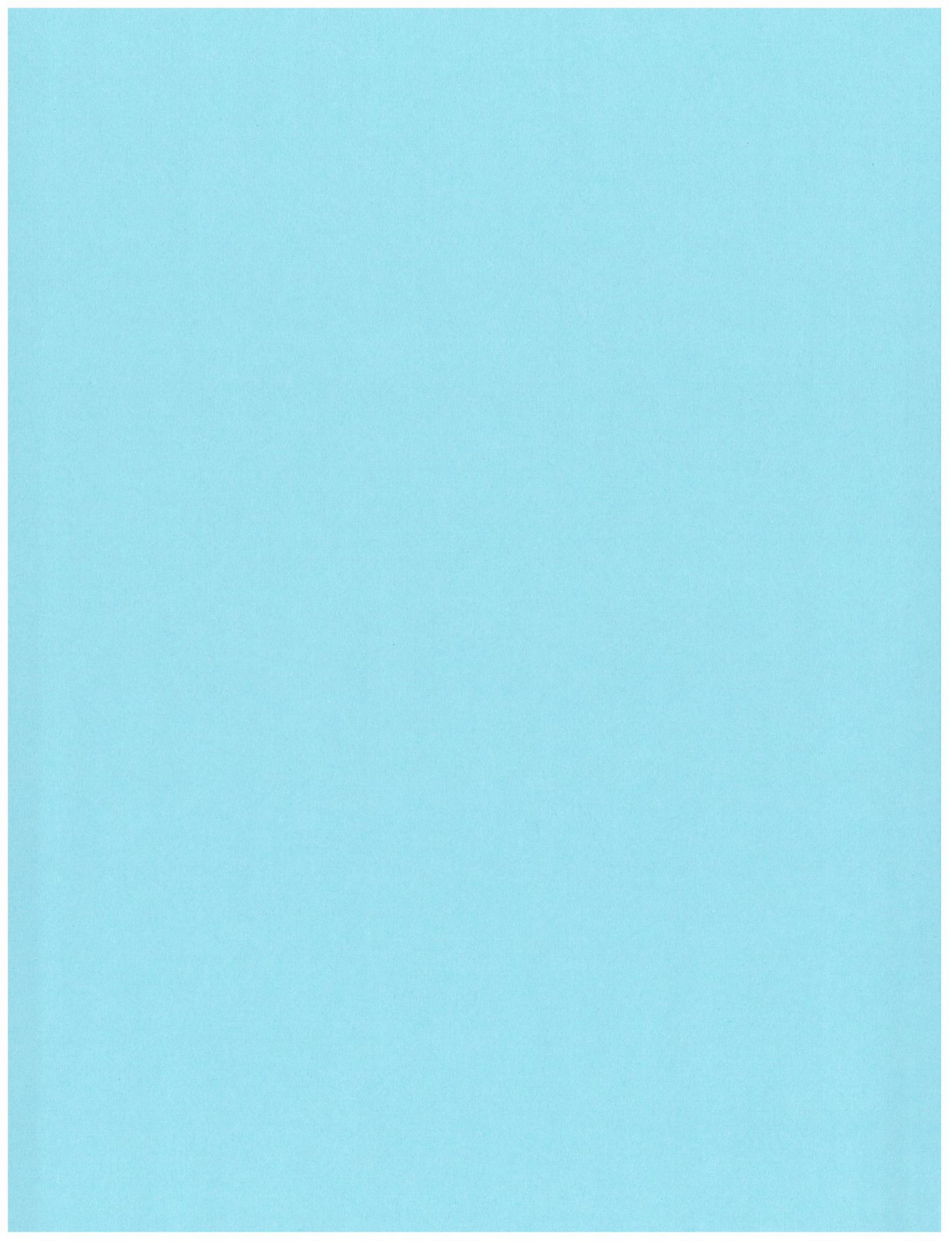
I am open minded to the purchase of any property, if the reasons and costs are justified with a payback to purchase. However, real property purchases, other than those dealing with water plant operations, I believe are outside of your charter and should include multiple public discussions and approval. Transparency is paramount, to all members of the district, not just those that can attend the meetings. Any attempt to bypass this process and rush to purchase would in my opinion be a violation of the ethics code. I look forward to seeing your written plan in detail.

Thank you in advance for your consideration on this matter.

*Timothy Estock*

Timothy Estock









1 **PUBLIC COMMENT**

2 Peter Franco - Cays Dr - Mr. Franco, a resident for 22 years, expressed concern about  
3 the empty lot across from the first building. The lot is zoned for commercial use, and he  
4 is concerned about potential developments. He asked the CID to consider purchasing  
5 the land to control future development.

6 Ken Riggott - Cays Dr - Mr. Riggott, who has lived in the first condo building on Cays  
7 Drive for over 20 years, stated that he appreciates waking up to the open field, which  
8 provides a clear view of the Everglades. He would hate to see that change and would  
9 also like the CID to buy the property to have a greater say in what gets developed there.

10 Juan Castro - Cays Drive - Mr. Castro agreed with his neighbors and hopes the CID will  
11 take control of the land and preserve it as it is, particularly the wildlife that resides there.

12 Steve Gunther - Orchid Cove - Mr. Gunther mentioned the restoration project on the  
13 canal, noting that he was told it wouldn't be completed until 2026, and that all four  
14 canals are currently blocked. He requested that SFWMD come out and share data from  
15 the past 10 years regarding water levels and salinity. He expressed concern about the  
16 water not flowing over the weir and the water levels dropping. While he is okay with the  
17 north-south canals being filled, he hopes the east-west canals can be preserved if  
18 possible.

19 Mr. Truckey stated that SFWMD acknowledged the lack of water flow over the weir and  
20 is fully aware of the issue. He agreed with Mr. Gunther that it doesn't hurt to try and take  
21 action at this point. Mr. McNamee, however, expressed doubt that SFWMD has much  
22 concern about the water levels within the District. In response, Mr. Truckey shared that  
23 SFWMD is working to improve water flow toward U.S. 41 as part of their restoration  
24 project. He also noted that the DEP is requiring further water testing due to the lead and  
25 arsenic levels found in the test well near the plant.

26 Mr. Truckey mentioned that the 118 liveaboard boats are only permitted to discharge  
27 non-toxic waste, such as gray water (excluding black water). However, laundry water,  
28 which should not be included, is also being dumped into the canals. This is contributing  
29 to pollution, and the water flow in the basin is impacted as well. He explained that the  
30 water flow Mr. Gunther referred to once provided a "flush" to the basin, washing out  
31 pollutants. However, with the canals now closed and water being pushed through the  
32 land, that flushing action no longer occurs, leading to a stagnant tidal flow. While there  
33 should be enough water over the weir in the summer months to flush the system, this

1 will not happen during the winter months. Mr. Truckey pointed out the foam buildup, a  
2 clear indicator of pollution in the basin, and emphasized the need for better control over  
3 the pollution moving forward.

#### 4 **APPROVAL OF THE MINUTES - FEBRUARY 2025**

##### 5 **A. Regular Meeting**

6 **The regular meeting minutes from February 21, 2025 were approved as presented**  
7 **on a MOTION by Ms. Hansen, a second by Mr. McNamee, and all in favor.**

##### 8 **B. Utility Rate Workshop**

9 **The utility rate workshop minutes were approved as presented on a MOTION by**  
10 **Mr. McNamee, a second by Ms. Hansen, and all in favor.**

#### 11 **UTILITY OPERATIONS**

12 In February, the wastewater treatment plant received 2.28 million gallons, produced and  
13 distributed 3.77 million gallons from the water treatment plant, and distributed 8.43  
14 million gallons of reuse water. Utility staff read 860 meters, checked 9 auto flushers, and  
15 reprogrammed one of them. Four meter rereads were performed. The new filter was  
16 delivered to the plant, and the plan is to install it as soon as possible. Backflow leaks  
17 were repaired, and leak detection was conducted. Mr. Baird will follow up with Soto  
18 regarding tree trimming, and Mr. Dorrill suggested seeking a credit for the work, as it  
19 has been paid for but not yet completed. Valve covers on Newport Drive are still missing  
20 and need to be replaced. The concrete lid near the fire station also still needs to be  
21 moved to cover the hole, which is Soto's responsibility. Mr. McNamee asked Mr. Gilbert  
22 if they would be able to handle moving that, and he confirmed that one of their crew  
23 members with a crane truck could do it.

24 Mr. McNamee mentioned that someone on Nextdoor claimed to have gone to the  
25 county for water test results and posted them online. Although the post has since been  
26 removed, Mr. McNamee expressed concern that posting false information online can be  
27 damaging to the community. He stated that if this happens again, names will be used,  
28 and legal action may be pursued.

29 Mr. Gilbert shared that a couple of water plant operators, who also work for Bonita  
30 Springs Utilities, both agreed that the water produced at the Port of the Islands facility is  
31 much better than that of Bonita Springs. They emphasized that high-quality water is  
32 made here, and if any issues arose, the DEP would be closely monitoring the situation.

1 Mr. Gilbert added that if he were to drink city water, this would be his preferred source.  
2 It was noted that test wells are not associated with potable water.

