



Port of the Islands

COMMUNITY IMPROVEMENT DISTRICT

September 19, 2025

MEETING AGENDA

**PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT
REGULAR BOARD MEETING**

Board of Supervisors Agenda for September 19, 2025

Agenda

Friday, September 19, 2025, 9:30 a.m.
Port of the Islands Resort Main Dining Room,
25000 E. Tamiami Trail, 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 – August 2025
5. Utility Monthly Report
6. Manager's Report
 - a. Community Hall Sketch
 - b. Premium Comparison 25/26
 - c. Revised FY26 Utility Rate Adoption
 - d. Raw Water Well Harding Engineering
7. Financials – July 2025
8. Attorney's Report
9. Engineer's Report
10. Old Business

11. New Business

12. Supervisors' Request

a. September Action Items

13. Public Comments

14. Adjourn – Next meeting will be on October 17, 2025, at 9:30 a.m.



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

3 Budget Public Hearing and Regular Meeting of the Board of
4 Supervisors
5 August 15, 2025

6 The budget public hearing and regular meeting of the Port of the Islands Community
7 Improvement District Board of Supervisors was held on Friday, August 15, 2025, at 9:30
8 a.m. at the Orchid Cove Clubhouse, 25005 Peacock Lane, Naples, Florida.

9 **SUPERVISORS PRESENT**

10 Steve McNamee, Chairman
11 Dan Truckey, Vice Chairman
12 Russell Kish, Supervisor
13 Kevin Baird, Supervisor
14 Anna-Lise Hansen, Supervisor, Via Zoom

15 **ALSO PRESENT**

16 Neil Dorrill, Manager, Dorrill Management Group
17 Kevin Carter, Manager, Dorrill Management Group
18 Zachary Lombardo, District Counsel
19 Mitch Gilbert, Florida Utility Solutions

20 **PLEDGE OF ALLEGIANCE**

21 The pledge of allegiance was recited in unison.

22 **ROLL CALL/APPROVAL OF AGENDA**

23 Four supervisors were present in person, establishing a quorum. Ms. Hansen appeared
24 via Zoom. The meeting was convened at 9:30 a.m. Both meetings were properly
25 noticed. The notice and affidavit are on file for both the regular public meeting and the
26 budget public hearing with the District Office at 5672 Strand Court, Naples, FL 34110.

27 **The agenda as presented and Ms. Hansen's full participation via Zoom due to**
28 **extenuating circumstances were approved on a MOTION by Mr. McNamee, a**
29 **second by Mr. Kish, and all in favor.**

PUBLIC HEARING

Mr. Dorrill opened the Fiscal Year 2026 Budget Public Hearing. The proposed Fiscal Year 2026 general fund budget is \$983,855, with \$878,355 coming from non-ad valorem assessments and the remainder from interest earnings and miscellaneous revenues. The proposed assessment is \$777.23, the same as the current year. The Board had previously increased the assessment to establish a contribution to the capital reserve, which will total \$400,000 next year—a reduction of \$23,250. Capital outlay for landscape improvements is also reduced, from \$50,000 to \$25,000, due to the lack of current projects. In addition, the supplemental mosquito budget of \$15,000 has been eliminated, with any future needs to be addressed through the contingency fund. Altogether, these changes result in \$63,250 in cuts. The adjusted assessment is \$815,105, representing a reduction of about \$54 to the O&M general fund. This lowers the O&M assessment by 7.5%, bringing it to \$721.26. The budget is scheduled to be adopted at next month's meeting.

The utility fund budget is increasing to \$1,568,800. There will be no non-ad valorem assessments next year, as the fund will shift to a metered rate basis. The new rates are scheduled to be adopted at next month's meeting, with implementation effective October 1. The primary reason for the increase on the irrigation side is the adoption of a flat tier rate per 1,000 gallons consumed. It is also important to note that the tax collector and property appraiser are constitutional fee officers, with slightly more than 3% withheld from each tax dollar collected. Early payment discounts on taxes also come out of CDD revenues rather than being paid by the county. Since these discounts will no longer need to be charged back on bills, the overall effect is essentially neutral.

Mr. Gunther noted several transposition errors on the spreadsheets that Mr. Dorrill verified had since been corrected and raised questions, including a request for clarification on "other contractual services." Mr. Dorrill explained that these services cover the cost of recording and streaming the meetings, as well as transcription. A question was also raised regarding the annual doubling of website fees. In response, Mr. Truckey requested exploring the option of self-managing the website, or at minimum gaining the ability to post notices independently, in order to help reduce costs.

The Chairman was authorized to execute Resolution 2025-2 adopting the final general fund budget of \$815,105 (after adjustments) for fiscal year 2026 for Port of the Islands Community Improvement District on a MOTION by Ms. Hansen, a second by Mr. Truckey and all in favor.

Port of the Islands Community Improvement District - Minutes

August 15, 2025

Page 3

1 Resolution 2025-3 levies the maintenance assessment within the Port of the Islands
2 Community Improvement District for FY 2026. The current roll reflects 11,030 11/10th
3 ERUs. Since the last meeting, Mr. Kish and Mr. Dorrill held a teleconference with Mr.
4 Weyer, who develops most CDD/CID assessment methodologies in Southwest Florida.
5 If any changes to the current roll are suggested, Mr. Dorrill needs to receive them today
6 before transmitting the roll to the property appraiser.

7 Mr. McNamee reported that he had spoken with Mr. Lombardo regarding non-ad
8 valorem assessments for O&M. He noted ongoing discussions with marina
9 representatives about stormwater runoff and whether their usage is comparable to
10 others. Mr. McNamee stated he had not realized that most, if not all, HOAs within the
11 community are responsible for their own stormwater drainage. He reviewed how
12 Southern Plantation CDD structures its assessments, where all property owners share
13 in costs for landscaping, streetlights, and administration. He pointed out that stormwater
14 management is one of the least expensive budget line items, but emphasized the need
15 to ensure fairness in its allocation. Mr. McNamee suggested that condominium
16 assessments might be reduced from 1.0 to approximately 0.9, though he noted the
17 calculations had not yet been completed. He added that stormwater management
18 affects the entire Port, and therefore all owners should contribute their fair share, it is
19 not just about having a house.

20 Mr. Kish referenced the County's attempt a few years ago to implement a stormwater
21 special assessment. Mr. Lombardo explained that the County board never approved it,
22 not because it could not be done, but because the County's analysis lacked sufficient
23 detail to determine equitable allocations. He further noted that political pressure
24 influenced the decision, particularly from estate property owners who managed their
25 own stormwater and felt the consultant's review had not adequately accounted for their
26 circumstances.

27 Mr. Lombardo emphasized that a consultant should be engaged to review the
28 assessment methodology and that the issue should be addressed through workshops,
29 not as part of the current year's budget. Mr. Dorrill recommended that a civil engineer
30 would be best suited to analyze stormwater and related allocations and provide
31 recommendations. Mr. Lombardo added that the work should be done in preparation for
32 the following budget cycle so the Board has adequate data in advance. He noted that
33 the current assessment methodology supports the existing model but can be refined
34 with more granular data. He also pointed out that the methodology was modified in FY
35 2024 to add 135 units to the roll, including parcels in Tract 13, a large single-family

1 residential tract, the cell tower tract, the gun club, and the county-owned marina and
2 boat ramp.

3 Mr. Kish raised a concern regarding B and D docks, stating it does not make sense for
4 them to pay the same rate as a single-family home. He made a motion to reduce the
5 O&M assessment for B and D docks to 0.25. Mr. Truckey responded that these boat
6 slips, which often accommodate fishing boats, are tied to separate parcels with
7 individual tax ID numbers which are assessed separately so it is not accurate to say
8 people are paying twice if they own both a dock and a home/condo in the District. He
9 expressed concern that a 0.25 rate was insufficient. Boat docks can have unlimited use.
10 People who only come down to their condos a few times a year pay a full assessment;
11 boat assessments should not be smaller just because people may only utilize their dock
12 a few times a week. Ms. Carlino emphasized her opinion that the charges for B and D
13 docks seemed too high, and confirmed that D Dock does have commercial boats but B
14 dock does not.

15 Mr. Lombardo recalled that Mr. Weyer's initial recommendation had been a 0.25 rate,
16 and stated that while such an adjustment would be supportable today, however the
17 revenue impact would need to be calculated since the budget is tied to assessments.
18 Mr. McNamee said he would support reducing the single-slip docks to 0.25 provided the
19 Board could distinguish which slips on D Dock were used commercially, as those should
20 not be included in the reduction. Mr. Kish agreed that commercial docks should be
21 treated differently. Mr. Baird was in agreement with Mr. Truckey and opposed lowering
22 them. Mr. Truckey noted that a 0.25 assessment would equate to only \$180 annually for
23 services such as roads, landscaping, and administration. Mr. McNamee suggested
24 exploring a middle-ground rate, while Mr. Truckey reiterated his preference to address
25 the issue through the formal methodology process. Following the discussion, Mr. Kish's
26 motion was rescinded.

27 **The chairman was authorized to execute Resolution 2025-3 approving the**
28 **assessment roll as submitted on a MOTION by Ms. Hansen, a second by Mr.**
29 **Baird, and all in favor.**

30 **PUBLIC COMMENTS**

31 Alan Zitto – Marina - Upset about O&M amount on boat docks.

APPROVAL OF MINUTES - JULY 2025

The utility rate workshop and regular meeting minutes from July 18 were approved as presented on a MOTION by Mr. McNamee, a second by Mr. Truckey, and all in favor.

UTILITY MONTHLY REPORT

Mr. Gilbert reported that the utility plant met all FDEP requirements as usual. A total of 2.98 million gallons were treated, 3.12 million gallons were produced and distributed, and 7.39 million gallons of irrigation water were delivered. All monthly lift station checks were completed, with no odor complaints. Pumps and motors were greased, and a VFD failure on RO Unit #1 resulted in minimal downtime and was quickly repaired. SCADA is functioning properly. A few small meter leaks were repaired.

Mr. Gilbert noted a mainline break on Newport Cay. Initial repair efforts were unsuccessful due to excessive groundwater at a depth of six feet. Stark Sullen was called in to dry out the area, pump water across the road, and complete the repair, resulting in a \$28,000 bill. Soto was asked to perform the necessary landscape restoration. The break occurred where a galvanized saddle had been installed on a PVC fitting that began to leak, causing a large trench in the galvanized line. The saddle was replaced with stainless steel, which should prevent similar issues in the future. Typically, there is one saddle for every two homes, and more failures of this type are anticipated over time. Mr. Gilbert advised against full line replacement unless additional breaks occur, noting that future repairs may be handled in-house during the dry season for approximately \$8,000, compared to the much higher cost when groundwater levels are elevated.

Bi-annual backflow certifications were also completed, and a bill for that service is expected. Mr. Truckey asked price for typical backflow for house or condo. Mr. Gilbert said it can easily cost \$1,000 with the parts, if a new brass pipe is needed, and the hourly labor rate. Mr. Gilbert stated that backflow units are rebuilt when possible and that every home has a backflow preventer. Backflow preventors are considered utility not personal property. If it breaks after the backflow the homeowner must secure a plumber to fix it but if it is from the backflow into the street, utility staff will fix it. Mr. Dorrell noted that he will need to true up the budget with an amendment since backflow certification expenses were not originally included. It takes about six weeks to do the certification process.

1 Mr. Truckey asked if utility staff prefers the preventor to be kept wet or dry when
2 owners leave. Mr. Gilbert said to keep it wet always. Mr. Truckey suggested sending out
3 a mailing with the utility bill informing residents where their preventor is, how to maintain
4 it when leaving for season or a vacation, and how to properly turn off water if desired
5 when leaving. Mr. McNamee also requested this information with pictures be uploaded
6 to the website.

7 The lift station rehabilitation was not completed as part of the permit renewal and will
8 need to be addressed in the near future. The master lift station on Cays Drive requires
9 repiping and coating in order to meet FDEP requirements, with work to be based on
10 current contract pricing.

