



Port of the Islands

COMMUNITY IMPROVEMENT DISTRICT

June 27, 2025

MEETING AGENDA

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

Board of Supervisors Agenda for June 27, 2025

Agenda

Friday, June **27**, 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
4. Approval of Minutes – May 2025 (Partial)
5. Utility Monthly Report
6. Manager's Report
 - a. Utility Rate Schedule
 - b. Raw Water Replacement Bid Schedule
 - c. Arsenic and Lead Assessment
7. Financials – April 2025
8. Attorney's Report
 - a. Co-Counsel Discussion
 - b. PrepMac Settlement
9. Engineer's Report

10. Old Business

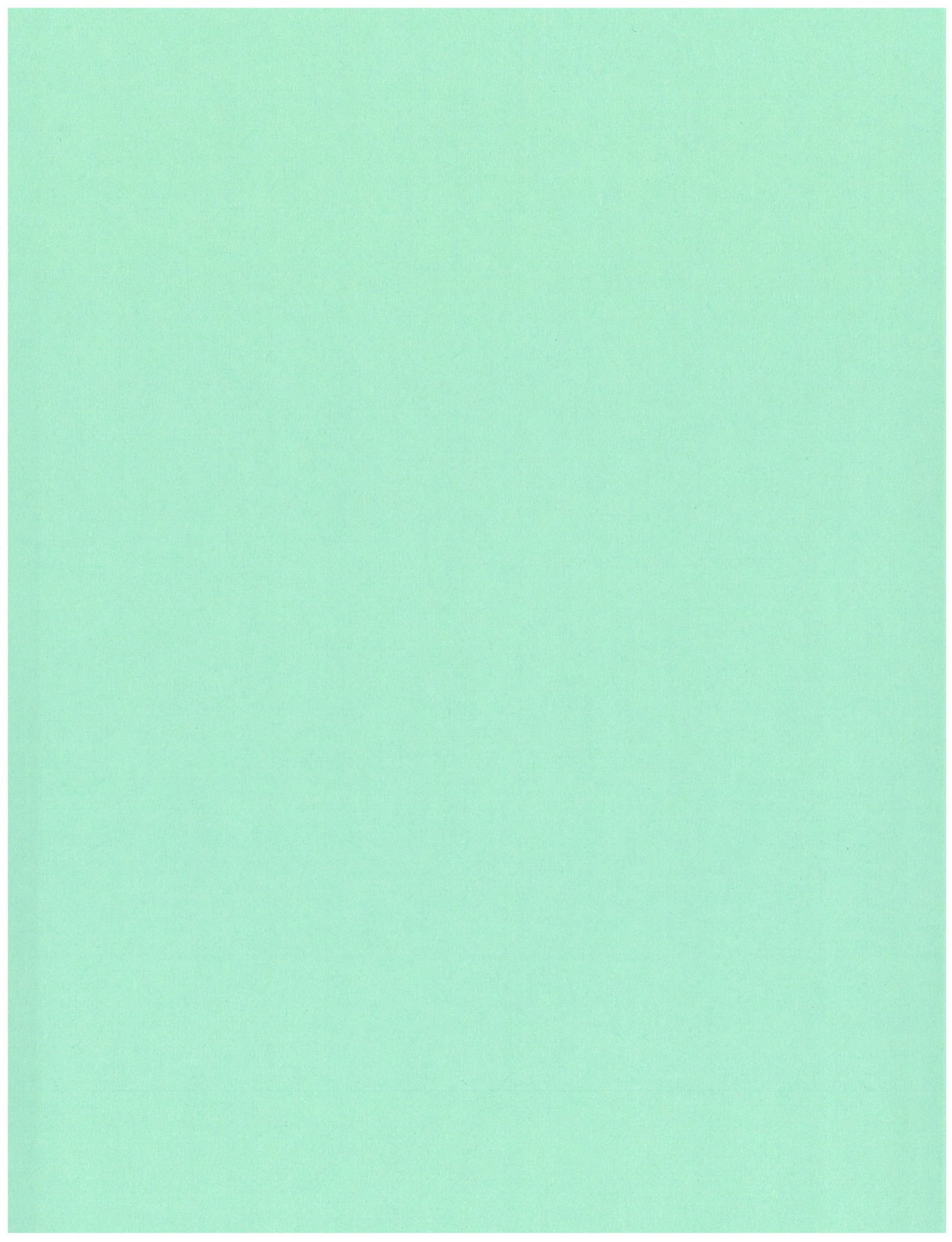
11. New Business

12. Supervisors' Request

- a. Discuss Replacing the Water Pipe Under Highway 41 Bridge
- b. Discuss Road Repaving on Newport Dr.
- c. Addressing Concerns Posted Next Door
- d. Discuss Cleaning All Storm Drainage in POI

13. Public Comments

14. Adjourn – Next meeting will be on July 18, 2025, at 9:30 a.m.



1 **PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT**
2 **NAPLES, FLORIDA**

3 Public Meeting of the Board of Supervisors
4 May 16, 2025

5 The public meeting of the Port of the Islands Community Improvement District Board of
6 Supervisors was held on Friday, May 16, 2025, at 9:30 a.m. at the Orchid Cove
7 Clubhouse, 25005 Peacock Lane, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 Steve McNamee, Chairman
10 Dan Truckey, Vice Chairman
11 Kevin Baird, Supervisor
12 Anna-Lise Hansen, Supervisor

13 **ALSO PRESENT**

14 Neil Dorrill, Manager, Dorrill Management Group
15 Kevin Carter, Manager, Dorrill Management Group
16 Matt Gilinsky, Florida Utility Solutions

17 **PLEDGE OF ALLEGIANCE**

18 The pledge of allegiance was recited in unison.

19 **ROLL CALL/APPROVAL OF AGENDA**

20 Four Supervisors were present in person, establishing a quorum. The meeting was
21 convened at 9:30 a.m. The meeting was also properly noticed. The notice and affidavit
22 are on file with the District Office at 5672 Strand Court, Naples, FL 34110.

23 Mr. Dorrill explained that District Attorney Mr. Lombardo was unable to attend due to a
24 medical issue. He recommended proceeding with the Utility Report and Manager's
25 items during today's meeting, but not adjourning the meeting. Instead, he suggested
26 continuing it to next week in order to address matters related to Parcel 13.

27 Mr. McNamee asked the Presidents of the HOAs to identify themselves so he could see
28 how many were in attendance and representing their associations, as he had previously
29 requested.

1 **The agenda was accepted as presented on a MOTION by Ms. Hansen, a second**
2 **by Mr. Truckey and all in favor.**

3 **PUBLIC COMMENTS**

4 No public comment was received at this time.

5 **APPROVAL OF MINUTES - APRIL 2025**

6 **The minutes were approved as presented on a MOTION by Ms. Hansen, a second**
7 **by Mr. Truckey, and all in favor.**

8 **UTILITY OPERATIONS SUMMARY - APRIL 2025**

9 Mr. Gilinsky presented the Utility Operations Summary, reporting that operations in April
10 were in compliance with all contractual and regulatory requirements. All wastewater and
11 water distribution standards were met, and the reuse system continued to function as
12 intended. The canal station had two pumps running automatically.

13 The wastewater treatment plant received 2.06 million gallons of influent, while the water
14 plant produced 3.57 million gallons of potable water and distributed 10.62 million gallons
15 of reuse water during April. Staff read 265 meters and used 975 gallons of chlorine. All
16 pump stations were inspected weekly, with regular odor control checks performed.

17 The filter upgrade at the plant has been installed and is now operational. A few leaking
18 backflow preventers were replaced. Staff also collaborated with the engineer on permit-
19 related action items. A non-functioning chlorine analyzer was cleaned and repaired.
20 Programming work was completed on the SCADA system. Additionally, the pressure
21 regulator on the air compressor and several broken valve boxes were replaced. There
22 were no accidents or OSHA-reportable incidents during the month.

23 Mr. McNamee inquired about a backflow leak at the hotel. Mr. Gilinsky explained that a
24 2-inch backflow preventer had failed and was replaced, as it could not be rebuilt. The
25 leak occurred downstream of the meter.

26 Mr. Gilinsky also presented lab testing results from water samples taken at the marina.
27 All results came back clean. The lab tested five parameters based on suggestions to
28 check for any evidence of unauthorized dumping, and all results were within acceptable
29 limits—some at the lowest detectable levels. These results will be posted on the
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20 check for any evidence of unauthorized dumping, and all results were within acceptable
21 limits—some at the lowest detectable levels. These results will be posted on the
22 website.

23 **The utility report was accepted as presented on a MOTION by Mr. Baird, a second**
24 **by Mr. Truckey, and all in favor.**

25 **MANAGER'S REPORT**

26 **A. CDD Voter Count**

27 The statute requires the Supervisor of Elections to annually update the District on the
28 number of registered voters within its boundaries. A copy of the certification is included
29 in the meeting record. There are 689 active registered voters.

1 **B. FY 2026 Tentative Budget**

2 Beginning October 1, the District will no longer subsidize the utility system using non-ad
3 valorem assessments. As a result, there will be a substantial decrease in the
4 assessment rate that appears on property tax bills. However, this reduction will be offset
5 by new base rates incorporated into the bimonthly utility bills.

6 The Board previously engaged the State's utility analysis firm and held a presentation
7 followed by two workshops on this transition. A reminder about this change will be
8 included with the next two utility bill cycles to inform residents ahead of the new fiscal
9 year.

10 Mr. Dorrill provided an overview of the tentative budget as currently structured. On the
11 General Fund (operating) side, no increase is proposed for the non-ad valorem
12 assessment, which will remain at \$878,355. Interest earnings have been strong year-to-
13 date at \$77,000, with a year-end forecast of \$150,000. A 3% increase has been
14 included to cover rising costs in select commodity and service contracts, including
15 landscaping, the utility operations agreement, auditing fees, and management services.

16 The Chairman suggested the Board consider a base rate increase for Dorrill
17 Management Group, noting the quality of their work and that DMG was hired at a lower
18 rate than the previous management company.

19 The total proposed General Fund budget for next year is \$983,855. One correction was
20 noted: when the District acquired the commercial parcel across the road, it was
21 responsible for the final year's tax bill. This amounted to \$26,000, and the budget has
22 been adjusted accordingly. Moving forward, the District will no longer be responsible for
23 non-ad valorem taxes on that parcel, and there will be no property tax line item in next
24 year's General Fund budget.