### 3 **MANAGERS REPORT**

#### 4 **A. Utility Rate Meter Equivalency**

5 Mr. Truckey expressed concern about the equivalency factor and the number of units  
6 assigned to different-sized meters. Mr. Dorrill requested backup material from  
7 Munibilling and Raftelis, including information such as how many 2-inch meters are in  
8 the community, as well as an inventory of the different meter types and sizes. He also  
9 noted a difference of 12 ERCs between how billing is currently being done and how it is  
10 planned to be done, based on the factors applied in the rate study. Mr. Dorrill will  
11 prepare the tentative budget, unless instructed otherwise, based on the new rate  
12 schedule that removes the subsidy for utilities from the non-ad-valorem assessment, as  
13 previously discussed. Mr. Truckey and Mr. McNamee urged residents and HOA  
14 representatives to attend meetings and be a part of this discussion as a decision must  
15 be made in the next couple of months on whether utilities will be funded through  
16 assessments or through usage. They do not want residents to feel blind-sighted or  
17 upset about any decisions being made without actively participating and being a part of  
18 the discussion.

#### 19 **B. Rear Yard Drainage, Venus Cay**

20 Mr. Carter is working with a civil engineer to address issues along Venus Cay. The  
21 easement is wider than the land itself, and the County wants to establish a base point  
22 for where the easement would begin, in order to construct the required swale as part of  
23 the master drainage plan. If there is a violation at this specific address and all possible  
24 actions have been taken with the County engineers, they should consider filing a  
25 complaint with the Code Enforcement Board and scheduling a hearing to discuss any  
26 additional work that may be necessary.

#### 27 **C. 60 Day Utilities AR Summary**

28 There are currently \$4,400 in overdue receivables from active accounts. Port of the  
29 Islands Resort Condominium has been a chronic slow payer, and a final demand letter,  
30 along with a shutoff notice, is prepared to be sent to them. Over half of the \$4,400 owed  
31 comes from this entity. Mr. McNamee believes the association is having issues with  
32 Tom regarding the receipt of condo payments.



1 Mr. Kish raised a question about why the condos are not individually metered, like those  
2 at Orchid Cove, and expressed concerns about meter sizes. In response, Mr. Truckey  
3 and Ms. Hansen explained that this issue was part of what Mr. Dorrill had addressed  
4 earlier regarding the need for a database of meter sizes and the work on meter  
5 equivalency. Mr. McNamee expressed doubts about the feasibility of individually  
6 metering the condos at this location.

7 Regarding Unit 102 on Peacock Lane, the outstanding balance is \$1,700, and there has  
8 been no recent payment history. This account should probably be marked as inactive.  
9 Mr. Dorrill will need to confirm whether the property has a new owner and will refer the  
10 account to collections if necessary. If the account is tied to something unusual, like  
11 probate, it will be flagged for further investigation. A resident may have more information  
12 about this unit and will speak with Mr. Dorrill after the meeting.

13 Mr. Truckey inquired about the process for turning over accounts. Mr. Dorrill explained  
14 that his office has discussed the procedure internally. When they receive estoppel  
15 requests, a note will be added to the estoppel, and the owner will be informed that a  
16 new account cannot be opened until the previous balance is paid in full.

17 Mr. Dorrill also mentioned that he has spoken with Mr. Lombardo about the new rate  
18 schedule. When it is adopted, the late fee will likely be increased to more than \$50 if  
19 necessary. Mr. Kish then asked whether the deposit requirement would be raised. Mr.  
20 Dorrill clarified that, at this time, there are no deposit requirements for residents.

## 21 **FINANCIALS - JANUARY 2025**

22 Mr. Dorrill presented the financials for the four-month period ending in January. The  
23 combined cash balance is approximately \$5.2 million, split between the operating fund  
24 at \$3,951,000 and the utility fund at \$1,353,000. Additionally, there is \$8 million in fixed  
25 assets, net of depreciation, which represents the current value of the utility system,  
26 street lighting, and roads. Outstanding payables totaled \$77,000. \$13,797 was earned  
27 in interest income, with \$28,000 received in non-ad-valorem assessments. Year-to-date  
28 interest earnings amount to \$51,000, while non-ad-valorem assessments total  
29 \$605,000, making up about 75% of the total expected. Mr. Dorrill noted that most of his  
30 clients have received more in assessments by now. He indicated that the shortfall  
31 reflects non-payment from the hotel, and as is typically the case, their assessment will  
32 likely become delinquent and proceed to a certificate sale. Money will be received after  
33 the tax certificate sale in May.

1 Mr. McNamee commented that part of the outstanding balance may be due to errors  
2 related to his property and the incorrect tax amount assessed. He inquired about where  
3 the mistake occurred that led to the wrong tax amount. Mr. Dorrill explained that it might  
4 have been reported to the county that, in addition to the board approving the ERC  
5 capacity transfer, the transfer may have also applied to the operating ERC.

6 Mr. Dorrill suggested that it may have been reported to the county that, in addition to the  
7 board approving the ERC capacity transfer, the transfer may have also been applied to  
8 the operating ERC. He raised the question of whether the transfer policy extends to the  
9 annual operating and maintenance ERC for that property. If the transfer does apply, any  
10 proceeds received from the tax collector would need to be reimbursed to Mr. McNamee  
11 for his commercial property. Mr. Dorrill advised Mr. McNamee to pay the tax under  
12 protest to avoid penalties. If an overcharge occurred, it would be reimbursed.

13 Total year-to-date expenses in the general fund are approximately \$200,000 below  
14 budget, while utility operating expenses are also under budget by \$77,000.

#### 15 A. FY 24 Audit

16 Mr. Dorrill presented the recently received Fiscal Year 2024 audit, which was a clean  
17 audit with no exceptions. The year-end balances were all accurate, and there were no  
18 adjusted entries. As part of the audit process, an analysis of internal controls, anti-fraud  
19 measures, and segregation of duties was conducted. No deficiencies were noted  
20 regarding internal controls. The investment policies are in compliance with the State of  
21 Florida guidelines, with funds kept with a qualified public depository as required by state  
22 standards.

23 **The financials and 2024 audit were accepted on a MOTION by Mr. Truckey, a**  
24 **second by Ms. Hansen, and all in favor.**

#### 25 ATTORNEY'S REPORT

##### 26 A. SFWMD License Agreement

27 Mr. Schaffer from SFWMD attended the meeting via Zoom. Following the last meeting,  
28 Mr. Lombardo reviewed all the feedback and made edits to the document. Some  
29 tracked changes are visible, reflecting items from South Florida that were not discussed  
30 at the previous meeting. The proposed consideration is \$50,000. If the Board prefers  
31 \$60,000, South Florida is proposing \$40,000 with a reduced timeline, and an option to  
32 extend the timeline for an additional \$10,000.

1 Mr. Lombardo recommended keeping the amount at \$50,000 for a term of one and a  
2 half years. The term was modified so that the easement ends as soon as the work is  
3 complete. Additionally, South Florida wants to clarify that they will have a portapotty on  
4 site. Since they plan to connect to the District's power rather than using a generator,  
5 they would like the agreement to include a provision stating that the District will sign off  
6 with the electric company if needed. Mr. Lombardo commented that he believes these  
7 are non-material changes. Dust control is also included in the agreement.

8 **This license agreement was accepted on a MOTION by Mr. McNamee, a second by**  
9 **Mr. Truckey, and all in favor.** The agreement will be presented to the SFWMD Board  
10 next, with a decision to follow.

#### 11 **B. Parcel 13 Update**

12 At the last meeting, Mr. Lombardo was authorized to send a reminder notice for the  
13 Parcel 13 payment. That notice was sent, and a response was received from Mr. Case's  
14 attorney, Mr. Truxton, who attended the meeting via Zoom. Mr. Lombardo understood  
15 the request to be for an extension of time. The recommendation is for a Board member  
16 to meet with Mr. Case and his attorney to explore a possible resolution that could be  
17 brought back to the Board for consideration at the April meeting, instead of immediately  
18 issuing the notice of default.

19 Mr. Lombardo explained that issuing a default letter would start the process of stripping  
20 ERCs. However, he does not believe there is an immediate rush to do so if a resolution  
21 is possible. The presence of heavy metals on the property is part of the ongoing  
22 discussion, and it may not have been clear to Mr. Case until recently. Mr. Lombardo  
23 stated that if the ERCs are removed, it would be very difficult to develop the property in  
24 the future, so he doesn't believe there's a need to strip the property of ERCs if there's  
25 still a chance for a resolution.

26 Mr. Truxton explained that since the last extension, Mr. Case had entered into a  
27 contract to sell the property to MI Homes. Initially, everything seemed to be progressing  
28 positively, but MI Homes ultimately terminated the contract. The primary reason was a  
29 Phase 1 environmental report indicating the possibility of lead contamination from the  
30 gun range on the property. Further investigation would be required, but MI Homes was  
31 not willing to move forward at this time. Mr. Truxton mentioned that addressing this  
32 issue might require significant site plan revisions, including the potential inability to use  
33 fill dirt from the northern part of the property to excavate, create the lake, and fill the rest



1 of the site. This could result in the loss of a significant number of lots, possibly  
2 preventing the development of the 100 lots currently planned.