11 **The estimate of \$64,575 for the lift station work was accepted, Mr. Gilbert was**
12 **authorized to move forward, and a budget amendment for the backflow**
13 **certification work was authorized on a MOTION by Mr. McNamee, a second by Mr.**
14 **Truckey, and all in favor.**

15 **The monthly utility report was accepted as presented on a MOTION by Mr.**
16 **Truckey, a second by Mr. Kish, and all in favor.**

17 Mr. Kish asked about the pump-out station near the gun club and whether the holding
18 pond was in acceptable condition. Mr. Gilbert responded that it is fine for now, but noted
19 that DEP will likely cite it during their next inspection. He added that Soto had been
20 assigned to clean up the area, and Mr. Truckey requested confirmation on whether that
21 work had been completed.

22 Mr. Truckey reported that the SCADA grant was approved and the District is awaiting a
23 \$90,000 check. The water line project, which includes well heads, will exceed one
24 million dollars. FEMA continues to challenge that grant having issues with wording. The
25 testing company that inspected the system after the hurricane identified seven leaks but
26 likely more. Mr. Truckey shared that after discussions and push back the necessary
27 language change will be made in the grant which should result in its approval.

28 **REVISED ADMIN RULES OF PROCEDURE**

29 Public hearing on the revision of the Administrative Rules of Procedure. The main
30 purpose is to update the rules, removing references that utility services are paid using
31 ERCs, since beginning October 1, billing will be based on a base charge and rate.

1 **The Chairman was authorized to execute Resolution 2025-6 of Port of the Islands**
2 **adopting amendments to the District's rules of procedure on a MOTION by Mr.**
3 **Kish, a second Mr. Truckey, and all in favor.**

4 **MANAGER'S REPORT**

5 **A. Further Consideration of ERC Transfer Application**

6 This topic was discussed last month. A legal opinion and memo were received
7 yesterday and submitted as part of the record, with a physical copy distributed at
8 today's meeting. Mr. Lombardo provided an overview regarding whether O&M
9 assessments could be transferred between properties. The answer is no.

10 Under prior rules and procedures, before the 2022 amendment, Section 4.34 explained
11 how utility ERCs could be transferred between properties. That section refers only to
12 utility capacity, with no similar language addressing O&M assessments. Section 4.35
13 stated that when the District approves a utility ERC transfer, the O&M assessments
14 remain subject to the same non-ad valorem assessment unless and until the ERCs are
15 transferred and the Board adopts an amended assessment methodology to reallocate
16 the duty to pay. Therefore, in order to move O&M assessments, a methodology
17 amendment would be required, as the rules specify. It was not improper that O&M
18 assessments were not reduced in prior cases, though it could be addressed in future
19 assessment methodology adjustments.

20 Mr. Lombardo noted that ERCs and O&M assessments do not automatically move
21 together. Reallocation requires analyzing the beneficial use of the property and can
22 affect the entire District if methodology changes are made. The current allocation under
23 discussion is seven O&M units, with a conservation easement on the parcel. Mr.
24 Truckey believes the methodology states they should be using four O&M units per acre
25 for vacant parcels.

26 Mr. Lombardo outlined four reasons to revise the assessment methodology: boat docks,
27 commercial boat docks, Parcel 13, and the SE commercial property. He proposed
28 engaging Mr. Russ Weyer to attend the September meeting to review the items the
29 Board wants addressed in an updated assessment methodology. A single-property
30 amendment is not advisable at this time because the current budget and assessments
31 were just levied and need to follow proper procedures.

32 **Ms. Hansen made a MOTION to direct Mr. Dorrill to engage Mr. Weyer's firm for a**
33 **comprehensive update, specifically addressing the four areas mentioned and the**

1 **possibility of retroactive credit if the Board finds it appropriate. Mr. Truckey made**
2 **the second and all were in favor.**

3 **FINANCIALS - JUNE 2025**

4 Mr. Dorrill presented the financials as of June 30, 2025. The District had \$5,495,000 in
5 cash and \$53,000 in payables. Non-ad valorem assessments received in June totaled
6 \$27,000, bringing total collections to just over 95.5%, or \$854,319. Interest earnings for
7 the month were \$13,040, almost \$117,000 year to date. Year to date some areas that
8 are under budget: grounds repair and maintenance, storm drainage, and
9 sidewalk/roadway repair and maintenance. The fourth quarter will include processing
10 the transfer to the capital reserve.

11 **The financials were accepted as presented on a MOTION by Mr. Truckey, a**
12 **second by Mr. Baird, and all in favor.**

13 The District is eligible to use the County's pricing for paving. The County has a multi-
14 year milling and repaving sidewalk plan, with agreements in place with three different
15 contractors to secure rates over those years. A small amount has been allocated in the
16 District's budget for next year. Mr. Dorrill is in possession of a bid tab summary detailing
17 all the commodities included in the contract. Mr. Truckey noted that firm numbers or
18 proposals are needed to begin the grant process.

19 Mr. Dorrill explained that the District's civil engineer can perform an assessment of
20 pavement conditions to determine which roads need milling and repaving, at an
21 estimated cost of \$5,000–\$7,000.

22 **Mr. Truckey made a MOTION to engage the engineer for the pavement condition**
23 **assessment, which was seconded by Mr. Baird with all in favor.**

24 Mr. Truckey and Mr. Carter will proceed with preparing a grant once additional pricing
25 information is secured

26 **ATTORNEY'S REPORT**

27 **A. Prepmac Litigation Status**

28 The Prepmac litigation is moving forward to trial, which is expected to occur immediately
29 following the next meeting in September.

B. Marine Contractor

Calvin and Calvin Marine Construction will use the SW commercial parcel for staging. They may sublicense the property until notice is sent, which SFWMD does not intend to issue until November. Calvin and Calvin will pay \$5,000 for use of the parcel through the end of September. Their use will be governed by the same parameters as the agreement with SFWMD, including hours of operation, insurance coverage, payment of the license fee, and sole responsibility for all maintenance and repairs of the licensed area.

The chairman was authorized to sign the agreement with Calvin and Calvin on a MOTION by Mr. Truckey, a second by Mr. Baird, and all in favor.

ENGINEER'S REPORT

No report was given at this time.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

No new business was discussed.

SUPERVISORS' REQUEST

A. Action Items

Mr. Lombardo reviewed the task list. Notice for the rate increase in utility bills – completed. Resolution for rule change – completed; effective in September. RFP for community security assessment – manager is handling; in progress.

9–12. Tasks related to the Prepmac lawsuit – ongoing.

13. Liveaboard memo – feedback requested on memo. Addresses questions of what constitutes a liveaboard vessel, whether it can serve as a residence, and the applicable Collier County regulations. Liveaboards can be primary residences; Collier regulations are more focused on marine cleanup issues.

14. Bring Russ Weyer to a meeting – scheduled for the next meeting.

15. Memo discussion – completed.

Port of the Islands Community Improvement District - Minutes

August 15, 2025

Page 10

1 16. Coordination with co-counsel – Mr. McNamee connected with Mr. Salvatori's
2 office.

3 17. Concept plans for potential community center – preliminary concepts shared with
4 Mr. McNamee; will be refined and shared with the Board next month.

5 18. Bid documents for raw water main – completed; bid opens September 13.

6 19. Provide field manager with web account access – addressed earlier in the
7 meeting.

8 20. Cover letter for utility rate increase – completed.

9 21. Assessment roll reimbursement for SE commercial parcel – completed.

10 22. RFQ for legal services – in progress for September; will be on next month's
11 agenda.

12 23. Insurance renewal application – completed.

13 24. License agreement with Calvin and Calvin – completed.

14 Five additional items from this meeting:

15 25. Begin updated assessment methodology process – motion approved to proceed.

16 26. Send utility bill insert regarding backflow devices and post on website.

17 27. Lisa Blacklidge to review easement use agreements.

18 28. Move forward with paving cost estimate from engineer.

19 29. Review documents from Supervisor Kish regarding participation in the fire district
20 and explore potential transition from Ochopee Fire District to Greater Naples. Mr.
21 Lombardo will prepare a memo summary on how the transition could occur. The
22 millage rate for the District is currently four times the millage rate for the Greater
23 Naples district.

24 **B. Parcel 13**

25 Mr. Baird asked about the default status for Parcel 13. Mr. Lombardo explained that
26 there is no default action; the property simply did not purchase ERCs and would need

1 Board approval to do so in the future. In their meeting Mr. Weyer advised Mr. Kish that
2 the District can charge an impact or hookup fee, which would be collected by the District
3 not the County.

4 An action item was added to send a demand letter to the former testing company. Mr.
5 Lombardo requested the vendor information. Mr. Truckey informed him that Mr. Gilbert
6 has it. Mr. Lombardo will review the company's base contract, and Mr. Dorrill will
7 contact Mr. Gilbert to obtain the necessary information.

8 **C. Electricity Payment**

9 Mr. Baird requested the documentation between Orchid Cove and the CID regarding
10 payment responsibility for electricity at the clubhouse. Mr. Truckey has a copy of the
11 paperwork and stated he would like to work with Mr. Gunther and LCEC to review
12 electricity costs and prepare a presentation for the Board. Mr. Dorrill will get Mr. Truckey
13 a copy of one of the LCEC bills.

14 Mr. Kish inquired whether CDDs can charge a franchise fee on the LCEC bills. Mr.
15 Dorrill and Mr. Lombardo do not believe it extends to CDDs but will confirm.

16 **D. Landscaping**

17 Mr. Baird shared that Orchid Cove submitted a request regarding shrubs that were
18 damaged by a vehicle. Soto cut down the damaged shrubs and said that it will take
19 about a year for them to regrow. Orchid Cove also inquired about placing mulch on the
20 median along Union Road. Mr. Baird mentioned that the District received a plan from a
21 landscape architect that was never implemented and suggested incorporating the Union
22 Road work into that overall plan.

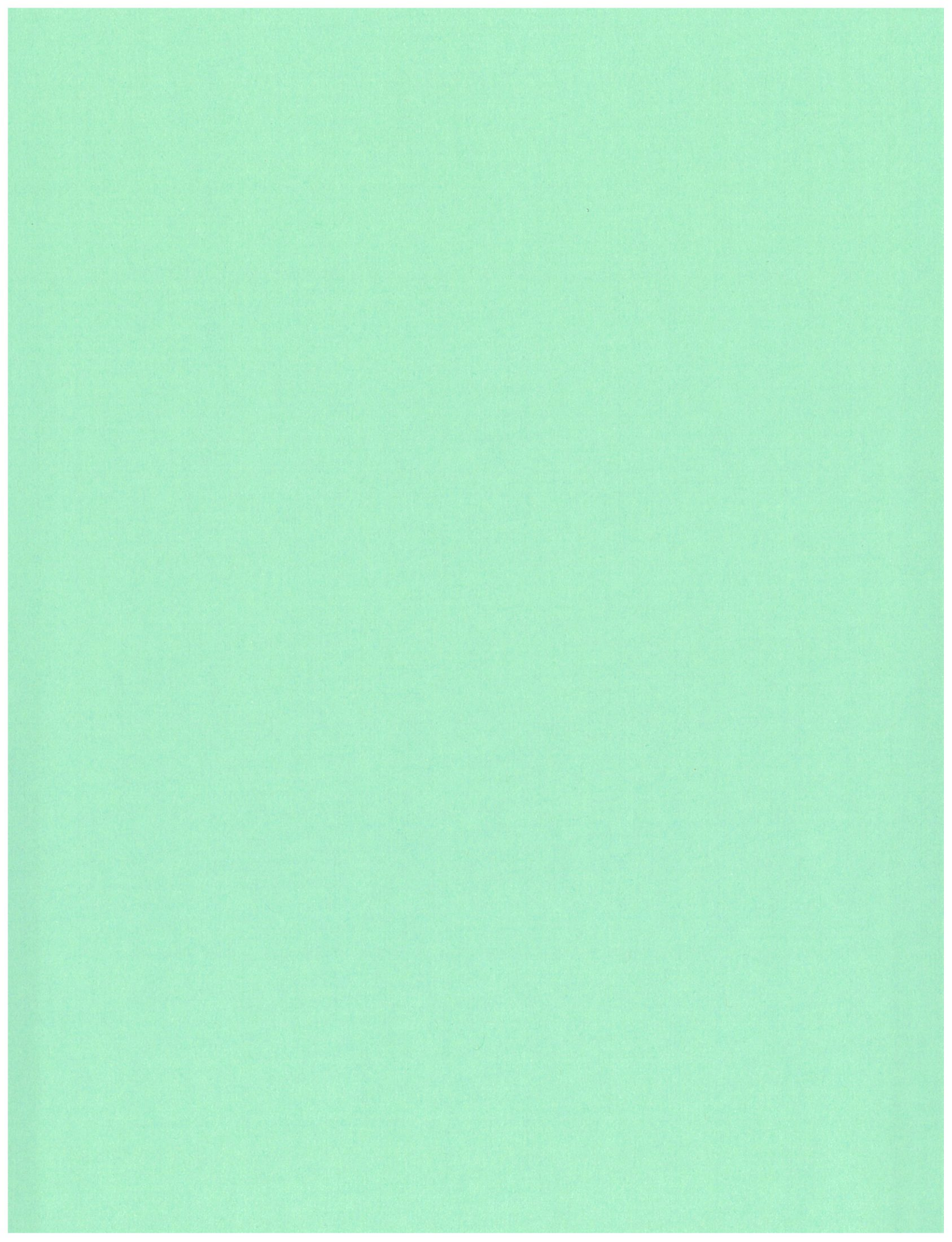
23 The Board requested another meeting with the County about taking over the median
24 landscaping. Mr. Dorrill and Mr. Lombardo shared that the County is not interested in
25 taking on more maintenance responsibilities for landscaping. Mr. Dorrill thinks the
26 Commission should be petitioned to make taxing districts so everyone can pay for
27 everything in the district that they live in.