25 There are no other changes to the expense side. The ERU rate will remain unchanged
26 at \$777.23 per unit.

27 Mr. McNamee reported that he met with Scott Prephan to discuss the ongoing lawsuit.
28 Mr. Truckey recommended that this discussion take place in a separate session, as it
29 involves legal matters. Mr. McNamee noted that part of the discussion involved potential
30 changes to the Operations & Maintenance (O&M) structure.

31 Mr. Dorrill provided further detail regarding the Water and Sewer Fund, stating that non-
32 ad valorem assessment revenue—totaling \$1,042,738—will be eliminated and replaced

1 through revised utility rates for water, wastewater, and irrigation, as determined by the
2 current rate analysis.

3 On page 4, under Assessment Administration, he noted that the previous \$30,000
4 allocation will no longer be needed. For Capital Outlay in the upcoming fiscal year, a
5 \$250,000 placeholder has been set for utility-side capital improvements.

6 Mr. Truckey inquired about meter charges, specifically referencing the 2-inch meters at
7 the hotel. Mr. Dorrill confirmed that, based on meter inventory and industry standards, a
8 2-inch meter carries an equivalent factor of 8, meaning it represents 8 base charges.
9 Mr. Truckey agreed this is appropriate for a commercial building but not for individual
10 residential units.

11 As a proposed solution, Mr. Truckey identified three meters serving a condominium
12 association with 82–87 units. He suggested that, for consistency, each unit should be
13 subject to an individual meter charge—resulting in 24 meter charges—so that each unit
14 is billed similarly to single-family homes.

15 Mr. Truckey also raised a question about the tiered rate structure shown on page 17,
16 pointing out that Tier 1 for single-family homes covers 0–20,000 gallons, while Tier 1 for
17 condos only covers 0–10,000 gallons. He asked for clarification on this discrepancy. Mr.
18 Dorrill said he would defer to the utility rate consultant for an explanation of the tier
19 differences.

20 Mr. Dorrill emphasized that, if the Board remains committed to transitioning to metered
21 rates in place of the current subsidy model, there is still time to hold additional
22 workshops, board meetings, and discussions prior to the October implementation.

23 Mr. Truckey also proposed compiling all 1,032 ERCs from the water plant into an Excel
24 spreadsheet to review how ERCs are currently assigned. Mr. Dorrill shared that he has
25 already begun discussions with the new engineer about developing a clear structure for
26 ERC allocation.

27 **The tentative budget was approved as presented and the public hearing was set**
28 **for July 18 on a MOTION by Ms. Hansen, a second by Mr. Baird and all in favor.**

C. CSCO Speed Trailer

Arrangements have been made to have the Sheriff's speed trailer delivered. It is currently assigned elsewhere, but the District is next. Mr. Truckey requested that it be placed on Cays Drive first, followed by Newport Drive.

D. Mosquito Control Flyer

A Mosquito Control Flyer was authorized and distributed with the most recent water bill, providing residents with information on how to opt in or opt out of residential spraying services.

Kathy Oswald, a resident of Newport Drive, asked how the spraying would be conducted, noting that she currently uses three cans of mosquito spray per month herself. Mr. Truckey responded that the method of application is backpack spraying.

E. U.S. 41 Bridge Traffic Patrol

The engineer is currently evaluating the roadway striping on the bridge over the Faka Union Canal to determine whether the existing striping is appropriate or if flexible delineators should be added. The goal is to ensure that the concerns are being accurately communicated and addressed.

The primary issue involves vehicles exiting to the right onto the trail—some of which are either quickly accelerating to merge left or using the diagonal striped area as an unofficial passing lane. Mr. Dorrill believes he has conveyed these concerns clearly to the civil engineer. A sketch and preliminary recommendations will be presented at the June meeting.

Mr. Truckey suggested lowering the speed limit to 45 mph in that area. Mr. Dorrill will ask Mr. Brown to coordinate with DOTE regarding the speed limit adjustment.

FINANCIALS - MARCH 2025

Mr. Dorrill presented the mid-year financials through the end of March. The District has \$5.3 million, with \$3.838 million in the General Fund and \$1.433 million in the Utility Fund. There are also \$8 million in fixed assets, net of depreciation, bringing total assets to \$13.2 million. Accounts payable totaled \$82,891. Interest earnings came in at \$13,000, which is \$1,000 above the original forecast. Year-to-date assessment revenue is at 80%. Mr. McNamee noted that the hotel had just submitted its assessment

1 payment. The tax certificate auction is scheduled for next week, at which time any
2 remaining outstanding certificates will be purchased.

3 An additional \$7,500 is expected from FEMA, as they begin to process older grant
4 requests. Larger grants are also advancing. The pipeline project is being put out to bid,
5 which is a positive step forward. Funding for well heads is also looking promising. The
6 pipeline is included in two separate grant proposals—one with 100% reimbursement
7 and the other with 75% reimbursement. While the 75% grant appears more likely at this
8 stage, efforts are ongoing to secure full reimbursement through alternative avenues.

9 Currently, the engineering cost center is \$21,000 over budget year-to-date, though
10 some of this variance is expected to level out in the second half of the year. Additionally,
11 a property tax bill for the commercial parcel was not originally budgeted, and Zoom
12 meeting expenses were also unforeseen. The administrative cost center is currently
13 \$70,000 over budget, but the District remains approximately \$250,000 under budget
14 overall.

15 There was also discussion regarding uploading the full agenda packet to the District
16 website. It will continue to be digitally distributed to supervisors on the Friday before
17 each meeting, and after their review, it will be made publicly available on the website
18 the following Monday.

19 **The financials were accepted as presented on a MOTION by Ms. Hansen, a**
20 **second by Mr. Truckey, and all in favor.**

21 **ATTORNEY'S REPORT**

22 Mr. McNamee expressed interest in engaging co-counsel to provide a second opinion
23 on matters related to Mr. Case's default and the current ERC transfer policy. Mr. Dorrill
24 consulted with Mr. Lombardo, who did not object to this approach. Two potential co-
25 counsel candidates without conflicts of interest were identified: Clay Brooker from
26 Cheffy Passidomo and Mark Muller. Mr. Dorrill will reach out to them to request a
27 proposal or draft engagement letter. Both Mr. McNamee and Ms. Hansen were in favor
28 of this plan.

29 **ENGINEER'S REPORT**

30 No engineer report was given at this time.

1 **OLD BUSINESS**

2 Ms. Hansen requested a map from Mr. Brown showing all easements and drainage
3 areas. She also suggested increasing the engineering budget to accommodate
4 additional work.

5 Regarding delinquent billing for POI water and sewer accounts, Mr. Truckey proposed
6 adding a bylaw provision that prohibits property transfers unless all utility bills are
7 current. Mr. Dorrill explained that estoppel requests are currently obtained when
8 properties change ownership, which disclose any outstanding balances.

9 At present, there are about \$8,000 in outstanding bills, with \$6,000 coming from a
10 property where service was shut off before Mr. Dorrill's company took over and has not
11 yet been reactivated. New owners are currently not required to have a deposit on file—
12 only renters are.

13 Mr. Dorrill suggested considering a \$500 deposit requirement for new owners moving
14 forward. Mr. McNamee advised against requiring deposits unless absolutely necessary.
15 Mr. Truckey emphasized the importance of prohibiting property transfers until utility bills
16 are paid in full to ensure timely payment of water and sewer charges. Everyone was in
17 agreement with this approach.

18 **NEW BUSINESS**

19 A resident spoke with Mr. McNamee expressing interest in purchasing a three-acre
20 parcel on Stella Maris.

21 Mr. McNamee has been reviewing the current rules and procedures, comparing them to
22 the 2018 versions prior to their update. He has also been examining minutes from
23 previous meetings. The prior Board, when taking over road maintenance of Stella Maris
24 N Dr, intended to assume responsibility for drainage as well. Although the Board at that
25 time was supportive, the drainage responsibility was never assumed. Mr. McNamee is
26 investigating this, along with the situation at Eveningstar Cay, which remains the only
27 street and drainage system not maintained by the District. Ms. Hansen suggested
28 waiting for the document from Mr. Brown before considering an expansion of District
29 maintenance and coverage to these areas.

30 **SUPERVISORS' REQUEST**

31 Mr. Baird reported an incident on Stella Maris S where a trash truck lost hydraulic
32 function, causing damage to the pavement. Mr. McNamee clarified that this is not a

1 District-maintained road. Ms. Hansen noted that if Waste Management is contacted,
2 they will address the issue. Mr. Dorrill added that the County Utility Department
3 oversees the Waste Management franchise agreement, and any damage should be
4 documented with the County.

5 Mr. Truckey asked how asphalt damage on a private District road would be handled. Mr.
6 Dorrill explained that in other communities, if fresh asphalt is damaged, the typical
7 remedy is to work with the contractor to reheat and reroll the affected area. Mr. Truckey
8 mentioned a small area of pavement is crumbling due to a fuel spill. Mr. Dorrill noted
9 that he maintains a separate annual contract with Bonness Paving. Mr. Truckey shared
10 that the issue was caused by an old truck that leaks fuel and had several spills while
11 parked overnight in the right-of-way. The truck belongs to a renter. Mr. Dorrill will have
12 the contractor inspect the damage and provide a repair proposal. He also mentioned
13 that some of his other clients prohibit overnight parking on roads after 11 p.m. Mr.
14 Truckey pointed out that in some areas, residents lack alternative parking options. The
15 District will evaluate repair costs accordingly and likely see reimbursement from the
16 renter.

17 Mr. Dorrill recommended having Mr. Brown conduct a pavement condition survey to
18 identify the worst areas needing attention. He also noted that local governments are
19 eligible to borrow funds from the state at a low interest rate of 3.9%, which could be
20 used to address paving projects within the current budget. Borrowing at this rate may be
21 more cost-effective than using reserve funds which are accruing a higher interest.

22 Mr. Truckey commented on the budget, emphasizing that there is no intention to
23 increase the budget next year. He wants the community to understand that, despite the
24 consultant's recommendation of a 5% rate increase, such an increase is not currently
25 necessary.

