PELICAN BAY SERVICES DIVISION
Municipal Services Taxing & Benefit Unit

NOTICE OF PUBLIC MEETING **WEDNESDAY, JUNE 10, 2026**

THE PELICAN BAY SERVICES DIVISION BOARD WILL MEET AT 1:30 PM ON JUNE 10 AT THE COMMUNITY CENTER AT PELICAN BAY, 8960 HAMMOCK OAK DRIVE, NAPLES, FLORIDA, 34108.

AGENDA

1. Pledge of Allegiance
2. Roll Call
3. Agenda approval
4. Approval of 5/13/26 Regular Session meeting minutes
5. Audience comments
6. Administrator's Report
    a. Update on projects
    b. Update on Montenero/Claridge drainage
    c. Update on the procurement audit
    d. Review of the May 31 financials
7. Committee Reports
    a. Water Management
8. Chairman's Report
9. Old Business
10. New Business/Miscellaneous Correspondence
11. Adjournment

**indicates possible action items*

ANY PERSON WISHING TO SPEAK ON AN AGENDA ITEM WILL RECEIVE UP TO THREE (3) MINUTES PER ITEM TO ADDRESS THE BOARD. THE BOARD WILL SOLICIT PUBLIC COMMENTS ON SUBJECTS NOT ON THIS AGENDA AND ANY PERSON WISHING TO SPEAK WILL RECEIVE UP TO THREE (3) MINUTES. THE BOARD ENCOURAGES YOU TO SUBMIT YOUR COMMENTS IN WRITING IN ADVANCE OF THE MEETING. ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDING PERTAINING THERETO, AND THEREFORE MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING YOU ARE ENTITLED TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE PELICAN BAY SERVICES DIVISION AT (239) 252-1355.

PELICAN BAY SERVICES DIVISION BOARD REGULAR SESSION
MAY 13, 2026

The Pelican Bay Services Division Board met on Wednesday, May 13, 2026, at 1:30 p.m. at the Community Center at Pelican Bay, 8960 Hammock Oak Drive, Naples, Florida 34108.
In attendance were:

Pelican Bay Services Division Board
Michael Fogg, Chairman
Dave Cook, Vice-Chairman
Joe Chicurel
Jacob Damouni
Nick Fabregas
Bob Lufkin *(by telephone)*
Cindy Polke *(by telephone)*
Michael Rodburg
Brian Stevens
Greg Stone *(absent)*
Trent Waterhouse
Michael Weir

Pelican Bay Services Division Staff
Neil Dorrill, Administrator
Chad Coleman, Deputy Director
Dawn Brewer, Ops. Support Spec. II
Darren Duprey, Supervisor – Field I
Dave Greenfield, Supervisor - Field II *(absent)*
Karin Herrmann, Project Manager I
Lisa Jacob, Project Manager II
Barbara Shea, Admin. Support Spec. II

Also Present

APPROVED AGENDA *(AS PRESENTED)*

1. Pledge of Allegiance
2. Roll Call
3. Agenda approval
4. Approval of 4/8/26 Regular Session meeting minutes
5. Audience comments
6. Administrator's Report
    a. Update on projects
    b. Update on Montenero/Claridge drainage
    c. Update on the procurement audit
    d. Ethics complaint
    e. Review of the Apr. 30 financials
7. Committee Reports
    a. Clam Bay
        i. *Approval of a peer review proposal of the H&M Engineers project for a hydrodynamic modeling and flushing analysis of Clam Pass/Clam Bay
    b. Landscape & Safety
8. *Approval of the FY27 PBSD Budget
9. Chairman's Report
    a. Summer meeting schedule
10. Old Business
11. New Business/Miscellaneous Correspondence
12. Adjournment

ROLL CALL

Mr. Stone was absent, Mr. Lufkin and Ms. Polke participated by telephone, and a quorum was established.

Mr. Fogg motioned, Mr. Damouni seconded to allow Mr. Lufkin and Ms. Polke to appear by phone due to extraordinary circumstances. The motion carried unanimously.

AGENDA APPROVAL

Mr. Rodburg motioned, Mr. Cook seconded to approve the agenda as presented. The motion carried unanimously.