28 **PUBLIC COMMENTS**

29 No additional public comments were received.

1 **ADJOURNMENT**

- 2 The next meeting will be on September 19, 2025, at 9:30 a.m. **On a MOTION by Mr.**
3 **McNamee and a second by Mr. Truckey, with all in favor, the meeting was**
4 **adjourned at 12:20 p.m.**





*Florida Utility
Solutions*

PORT OF THE ISLANDS CID

AUGUST 2025

MONTHLY PLANT OPERATIONS REPORT

SEPTEMBER 19TH, 2025 BOARD MEETING



Wastewater Plant

**Received and treated
2.59 million gallons in
August**

Water Plant

**Produced and
distributed 3.21 million
gallons in August**

REUSE

**Distributed 7.68 million
gallons in August**

FLORIDA UTILITY SOLUTIONS

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

239-513-0445

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

- 2.59 million gallons of wastewater received and treated in August

Water Treatment

- Produced and distributed 3.21 million gallons in August

Reuse

- Distributed 7.68 million gallons in August

Performance Metrics	Current Month August 2025	Prior Month July 2025
Wastewater treated	2,591,196	2,977,763
Sludge disposed - gallons	36,000	0
Reuse Water Pumped	7,677,714	7,391,981
Odor Complaints	0	0
Number of line breaks	0	1
Auto Flushers Flushed	9	9
Meters Read	265	0
Meters Re-read	7	3
Consumables	Current Month	Prior Month
Chlorine Usage	730	1,205
Water Usage Complaints	0	0

Maintenance and Repair

Preventive Maintenance

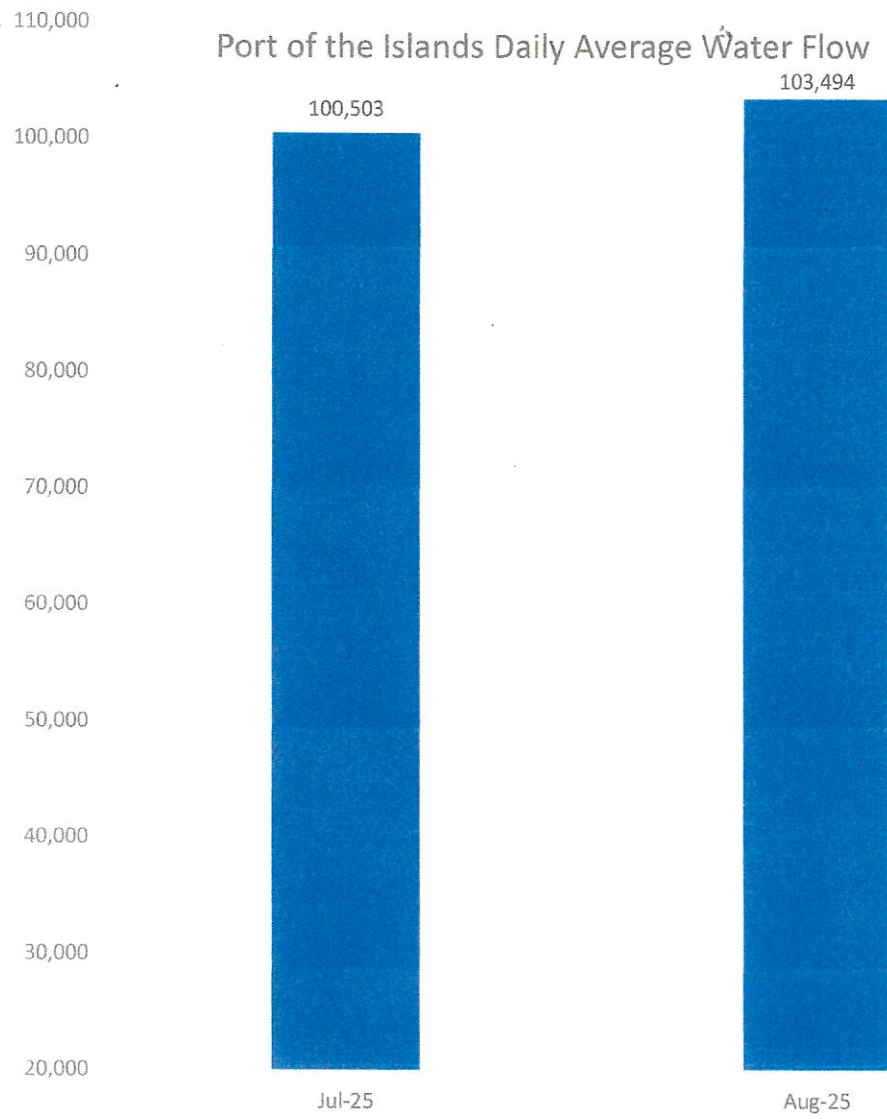
- Inspected all pump stations weekly.
- Odor control weekly checks performed.
- All pumps and motors greased.

Additional Maintenance

- Diagnosed valve issue on the filter.
- Repaired watermain leak at 111 Newport Dr and coordinated landscape remediation.
- Located sewer lateral for new construction connection.
- Repaired water service leak at 161 Cays Dr.
- Repaired chlorine line leak at WWTP.

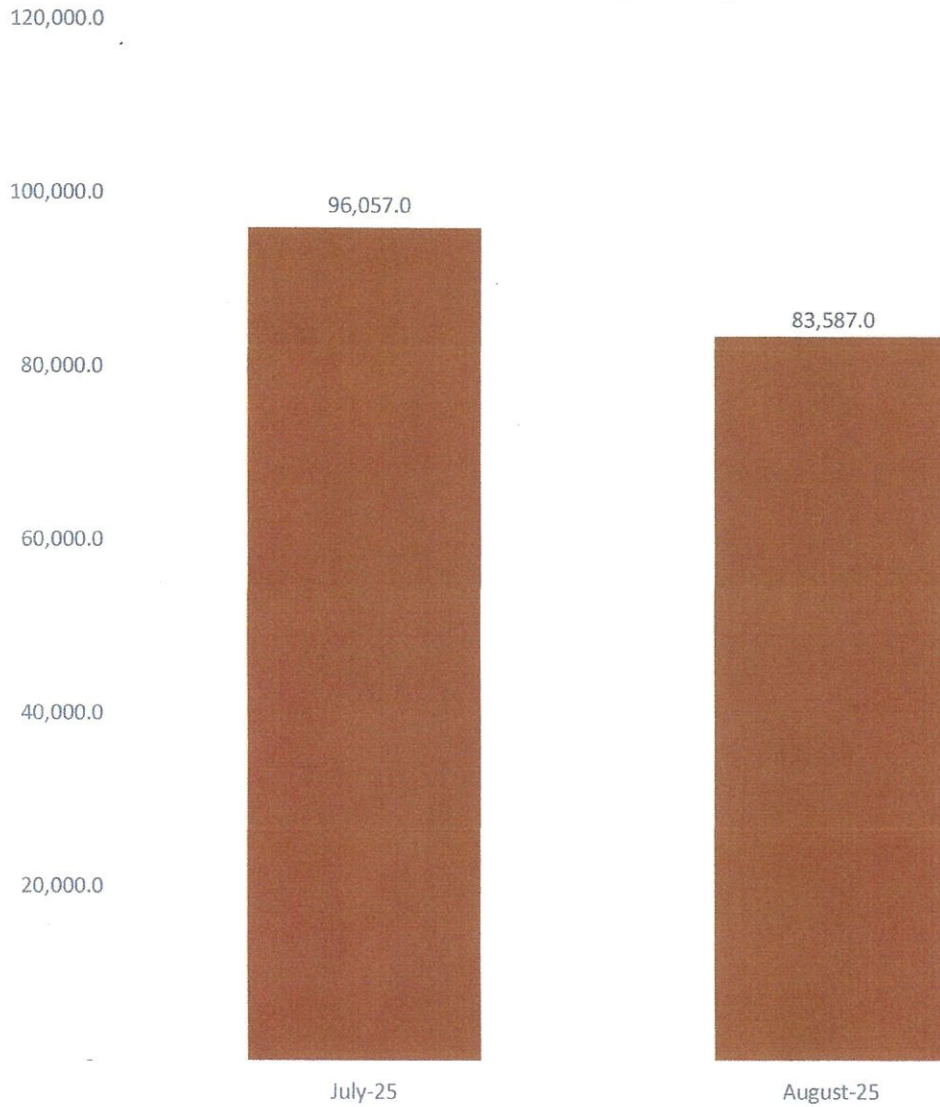
Health & Safety

- 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.