26 **PUBLIC COMMENTS**

27 Joyce Carlino – Orchid Cove – Asked if fishing boats will continue to be charged the
28 same rate as condos. This is part of ongoing discussions with Scott Prephan. Mr.
29 McNamee acknowledged the concerns about those rates and confirmed that it is under
30 consideration.

31 Mitchell Kahn – Stella Maris N – Proposed that the three acre commercial parcel owned
32 by the District should never be sold and expressed concerns about the property being

1 outside District control. Mr. McNamee assured that if the property is sold, he suggested
2 placing deed restrictions to control its future use.

3 Deb Jansen – Sunrise Cay – Asked for clarification regarding the hotel owner's payment
4 and the auction process. It was confirmed that the hotel's taxes have been paid and any
5 other unpaid taxes as of May 1 go to auction.

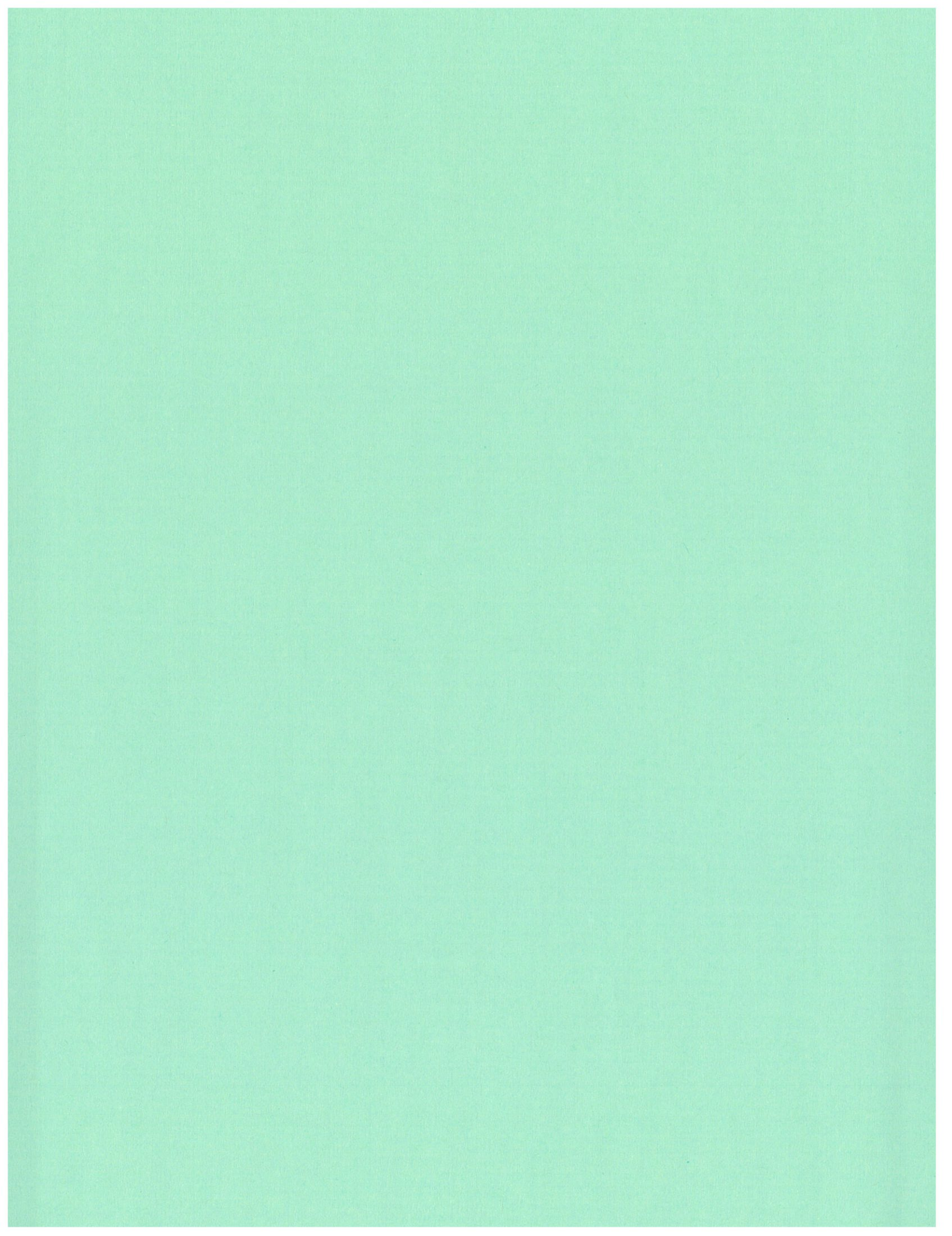
6 Leo Ramos – Asked about the services he receives from the County given the increase
7 in taxes. Mr. Dorrill explained that the largest portion of taxes goes to the School Board,
8 followed by the fire district, and then the County's unincorporated area fund. He
9 suggested Mr. Ramos check his tax bill on the tax collector's website for detailed
10 information.

11 **ADJOURNMENT**

12 **The meeting was recessed to reconvene on May 22nd at 9:30 a.m. on a MOTION by**
13 **Ms. Hansen, a second by Mr. Truckey, and all in favor.**

14 **CONTINUATION OF MEETING - MAY 22ND, 2025**

15 Under Florida Sunshine Laws, at least three members must be physically present to
16 establish a quorum. There was no quorum for today's meeting.





*Florida Utility
Solutions*

PORT OF THE ISLANDS CID

MAY 2025

MONTHLY PLANT OPERATIONS REPORT

JUNE 20TH, 2025 BOARD MEETING

Wastewater Plant

**Received and treated
1.68 million gallons in
May**

Water Plant

**Produced and
distributed 3.00 million
gallons in May**

REUSE

**Distributed 11.15 million
gallons in May**



FLORIDA UTILITY SOLUTIONS

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

239-435-0951

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

- 1.68 million gallons of wastewater received and treated in May

Water Treatment

- Produced and distributed 3.00 million gallons in May

Reuse

- Distributed 11.15 million gallons in May

| Performance Metrics | Current Month May 2025 | Prior Month April 2025 |
|---------------------------|---------------------------|---------------------------|
| Wastewater treated | 1,679,424 | 2,063,879 |
| Sludge disposed - gallons | 0 | 0 |
| Reuse Water Pumped | 11,145,670 | 10,624,970 |
| Odor Complaints | 0 | 0 |
| Number of line breaks | 0 | 0 |
| Auto Flushers Flushed | 9 | 9 |
| Meters Read | 0 | 265 |
| Meters Re-read | 0 | 4 |
| Consumables | Current Month | Prior Month |
| Chlorine Usage | 950 | 970 |
| Water Usage Complaints | 0 | 0 |

Maintenance and Repair

Preventive Maintenance

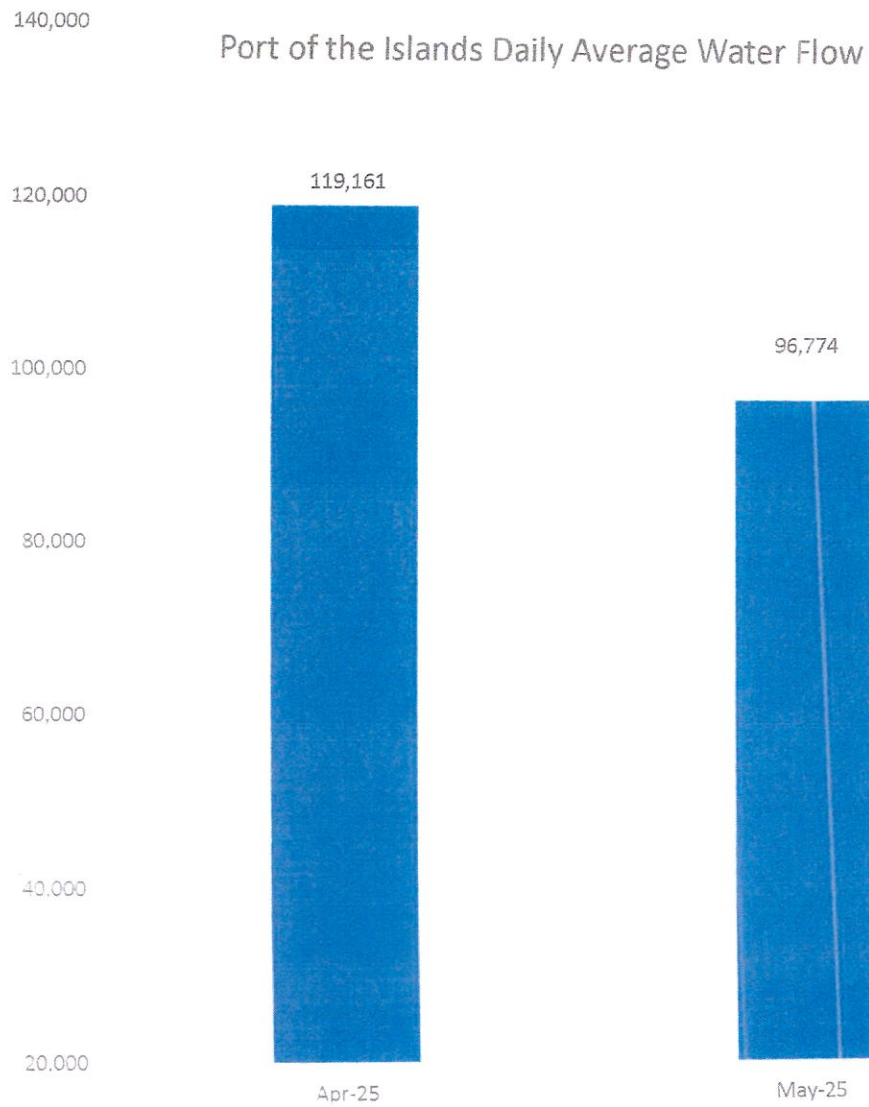
- Inspected all pump stations weekly
- Odor control weekly checks performed
- Work continues on plant upgrades and repairs that were previously approved

Additional Maintenance

- Replaced crushed valve boxes
- Finished install of new disc filter and put into service
- Flushed fire hydrants
- Repaired garage door
- Had plant meters calibrated