3 Mr. Gruber from MI Homes had considered shifting the lake to the south, but this would  
4 have resulted in losing 20-30 homesites due to contamination in the northern part of the  
5 property. Further investigation is needed to assess the extent of the contamination,  
6 identify the source, and determine the best course of action for mitigation, as well as the  
7 impact on the current site plan. Mr. Truxton requested a 30-day extension to conduct  
8 the necessary assessments and determine the best course of action to resolve the  
9 issue in a way that satisfies all parties.

10 Mr. Truckey pointed out that the contract includes a "no later than" clause. Mr.  
11 Lombardo noted that there seems to be a difference in opinion of importance of this  
12 clause. Mr. Truckey emphasized that Mr. Case should make the first payment, as the  
13 ERCs purchased with this payment would still be valid, even if some lots have to be  
14 shed. Mr. Truxton responded that, until they have a clearer understanding of the entire  
15 situation, Mr. Case is not prepared to make any payments under the ERC agreement.  
16 Mr. Truxton noted that a Phase 2 environmental study would take 4-6 weeks to  
17 complete and they need more than 30 days to come to a decision.

18 Mr. McNamee pushed back, asking why the District hasn't already gotten permission to  
19 conduct testing on the wells on the site. Mr. Truxton suggested that Mr. Case would be  
20 more cooperative with the District's testing once they have a clearer understanding of  
21 the scope of the work being done.

22 Mr. Truckey questioned what had been done over the last month, asking why they were  
23 waiting until the last minute. Mr. Truxton responded that they had received the  
24 termination notice from MI Homes and had spent time understanding the reasons for  
25 the termination. Mr. Truckey emphasized the importance of the District conducting its  
26 testing by August to avoid penalties. Mr. Lombardo suggested that, in exchange for an  
27 extension, Mr. Case could pay for the District's testing, but Mr. Truxton rejected that  
28 idea. It was clarified that the District is seeking to test an existing well, not install a new  
29 one.

30 Mr. Truckey reiterated that there is a 30-day deadline after the default notice is sent. If  
31 the letter is issued and Mr. Case comes back with a proposal within the 30-day window,  
32 the letter could be rescinded. Mr. Truxton expressed concerns that sending the notice  
33 would create an adversarial relationship. Mr. Truckey responded that, given Mr. Case's  
34 lack of response, issuing the letter would make it clear that the District has reached its

1 limit in waiting for Mr. Case to act. It would also initiate the process, which would hold  
2 Mr. Case's team to the timeline.

3 Mr. Lombardo clarified that the notice would be framed as a "notice to cure" rather than  
4 a default letter and sending it would protect the District's interests. The Board meets  
5 again in less than 30 days, and since the deadline for the notice is tomorrow, the notice  
6 will not be sent today. This allows the Board to meet during their regular course of  
7 business and either rescind the notice or consider a different type of agreement.

8 Regarding the monitoring well, Mr. Lombardo noted there was some legitimate  
9 confusion about access to it. Mr. Truckey added that soil samples are also needed on  
10 the property. Mr. Truxton requested a scope of work for the testing the District needs on  
11 the site. Mr. Kish asked if there was easement access for this testing, to which Mr.  
12 Truckey confirmed that the well is District property, but further access would be needed  
13 to test the soil. Mr. Kish also asked how contamination would be addressed if found. Mr.  
14 Truckey clarified that the well is one of four monitoring wells on the property, and it is  
15 the only one showing readings. The source and extent of the contamination need to be  
16 determined, as no one currently knows the full scope.

17 Mr. Truckey stressed that it would be unwise not to start the clock, as Mr. Case has  
18 shown little interest in cooperating with the District. He suggested that next steps could  
19 be discussed at the next Board meeting within that 30 day post default letter timeframe.  
20 Mr. McNamee noted that the situation would be different if Mr. Case had been more  
21 cooperative earlier. He also mentioned that he had learned of MI Homes backing out  
22 before the last Board meeting, as it had been mentioned at it. Mr. Truxton clarified that  
23 they were caught off guard and did not receive the termination notice from MI Homes  
24 until after the last Board meeting.

25 **Mr. Truckey made a MOTION to move forward with sending the letter of default,**  
26 **giving Mr. Case and Mr. Truxton 30 days to bring a response to the Board. Ms.**  
27 **Hansen made a second and all were in favor.**

28 Mr. Kish asked what would happen to the property if it ultimately becomes unusable. Mr.  
29 Lombardo explained that the O&M assessments on the property are being paid, but if  
30 the ERCs are not purchased, the utilities will not be able to be connected to the  
31 property, and the right to attach them later would be lost. The O&M assessment on the  
32 property is approximately \$80,000. Mr. Baird noted for the record that MI Homes had  
33 notified the Board in an email to Mr. McNamee on February 7th that they would not be

1 moving forward with the purchase of the property from Mr. Case. Mr. Truxton will  
2 schedule a time to speak with Mr. Lombardo.

3 **ENGINEER'S REPORT**

4 No engineering report was given at this time.

5 **OLD BUSINESS**

6 No old business was discussed.

7 **NEW BUSINESS**

8 No new business was discussed

9 **SUPERVISORS REQUESTS**

10 **A. Old Hotel Site**

11 Mr. McNamee asked Mr. Dorrill if the District could acquire the seven acres from the  
12 County. Mr. Dorrill explained that he had met with the Deputy County Manager and had  
13 a brief follow-up conversation with the County Manager regarding the possibility of the  
14 County considering proposals to acquire or declare the property surplus. The indication  
15 was that the County would be open to such a proposal at the staff level, but if the  
16 District is interested, an interlocal agreement would need to be put in writing and  
17 presented to the County Board as a public petition at a County Commission meeting.  
18 Mr. Truckey suggested tabling the matter until the next meeting due to ongoing issues  
19 with Parcel 13. Mr. Dorrill noted that the County has \$450,000 in costs associated with  
20 the demolition and would likely seek to recover at least that amount or their out-of-  
21 pocket expenses. It was the consensus of the Board to table the discussion for now.

22 **B. U.S. 41 Median**

23 Mr. Baird has contacted Soto regarding the cost to return the median to just sod, which  
24 would be \$23,000. Mr. Truckey commented that this price seems steep for just sod and  
25 expressed concern that it may not be properly maintained. Mr. Dorrill explained that the  
26 right-of-way permit outlines the maintenance responsibilities for the District and that he  
27 would check the permit to see what it says about alterations or changes. Mr. Baird  
28 added that he believes the permit stipulates that the County would only take  
29 responsibility for the median again if it is returned to sod, Mr. Dorrill clarified it is likely  
30 required to be FDOT Bahia sod and the median cannot have irrigation. The current  
31 maintenance cost is approximately \$29,000.



1 In Mr. Truckey's opinion, the County should have landscaped the median to begin with,  
2 but they continue to refer to the agreement. He believes the best solution is to terminate  
3 the agreement and return the median to sod. Mr. Dorrill clarified that the County's  
4 approved median plan applies only in the urban area and Immokalee. There was a  
5 question about Naples City taxes vs. those of the District. Naples City residents pay into  
6 the County general fund, while everyone else contributes to the unincorporated areas  
7 general fund. Aside from contributions for law enforcement, the taxes paid are  
8 essentially the same. Mr. Lombardo suggested tabling the issue, noting that it is  
9 complex and involves several factors. Mr. Dorrill agreed and recommended tabling the  
10 discussion to the May budget workshop, as it has budget implications.

### 11 **C. Commercial Parcel Appraisal**

12 Mr. Truckey referenced the individuals who spoke on this matter during public  
13 comments earlier. Mr. Lombardo stated that if the District is considering this option,  
14 given that the property owner is a Board member, it is important to carefully consider  
15 the implications of Chapter 112. He recommended engaging a realtor to assess the  
16 District's needs and ensure that the property aligns with those needs, as well as the  
17 District's procurement requirements. He emphasized the need for extreme caution in  
18 this process.

19 Mr. Lombardo further explained that if the District has identified a need for this property,  
20 it must be demonstrated clearly, and either a third-party realtor or appraiser should  
21 confirm that this is the only property that meets the qualifications. He clarified that the  
22 issue isn't solely about Mr. McNamee recusing himself—it also involves the potential  
23 transfer of District funds to Mr. McNamee for the property purchase. Mr. Lombardo  
24 believes it is advisable to seek an opinion from the ethics commission as part of the  
25 closing process and to make the transaction contingent upon the ethics commission's  
26 approval.

27 Mr. Lombardo said that if the Board desires to move forward, they need to identify the  
28 appropriate real estate professional to conduct the analysis. He recommended a  
29 property appraiser, which typically costs between \$2,000 and \$4,000.