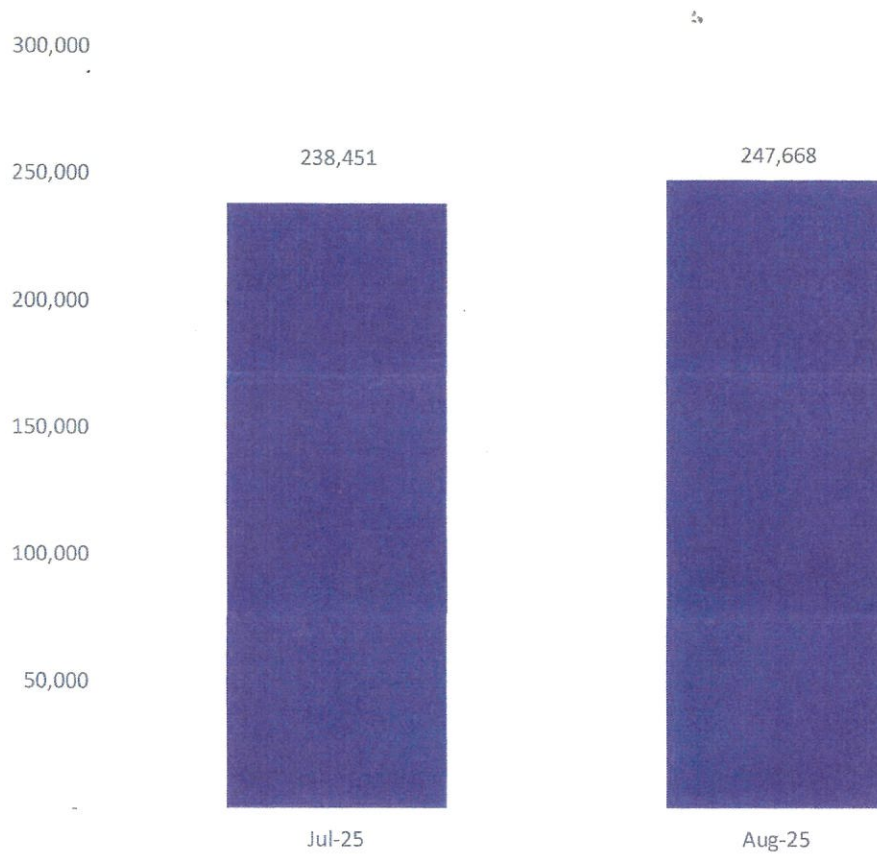
Port of the Islands Drinking Water Monthly Flow Average

Port of the Islands Wastewater Average Daily Flow

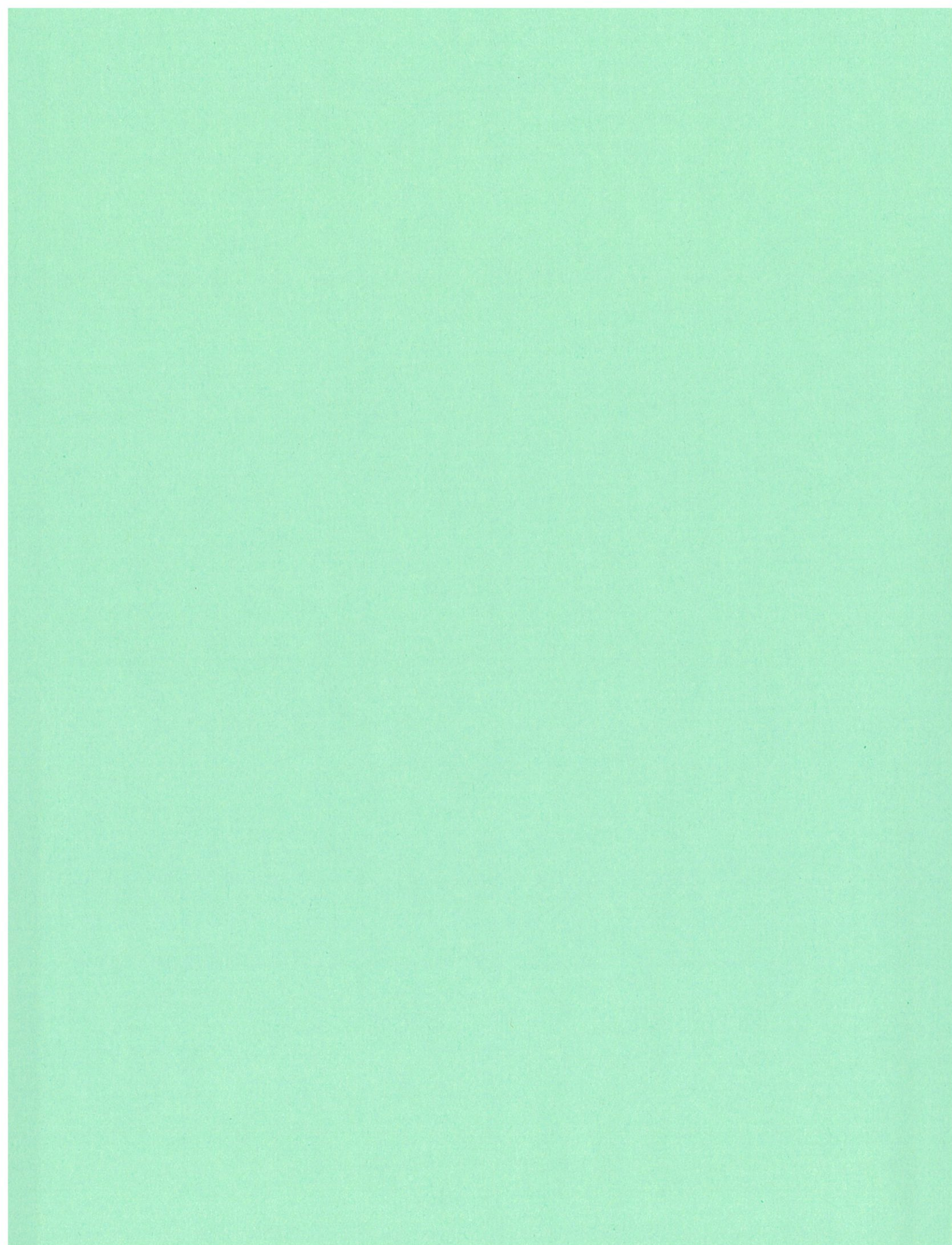


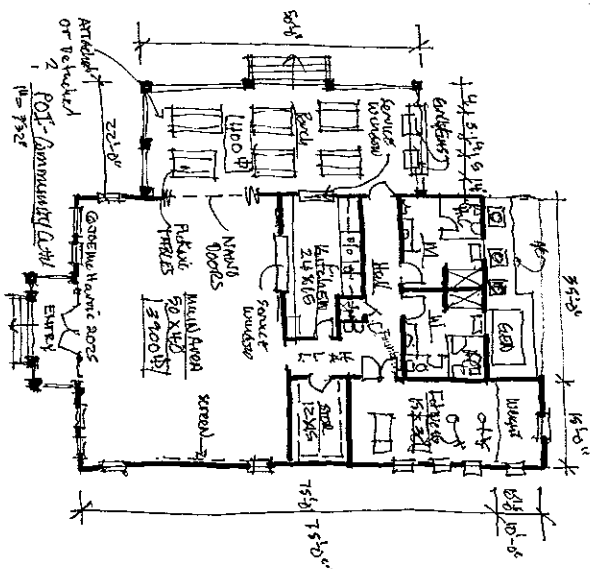
Port of the Islands Wastewater Monthly Flow Average

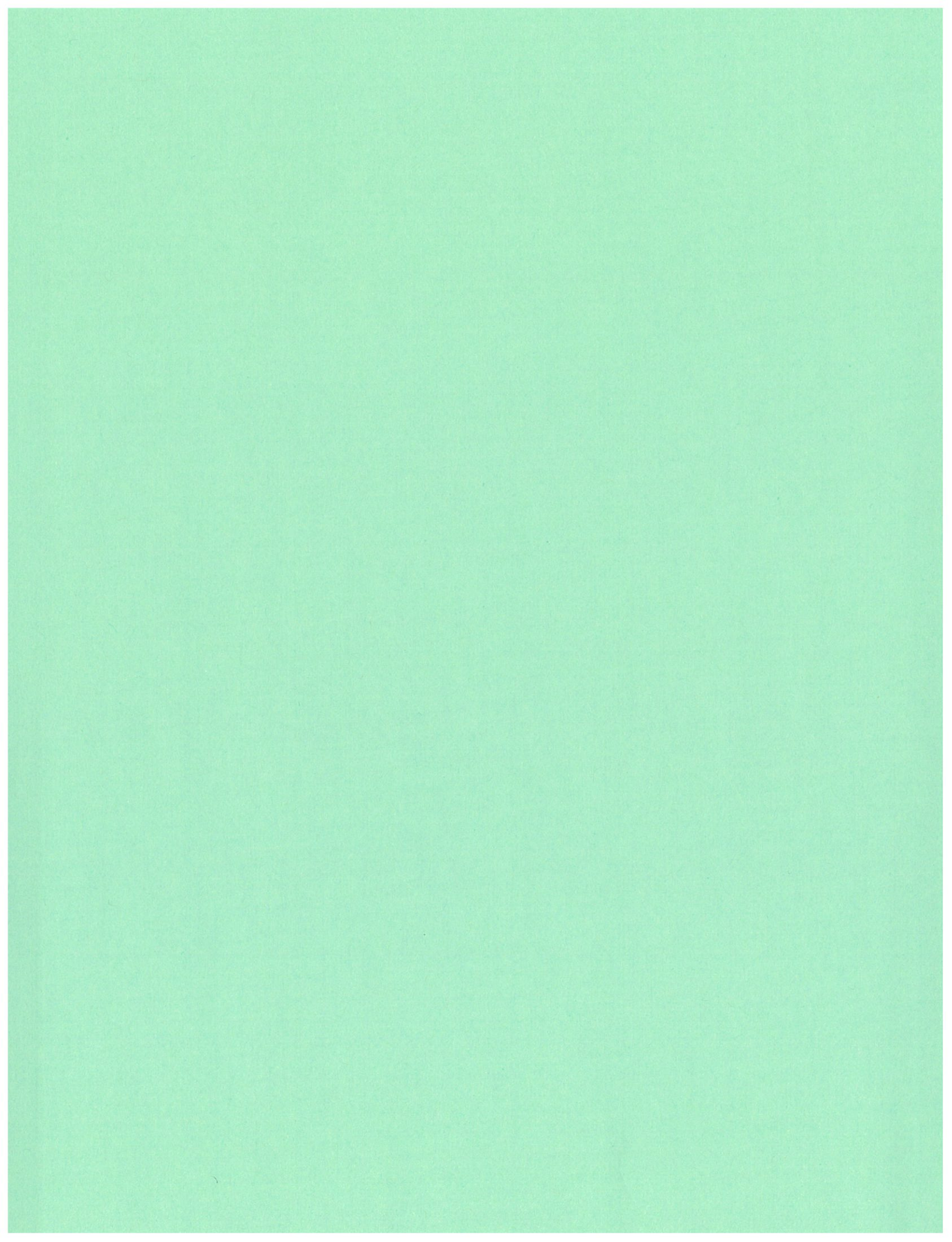
Port of the Islands Reuse Average Daily Flow



Port of the Islands Reuse Monthly Flow Average







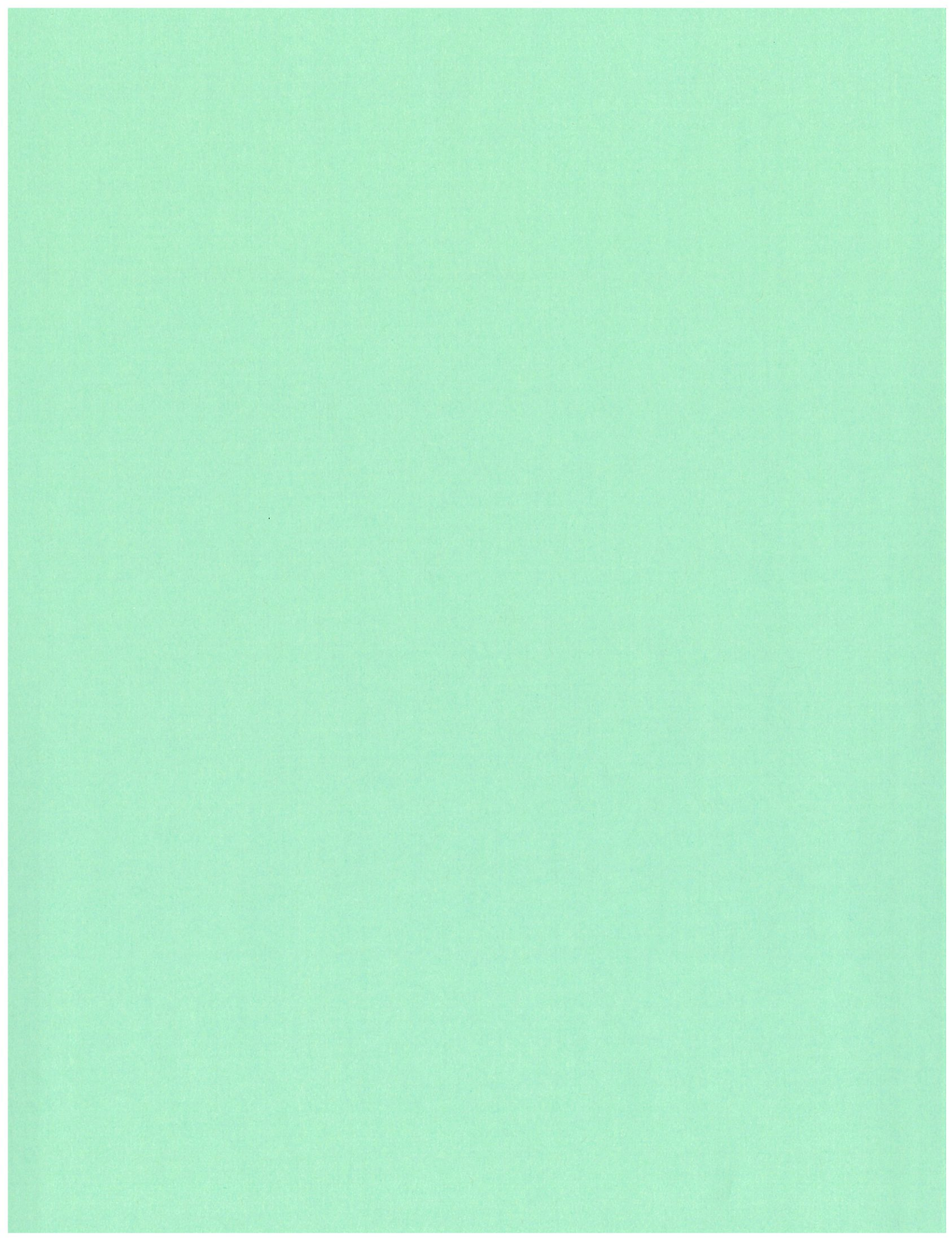
Covered Party:	Port of the Island Community Improvement District
Effective Date:	10/1/2025