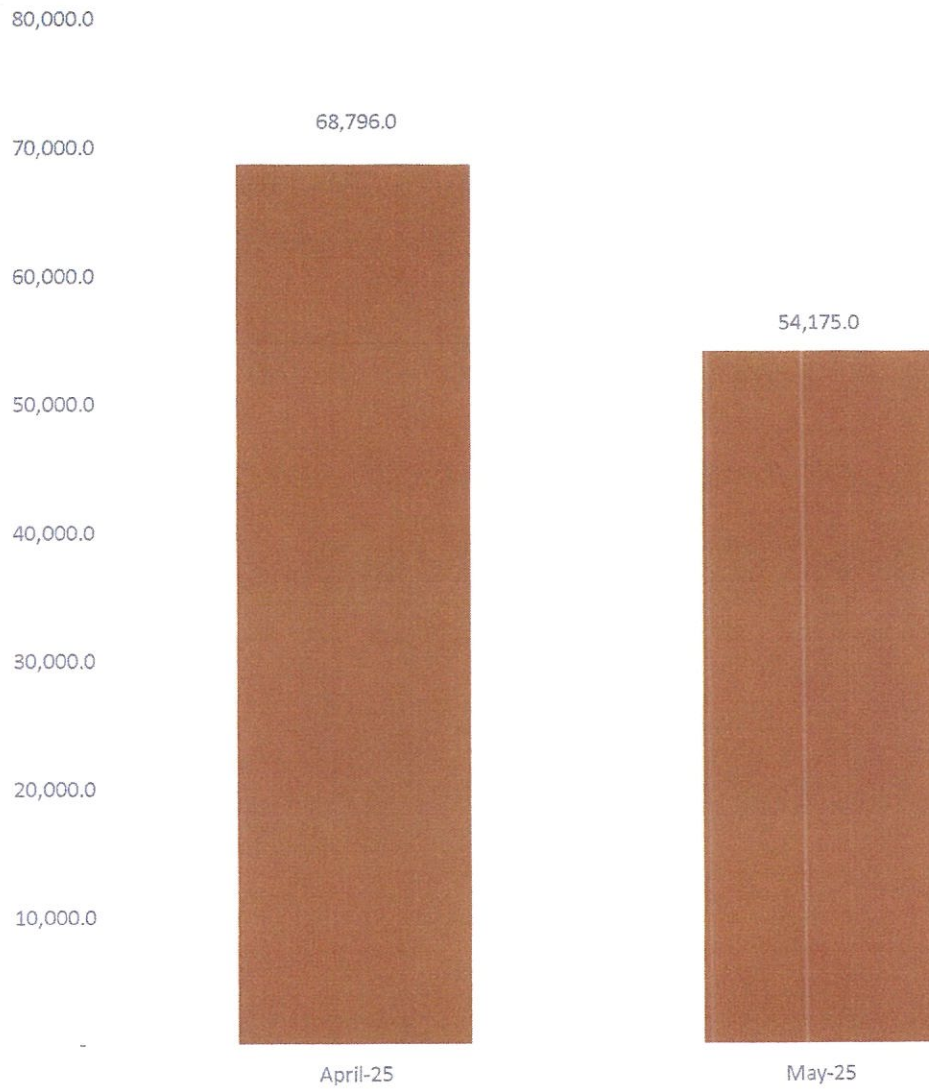
Health & Safety

- 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

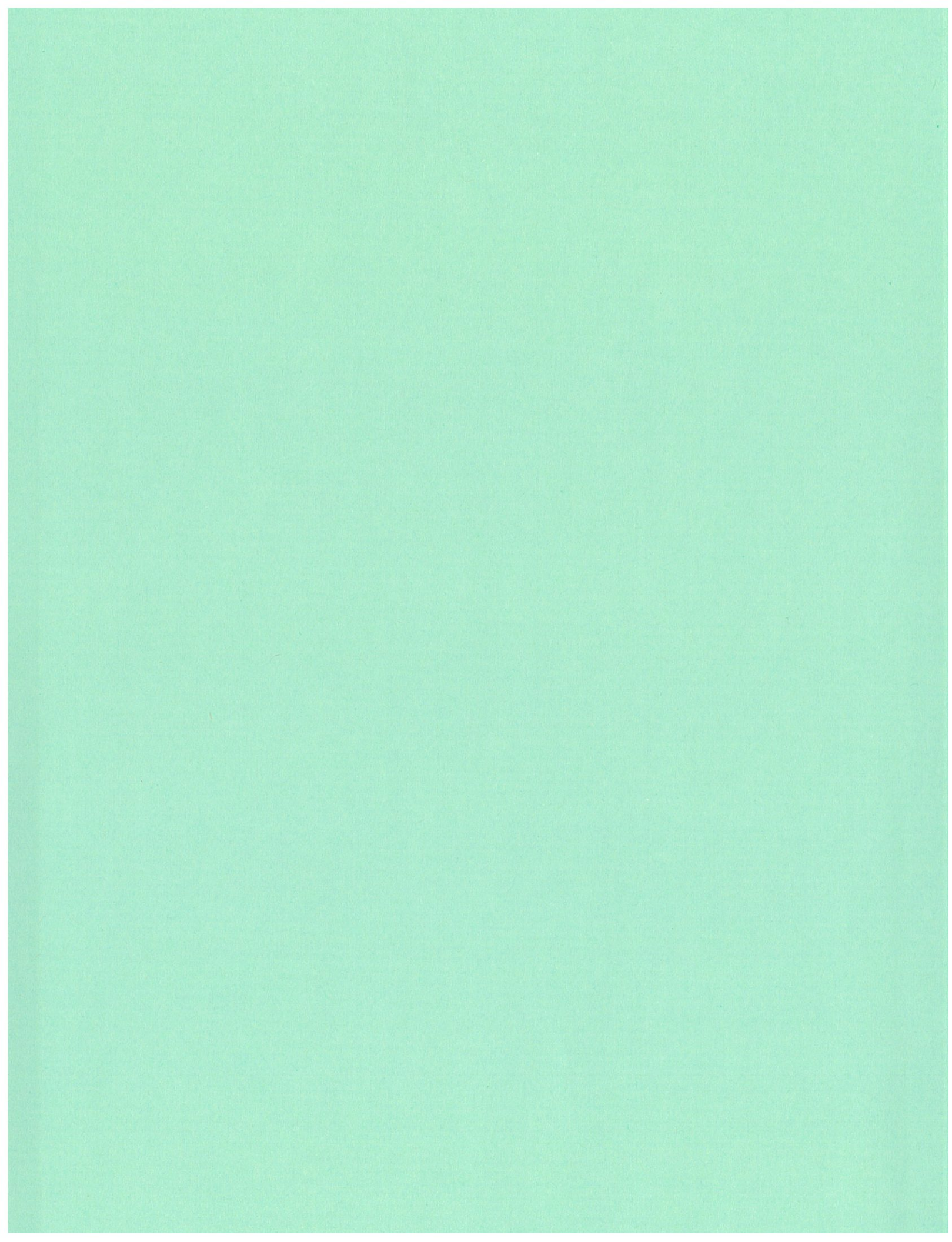


Port of the Islands Wastewater Monthly Flow Average

Port of the Islands Reuse Average Daily Flow



Port of the Islands Reuse Monthly Flow Average



EVALUATION OF ARSENIC AND LEAD CONCENTRATIONS
FOR PORT OF THE ISLANDS
REUSE STORAGE POND MONITORING WELL SPMW-5
NAPLES, COLLIER COUNTY, FLORIDA



PREPARED FOR:

Port of the Islands Community Improvement District
ATTN: Neil Dorrill, Dorrill Management Group
5672 Strand Ct. 31
Naples, FL 34110

June 6, 2025

PREPARED BY:



RMA

GeoLogic Consultants, Inc.

3401 SE 15th Place
Cape Coral, FL 33904



A handwritten signature in blue ink, appearing to read "O. Rodriguez".

Omar Rodriguez, P.G., P.E.
President

FL Licensed Professional Geologist #2273
FL Licensed Professional Engineer #80330

PROJECT NUMBER
25-753

A handwritten signature in blue ink, appearing to read "Donald W. Mayne".

Donald W. Mayne
Vice President

EXECUTIVE SUMMARY

The Port of the Islands (POI) Community Improvement District (CID) operates a Water Reclamation Facility (WRF) located in southeast Collier County. The POI CID WRF has a treatment capacity of 0.2 million gallons per day (MGD). Permitted disposal of treated effluent is via a slow-rate public access reuse system consisting of irrigation of residential lawns, common landscape areas, road medians, and rights-of-way at POI.

The WRF's required groundwater monitoring program consists of three monitoring wells (one background, one intermediate, and one compliance) located at the Orchid Cove community and one intermediate monitoring well located next to the reuse storage pond. Quarterly monitoring of the four water-table aquifer monitoring wells has been recently conducted by Benchmark Laboratory under contract to POI CID. A technical memorandum prepared by RMA GeoLogic Consultants (RMA) in 2023 provided an evaluation of the groundwater monitoring data collected from the POI WWTP monitoring wells and the effectiveness of the current monitoring program. One of the recommendations in that report included an evaluation of the cause for the elevated Arsenic concentrations detected in the intermediate monitoring well located proximal to the reuse storage pond. The Florida Department of Environmental Protection (FDEP) permit for the POI WRF included as part of the improvements requested in Section VI.1.2. completing an investigation to determine the cause of the elevated Arsenic concentrations reported for monitoring well SPMW-5. The POI CID requested RMA to complete the evaluation for Arsenic to comply with the FDEP permit and also to evaluate Lead concentrations due to relatively elevated values reported for that well.

The scope of this investigation included updating and reviewing the historical Arsenic and Lead data collected at SPMW-5, performing a review of historical aerials to determine the past land use of this area, and conducting a subsurface investigation of the soil and groundwater proximal to monitoring well SPMW-5. The updated review of Arsenic and Lead data revealed no exceedances of the compliance limits since corrections were made after addressing several inconsistencies noted during the RMA's 2023 evaluation. The historical investigation revealed that the unused storage pond was constructed within a skeet shooting range that was used from the late 1960's until about 2008. The range is still in operation north of the pond. Slight Lead impacts possibly from the skeet shooting range were detected in the soils proximal to SPMW-5. These soil impacts are unlikely to be the main source of previously reported slightly elevated Lead concentrations for well SPMW-5. Natural occurring elevated lead concentrations have been reported for other coastal areas in Southwest Florida. Arsenic was detected in the soils proximal to SPMW-5 and in the groundwater in the wooded areas to the east and south during this investigation. The source of the elevated historic Arsenic concentrations reported in the quarterly sampling events of SPMW-5 are likely naturally occurring Arsenic in the wooded/wetland areas to the east and south. Similar elevated Arsenic concentrations have been reported for other coastal areas in Southwest Florida.