30 Ron Westerman from Cays Drive expressed concern about what will happen with the  
31 property. He mentioned that the discussion has been ongoing for months, and he sees  
32 no difference between this property and the one the District recently purchased across  
33 the street. Mr. Lombardo noted that while this issue has been raised, the Board had not  
34 previously given directions to move forward. Frank Lee from Cays Drive stated that the

1 ethics commission was supposed to be contacted by Mr. Pires, and the March meeting  
2 of the ethics commission was mentioned. Mr. Lombardo said he would go back to  
3 review the minutes, as it was not his understanding that the Board had given direction to  
4 move forward.

5 A community member commented that the property is currently for sale, making it a  
6 good time to act. John Thormann from Orchid Cove echoed Mr. McNamee's comment  
7 from earlier about having a representative from each HOA. He mentioned that at a  
8 recent HOA meeting, a vote was held regarding the purchase of the property near  
9 Lindsay Case's land, but no one showed interest. Orchid Cove had no interest in  
10 purchasing the property the District recently bought, and they have no interest in this  
11 one either. He emphasized that the CID's focus is on utilities and infrastructure, with a  
12 \$9 million capital improvement plan that should be prioritized, not real estate. He  
13 suggested that if Cays Drive residents are interested in the property, they should assess  
14 their homeowners and purchase it themselves.

15 Mr. McNamee inquired whether Orchid Cove was trying to acquire vacant lots from the  
16 County to preserve them as greenspace. Mr. Thormann replied that it had been  
17 considered, but the cost was \$70,000, and the proposal was voted down. Mr. Kish  
18 clarified that those lots are intended for 44 units. Mr. Steve Gunther disagreed and  
19 clarified that there are 28 units in total in that area, including seven buildings along the  
20 lake, and there are covenants on the property. He did not believe it was financially  
21 viable to develop on those lots at this time, as developers would not recoup their  
22 investment. There are also 16 additional units on the other side, bringing the total to 44.

23 **Mr. Truckey made a MOTION to move forward with identifying an appraiser,**  
24 **getting an estimate, and having Mr. Lombardo draft a resolution that articulates**  
25 **the unique factors of the property. Mr. Baird made the second and all were in**  
26 **favor. Mr. McNamee abstained from the vote.**

#### 27 D. Parking at Marina

28 Boats have been removed from the parking lot at the marina, and cars are now being  
29 parked in the area. Although there are signs indicating no parking, vehicles are still  
30 being parked there. Mr. Dorrill will contact code enforcement.

#### 31 PUBLIC COMMENTS

32 Debbie Van Wert – Cays Dr – Ms. Van Wert expressed concern about the speed at  
33 which vehicles are driving along Cays Drive, noting that both a delivery truck and the

1 garbage truck were traveling at least 35 mph. She emphasized the safety risk to bikers  
2 and walkers and suggested installing speed bumps or involving law enforcement. Mr.  
3 Truckey agreed, sharing that he had personally stopped a FedEx truck with his car after  
4 being passed by it. Mr. Dorrill recommended hiring off-duty sheriff deputies for a  
5 minimum of four hours. Ms. Van Wert and Ms. Hansen suggested starting on one of the  
6 trash collection days. Mr. Dorrill explained that off-duty sheriff deputies cost \$75 per  
7 hour, and during the four-hour shift, they would be roving. The patrols would need to  
8 occur in the afternoon or early evening, after school dismissal, or on weekends. Mr.  
9 Truckey suggested starting with a free speed trailer first.

10 Ron Westermann mentioned that there may not be a speed limit sign present. Mr. Kish  
11 clarified that there is a 25 mph speed limit sign. Mr. Westermann also noted that the  
12 ambulance previously stationed at the fire station has been moved back to Everglades  
13 City. He was informed of this personally by the fire station and believes the community  
14 still needs one. Mr. McNamee agreed and suggested that this be brought to the  
15 attention of County Commissioner LoCastro.

16 Kathryn Kehlmeier – Newport Drive – Ms. Kehlmeier expressed concerns that returning  
17 the 41 median to sod would be detrimental to the overall appearance of the community.  
18 She also mentioned having an arborist assess her property, specifically highlighting a  
19 mahogany tree along the property line between two orchid trees. The arborist pointed  
20 out the tree's split trunk, its root system, and a tree that the power company regularly  
21 trims. Based on the assessment, the arborist recommended that the mahogany tree be  
22 removed.

23 Leo Ramos – Hotel Condo Association – Mr. Ramos asked what the property would be  
24 used for if purchased. Mr. Truckey explained that determining its use would be part of  
25 Mr. Lombardo's evaluation. He also noted that an easement runs through the property,  
26 which makes development challenging. Mr. Truckey believes this makes the property an  
27 ideal location for a park, pickleball court, bocce ball area, or similar amenities. He  
28 suggested it would help keep the lot green and aesthetically pleasing as people enter  
29 the community, making it a better park option than the currently owned property, which  
30 would be more suited for commercial use.

31 Kathy Oswald – Sunset Cay Lakes – Ms. Oswald expressed concerns about returning  
32 the U.S. 41 median to sod. She pointed out that when the median was previously in that  
33 condition, mud and silt would accumulate during the rainy season, making it very  
34 dangerous to make a left turn out of Newport Drive onto U.S. 41.



1 Tim Estock – Peacock Lane – Mr. Estock is trying to find the charter, articles, and  
2 bylaws for the CDD. Mr. Dorrill informed him that a copy of the enabling ordinance that  
3 created the District is available on the website, along with a link to Chapter 190 of the  
4 Florida Statutes, which outlines the powers and responsibilities of the CDD.

5 Deb Jansen – Sunrise Cay – Ms. Jansen mentioned that one of the past-due customers  
6 listed on the report is a renter from one of her properties. She asked if there is an option  
7 for either the owner or tenant to be added to the Munibilling list for payment. She also  
8 inquired about how long a person would be past due before water service is shut off.  
9 Mr. Dorrill explained that water cannot be shut off if the amount due is less than the  
10 average two-month bill for that property. He added that while it can be handled either  
11 way, most property owners typically require their tenants to pay their own water bills.

12 **Mr. Truckey made a MOTION to schedule a free speed trailer in the community**  
13 **and explore other free options to make the speed signs more noticeable. Mr.**  
14 **McNamee made the second and all were in favor.**

15 **ADJOURNMENT**

16 The next meeting will be on April 18, 2025, at 9:30 a.m. **On a MOTION by Ms. Hansen**  
17 **and a second by Mr. Baird, with all in favor, the meeting was adjourned at 12:10**  
18 **a.m.**

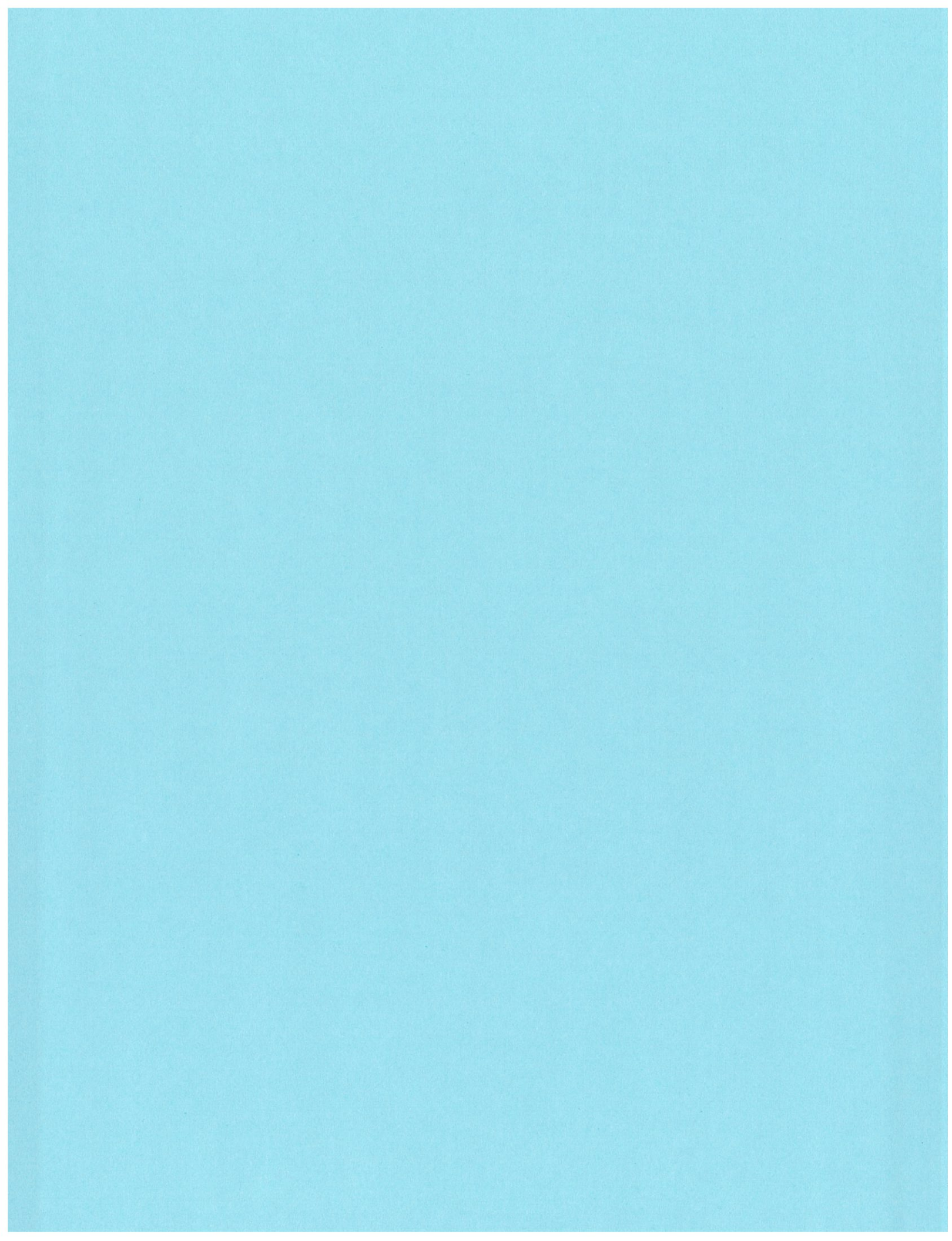


1 **Mr. McNamee made a MOTION to counteroffer \$30,000, which was seconded by**  
2 **Mr. Baird and all were in favor.**