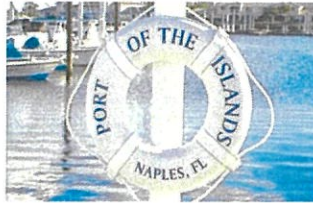


Coverage & Premium Comparison

LINE OF COVERAGE		2024/2025			2025/2026			Changes in Exposures	
		LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM	LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM	2024/2025	2025/2026
Property:									
Preferred Governmental Ins Trust									
Blanket Buildings & Contents				46,849			49,379		
Equipment Breakdown	\$ 6,867,533	\$ 2,500	\$ 2,500		\$ 7,238,333	\$ 2,500		Exposure Difference	\$ 370,800
Excess Flood	\$ 6,867,533	\$ 2,500	\$ 2,500		\$ 7,238,333	\$ 2,500			5.40%
Earth Movement	\$ 3,000,000	\$ 2,500	\$ 2,500		\$ 3,000,000	\$ 2,500			
Terrorism	\$ 3,000,000	Not Included	Not Included		\$ 3,000,000	Not Included			
Named Windstorm	\$ 6,867,533	5% / Min \$35,000	5% / Min \$35,000		\$ 7,238,333	5% / Min \$35,000		Premium Difference	\$ 2,530
Additional Expense	\$ 1,000,000	\$ 2,500	\$ 2,500		\$ 1,000,000	\$ 2,500			5.40%
Business Income	\$ 500,000	\$ 2,500	\$ 2,500		\$ 500,000	\$ 2,500			
Errors & Omissions	\$ 250,000	\$ 2,500	\$ 2,500		\$ 250,000	\$ 2,500			
Demolition & Increased Cost of Construction	\$ 500,000	\$ 2,500	\$ 2,500		\$ 500,000	\$ 2,500			
Inland Marine:									
Unscheduled Blanket Inland Marine	\$ 100,000	\$ 1,000	\$ 1,000	1,148	\$ 100,000	\$ 1,000	1,148	Inland Marine	\$279,505
Communications Equipment	Included in Blanket	\$ 1,000	\$ 1,000		Included in Blanket	\$ 1,000			
Mobile Equipment	\$ 179,505	\$ 1,000	\$ 1,000		\$ 179,505	\$ 1,000		Exposure Difference	\$ -
Electronic Data Processing	Included in Blanket	\$ 1,000	\$ 1,000		Included in Blanket	\$ 1,000			0.00%
Emergency Services Portable Equip	Included in Blanket	\$ 1,000	\$ 1,000		Included in Blanket	\$ 1,000			
Fine Arts	Included in Blanket	\$ 1,000	\$ 1,000		Included in Blanket	\$ 1,000		Premium Difference	\$ -
Other Inland Marine	Included in Blanket	\$ 1,000	\$ 1,000		Included in Blanket	\$ 1,000			0.00%
Rented Borrowed Leased Equipment	Not Included	Not Included	Not Included		Not Included	Not Included			
Valuable Papers	Included in Blanket	\$ 1,000	\$ 1,000		Included in Blanket	\$ 1,000			
Watercraft	Not Included	Not Included	Not Included		Not Included	Not Included			
			Sub-Total	\$ 47,997			Sub-Total	\$ 50,527	
Crime:									
Preferred Governmental Ins Trust									
Employee Dishonesty	\$ 250,000	\$ 1,000	\$ 1,000	2,027	\$ 250,000	\$ 1,000	2,027		
Theft, Disappearance & Destruction In/Out	\$ 250,000	\$ 1,000	\$ 1,000		\$ 250,000	\$ 1,000			
Funds Transfer	\$ 250,000	\$ 1,000	\$ 1,000		\$ 250,000	\$ 1,000			
Computer Fraud	\$ 250,000	\$ 1,000	\$ 1,000		\$ 250,000	\$ 1,000		Premium Difference	\$ -
			Sub-Total	\$ 2,027			Sub-Total	\$ 2,027	0.00%
General Liability:									
Preferred Governmental Ins Trust								Payroll	
General Liability	\$ 1,000,000	\$ -	\$ -	4,997	\$ 1,000,000	\$ -	4,997	\$12,000	\$12,000
Employee Benefits	\$ 1,000,000	\$ -	\$ -		\$ 1,000,000	\$ -		Exposure Difference	\$ -
Deadly Weapon Protection	\$ 1,000,000	\$ -	\$ -	Included	\$ 1,000,000	\$ -	Included	Premium Difference	\$ -
			Sub-Total	\$ 4,997			Sub-Total	\$ 4,997	0.00%

LINE OF COVERAGE		2024/2025			2025/2026			Changes in Exposures	
	LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM	LIMIT	DEDUCTIBLE/SIR	ANNUAL PREMIUM	2024/2025	2025/2026	
Automobile:									
Preferred Governmental Ins Trust									
Auto Liability	\$ 1,000,000	\$ -	600	\$ 1,000,000	\$ -	600			
Uninsured Motorist	Rejected	Rejected		Rejected	Rejected				
Comprehensive/Collision	Not Included	Not Included	-	Not Included	Not Included	-			
Hired Physical Damage	Not Included	Not Included		Not Included	Not Included				
		Sub-Total	\$ 600		Sub-Total	\$ 600	Premium Difference	\$ -	
								0.00%	
Public Officials:									
Preferred Governmental Ins Trust									
Public Officials Liability	\$ 1,000,000	\$ -	3,156	\$ 1,000,000	\$ -	3,156			
Employment Practices Liability	\$ 1,000,000	\$ -		\$ 1,000,000	\$ -				
		Sub-Total	\$ 3,156		Sub-Total	\$ 3,156			
Cyber Liability:									
Preferred Governmental Ins Trust									
Cyber Liability	\$ 2,000,000	\$ 25,000	1,697	\$ 2,000,000	\$ 25,000	1,697			
Privacy & Security Liability	\$ 2,000,000	\$ 25,000		\$ 2,000,000	\$ 25,000				
Cyber Extortion & Ransomware	\$ 500,000	\$ 25,000		\$ 500,000	\$ 25,000				
		Sub-Total	\$ 1,697		Sub-Total	\$ 1,697	Premium Difference	\$ -	
								0.00%	
Workers' Compensation:									
Preferred Governmental Ins Trust									
Workers' Compensation	Statutory	\$ -	2,000	Statutory	\$ -	2,000			
Employers Liability	\$1m/\$1m/\$1m	\$ -	Included	\$1m/\$1m/\$1m	\$ -	Included			
		Sub-Total	\$ 2,000		Sub-Total	\$ 2,000			
TOTAL PREMIUM									
			\$ 62,474			\$ 66,004			
						\$ 2,530	\$ Difference		
						4.05%	% Difference		





**PORT OF THE ISLANDS
COMMUNITY IMPROVEMENT DISTRICT**

August 5, 2025

Residents of Port of the Islands

Re: Notice of Revised Utility Rates and Fees

Dear Residents,

During the past year, the Community Improvement District undertook an analysis of utility rates to eliminate the use of non-ad-valorem assessments that have subsidized the utility system for many years. The District retained Rafetelis, a national utility rate firm, and held three workshops to develop a new rate structure based on a metered approach. This will eliminate the current non-ad-valorem assessment of \$1,404/year and associated charges by the Tax Collector and Property Appraiser.

Attached are the proposed changes to rates and other service fees and charges. The Board will consider the adoption of the revised rates at its September meeting:

Date: September 19, 2025

Time: 9:30am

Place: Orchid Cove Community Room, 25005 Peacock Ln.

A copy of the utility rate study can be found on the District's website at www.poicid.com on the home page under "Community Announcements."

If you have any questions in advance of the meeting, please contact office@dmgfl.com.

Sincerely,

W. Neil Dorrell, District Manager.

**Schedule of Bi-monthly Alternative Rates for Service - Meter Equivalent Basis or
Actual Units Served ¹¹¹**

Single Family Residential Service	Current		Proposed	
Base Facility Charge Per Meter:				
Meter Size	Potable	Wastewater	Water Rates	Wastewater Rates
¾ Inch	N/A	N/A	\$128.38	\$128.38
¾ Inch	N/A	N/A	\$192.56	\$128.38
1 Inch	N/A	N/A	\$320.94	\$128.38
1 ½ Inch	N/A	N/A	\$641.90	\$128.38
2Inch	N/A	N/A	\$1,027.03	\$128.38
Consumption Charge - per 1,000 Gallons				
All Metered Potable Water Gallons	\$3.38	\$6.94	\$3.65	\$7.50
Master Residential and Commercial	Current		Proposed	
Base Facility: Charge - per Meter:				
Meter Size	Potable	Wastewater	Water Rates	Wastewater Rates
¾ Inch	N/A	N/A	\$128.38	\$128.38
¾ Inch	N/A	N/A	\$192.56	\$192.56
1 Inch	N/A	N/A	\$320.94	\$320.94
1 ½ Inch	N/A	N/A	\$641.90	\$641.90
2Inch	N/A	N/A	\$1,027.03	\$1,027.03
3Inch	N/A	N/A	\$1,925.68	\$1,925.68
4Inch	N/A	N/A	\$3,209.47	\$3,209.47
6Inch	N/A	N/A	\$6,418.95	\$6,418.95
8 Inch	N/A	N/A	\$10,270.31	\$10,270.31
10Inch	N/A	N/A	\$14,763.58	\$14,763.58
Consumption Charge - per 1,000 Gallons				
All Metered Potable Water Gallons	\$3.38	\$6.94	\$3.65	\$7.50