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FIGURES

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|----------|--|
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| Figure 2 | Aerial Photo Showing POI Reuse Service Area Monitoring Wells |
| Figure 3 | Map Showing Water Level Elevation Contours and Groundwater Flow Directions for January 7, 2025 |
| Figure 4 | Historical Aerial Photographs of the Area Being Evaluated for Arsenic and Lead |
| Figure 5 | Aerial Photograph Illustrating Monitoring Well SPMW-5, All Soil and Groundwater Locations, and Laboratory Analytical Results |

TABLES

| | |
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| Table 1 | Summary of Groundwater Analytical Results for Arsenic and Lead Collected from Well SPMW-5 |
| Table 2 | Summary of Soil Analytical Results Collected During the Present Investigation |
| Table 3 | Summary of Groundwater Analytical Results Collected During the Present Investigation |

APPENDICES

| |
|---|
| Appendix A – Copy of FDEP Permit for POI WRF |
| Appendix B - Laboratory Reports for Data Collected During Present Investigation |

1.0 INTRODUCTION

RMA GeoLogic Consultants, Inc. (RMA) is pleased to submit this report related to the investigation for the reported Arsenic and Lead concentrations for the Port of the Islands (POI) reuse storage pond monitoring well SPMW-5. The report includes an update of the Arsenic and Lead data collected at SPMW-5, a review of historical aeriels to determine the past land use of this area, and a subsurface investigation of the soil and groundwater proximal to the storage pond monitoring well SPMW-5. Well SPMW-5 is located just south of the reuse water storage pond that was installed for the POI Water Reclamation Facility (WRF) in 2012. It should be noted that reuse water has never been discharged to the storage pond. The investigation with associated evaluation is intended to fulfill the requirements of the Schedule of Improvements (Section VI.1.2.) included in the Florida Department of Environmental Protection (FDEP) permit for the POI WRF. A copy of the permit is provided in Appendix A.

1.1 PURPOSE

The POI Community Improvement District (CID) operates a domestic WRF located in southeast Collier County (Figure 1). The POI CID WRF has a treatment capacity of 0.2 million gallons per day (0.2 MGD). Permitted disposal of treated effluent is via a slow-rate public access reuse system consisting of irrigation of residential lawns, common landscape areas, road medians, and rights-of-way at POI. A reuse service area has been established for the POI WRF and is permitted through the FDEP.

The groundwater monitoring program for the reuse service area consists of three monitoring wells (one background, one intermediate, and one compliance) located at the Orchid Cove community and one intermediate monitoring well located proximal to the reuse storage pond. The four monitoring wells included in the groundwater monitoring program were installed in 2012. The locations of the wells included in the groundwater monitoring program for POI are shown on the aerial photo provided as Figure 2.

Quarterly monitoring of the four water-table aquifer monitoring wells has been conducted by Benchmark Laboratory under contract to POI CID. A technical memorandum provided by RMA of the groundwater monitoring data collected from the POI WRF monitoring wells revealed relatively high levels of Arsenic and Lead in monitoring well SPMW-5. That report recommended an investigation to determine the probable cause of the elevated Arsenic concentrations. The most recently issued wastewater facility permit (FLA 141704-11 Section VI.1.2) required this investigation to determine the cause (i.e, source/origin) of the elevated Arsenic concentrations. Additionally, POI CID requested that Lead concentrations be evaluated with this investigation.

1.2 UPDATE OF GROUNDWATER MONITORING DATA

The historical water quality data for Arsenic and Lead concentrations for samples collected from storage pond monitoring well SPMW-5 are provided in Table 1. This historical data indicates consistent exceedances of Arsenic and Lead until 2024 at which time both Arsenic and Lead levels decreased significantly. Arsenic levels ranged from 0.66 micrograms per liter (ug/L) to 924 ug/L with a background of 43.2 ug/l (i.e. value collected immediately after the well was constructed). Lead levels ranged from 0.15 ug/L to 670 ug/L with a reported background value of 1.6 ug/l. It should be noted the highest Lead level was exactly 1,000 times higher than the minimum detection limit which indicates this reported level was likely the minimum detection limit converted incorrectly (i.e. unit conversion error). The next highest Lead level was 75 ug/L with the mean average at 17.1 ug/L. Some of these reporting errors may have been the cause for other reported high Arsenic levels as well.

In addition to water quality analyses, water levels have been measured quarterly in the compliance monitoring wells. The historical data revealed water levels that were either measured incorrectly or not properly converted to a common datum (i.e. feet NGVD or NAVD). The water levels appeared to have been reported in feet below top of casing. During the 2023 evaluation completed by RMA, the water levels that were reported in feet below top of casing were converted to feet NGVD by using the top of casing elevation. A groundwater elevation contour map for January 2025 using the water level data collected during the quarterly monitoring of all of the existing monitoring wells is provided as Figure 3. As previously documented (RMA GeoLogic Consultants, 2012 & 2023), the apparent groundwater flow direction remains to the west-southwest towards the Faka Union Canal.

1.3 HISTORICAL LAND USE REVIEW FOR THE SITE

Publicly available historical aerial photographs from the general area for the reuse storage pond were reviewed from 1963 to 2015. The area where SPMW-5 was constructed was the eastern portion of a clay pigeon firing range that was in use from the late 1960's until around 2007 when the southern two firing ranges were moved. The property to the north remains in use as a firing range. Select historical images of the area of the firing range with Union Road and the reuse storage pond superimposed on them are provided in Figure 4.

2.0 SUBSURFACE INVESTIGATION

2.1 SCOPE OF SERVICES

The services include the elements listed below:

- Collect a soil profile from the intervals outlined in the FDEP site assessment guidelines. Additional depth intervals were added below the top of the water table to determine if Arsenic levels were naturally occurring within the water table aquifer. Each soil sample was analyzed for both Arsenic and Lead.
- Collect upgradient, downgradient, and cross-gradient water samples from the water-table aquifer using Direct Push Technology (DPT). All groundwater samples were collected for both total and dissolved Arsenic and Lead.
- Evaluation and preparation of this Limited Arsenic and Lead Assessment Report.

The work completed under this investigation was supervised by a Florida Licensed Professional Geologist. Soil sampling was performed in general conformance with the field sampling quality assurance protocols established in the FDEP Standard Operating Procedures (SOPs).

2.2 METHODS OF INVESTIGATION

Soil borings were installed at the site using DPT with a GeoProbe rig operated by JAEE Environmental Services. Soil samples were collected with a 1.5-inch diameter core sampler at 5-foot intervals. The water level in the water table aquifer was encountered at the site at a depth of approximately 3 feet below land surface (BLS).

JAEE installed temporary well points by pushing a 3.25-inch diameter hollow rod down to 12 feet BLS. The rod was subsequently lifted to expose a 4-foot-long stainless-steel well screen. The temporary well points were developed for approximately 20 minutes using a peristaltic pump at approximately 0.1 gallons per minute (gpm).

All soil and groundwater sample collection and handling procedures were performed in accordance with the FDEP document entitled *Department of Environmental Protection Standard Operating Procedures for Field Activities, DEP-SOP-001/01* (January 2017). A complete chain of custody was maintained throughout the sample procurement, transport, and analytical procedures.

2.3 FIELD ACTIVITIES

Soil boring SB-1 was installed 5.5 feet west of monitoring well SPMW-5. All sample

locations are illustrated in Figure 5. Soil samples SB-1A through SS-1E were collected from this location at the 0 to 6" bls, 6" to 2', 2' to 4', 4' to 6', and 6' to 8' intervals. The soils were collected from the clear plastic core samplers and transferred directly into new glass jars provided by the laboratory. Soil samples were analyzed for Arsenic and Lead.

Temporary well point groundwater samples were collected from select locations upgradient, downgradient, east, and west of monitoring well SPMW-5. Groundwater samples collected from TMW-1 through TMW-4 were obtained for laboratory analysis using a peristaltic pump. Once field temperature, conductivity, pH, and turbidity levels were stabilized, the groundwater samples were pumped directly into laboratory prepared sample containers, labeled, placed on ice, secured in a cooler, and then personally delivered to AEL Laboratory in Ft. Myers, Florida for analysis. The groundwater samples from TMW-1 through TMW-4 were analyzed for total and dissolved Lead and Arsenic.

2.4 RESULTS OF FIELD INVESTIGATION

The analytical laboratory report is provided in Appendix B. The soil analytical results are provided in Table 5 and illustrated on Figure 6. Arsenic was detected in SS-2A collected at land surface at 2.70 milligrams per kilogram (mg/kg). That level is slightly over the FDEP residential Soil Cleanup Target Level (SCTL) of 2.1 mg/kg. Arsenic was detected at 1.0 and 2.0 at the 6-inch to 2-foot interval and 4-foot to 6-foot intervals. Those levels are below the FDEP SCTL. No Arsenic was detected in the 2-foot to 4-foot or 6-foot to 8-foot intervals.

Lead was detected in the upper 6-inch interval at 280 mg/kg. That level is below the FDEP SCTL for Lead of 400 mg/kg. Lead levels decreased to 60 mg/kg in the 6-inch to 2-foot interval. Minimal Lead levels were detected below 2 feet bls.

The groundwater analytical results are provided in Table 6 and illustrated on Figure 6. Both total and Arsenic samples were collected for analysis during this investigation. The total samples were not pumped through a filter. The filtered (dissolved) samples were pumped through a 1 micron filter with the peristaltic pump into the sample container. The two analyses can be compared to determine if metals are bound to the fine particles within the groundwater or dissolved within the groundwater.

Arsenic was detected in the total unfiltered sample collected from TMW-1 location at 9.7 ug/L. That level is just below the FDEP's Groundwater Cleanup Target Level of 10 ug/L. No Arsenic was detected in the filtered sample collected from TMW-1. No filtered or unfiltered Arsenic was detected in TMW-2. Arsenic was detected in TMW-3 at 27 ug/L (total) and 20 ug/L (filtered). Arsenic was detected from the groundwater samples collected from the TMW-4 location at 80 ug/L (total) and 55 ug/L (filtered).