3 **ADJOURNMENT**

4 **Mr. McNamee made a MOTION to adjourn with a second by Ms. Hansen and all in**  
5 **favor.**









*Florida Utility  
Solutions*

## **PORT OF THE ISLANDS CID**

**MARCH 2025**

## **MONTHLY PLANT OPERATIONS REPORT**

**APRIL 18TH, 2025 BOARD MEETING**



### **Wastewater Plant**

Received and treated  
2.46 million gallons in  
March

---

### **Water Plant**

Produced and  
distributed 4.08 million  
gallons in March

---

### **REUSE**

Distributed 9.40 million  
gallons in March

### **FLORIDA UTILITY SOLUTIONS**

15275 Collier Blvd.  
Suite 201-268  
Naples, Fl. 34119

239-435-0951

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

## Summary

Operations at the facilities throughout the month were in accordance with contract and regulatory requirements.

## Items Requiring Approval

We would ask your consideration and approval of the following:

Request	Impact	Est. Cost

## Operations

- **Compliance**

All Wastewater Plant requirements were met.

All Water distribution requirements were met.

- **Reuse Pump Station Status:**

Reuse Pump System functioning properly for outgoing pressure at plant.

Station on canal operating on 2 pumps and not communicating. Generator does not run.

- **Performance metrics:**

Wastewater Treatment Plant

- 2.46 million gallons of wastewater received and treated in March

Water Treatment

- Produced and distributed 4.08 million gallons in March

Reuse

- Distributed 9.40 million gallons in March



<b>Performance Metrics</b>	<b>Current Month March 2025</b>	<b>Prior Month February 2025</b>
Wastewater treated	2,462,790	2,275,562
Sludge disposed - gallons	60,000	0
Reuse Water Pumped	9,396,132	8,426,785
Odor Complaints	0	0
Number of line breaks	0	1
Auto Flushers Flushed	9	9
Meters Read	0	860
Meters Re-read	2	4
<b>Consumables</b>	<b>Current Month</b>	<b>Prior Month</b>
Chlorine Usage	950	870
Water Usage Complaints	0	0

## Maintenance and Repair

### Preventive Maintenance

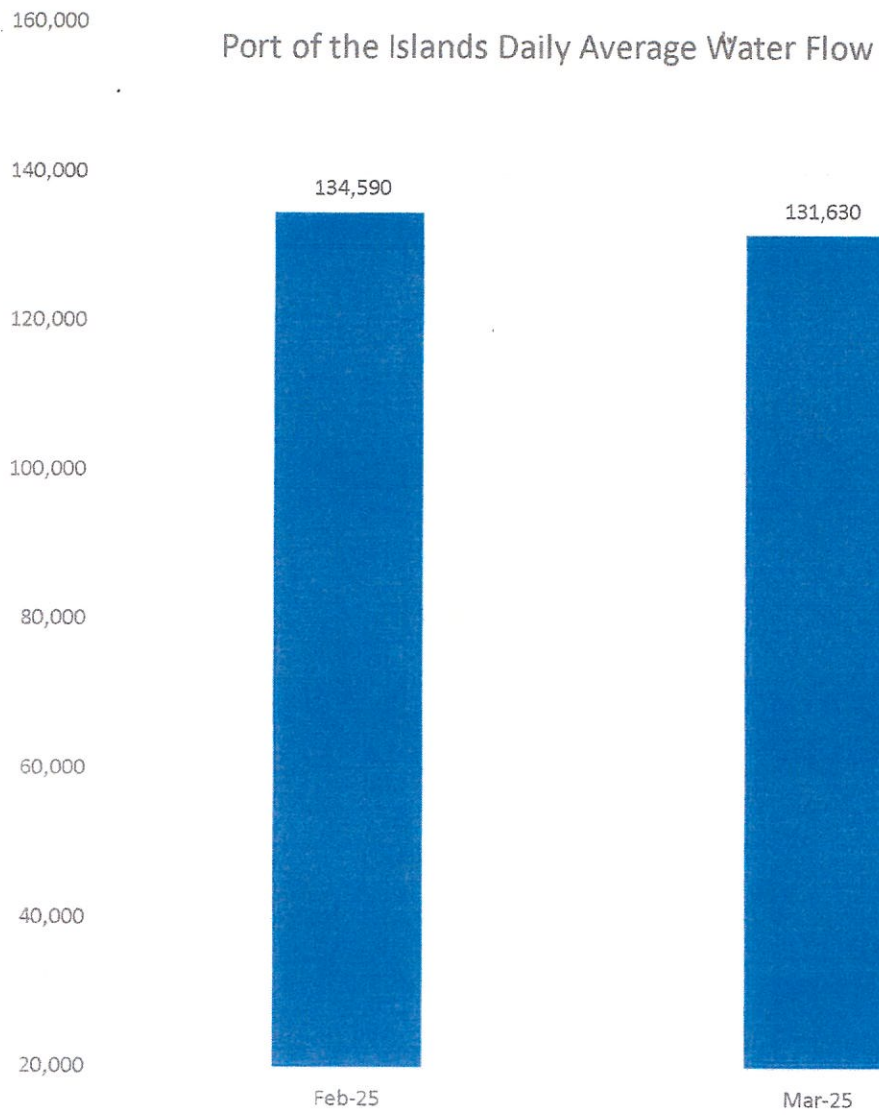
- Inspected all pump stations weekly
- Odor control weekly checks performed
- Work continues on plant upgrades and repairs that were previously approved

### Additional Maintenance

- Performed flowmeter test at resident home
- Communicated with Kevin Carter and FEMA consultant regarding questions from FEMA
- Installed new mixer motor
- Scheduled and performed inspection of the drinking water ground storage tank
- Removed vegetation in and around well enclosures
- Reinstalled booster pump and valve
- Ordered replacement check valves on high service pumps
- Construction of concrete pad for new disc filter is complete

## Health & Safety

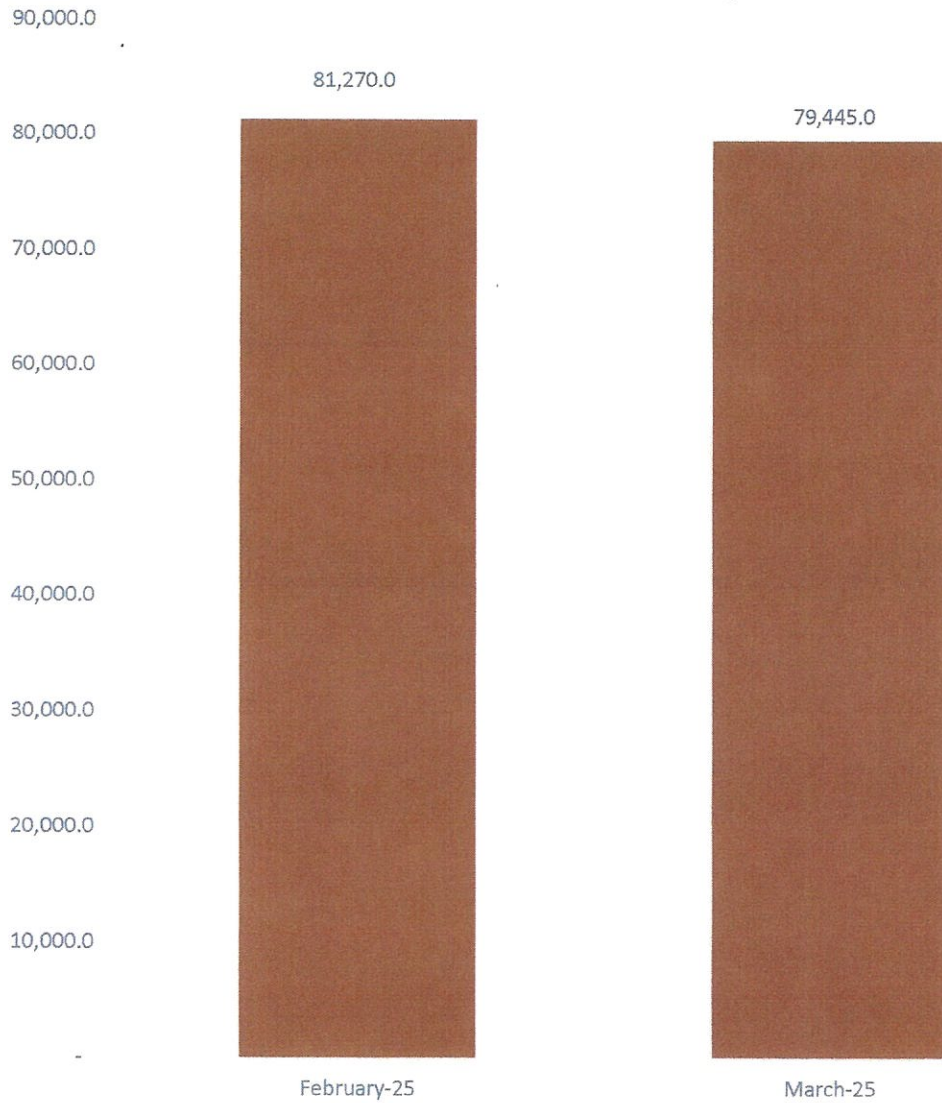
- Zero LTIs and OSHA recordable incidents occurred during the month
- Safety training includes daily tailgate talks concerning daily events –confined space, lightning safety, seatbelts, housekeeping, and other safety related concerns