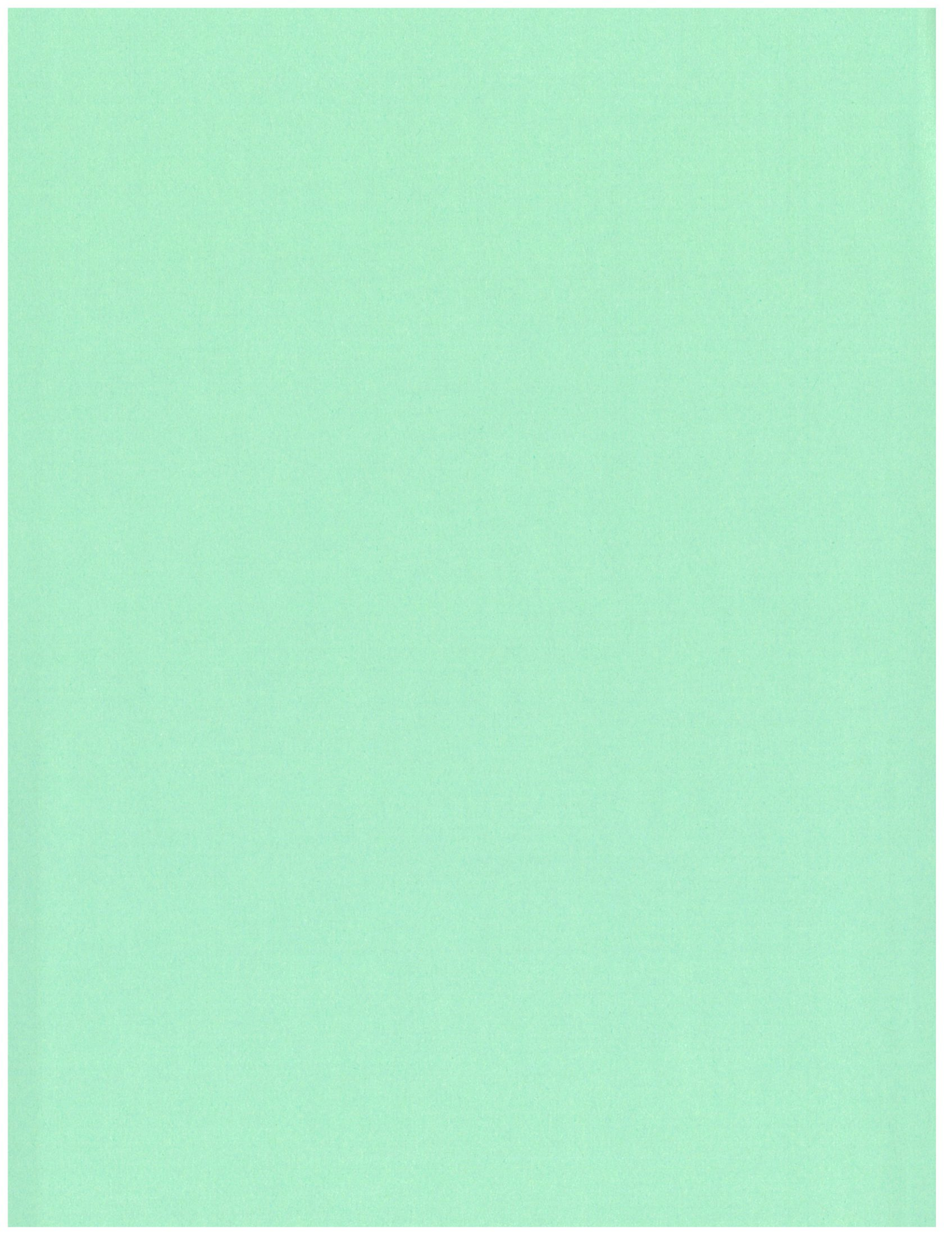
[1] For meters larger than 1 Inch the base rate may be adjusted to reflect the actual number of units served.

Schedule of Fiscal Year 2025 Monthly Water Rates for Service Cont.

Irrigation Services		
Base Facility Charge	Current	Proposed
Charge per 1,000 Gallons (All Gallons)		
• 0 - 12,000 Gallons	\$1.45	\$1.87
• 12,001 - 24,000 Gallons	\$2.18	\$1.87
• 24,001 - 36,000 Gallons	\$2.90	\$1.87
• 36,001 - 48,000 Gallons	\$3.64	\$1.87
• Greater than 48,000 Gallons	\$4.36	\$1.87

Schedule D Miscellaneous Utility Fees and Charges

Description	Current	Proposed
Late Payment Fee	\$25.00	\$50.00
Meter Re-Read Fee	\$10.00	\$25.00
Turn On (New Account)	\$10.00	\$25.00
Replace or Repair Damaged Meter	\$100.00 + Cost	\$150.00 + Cost
Special Trip Fee (Normal Business Hours)	\$35.00	\$50.00
Special Trip Fee (After Hours)	\$50.00	\$100.00
Meter Accuracy Testing Fee (Field) <i>Refundable if meter is not within standards</i>	\$150.00	\$200.00





September 8, 2025

Mr. Neil Dorrell, President
Port of the Islands CID c/o Dorrell Mgmt. Group
2672 Strand Court, Suite 1
Naples, FL 34110

Re: Proposal for Port of the Islands Community Improvement District
Well Flood Hardening

Dear Mr. Dorrell:

Please accept this letter as our proposal to provide professional engineering services to assist the Port of the Islands Community Improvement District (POICID) with the design, surveying, permitting, bidding services, construction administration assistance and engineering inspection for the above-referenced project.

BACKGROUND:

The Port of the Islands Community Improvement District wishes to make flood hardening improvements to the three (3) well sites serving the POI community. A field visit was performed on 6/17/24 to make preliminary evaluations of the existing conditions for the locations where electrical flood hardening is required. Four (4) sites have been identified:

- a. West Well site
- b. Center Well site
- c. East Well site
- d. Permanent Generator site

In addition to the electrical components, POICID has requested design services to bring the existing wells to current standards/code due to flooding concerns and to replace one (1) existing well pump.

SCOPE OF SERVICES

TASK 1 - GENERAL CONSULTATION:

CONSULTANT will provide CLIENT with general consultation services on an as-needed basis, as specifically requested by CLIENT. Fees will be time and materials, up to the specified contract amount.

TASK 2 - ELECTRICAL ENGINEERING

1. CONSULTANT will determine the minimum elevation for all electrical equipment which cannot be rated for submersible service. A combination of flood hardening mitigation strategies will be used based on the unique characteristics of each site. Electrical designs will be provided for all enclosures and equipment which must be elevated above the flood elevation height, along with stairs, concrete housekeeping pads, and elevated platforms, as needed. Other specific existing equipment will be evaluated to determine if a submersible rating can be achieved in-place, for example, magnetic flowmeters, conduit hubs, and junction boxes.
2. A design review will occur at the 30% design level phase of the project and a construction Opinion of Probable Cost (OPC) will be provided.
3. Individual construction bid plans and specifications will be developed for each of the four areas identified that require flood hardening mitigation.
4. Field research will be conducted in addition to a review of record drawings to determine existing conditions.

Approach

The flood hardening strategies at each site will be customized for each site and will generally consist of the following:

1. West Well Site:
 - a. Remote rack-mounted distribution equipment, utility meter, automatic transfer switch, RTU Panel, 120V receptacle and Motor Starter Panel.
 1. Raise all equipment above the flood elevation
 2. Add stairs and platform in front of equipment rack for operations
 3. Relocate RTU panel and Motor Starter panel from rear to front of mounting rack
 4. Replace damaged surge protection device
 - b. Local rack-mounted disconnect and junction boxes
 1. Relocate, elevate, or redesign the existing equipment.
 2. Replace damaged surge protection device
 - c. Instrumentation
 1. Replace the existing flowmeter with a new flowmeter that is submersible rated which uses a remote display that will be mounted to the electrical equipment mounting rack.
 2. Re-terminate existing control devices.
2. Center Well Site:
 - a. Local rack-mounted distribution equipment, junction boxes and motor starter panel.
 1. Raise all equipment above the flood elevation
 2. Add stairs and platform in front of equipment rack for operations
 3. Relocate, elevate, or redesign the existing equipment.
 4. Replace damaged surge protection device
 - b. Instrumentation
 1. Replace the existing flowmeter with a new flowmeter that is submersible rated which uses a remote display that will be mounted to the electrical equipment mounting rack.
 2. Re-terminate existing control devices.
3. East Well Site:
 - a. Local rack-mounted distribution equipment, junction boxes and motor starter panel.
 1. Raise all equipment above the flood elevation
 2. Add stairs and platform in front of equipment rack for operations
 3. Relocate, elevate, or redesign the existing equipment.
 4. Replace damaged surge protection device
 - b. Instrumentation
 1. Replace the existing flowmeter with a new flowmeter that is submersible rated which uses a remote display that will be mounted to the electrical equipment mounting rack.
 2. Re-terminate existing control devices.
4. Generator Site:
 - a. Rack-mounted distribution equipment, utility meter, automatic transfer switch, 120V receptacle, and RTU Panel.
 1. Raise all equipment above the flood elevation
 2. Add stairs and platform in front of equipment rack for operations
 3. Relocate RTU panel and motor starter panel from rear to front of mounting rack
 4. Relocate, elevate, or redesign the existing equipment.
 5. Replace damaged surge protection device

TASK 3 - FDEP PERMITTING

CONSULTANT will assist the CLIENT in preparing and submitting an application to the Florida Department of Environmental Protection (FDEP) for the proposed improvements. CONSULTANT will prepare FDEP forms and site plans for a Community Water System to modify three (3) existing wells. The

Mr. Neil Dorrill, President

Proposal for POICID Well Flood Hardening

Page 3

submittal package will include the construction plans, FDEP application, and required supporting documentation. CONSULTANT will perform onsite construction observation services and walk-through(s) necessary for project certification. CONSULTANT shall prepare clearance application forms for the facilities based on record drawings and water quality sampling analysis results provided by the CONTRACTOR.

Note: CLIENT understands that permitting is a regulatory function and, as such, CONSULTANT cannot guarantee issuance of any permit.

TASK 4 - WELL MODIFICATION CONSTRUCTION DRAWINGS

CONSULTANT shall obtain and review permit records and record (as-built) drawings for three (3) wells. CONSULTANT will visit each of the three (3) wells and record measurements of the existing above-ground piping and appurtenances to verify permitted/as-built information and to assist in the design. At a minimum, CONSULTANT will record well depths, piping diameter, piping height above pad, flowmeter length, pressure gauge location, valve locations, support stand locations, and flange details of the existing facilities. CONSULTANT will prepare construction drawings with details to raise the existing wellhead above the 100-year flood elevation required for water wells and to modify any associated piping and wellhead/flanges resulting from these improvements. CONSULTANT will prepare a detailed drawing to modify the West Well (PW-1) to include a new submersible pump and motor, pump column, and appurtenances. This scope assumes that up to six (6) drawing sheets will be necessary. The construction plans will be prepared on 22-inch x 34-inch paper size and shall be fully reducible to half scale on 11 inch x 17-inch paper size. CONSULTANT will prepare required specifications for the work. CONSULTANT will prepare 60%, 90%, and final design deliverables for review and comment.

Notes: Well depths will be measured through well ports and without the need to use a crane or other heavy machinery. Submersible pump and motor sizing will be based on the existing pump and motor design. Scope of services does not include modification of the Water Use Permit (WUP), required FEMA certifications, nor survey data collection services.

TASK 5 - CONSTRUCTION SERVICES

This proposal is based upon providing Construction Services, consisting of meetings with the contractor and CLIENT, review of shop drawings with the Contractor, and responding to RFI's.

Meetings: Meetings are anticipated to be minimal. The CONSULTANT will meet with the Contractor for a kick-off meeting and as-needed thereafter.

Construction Observation and Engineering Support: In connection with observations of the work of contractor while it is in progress: CONSULTANT shall provide construction observation during construction. Based on information obtained during such observations, CONSULTANT shall endeavor to determine in general if such work is proceeding in accordance with the design concept and the design information shown in the Contract Documents. The responsibilities of CONSULTANT contained in this paragraph are expressly subject to the limitations set forth and other express or general limitations in this Agreement.