3.0 CONCLUSIONS

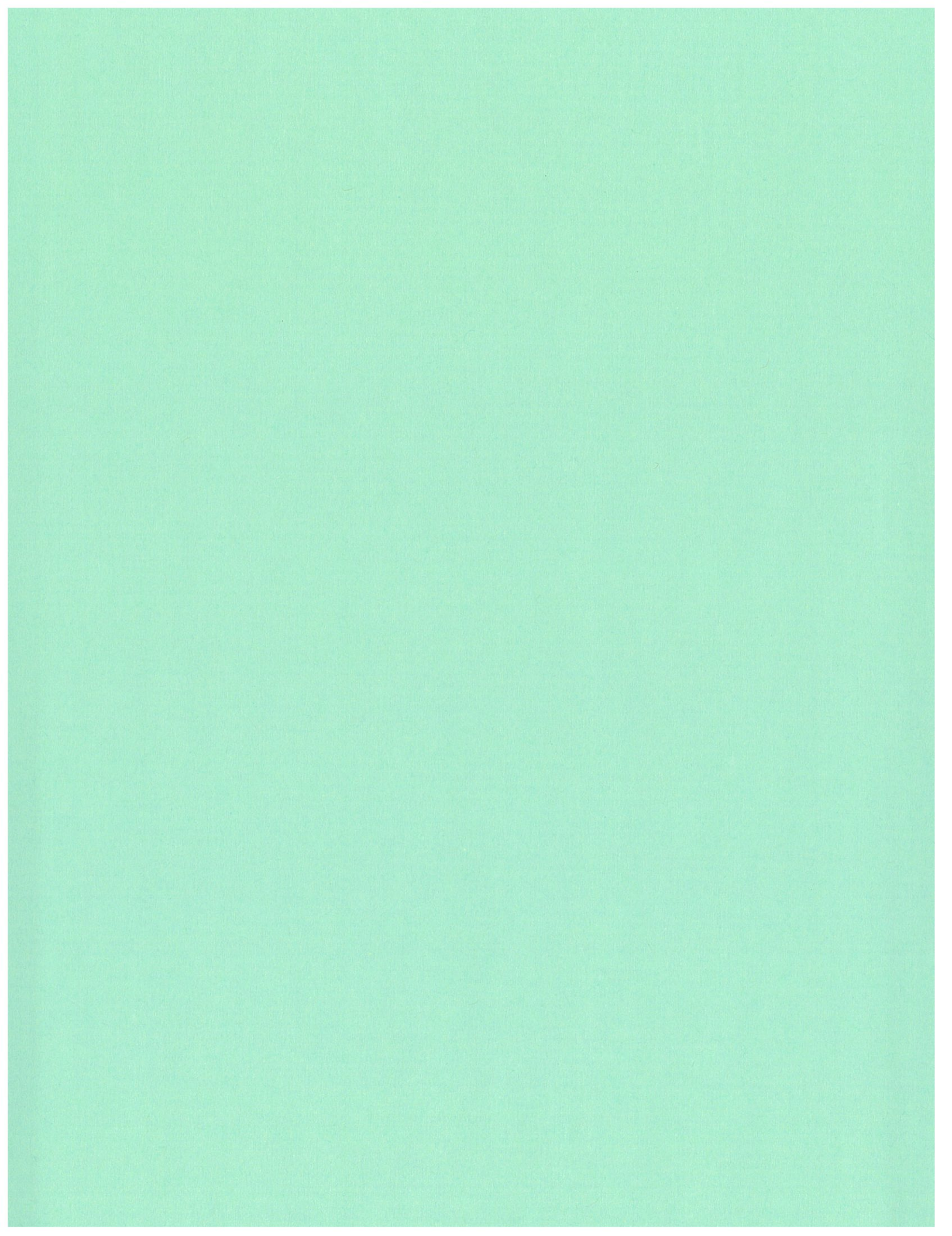
The purpose of this investigation was to fulfill a requirement of the recently issued wastewater facility permit (FLA 141704-11 Section VI.1.2) for the POI WRF to determine the cause (i.e. source/origin) of elevated Arsenic concentrations in intermediate monitoring well SPMW-5. That well is located immediately south of the reuse water storage pond constructed for the POI WRF which has never been utilized (i.e. reclaimed has never been discharged to the storage pond). Therefore, **the reuse water is not the cause of the elevated Arsenic concentrations in monitoring well SPMW-5.**

A review of the historical data from storage pond monitoring well SPMW-5 indicates consistent exceedances of the Drinking Water Standards (DWS) for Arsenic and Lead until 2024 at which time both Arsenic and Lead levels decreased significantly and well below the DWS. Based on the review of all of the analytical data collected from SPMW-5, several inconsistencies were noted in the reported data. The extreme data changes and values may be the result of sampling techniques, analytical laboratory errors, and/or reporting errors. Other inconsistencies were also noted with multiple submitted reports with the same name on the report and missing quarterly reports. Additionally, during the 2022 investigation completed by RMA, it was discovered that some of the wells were mislabeled and therefore was unknown if the reported data was representative for the referenced well.

RMA's review of historical aerial photographs revealed the area of the storage pond and monitoring well SPMW-5 was previously utilized as a clay pigeon firing range from the 1960's until around 2007. This past land use may have been contributed to the slightly elevated Lead levels in the surficial soils proximal to SPMW-5. No total or dissolved Lead was detected in the four groundwater samples collected from this area during this investigation. Since Lead was detected in the surficial soils from this firing range, it is possible this land use has contributed to the slightly elevated historical Lead concentrations. However, similar slightly elevated Lead concentrations have been documented for other barrier islands in Southwest Florida. Additionally, it should be noted that all of the reported Lead concentrations during the past year from SPMW-5 or during the four-sample event conducted during this investigation are below the DWS. Therefore, it appears that the anomalous high Lead concentrations are the result of laboratory and/or sampling/reporting errors, and the slightly elevated Lead concentrations may be a combination of naturally occurring (i.e. background conditions) and some contribution from previous land use at the site.

Elevated arsenic concentration was detected during this investigation in the groundwater obtained from the wooded/wetland area east of the storage pond and towards the south. Arsenic was also detected in the soil profile boring at land surface and various deeper intervals. This Arsenic appears to be naturally occurring. Elevated levels of Arsenic have been a common occurrence throughout the state of Florida at levels above the FDEP's cleanup criteria. RMA has discovered it to be common in high lime deposition areas of

stratigraphic units as well in mucky areas. These mucky areas may have elevated Arsenic concentrations from a combination of historic dry season wildfires and subsequent decomposition resulting in concentrated levels of naturally occurring elements. The detection of Arsenic in the groundwater at various locations during this investigation suggests that the historic elevated Arsenic detections in monitoring well SPMW-5 may have been naturally occurring which is consistent with the background data collected from the well immediately after it was constructed. The anomalously elevated Arsenic concentrations appear to be sampling and/or laboratory/reporting errors. As previously indicated, very low Arsenic concentrations were reported for monitoring well SPMW-5 for the past six quarters.



Port of the Islands CID

FINANCIAL STATEMENTS

April 30, 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 April 30, 2025**

Assets

| | Operating | Water and Sewer | Total |
|-----------------------------------|------------------------|------------------------|-------------------------|
| Current Assets | | | |
| Checking | \$ 3,900,378.78 | \$ 0.00 | \$ 3,900,378.78 |
| Checking - Water/Sewer | 0.00 | 1,459,511.65 | 1,459,511.65 |
| Undeposited Cash (WS) | 0.00 | 4,346.58 | 4,346.58 |
| Accounts Receivable | 0.00 | 59,878.51 | 59,878.51 |
| Due To/From 001/202 | 0.00 | 158,396.30 | 158,396.30 |
| Due To/From 001/202 | (158,396.30) | 0.00 | (158,396.30) |
| Prepaid Items | 20,158.75 | 20,158.75 | 40,317.50 |
| Total Current Assets | <u>3,762,141.23</u> | <u>1,702,291.79</u> | <u>5,464,433.02</u> |
| Property and Equipment | | | |
| 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) |
| Net Property and Equipment | <u>583,847.00</u> | <u>7,258,125.43</u> | <u>7,841,972.43</u> |
| Total Assets | <u>\$ 4,345,988.23</u> | <u>\$ 8,960,417.22</u> | <u>\$ 13,306,405.45</u> |

Liabilities and Fund Balance

| | Operating | Water and Sewer | Total |
|---|------------------------|------------------------|-------------------------|
| Current Liabilities | | | |
| Accounts Payable | \$ 119,113.93 | \$ 0.00 | \$ 119,113.93 |
| Utility Customer Deposits | 0.00 | 16,494.44 | 16,494.44 |
| Total Current Liabilities | <u>119,113.93</u> | <u>16,494.44</u> | <u>135,608.37</u> |
| Long-Term Liabilities | | | |
| Total Long-Term Liabilities | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Total Liabilities | <u>119,113.93</u> | <u>16,494.44</u> | <u>135,608.37</u> |
| Fund Balances | | | |
| Unreserved Fund Balance | 3,671,829.35 | 8,425,409.10 | 12,097,238.45 |
| Retained Earnings | 555,044.95 | 518,513.68 | 1,073,558.63 |
| Total Fund Balance | <u>4,226,874.30</u> | <u>8,943,922.78</u> | <u>13,170,797.08</u> |
| Total Liabilities and Fund Balance | <u>\$ 4,345,988.23</u> | <u>\$ 8,960,417.22</u> | <u>\$ 13,306,405.45</u> |