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



## Port of the Islands Wastewater Average Daily Flow



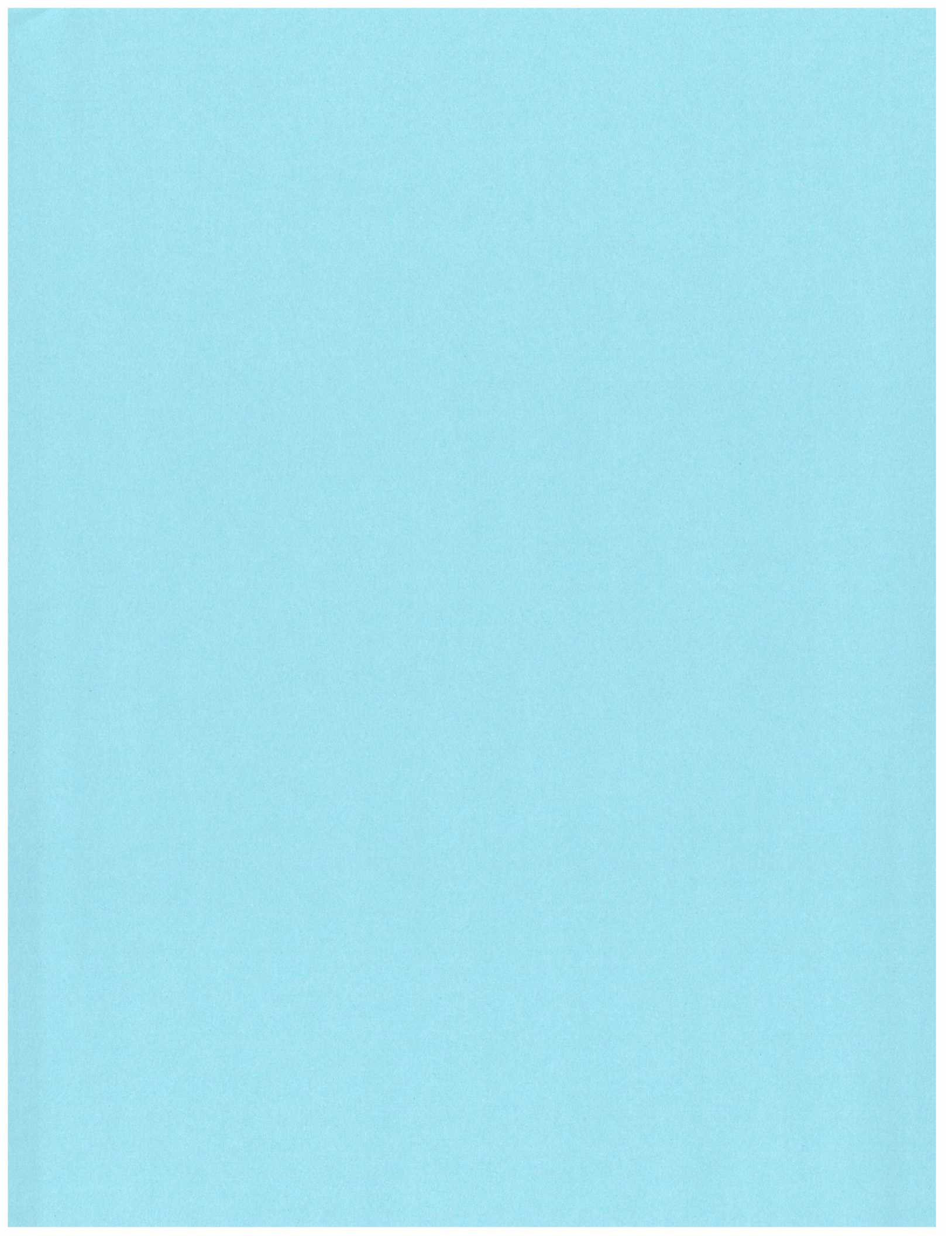
## Port of the Islands Wastewater Monthly Flow Average

### Port of the Islands Reuse Average Daily Flow



### Port of the Islands Reuse Monthly Flow Average





**From:** [Neil Dorrill](#)  
**To:** [Office](#)  
**Subject:** FW: Mosquito Control Treatment Options  
**Date:** Tuesday, April 8, 2025 4:24:11 PM  
**Attachments:** [image001.png](#)

---

**From:** Keira Lucas <kucas@cmcd.org>  
**Sent:** Monday, April 7, 2025 3:43 PM  
**To:** Neil Dorrill <Neil@dmgfl.com>  
**Cc:** Patrick Linn <PLinn@cmcd.org>; Nate Phillips <NPhillips@cmcd.org>; Suzanne Li <SLI@cmcd.org>; Jonathon Little <JLittle@cmcd.org>  
**Subject:** RE: Mosquito Control Treatment Options

Hi Neil,

Just following up on the below email.

Best,

**Keira J. Lucas, PhD**  
*Deputy Executive Director*



Collier Mosquito Control District  
600 North Road, Naples, FL 34104  
239.436.1000 | Main  
239.293.4252 | Cell  
239.436.1005 | Fax  
[www.cmcd.org](http://www.cmcd.org)

**CMCD Open House – April 5, 9 AM–1 PM | Celebrating 75 Years**

*Southwest Representative, Florida Mosquito Control Association  
Legislative Committee Chair, Florida Mosquito Control Association  
Legislative and Regulatory Committee Co-Chair, American Mosquito Control Association*

*Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.*



**From:** Keira Lucas

**Sent:** Wednesday, April 2, 2025 9:46 AM

**To:** Neil Dorrill <[Neil@dmgfl.com](mailto:Neil@dmgfl.com)>

**Cc:** Patrick Linn <[PLinn@cmcd.org](mailto:PLinn@cmcd.org)>; Nate Phillips <[NPhillips@cmcd.org](mailto:NPhillips@cmcd.org)>; Suzanne Li <[SLI@cmcd.org](mailto:SLI@cmcd.org)>; Jonathon Little <[JLittle@cmcd.org](mailto:JLittle@cmcd.org)>

**Subject:** Mosquito Control Treatment Options

Hi Neil,

In addition to the standard aerial and truck-based mosquito control treatments, the Collier Mosquito Control District (CMCD) would like to propose an additional option for consideration: a residual barrier spray treatment. This method has been utilized for some of our Keewaydin Island residents over the past two years and may offer added protection from mosquitoes for the Port of the Islands community.

With this in mind, CMCD staff would appreciate the opportunity to present at your next board meeting. Our brief presentation (approximately 20 minutes) would include:

1. An update on mosquito control activities in the Port of the Islands area.
2. A proposal for implementing residual barrier sprays.

Could you please let us know if there would be time on the agenda during your next board meeting for this presentation?

Thank you for your time and consideration. We look forward to the opportunity to further support your community's mosquito control needs.