CONSULTANT shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct or have control over Contractor's work nor shall CONSULTANT have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor, for safety precautions and programs incident to the work of Contractor or for any failure of Contractor to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor's furnishing and performing the work. Accordingly, the CONSULTANT neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

RFI's and Shop Drawings: CONSULTANT shall respond to Contractor's Requests for Information (RFI) to clarify the Plans and Specifications. CONSULTANT shall review and approve Shop Drawings and other data which Contractor is required to submit, but only for conformance with the design information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such reviews and approvals or other action will not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. Review of a specific item shall not indicate the CONSULTANT has reviewed the entire assembly of which the item is a component. The CONSULTANT shall not be responsible for any deviations from the Contract Documents not brought to the attention of the CONSULTANT in writing by the Contractor.

Record Drawings: Field red-lines will be incorporated into the design plans so that a record drawing as-built plan set will be delivered to the CLIENT for each site.

Start-Up Support: The functionality at each of the completed project work sites will be validated and confirmed to be the same as at the start of the project.

REIMBURSABLE EXPENSES

CONSULTANT will be reimbursed for the direct costs incurred for plotting plans, copies, prints, permit application fee(s), and other expenses in support of the tasks outlined above. These costs will be itemized as they are incurred.

SUMMARY OF FEES

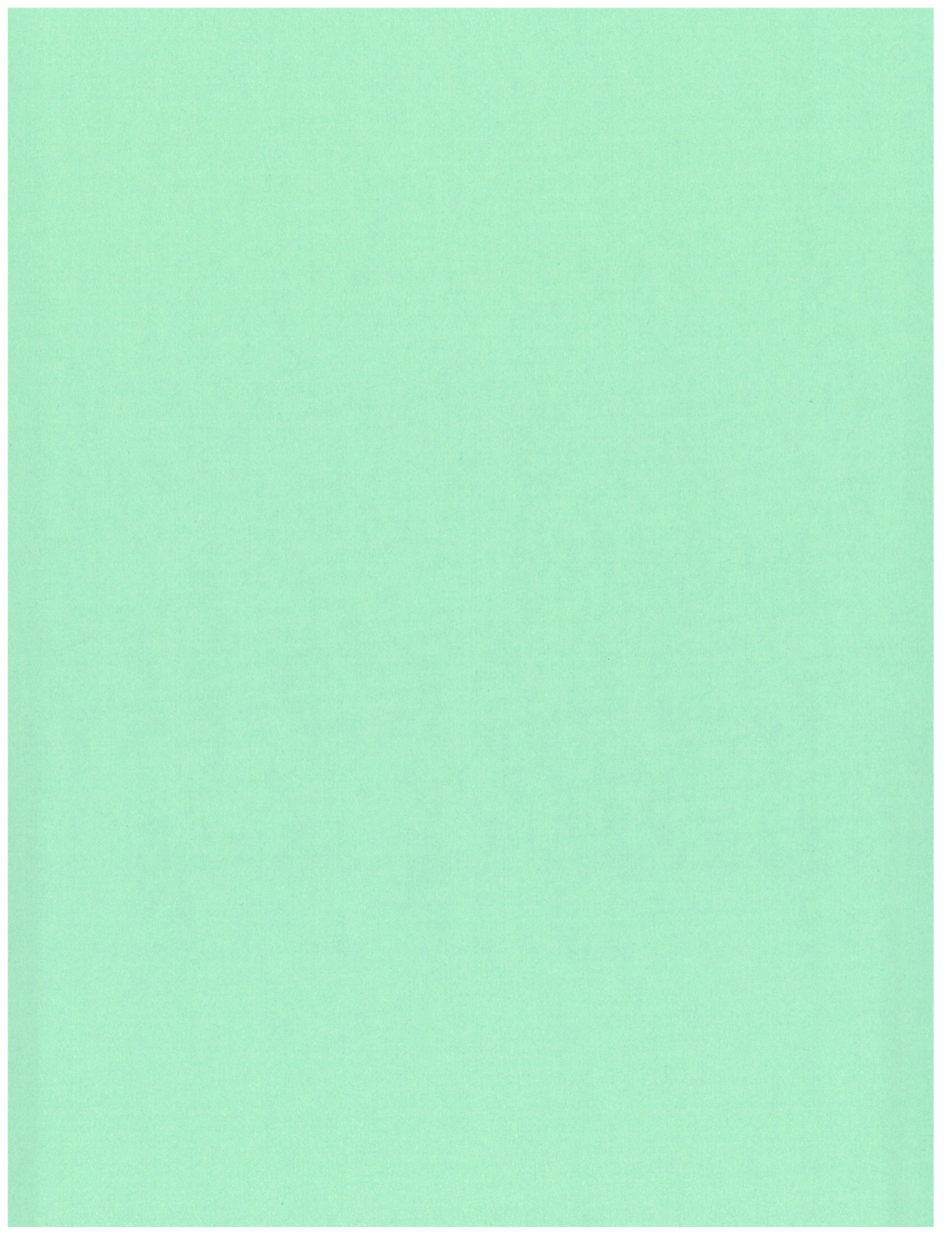
Task	Description	Fee Amount	Fee Type
1	General Consultation	\$5,000	T&M
2	Electrical Engineering	\$32,000	LS
3	FDEP Permitting	\$16,000	LS
4	Well Modification Construction Drawings	\$33,000	LS
5	Services During Construction	\$24,000	T&M
6	Reimbursables	\$500	T&M
TOTAL:		\$110,500	LS/T&M

Thank you for this opportunity and for considering Johnson Engineering for this project. Should you have any questions or require additional information, please feel free to contact me.

Sincerely,

JOHNSON ENGINEERING, LLC

Jared R. Brown, P.E.



Port of the Islands CID

FINANCIAL STATEMENTS

July 31, 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 July 31, 2025**

Assets

	Operating	Water and Sewer	Total
Current Assets			
Checking	\$ 3,774,167.48	\$ 0.00	\$ 3,774,167.48
Checking - Water/Sewer	0.00	1,583,034.22	1,583,034.22
Undeposited Cash (WS)	0.00	34,230.77	34,230.77
Accounts Receivable	0.00	(15,606.56)	(15,606.56)
Due To/From 001/202	0.00	(96,018.22)	(96,018.22)
Due To/From 001/202	96,018.22	0.00	96,018.22
Prepaid Items	17,639.00	17,639.00	35,278.00
Total Current Assets	<u>3,887,824.70</u>	<u>1,523,279.21</u>	<u>5,411,103.91</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>\$ 4,471,671.70</u>	<u>\$ 8,781,404.64</u>	<u>\$ 13,253,076.34</u>

Liabilities and Fund Balance

	Operating	Water and Sewer	Total
Current Liabilities			
Accounts Payable	\$ 122,648.10	\$ 0.00	\$ 122,648.10
Utility Customer Deposits	0.00	16,250.00	16,250.00
Total Current Liabilities	<u>122,648.10</u>	<u>16,250.00</u>	<u>138,898.10</u>
Long-Term Liabilities			
Total Long-Term Liabilities	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities	<u>122,648.10</u>	<u>16,250.00</u>	<u>138,898.10</u>
Fund Balances			
Unreserved Fund Balance	3,671,829.35	8,425,409.10	12,097,238.45
Retained Earnings	677,194.25	339,745.54	1,016,939.79
Total Fund Balance	<u>4,349,023.60</u>	<u>8,765,154.64</u>	<u>13,114,178.24</u>
Total Liabilities and Fund Balance	<u>\$ 4,471,671.70</u>	<u>\$ 8,781,404.64</u>	<u>\$ 13,253,076.34</u>

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

July 31, 2025

General Fund

	Current Period Actual	Current Period		YTD		Variance	Annual Budget
		Budget	Actual	Budget	Budget		
Revenue							
Interest Income	\$ 13,177	\$ -	\$ 12,500	\$ 129,748	\$ 125,000	\$ 4,748	\$ 150,000
Special Assmnts- Tax Collector	0	73,196	854,319	731,963	731,963	122,356	878,355
Interest - Tax Collector	237	25	938	250	250	688	300
Special Assmnts-Discounts	0	(3,750)	0	(37,500)	(37,500)	37,500	(45,000)
Settlement Proceeds	0	0	22,500	0	0	22,500	0
Other Miscellaneous Revenues	50,000	0	52,823	0	0	52,823	0
Total Revenue	63,414	81,971	1,060,328	819,713	819,713	240,615	983,655
Expenses							
Administrative							
P/R-Board Of Supervisors	500	500	5,000	5,000	5,000	0	6,000
Employment Taxes	38	38	383	375	375	8	450
P/R - Processing Fees	19	42	225	417	417	(192)	500
County Property Tax	0	0	26,080	0	0	26,080	0
Profserv-Engineering	1,982	2,083	49,324	20,833	20,833	28,491	25,000
Profserv-Legal Services	9,466	2,083	37,732	20,833	20,833	16,899	25,000
Profserv-Mgmt Consulting Serv	3,877	3,875	38,868	38,750	38,750	118	46,500
Profserv-Property Appraiser	0	225	2,763	2,250	2,250	513	2,700
Auditing Services	0	292	6,600	2,917	2,917	3,683	3,500
Rentals & Leases	105	58	1,083	583	583	500	700
Postage And Freight	115	42	454	417	417	37	500
Insurance - General Liability	0	1,000	12,598	10,000	10,000	2,598	12,000
Insurance - Worker's Compensation	0	0	2,000	0	0	2,000	0
Printing & Binding	0	17	239	167	167	72	200
Legal Advertising	3,801	417	7,437	4,167	4,167	3,270	5,000
Special Services	1,358	500	18,333	5,000	5,000	13,333	6,000
Tax Collector Fee	0	583	17,086	5,833	5,833	11,253	7,000
Misc-District Website	330	300	1,605	3,000	3,000	(1,395)	3,600
Annual District Filing Fee	0	15	0	146	146	(146)	175
Total Administrative	21,591	12,070	227,810	120,688	120,688	107,122	144,825

Unaudited

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

July 31, 2025

General Fund

	Current Period Actual	Current Period		YTD		Variance	Annual Budget
		Budget		Actual	Budget		
<u>Operations & Maintenance</u>							
Contracts-Field Services	0	417		7,752	4,167	3,585	5,000
Electricity-Streetlighting	2,861	2,500		28,413	25,000	3,413	30,000
R&M-Renewal & Replacement	0	417		0	4,167	(4,167)	5,000
R&M-Grounds	0	2,083		6,999	20,833	(13,834)	25,000
Misc-Hurricane	0	0		750	0	750	0
R&M-Storm Water Drainage	0	417		520	4,167	(3,647)	5,000
Total Operations & Maintenance	2,861	5,834		44,434	58,334	-13,900	70,000
<u>Landscape & Irrigation</u>							
Contracts-Landscape	8,021	7,833		79,273	78,333	940	94,000
Utility-Irrigation	4,290	1,250		16,101	12,500	3,601	15,000
R&M-Irrigation	77	833		13,667	8,333	5,334	10,000
Total Landscape & Irrigation	12,388	9,916		109,041	99,166	9,875	119,000
<u>Lakes & Ponds</u>							
Contracts-Lakes	185	167		1,850	1,667	183	2,000
Total Lakes & Ponds	185	167		1,850	1,667	183	2,000
<u>Roads & Sidewalks</u>							
R&M-Signage	0	25		0	250	(250)	300
R&M-Roads & Alleeways	0	833		0	8,333	(8,333)	10,000
Total Roads & Sidewalks		858			8,583	-8,583	10,300
<u>Mosquito Control</u>							
Contracts-Mosquito Treatment	0	417		0	4,167	(4,167)	5,000
Contracts-Mosquito Spray	0	833		0	8,333	(8,333)	10,000
Total Mosquito Control		1,250			12,500	-12,500	15,000