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

April 30, 2025

General Fund

| | Current Period Actual | Current Period Budget | YTD Actual | YTD Budget | Variance | Annual Budget |
|-----------------------------------|--------------------------|--------------------------|----------------|----------------|----------------|----------------|
| Revenue | | | | | | |
| Interest Income | \$ 12,939 | \$ 12,500 | \$ 89,796 | \$ 87,500 | \$ 2,296 | \$ 150,000 |
| Special Assmnts- Tax Collector | 49,735 | 73,196 | 735,338 | 512,374 | 222,964 | 878,355 |
| Interest - Tax Collector | 147 | 25 | 701 | 175 | 526 | 300 |
| Special Assmnts-Discounts | 0 | (3,750) | 0 | (26,250) | 26,250 | (45,000) |
| Other Miscellaneous Revenues | 2,823 | 0 | 2,823 | 0 | 2,823 | 0 |
| Total Revenue | 65,644 | 81,971 | 828,658 | 573,799 | 254,859 | 983,655 |
| Expenses | | | | | | |
| Administrative | | | | | | |
| P/R-Board Of Supervisors | 500 | 500 | 3,500 | 3,500 | 0 | 6,000 |
| Employment Taxes | 38 | 38 | 268 | 263 | 5 | 450 |
| P/R - Processing Fees | 19 | 42 | 150 | 292 | (142) | 500 |
| County Property Tax | 0 | 0 | 26,080 | 0 | 26,080 | 0 |
| Profserv-Engineering | 6,674 | 2,083 | 40,679 | 14,583 | 26,096 | 25,000 |
| Profserv-Legal Services | 318 | 2,083 | 10,589 | 14,583 | (3,994) | 25,000 |
| Profserv-Mgmt Consulting Serv | 3,977 | 3,875 | 27,238 | 27,125 | 113 | 46,500 |
| Profserv-Property Appraiser | 0 | 225 | 2,763 | 1,575 | 1,188 | 2,700 |
| Auditing Services | 0 | 292 | 6,600 | 2,042 | 4,558 | 3,500 |
| Rentals & Leases | 121 | 58 | 768 | 408 | 360 | 700 |
| Postage And Freight | 12 | 42 | 321 | 292 | 29 | 500 |
| Insurance - General Liability | 2,520 | 1,000 | 10,078 | 7,000 | 3,078 | 12,000 |
| Insurance - Worker's Compensation | 0 | 0 | 2,000 | 0 | 2,000 | 0 |
| Printing & Binding | 0 | 17 | 0 | 117 | (117) | 200 |
| Legal Advertising | 174 | 417 | 1,459 | 2,917 | (1,458) | 5,000 |
| Special Services | 1,419 | 500 | 14,459 | 3,500 | 10,959 | 6,000 |
| Tax Collector Fee | 995 | 583 | 14,707 | 4,083 | 10,624 | 7,000 |
| Misc-District Website | 188 | 300 | 1,200 | 2,100 | (900) | 3,600 |
| Annual District Filing Fee | 0 | 15 | 0 | 102 | (102) | 175 |
| Total Administrative | 16,955 | 12,070 | 162,859 | 84,482 | 78,377 | 144,825 |

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

April 30, 2025

General Fund

| | Current Period Actual | Current Period Budget | YTD Actual | YTD Budget | Variance | Annual Budget |
|---|--------------------------|--------------------------|---------------|---------------|---------------|----------------|
| <u>Operations & Maintenance</u> | | | | | | |
| Contracts-Field Services | 1,520 | 417 | 5,852 | 2,917 | 2,935 | 5,000 |
| Electricity-Streetlighting | 2,850 | 2,500 | 19,835 | 17,500 | 2,335 | 30,000 |
| R&M-Renewal & Replacement | 0 | 417 | 0 | 2,917 | (2,917) | 5,000 |
| R&M-Grounds | 932 | 2,083 | 6,999 | 14,583 | (7,584) | 25,000 |
| R&M-Storm Water Drainage | 520 | 417 | 520 | 2,917 | (2,397) | 5,000 |
| Total Operations & Maintenance | 5,822 | 5,834 | 33,206 | 40,834 | -7,628 | 70,000 |
| <u>Landscape & Irrigation</u> | | | | | | |
| Contracts-Landscape | 8,021 | 7,833 | 55,211 | 54,833 | 378 | 94,000 |
| Utility-Irrigation | 0 | 1,250 | 9,252 | 8,750 | 502 | 15,000 |
| R&M-Irrigation | 847 | 833 | 11,793 | 5,833 | 5,960 | 10,000 |
| Total Landscape & Irrigation | 8,868 | 9,916 | 76,256 | 69,416 | 6,840 | 119,000 |
| <u>Lakes & Ponds</u> | | | | | | |
| Contracts-Lakes | 185 | 167 | 1,295 | 1,167 | 128 | 2,000 |
| Total Lakes & Ponds | 185 | 167 | 1,295 | 1,167 | 128 | 2,000 |
| <u>Roads & Sidewalks</u> | | | | | | |
| R&M-Signage | 0 | 25 | 0 | 175 | (175) | 300 |
| R&M-Roads & Alleysways | 0 | 833 | 0 | 5,833 | (5,833) | 10,000 |
| Total Roads & Sidewalks | | 858 | | 6,008 | -6,008 | 10,300 |
| <u>Mosquito Control</u> | | | | | | |
| Contracts-Mosquito Treatment | 0 | 417 | 0 | 2,917 | (2,917) | 5,000 |
| Contracts-Mosquito Spray | 0 | 833 | 0 | 5,833 | (5,833) | 10,000 |

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

April 30, 2025

General Fund

| | Current Period Actual | Current Period | | YTD Actual | YTD | | Variance | Annual Budget |
|--|--------------------------|----------------|--------|----------------|----------------|--------|------------------|----------------|
| | | Budget | Budget | | Budget | Budget | | |
| Total Mosquito Control | | | 1,250 | | 8,750 | | -8,750 | 15,000 |
| <u>Capital Expenditures & Projects</u> | | | | | | | | |
| Capital Outlay - Landscape | 0 | 8,333 | | 0 | 58,333 | | (58,333) | 100,000 |
| Contingency | 0 | 10,752 | | 0 | 75,262 | | (75,262) | 129,020 |
| Capital Reserve | 0 | 32,793 | | 0 | 229,548 | | (229,548) | 393,510 |
| Total Capital Expenditures & Projects | | 51,878 | | | 363,143 | | -363,143 | 622,530 |
| Total Expenditures | 31,830 | 81,973 | | 273,616 | 573,800 | | (300,184) | 983,655 |

Other Financing Sources (Uses)

Other Sources

Other Financing Sources (Uses)

Other Sources

Other Uses

| | | | | | | |
|----------------------------------|-----------|--------|------------|--------|------------|---|
| Revenue (Over) Under Expenses \$ | 33,814 \$ | (2) \$ | 555,042 \$ | (1) \$ | 555,043 \$ | 0 |
|----------------------------------|-----------|--------|------------|--------|------------|---|

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

April 30, 2025

Water/Sewer

| | Current Period Actual | Current Period | | YTD Actual | YTD | | Variance | Annual Budget |
|------------------------------------|--------------------------|----------------|------------------|----------------|----------------|------------------|----------|---------------|
| | | Budget | | | Budget | | | |
| Revenue | | | | | | | | |
| Interest Income | \$ 4,791 | \$ 3,333 | \$ 32,346 | \$ 23,333 | \$ 9,013 | \$ 40,000 | | |
| Water Revenue | 15,940 | 8,333 | 54,482 | 58,333 | (3,851) | 100,000 | | |
| Sewer Revenue | 22,940 | 8,333 | 76,857 | 58,333 | 18,524 | 100,000 | | |
| Irrigation Fees | 33,054 | 12,917 | 123,657 | 90,417 | 33,240 | 155,000 | | |
| Meter Fees | 0 | 250 | 2,420 | 1,750 | 670 | 3,000 | | |
| Special Assmnts- Tax Collector | 59,043 | 86,895 | 857,790 | 608,264 | 249,526 | 1,042,738 | | |
| Interest - Tax Collector | 174 | 50 | 832 | 350 | 482 | 600 | | |
| Special Assmnts-Discounts | 0 | (3,476) | 15,167 | (24,331) | 39,498 | (41,710) | | |
| Other Miscellaneous Revenues | 100 | 417 | 8,961 | 2,917 | 6,044 | 5,000 | | |
| Less Returns and Allowances | 0 | 0 | (4,466) | 0 | (4,466) | 0 | | |
| Total Revenue | 136,042 | 117,052 | 1,172,512 | 819,366 | 353,146 | 1,404,628 | | |
| Expenses | | | | | | | | |
| Administrative | | | | | | | | |
| P/R-Board Of Supervisors | 500 | 500 | 3,500 | 3,500 | 0 | 6,000 | | |
| Employment Taxes | 38 | 33 | 268 | 233 | 35 | 400 | | |
| P/R - Processing Fees | 19 | 42 | 150 | 292 | (142) | 500 | | |
| Profserv-Engineering | 5,968 | 1,667 | 49,935 | 11,667 | 38,268 | 20,000 | | |
| Profserv-Legal Services | 0 | 2,083 | 10,271 | 14,583 | (4,312) | 25,000 | | |
| Profserv-Mgmt Consulting Serv | 3,877 | 3,875 | 27,137 | 27,125 | 12 | 46,500 | | |
| Profserv-Property Appraiser | 0 | 167 | 2,763 | 1,167 | 1,596 | 2,000 | | |
| Auditing Services | 0 | 333 | 5,100 | 2,333 | 2,767 | 4,000 | | |
| Postage And Freight | 0 | 17 | 0 | 117 | (117) | 200 | | |
| Insurance - General Liability | 2,520 | 1,000 | 10,078 | 7,000 | 3,078 | 12,000 | | |
| Printing & Binding | 0 | 17 | 0 | 117 | (117) | 200 | | |
| Legal Advertising | 0 | 100 | 0 | 700 | (700) | 1,200 | | |
| Special Services | 0 | 0 | 2,750 | 0 | 2,750 | 0 | | |
| Utility Billing Postage & Supplies | 562 | 0 | 1,959 | 0 | 1,959 | 0 | | |
| Misc-Assessmnt Collection Cost | 1,181 | 2,083 | 17,459 | 14,583 | 2,876 | 25,000 | | |
| Office Supplies | 70 | 58 | 436 | 408 | 28 | 700 | | |
| Telephone - Utility Operations | 318 | 333 | 2,210 | 2,333 | (123) | 4,000 | | |
| Total Administrative | 15,053 | 12,308 | 134,016 | 86,158 | 47,858 | 147,700 | | |