Best,

**Keira J. Lucas, PhD**  
*Deputy Executive Director*



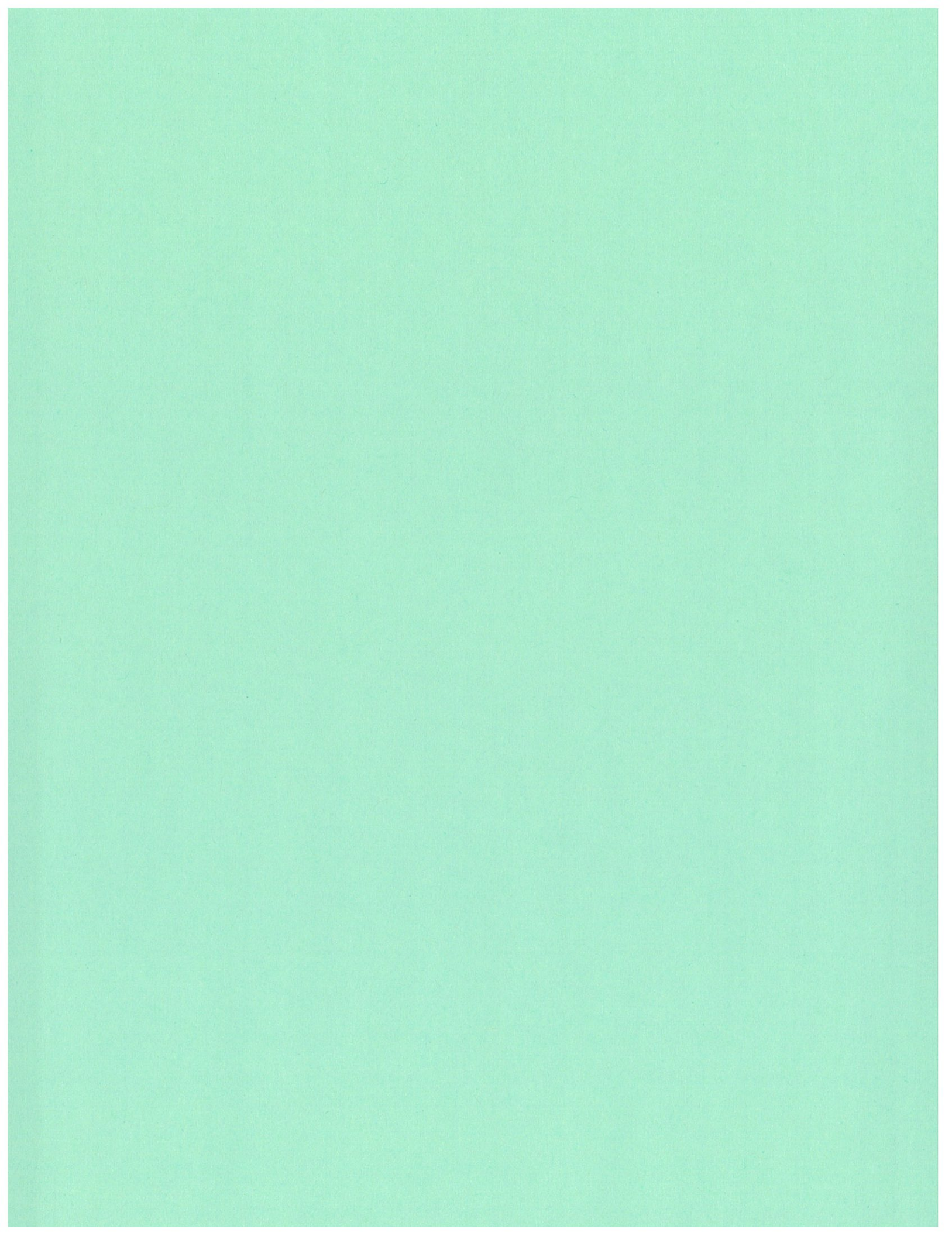
Collier Mosquito Control District  
600 North Road, Naples, FL 34104  
239.436.1000 | Main  
239.293.4252 | Cell  
239.434.4621 | Direct  
239.436.1005 | Fax  
[www.cmcd.org](http://www.cmcd.org)

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*Southwest Representative, Florida Mosquito Control Association  
Legislative Committee Chair, Florida Mosquito Control Association  
Legislative and Regulatory Committee Co-Chair, American Mosquito Control Association*

*Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.*



Port of the Islands CID

FINANCIAL STATEMENTS

February 28, 2025  
(Unaudited)

Prepared by:  
Dorrill Management Group Inc  
5672 Strand Ct Suite 1  
Naples, FL 34110-3343  
Phone: 239-592-9115

**Port of the Islands CID  
Balance Sheet  
As of February 28, 2025**

**Assets**

	Operating	Water and Sewer	Total
<b>Current Assets</b>			
Checking	\$ 3,915,713.34	\$ 0.00	\$ 3,915,713.34
Checking - Water/Sewer	0.00	1,392,137.47	1,392,137.47
Undeposited Cash (WS)	0.00	2,479.39	2,479.39
Accounts Receivable	0.00	53,577.82	53,577.82
Due To/From 001/202	0.00	257,992.31	257,992.31
Due To/From 001/202	(257,992.31)	0.00	(257,992.31)
Prepaid Items	25,197.50	25,197.50	50,395.00
<b>Total Current Assets</b>	<u>3,682,918.53</u>	<u>1,731,384.49</u>	<u>5,414,303.02</u>
<b>Property and Equipment</b>			
Land	583,847.00	599,674.85	1,183,521.85
Irrigation	0.00	7,970,676.65	7,970,676.65
Equipment	0.00	287,662.07	287,662.07
Improvements - W/WS	0.00	7,727,885.60	7,727,885.60
Construction in Progress	0.00	66,875.00	66,875.00
Less Accumulated Depreciation	0.00	(9,394,648.74)	(9,394,648.74)
<b>Net Property and Equipment</b>	<u>583,847.00</u>	<u>7,258,125.43</u>	<u>7,841,972.43</u>
<b>Total Assets</b>	<u>\$ 4,266,765.53</u>	<u>\$ 8,989,509.92</u>	<u>\$ 13,256,275.45</u>

**Liabilities and Fund Balance**

	Operating	Water and Sewer	Total
<b>Current Liabilities</b>			
Accounts Payable	\$ 59,152.67	\$ 0.00	\$ 59,152.67
Utility Customer Deposits	0.00	16,600.00	16,600.00
<b>Total Current Liabilities</b>	<u>59,152.67</u>	<u>16,600.00</u>	<u>75,752.67</u>
<b>Long-Term Liabilities</b>			
<b>Total Long-Term Liabilities</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Liabilities</b>	<u>59,152.67</u>	<u>16,600.00</u>	<u>75,752.67</u>
<b>Fund Balances</b>			
Unreserved Fund Balance	3,671,829.35	8,425,409.10	12,097,238.45
Retained Earnings	535,783.51	547,500.82	1,083,284.33
<b>Total Fund Balance</b>	<u>4,207,612.86</u>	<u>8,972,909.92</u>	<u>13,180,522.78</u>
<b>Total Liabilities and Fund Balance</b>	<u>\$ 4,266,765.53</u>	<u>\$ 8,989,509.92</u>	<u>\$ 13,256,275.45</u>

**Port of the Islands CID**  
**Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE**  
**For the Period Ending**

February 28, 2025

**General Fund**

	Current Period		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget		
<b>Revenue</b>						
Interest Income	\$ 12,305	\$ 12,500	\$ 63,515	\$ 62,500	\$ 1,015	\$ 150,000
Special Assmnts- Tax Collector	41,030	73,196	676,612	365,981	310,631	878,355
Interest - Tax Collector	0	25	554	125	429	300
Special Assmnts-Discounts	0	(3,750)	0	(18,750)	18,750	(45,000)
<b>Total Revenue</b>	<b>53,335</b>	<b>81,971</b>	<b>740,681</b>	<b>409,856</b>	<b>330,825</b>	<b>983,655</b>
<b>Expenses</b>						
<b>Administrative</b>						
P/R-Board Of Supervisors	500	500	2,500	2,500	0	6,000
Employment Taxes	38	38	191	188	3	450
P/R - Processing Fees	39	42	113	208	(95)	500
County Property Tax	0	0	26,080	0	26,080	0
Profserv-Engineering	12,243	2,083	29,323	10,417	18,906	25,000
Profserv-Legal Services	1,695	2,083	9,880	10,417	(537)	25,000
Profserv-Mgmt Consulting Serv	3,877	3,875	19,384	19,375	9	46,500
Profserv-Property Appraiser	0	225	2,763	1,125	1,638	2,700
Auditing Services	1,000	292	1,000	1,458	(458)	3,500
Rentals & Leases	105	58	503	292	211	700
Postage And Freight	0	42	357	208	149	500
Insurance - General Liability	0	1,000	5,040	5,000	40	12,000
Insurance - Worker's Compensation	0	0	2,000	0	2,000	0
Printing & Binding	0	17	0	83	(83)	200
Legal Advertising	190	417	1,094	2,083	(989)	5,000
Special Services	1,258	500	11,782	2,500	9,282	6,000
Tax Collector Fee	821	583	13,532	2,917	10,615	7,000
Misc-District Website	184	300	1,013	1,500	(487)	3,600
Annual District Filing Fee	0	15	0	73	(73)	175
<b>Total Administrative</b>	<b>21,950</b>	<b>12,070</b>	<b>126,555</b>	<b>60,344</b>	<b>66,211</b>	<b>144,825</b>