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

July 31, 2025

General Fund

	Current Period Actual	Current Period		YTD		Variance	Annual Budget
		Budget	Actual	Budget	Actual		
<u>Capital Expenditures & Projects</u>							
Capital Outlay - Landscape	0	8,333	0	83,333	(83,333)		100,000
Contingency	0	10,752	0	107,517	(107,517)		129,020
Capital Reserve	0	32,793	0	327,925	(327,925)		393,510
Total Capital Expenditures & Projects		51,878		518,775	-518,775		622,530
Total Expenditures	37,025	81,973	383,135	819,713	(436,578)		983,655
Other Financing Sources (Uses)							
<u>Other Sources</u>							
Other Financing Sources (Uses)							
<u>Other Sources</u>							
Other Uses							
Revenue (Over) Under Expenses	\$ 26,389	(2)	\$ 677,193	\$ 0	\$ 677,193		\$ 0

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

July 31, 2025

Water/Sewer

	Current Period	Current Period		YTD	YTD		Variance	Annual Budget
	Actual	Budget		Actual	Budget			
Revenue								
Interest Income	\$ 5,345	\$	3,333	\$ 47,805	\$ 33,333	\$ 14,472	\$ 40,000	
Water Revenue	1,870		8,333	69,139	83,333	(14,194)	100,000	
Sewer Revenue	(437)		8,333	94,733	83,333	11,400	100,000	
Irrigation Fees	0		12,917	169,365	129,167	40,198	155,000	
Meter Fees	0		250	2,420	2,500	(80)	3,000	
Special Assmnts- Tax Collector	(11,689)		86,895	987,350	868,948	118,402	1,042,738	
Interest - Tax Collector	282		50	1,114	500	614	600	
Special Assmnts-Discounts	0		(3,476)	14,525	(34,758)	49,283	(41,710)	
Other Miscellaneous Revenues	1,420		417	13,012	4,167	8,845	5,000	
Less Returns and Allowances	0		0	(4,466)	0	(4,466)	0	
Total Revenue	(3,209)		117,052	1,394,997	1,170,523	224,474	1,404,628	
Expenses								

Expenses

Administrative								
P/R-Board Of Supervisors	500	500	500	5,000	5,000	0	6,000	
Employment Taxes	38	33	33	383	333	50	400	
P/R - Processing Fees	19	42	42	225	417	(192)	500	
Profserv-Engineering	8,526	1,667	1,667	125,006	16,667	108,339	20,000	
Profserv-Legal Services	9,466	2,083	2,083	37,415	20,833	16,582	25,000	
Profserv-Mgmt Consulting Serv	3,877	3,875	3,875	38,768	38,750	18	46,500	
Profserv-Property Appraiser	0	167	167	2,763	1,667	1,096	2,000	
Auditing Services	0	333	333	5,100	3,333	1,767	4,000	
Postage And Freight	0	17	17	0	167	(167)	200	
Insurance - General Liability	0	1,000	1,000	12,598	10,000	2,598	12,000	
Printing & Binding	0	17	17	0	167	(167)	200	
Legal Advertising	0	100	100	0	1,000	(1,000)	1,200	
Special Services	688	0	0	3,438	0	3,438	0	
Utility Billing Postage & Supplies	905	0	0	2,951	0	2,951	0	
Misc-Assessmnt Collection Cost	0	2,083	2,083	19,643	20,833	(1,190)	25,000	
Office Supplies	1,667	58	58	2,126	583	1,543	700	
Telephone - Utility Operations	318	333	333	3,163	3,333	(170)	4,000	
Total Administrative	26,004	12,308	12,308	258,579	123,083	135,496	147,700	

Unaudited

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

July 31, 2025

Water/Sewer

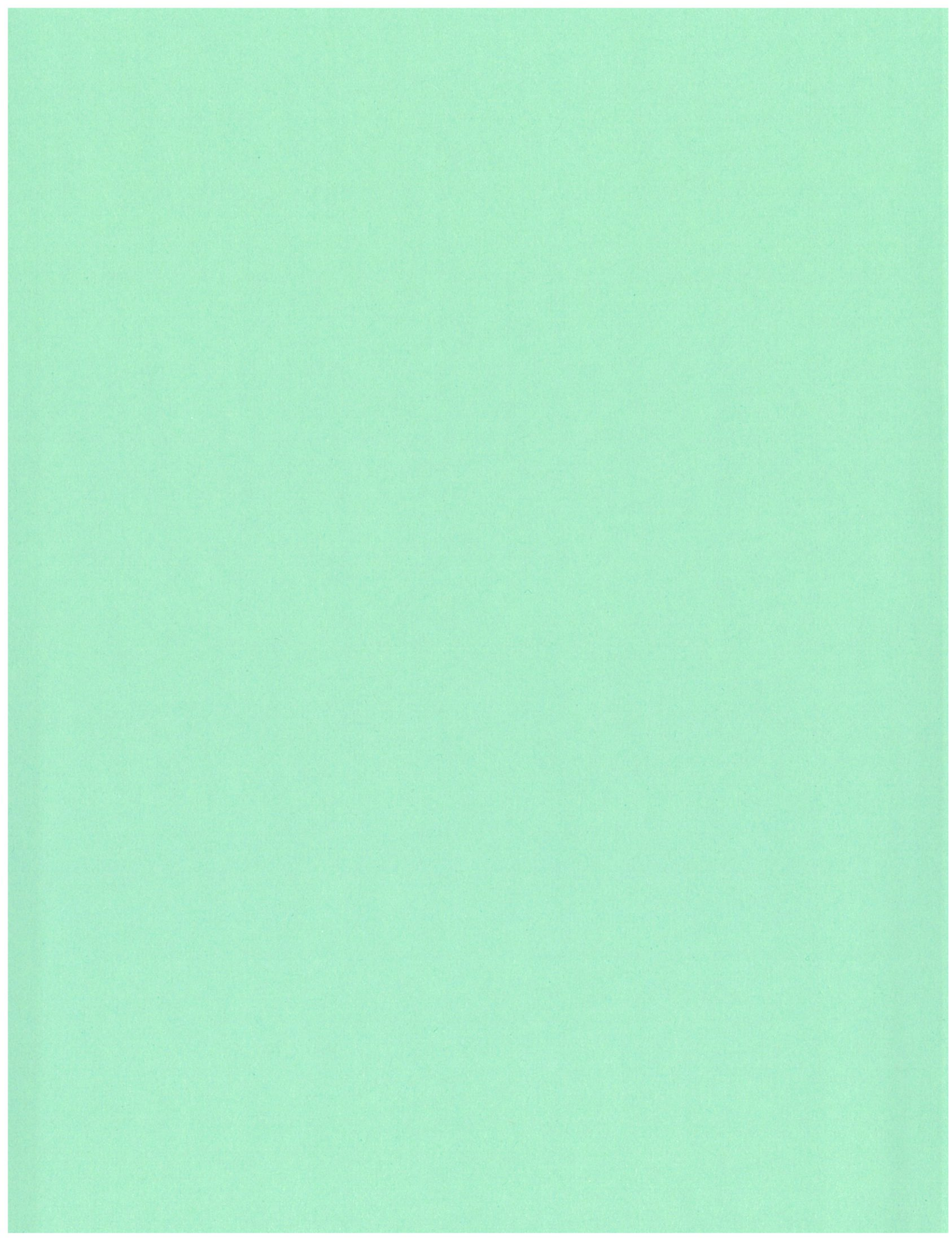
	Current Period Actual	Current Period		YTD		Variance	Annual Budget
		Budget	Actual	Budget	Actual		
<u>Water-Sewer Comb Services</u>							
Misc-Hurricane	0	0	7,637	0	7,637	7,637	0
Utility - Electricity	7,499	8,333	76,882	83,333	83,333	(6,451)	100,000
Contracts-Utility Operations	29,329	31,417	293,285	314,167	314,167	(20,882)	377,000
Contracts-Utility Billing	4,361	2,750	35,866	27,500	27,500	8,366	33,000
Contracts-Generator Maint	0	250	2,873	2,500	2,500	373	3,000
R&M-Lift Station	0	833	15,343	8,333	8,333	7,010	10,000
R&M-Potable Water Lines	6,129	1,000	13,395	10,000	10,000	3,395	12,000
R&M-Water Plant	7,441	3,333	57,898	33,333	33,333	24,565	40,000
R&M-Waste Water Plant	5,541	2,083	8,709	20,833	20,833	(12,124)	25,000
R&M-Sewer Lines	0	417	0	4,167	4,167	(4,167)	5,000
R&M-Instrumentation	1,454	417	6,450	4,167	4,167	2,283	5,000
Misc-Licenses & Permits	45,808	83	51,008	833	833	50,175	1,000
Compliance Sampling	1,392	1,667	13,917	16,667	16,667	(2,750)	20,000
Chemicals-Water Operations	2,392	2,917	24,369	29,167	29,167	(4,798)	35,000
Chemicals-Wastewater Operations	3,223	2,083	26,534	20,833	20,833	5,701	25,000
Sludge Disposal	0	1,667	16,065	16,667	16,667	(602)	20,000
Reserves - Water & Sewer System	0	20,000	0	200,000	200,000	(200,000)	240,000
Total Water-Sewer Comb Services	114,569	79,250	650,231	792,500	792,500	-142,269	951,000
<u>Capital Expenditures & Projects</u>							
Capital Outlay	0	20,833	65,680	208,333	208,333	(142,653)	250,000
Capital Outlay-Utility Meter Replacement	0	0	13,887	0	13,887	13,887	0
Capital Outlay-WWTP	0	0	66,875	0	66,875	66,875	0
Contingency	0	4,661	0	46,607	46,607	(46,607)	55,928
Total Capital Expenditures & Projects		25,494	146,442	254,940	254,940	-108,498	305,928
Total Expenditures	140,573	117,052	1,055,252	1,170,523	1,170,523	(115,271)	1,404,628

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

July 31, 2025

Water/Sewer

	Current Period Actual	Current Period Budget	YTD Actual	YTD Budget	Variance	Annual Budget
Revenue (Over) Under Expenses \$	(143,782) \$	0 \$	339,745 \$	0 \$	339,745 \$	0



September POICID Action Items

Task	Date	Status
1. Notice of Rule Development		Complete
2. Notice of Rule Making		Complete
3. Notice of Closed-Door Workshop		Complete
4. Notice of Budget Hearing		Complete
5. Notice of Utility Increase in Utility Bills (Manager)	August	Complete
6. Evaluation of Annual Paving Contracts, Collier County		Complete
7. Resolution draft approving rule change (Attorney)	August	Complete
8. Evaluation of RFP for Community Security Assessment (Manager)	September	In Progress
9. Proposal of Possible Legal Settlement, Prepmac		Complete
10. SFWMD Easement		Complete
11. Settlement Counteroffer, Prepmac		Complete
12. Draft Settlement Agreement, Prepmac		Complete
13. Liveaboard land development regulation research including addressing (Attorney)	August	Draft Provided For Review – Aug 8
14. Bring Russ Weyer to August Board Meeting to go over Assessment Methodology (Manager)	August	Rescheduled to September
15. Research historical and current ability to transfer O&M assessments (Attorney)	August	Done
16. Provide initial tasks to co-counsel (Chair)		
17. Obtain concept plans for potential community center (Manager)	September	Done in August
18. Invitation to Bid Documents, Raw Water Main (Manager)		Done – Sept 13, Bid Opens
19. Provide Field Manager with Web Account Access for Emergency Notifications (Manager)		Done
20. Develop Cover Letter / Notice of Utility Rate Increase to Accompany August Utility Bill (Manager)	August	Done – Aug 29
21. Prepare Assessment Roll Reimbursement SE Commercial Parcel (Manager)		Done
22. Prepare RFQ for District Legal Services (Manager)	September	In Progress
23. Complete Insurance Renewal Application for 10/1 Renewal (Manager)		Done
24. Prepare license agreement for marine contractor (Attorney)	August	Done – Aug 13

25. Solicit proposal for community road asphalt survey	August	Done
26. Research district own/operate server for website	August	Done
27. Prepare budget amendment for lift station repair	August	Done
28. Engage Russ Weyer for FY26 methodology review	August	
29. Identify former water quality testing vendor for possible claim	August	
30. Develop utility billing insert/website for backflow information	August	
31. Engage conceptual design for community hall facility	August	Done