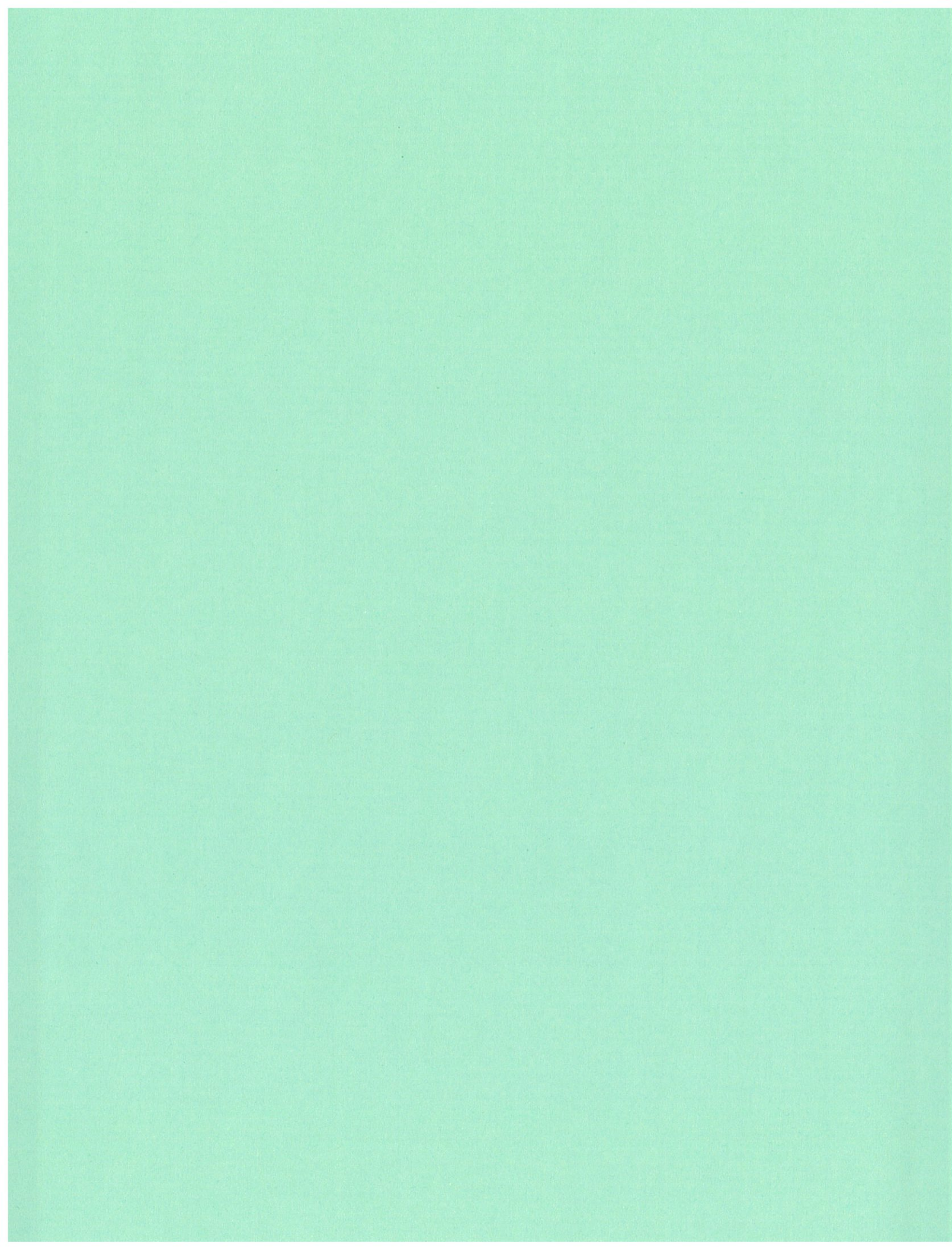
Port of the Islands CID
Statement of Revenues & Expenses
For the Period Ending

April 30, 2025

Water/Sewer

| | Current Period Actual | Current Period | | YTD | | Variance | Annual Budget |
|--|--------------------------|----------------|--|-------------------|----------------|-------------------|------------------|
| | | Budget | | Actual | Budget | | |
| <u>Water-Sewer Comb Services</u> | | | | | | | |
| Utility - Electricity | 8,313 | 8,333 | | 52,721 | 58,333 | (5,612) | 100,000 |
| Contracts-Utility Operations | 29,329 | 31,417 | | 205,300 | 219,917 | (14,617) | 377,000 |
| Contracts-Utility Billing | 3,665 | 250 | | 24,095 | 1,750 | 22,345 | 3,000 |
| Contracts-Generator Maint | 0 | 250 | | 2,873 | 1,750 | 1,123 | 3,000 |
| R&M-Lift Station | 259 | 833 | | 15,343 | 5,833 | 9,510 | 10,000 |
| R&M-Potable Water Lines | 0 | 1,000 | | 5,411 | 7,000 | (1,589) | 12,000 |
| R&M-Water Plant | 0 | 3,333 | | 45,957 | 23,333 | 22,624 | 40,000 |
| R&M-Waste Water Plant | 0 | 2,083 | | 3,168 | 14,583 | (11,415) | 25,000 |
| R&M-Sewer Lines | 0 | 417 | | 0 | 2,917 | (2,917) | 5,000 |
| R&M-Instrumentation | 0 | 417 | | 4,996 | 2,917 | 2,079 | 5,000 |
| Misc-Licenses & Permits | 0 | 83 | | 5,200 | 583 | 4,617 | 1,000 |
| Compliance Sampling | 1,392 | 1,667 | | 9,742 | 11,667 | (1,925) | 20,000 |
| Chemicals-Water Operations | 2,311 | 2,917 | | 15,626 | 20,417 | (4,791) | 35,000 |
| Chemicals-Wastewater Operations | 2,436 | 2,083 | | 18,857 | 14,583 | 4,274 | 25,000 |
| Sludge Disposal | 9,765 | 1,667 | | 16,065 | 11,667 | 4,398 | 20,000 |
| Reserves - Water & Sewer System | 0 | 20,000 | | 0 | 140,000 | (140,000) | 240,000 |
| Total Water-Sewer Comb Services | 57,470 | 76,750 | | 425,354 | 537,250 | -111,896 | 921,000 |
| <u>Capital Expenditures & Projects</u> | | | | | | | |
| Capital Outlay | 0 | 20,833 | | 9,401 | 145,833 | (136,432) | 250,000 |
| Capital Outlay-Utility Meter Replacement | 0 | 0 | | 13,887 | 0 | 13,887 | 0 |
| Capital Outlay-WWTP | 0 | 0 | | 66,875 | 0 | 66,875 | 0 |
| Contingency | 0 | 7,161 | | 0 | 50,125 | (50,125) | 85,928 |
| Total Capital Expenditures & Projects | | 27,994 | | 90,163 | 195,958 | -105,795 | 335,928 |
| Total Expenditures | 72,523 | 117,052 | | 649,533 | 819,366 | (169,833) | 1,404,628 |
| Revenue (Over) Under Expenses | \$ 63,519 | \$ 0 | | \$ 522,979 | \$ 0 | \$ 522,979 | \$ 0 |

Unaudited



Chris,

Thank you for your email.

While we do think there is an opportunity for settlement, legally, our Board cannot enter into a settlement agreement wherein it agrees to keep the ERU's constant for a period of ten (10) years.

Additionally, because our client is a Board, subject to Florida's Sunshine Laws, we are not able to formally extend a counter offer. That said, it is our understanding the following is what may be acceptable to our client to resolve this litigation:

Potential settlement with Prepmac, LLC, and Alligator Boys, LLC (collectively "Prepmac"), regarding Collier County Case No. 19-CA-3923 concerning the O&M (General Fund) ERC allocations and assessments ("General Fund Assessments") levied between August 2019 and August 2022 on certain boat slips (the "Lawsuit"); regarding any current dispute regarding the O&M ERU allocations and assessments levied against the boat slips for FY23/24 and FY24/25 (the "23/24 Assessments"), and regarding utility ERCs.

The following points are provided for discussion of a potential global settlement:

- No party shall make any admission regarding the General Fund Assessments levied on the boat slips at issue in the Lawsuit, the 23/24 Assessments levied on the boat slips or the O&M ERU assessments proposed to be levied on the boat slips herein.
- The Parties shall file a joint dismissal of the Lawsuit with prejudice, with all parties paying their own fees and costs.
- The Utility ERCs required to be purchased by the attached Utility Availability letter (the "ERC Payment") shall be purchased by July 18, 2025.
- Upon receipt of the ERC Payment, the District shall release any claims regarding past payments that should have been paid had the correct amount of Utility ERCs been timely purchased.
- Prepmac and the current owners of the boat slips shall release the District for any and all potential claims regarding the 23/24 Assessments levied and imposed on the boat slips, including but not limited to any claims for reimbursement, and shall additionally release the District for any claims regarding the proposed General Fund Assessments as modified in this potential settlement.
- Upon receipt of the above mentioned releases, POICID, will, at its budget adoption hearing on July 18, 2025, when levying General Fund Assessments, utilize an ERU value of 0.5 for boat slips designated for liveaboard vessels , and an ERU value of 0.25 for non-liveaboard boat slips, based on the boat slip designations detailed on the currently approved Collier County site development plan on file, PL20200001802.

The above is subject to clarifying edits and reasonable enabling provisions and is highly dependent on timing as it relates to POICID's adoption of the FY25-26 Budget, currently scheduled for July 18, 2025.



**NOTICE OF RULE DEVELOPMENT BY
PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT**

In accord with Chapters 190 and 120, Florida Statutes, the Port of the Islands Community Improvement District ("District") hereby gives notice of its intention to develop rules relating to water/sewer utility service and water/sewer utility facilities, by amending its Rules of Procedure regarding water and sewer, water, sewer and irrigation utilities, utility service assessments, amending definitions, procedures, processes, rates, fees and charges.

The purpose and effect of the proposed rule and Rule amendments is to update, substantially amend and revise the District's rules, regulations, definitions, procedures, processes, policies, rates, fees and charges relating to water/sewer irrigation utility service, water/sewer utility facilities, and utility service assessments. Specific legal authority for the proposed rule and Rule amendments include Sections 190.011(5), 190.011(10), 190.011(15), 190.012(1)(b), 190.012(3), 190.035, 190.037, 190.041, 120.54, and 120.81, Florida Statutes (2024).

A copy of any available preliminary draft of the proposed rule and rule amendments may be obtained without cost by contacting the District Manager at 5672 Strand Court Suite 1, Naples, FL 34110; Phone: 239-592-9115; Fax: 239-561-1350; or by email to office@dmgfl.com.

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 the office by phone or in writing.

Neil Dorrell
District Manager
Port of the Islands Community Improvement District