**Port of the Islands CID**  
**Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE**  
**For the Period Ending**

February 28, 2025

**General Fund**

	Current Period		YTD		YTD	Variance	Annual Budget
	Actual	Budget	Actual	Budget			
<u>Operations &amp; Maintenance</u>							
Contracts-Field Services	1,615	417	4,332	2,083	2,249	5,000	
Electricity-Streetlighting	0	2,500	11,284	12,500	(1,216)	30,000	
R&M-Renewal & Replacement	0	417	0	2,083	(2,083)	5,000	
R&M-Grounds	0	2,083	6,067	10,417	(4,350)	25,000	
R&M-Storm Water Drainage	0	417	0	2,083	(2,083)	5,000	
<b>Total Operations &amp; Maintenance</b>	<b>1,615</b>	<b>5,834</b>	<b>21,683</b>	<b>29,166</b>	<b>-7,483</b>	<b>70,000</b>	
<u>Landscaping &amp; Irrigation</u>							
Contracts-Landscape	8,021	7,833	39,170	39,167	3	94,000	
Utility-Irrigation	0	1,250	5,816	6,250	(434)	15,000	
R&M-Irrigation	6,789	833	10,749	4,167	6,582	10,000	
<b>Total Landscaping &amp; Irrigation</b>	<b>14,810</b>	<b>9,916</b>	<b>55,735</b>	<b>49,584</b>	<b>6,151</b>	<b>119,000</b>	
<u>Lakes &amp; Ponds</u>							
Contracts-Lakes	370	167	925	833	92	2,000	
<b>Total Lakes &amp; Ponds</b>	<b>370</b>	<b>167</b>	<b>925</b>	<b>833</b>	<b>92</b>	<b>2,000</b>	
<u>Roads &amp; Sidewalks</u>							
R&M-Signage	0	25	0	125	(125)	300	
R&M-Roads & Alleys	0	833	0	4,167	(4,167)	10,000	
<b>Total Roads &amp; Sidewalks</b>	<b>0</b>	<b>858</b>	<b>0</b>	<b>4,292</b>	<b>-4,292</b>	<b>10,300</b>	
<u>Mosquito Control</u>							
Contracts-Mosquito Treatment	0	417	0	2,083	(2,083)	5,000	
Contracts-Mosquito Spray	0	833	0	4,167	(4,167)	10,000	
<b>Total Mosquito Control</b>	<b>0</b>	<b>1,250</b>	<b>0</b>	<b>6,250</b>	<b>-6,250</b>	<b>15,000</b>	

**Port of the Islands CID**  
**Statement of Revenues & Expenses - OPERATIONS & MAINTENANCE**  
**For the Period Ending**

February 28, 2025

**General Fund**

	Current Period		YTD		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget	Budget			
Capital Expenditures & Projects								
Capital Outlay - Landscape	0	8,333	0	41,667	41,667	(41,667)	100,000	
Contingency	0	10,752	0	53,758	53,758	(53,758)	129,020	
Capital Reserve	0	32,793	0	163,963	163,963	(163,963)	393,510	
<b>Total Capital Expenditures &amp; Projects</b>		<b>51,878</b>		<b>259,388</b>	<b>259,388</b>	<b>-259,388</b>	<b>622,530</b>	
<b>Total Expenditures</b>	<b>38,745</b>	<b>81,973</b>	<b>204,898</b>	<b>409,857</b>	<b>409,857</b>	<b>(204,959)</b>	<b>983,655</b>	

Other Financing Sources (Uses)

**Other Sources**

Other Financing Sources (Uses)

**Other Sources**

Other Uses

Revenue (Over) Under Expenses \$	14,590 \$	(2) \$	535,783 \$	(1) \$	535,784 \$	0
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**Port of the Islands CID**  
**Statement of Revenues & Expenses**  
**For the Period Ending**

February 28, 2025

*Water/Sewer*

	Current Period		YTD		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget	Budget			
<b>Revenue</b>								
Interest Income	4,252 \$	3,333 \$	22,737 \$	16,667 \$	6,070 \$	40,000		
Water Revenue	14,913	8,333	38,450	41,667	(3,217)	100,000		
Sewer Revenue	22,339	8,333	54,224	41,667	12,557	100,000		
Irrigation Fees	37,187	12,917	90,519	64,583	25,936	155,000		
Meter Fees	0	250	2,420	1,250	1,170	3,000		
Special Assmnts- Tax Collector	48,709	86,895	788,074	434,474	353,600	1,042,738		
Interest - Tax Collector	0	50	658	250	408	600		
Special Assmnts-Discouunts	0	(3,476)	15,167	(17,379)	32,546	(41,710)		
Other Miscellaneous Revenues	11	417	6,816	2,083	4,733	5,000		
<b>Total Revenue</b>	<b>127,411</b>	<b>117,052</b>	<b>1,019,065</b>	<b>585,262</b>	<b>433,803</b>	<b>1,404,628</b>		
<b>Expenses</b>								
<b>Administrative</b>								
P/R-Board Of Supervisors	500	500	2,500	2,500	0	6,000		
Employment Taxes	38	33	191	167	24	400		
P/R - Processing Fees	39	42	113	208	(95)	500		
Profserv-Engineering	12,243	1,667	41,817	8,333	33,484	20,000		
Profserv-Legal Services	1,695	2,083	9,880	10,417	(537)	25,000		
Profserv-Mgmt Consulting Serv	3,877	3,875	19,384	19,375	9	46,500		
Profserv-Property Appraiser	0	167	2,763	833	1,930	2,000		
Auditing Services	1,000	333	1,000	1,667	(667)	4,000		
Postage And Freight	0	17	0	83	(83)	200		
Insurance - General Liability	0	1,000	5,040	5,000	40	12,000		
Printing & Binding	0	17	0	83	(83)	200		
Legal Advertising	0	100	0	500	(500)	1,200		
Special Services	0	0	2,750	0	2,750	0		
Utility Billing Postage & Supplies	563	0	1,298	0	1,298	0		
Misc-Assessmnt Collection Cost	974	2,083	16,065	10,417	5,648	25,000		
Office Supplies	67	58	341	292	49	700		
Telephone - Utility Operations	316	333	1,576	1,667	(91)	4,000		
<b>Total Administrative</b>	<b>21,312</b>	<b>12,308</b>	<b>104,718</b>	<b>61,542</b>	<b>43,176</b>	<b>147,700</b>		

**Port of the Islands CID  
Statement of Revenues & Expenses  
For the Period Ending**

February 28, 2025

*Water/Sewer*

	Current Period		YTD		YTD		Variance	Annual Budget
	Actual	Budget	Actual	Budget	Actual	Budget		
<u>Water-Sewer Comb Services</u>								
Utility - Electricity	0	8,333	27,809	41,667	(13,858)	100,000		100,000
Contracts-Utility Operations	29,329	31,417	146,643	157,083	(10,440)	377,000		377,000
Contracts-Utility Billing	5,762	250	16,773	1,250	15,523	3,000		3,000
Contracts-Generator Maint	0	250	2,873	1,250	1,623	3,000		3,000
R&M-Lift Station	15,084	833	15,084	4,167	10,917	10,000		10,000
R&M-Potable Water Lines	595	1,000	3,367	5,000	(1,633)	12,000		12,000
R&M-Water Plant	0	3,333	22,125	16,667	5,458	40,000		40,000
R&M-Waste Water Plant	0	2,083	2,658	10,417	(7,759)	25,000		25,000
R&M-Sewer Lines	0	417	0	2,083	(2,083)	5,000		5,000
R&M-Instrumentation	2,946	417	4,996	2,083	2,913	5,000		5,000
Misc-Licenses & Permits	0	83	5,200	417	4,783	1,000		1,000
Compliance Sampling	1,392	1,667	6,958	8,333	(1,375)	20,000		20,000
Chemicals-Water Operations	2,758	2,917	11,567	14,583	(3,016)	35,000		35,000
Chemicals-Wastewater Operations	1,232	2,083	4,331	10,417	(6,086)	25,000		25,000
Sludge Disposal	0	1,667	6,300	8,333	(2,033)	20,000		20,000
Reserves - Water & Sewer System	0	20,000	0	100,000	(100,000)	240,000		240,000
<b>Total Water-Sewer Comb Services</b>	<b>59,098</b>	<b>76,750</b>	<b>276,684</b>	<b>383,750</b>	<b>-107,066</b>	<b>921,000</b>		<b>921,000</b>
<u>Capital Expenditures &amp; Projects</u>								
Capital Outlay	0	20,833	9,401	104,167	(94,766)	250,000		250,000
Capital Outlay-Utility Meter Replacement	0	0	13,887	0	13,887	0		0
Capital Outlay-WWTP	0	0	66,875	0	66,875	0		0
Contingency	0	7,161	0	35,803	(35,803)	85,928		85,928
<b>Total Capital Expenditures &amp; Projects</b>	<b>0</b>	<b>27,994</b>	<b>90,163</b>	<b>139,970</b>	<b>-49,807</b>	<b>335,928</b>		<b>335,928</b>
<b>Total Expenditures</b>	<b>80,410</b>	<b>117,052</b>	<b>471,565</b>	<b>585,262</b>	<b>(113,697)</b>	<b>1,404,628</b>		<b>1,404,628</b>
<b>Revenue (Over) Under Expenses \$</b>	<b>47,001 \$</b>	<b>0 \$</b>	<b>547,500 \$</b>	<b>0 \$</b>	<b>547,500 \$</b>	<b>0</b>		<b>0</b>