APPROVAL OF 4/8/2026 REGULAR SESSION MEETING MINUTES

Mr. Lufkin motioned, Mr. Cook seconded to approve the 4/8/26 regular session meeting minutes as presented. The motion carried unanimously.

AUDIENCE COMMENTS

Dr. Ted Raia commented on the survival of mangroves, established setback standards, and the Mystique and Epique setbacks. Mr. Stevens commented (1) PBF guidelines are clear on permeable vs. impermeable percentages, which have been in place for about seven years, (2) the DRC has oversight on all new construction and building modifications, (3) the PBF has no jurisdiction on new construction (as learned in a recent lawsuit), and (4) all buildings in Pelican Bay must adhere to DRC guidelines.

ADMINISTRATOR'S REPORT

UPDATE ON PROJECTS

MANGROVE PLANTINGS

Mr. Dorrill reported that during our initial phase of our mangrove plantings project, we have installed 5,000+ seedlings in the inlet, along the western edge of Outer Clam Bay, and in some of the reclaimed areas in and around the PBF owned beach amenities. Additional mangroves are scheduled to be installed beginning this month. He noted that our biologist expects a 75-80% survival rate.

DUNE PLANTINGS

Mr. Dorrill reported that staff recently obtained competitive quotes for beach dune plantings for the reconstructed dune that runs the length of the community. Quotes ranged from $84,000 to over $600,000. He commented that staff has awarded and County Procurement has issued a purchase order for the lowest bid, submitted by Earth Tech Environmental, who owns their own horticultural nursery, providing them with a competitive edge for $84,625. Mr. Dorrill commented that staff worked with the Naples Botanical Garden to affirm the particular types of plants which would be most effective. He noted that work is scheduled to begin next week and will include areas between Bay Colony and Marker 36, and in and around South Beach. Ms. Jacob commented that the plantings will include sea oats, sea purslane, railroad vine, and dune sunflower.

STORMWATER PIPE CLEANING, VIEWING & LINING

Mr. Dorrill reported the completion of a project to clean, inspect, and line a major 36" drainage conveyance pipe from Ridgewood Park (under Bobwhite Lane and Hollybriar Lane) to an outfall on the golf course at a total cost of $323,851. This work extends the useful life of the pipe for at least another 20 years.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT NOTICE OF NON-COMPLIANCE: FLOW-WAY BETWEEN THE CLARIDGE AND MONTENERO

Mr. Dorrill commented that a former member of this board has filed three complaints against our staff alleging improper or unauthorized work. The first complaint relates to a project to perform vegetation removal and cleaning of a historic drainage easement between the Montenero and the Claridge condominiums. He noted that historically, this area has had chronic drainage issues. Mr. Dorrill reported that a complaint was filed with SFWMD that resulted in a notice of violation. Staff filed a request for an extension of time to develop further analyses, and a topographic survey was ordered to record the actual extent of the work that was performed. He commented that there is a historic flow-way through this wetland area and that there has always been a platted drainage easement here. Mr. Dorrill commented that we believed that we were eligible to complete this work under the Governor's executive order for Hurricane Ian that was extended for Hurricanes Milton and Helene. The SFWMD has granted us an extension of time.

OFFICE OF INSPECTOR GENERAL REVIEW OF PROCUREMENT PROCESS

Mr. Dorrill reported that the County's independent Inspector General has received a whistleblower complaint alleging that staff improperly used annual contracts in place for a variety of hurricane response work on the beach, dune swale, and sand reclamation area. The Inspector General has not issued a final written report, but did meet with Mr. Dorrill and Mr. Coleman, and separately with the County Manager, to report that their findings show that staff adhered to County processes and followed the County Procurement Ordinance to the letter. The IG does not support the assertion, made by the whistleblower, that our projects should have been bid out separately; a formal bid process would have taken 6-9 months. Mr. Dorrill summarized that staff was wrongfully accused.

ETHICS COMPLAINT

Mr. Dorrill reported on a separate complaint alleging a violation of the County's code of conduct and ethics ordinance as a result of a recent luncheon sponsored by the Bay Colony Community Association, held at their Beach Club, and attended by staff. The complaint was initially improperly filed with the IG Office; it should have been filed with the County Attorney's Office, who referred it to Mr. Dorrill. Complaints of this nature are intended to be internal. Mr. Dorrill reported that staff who attended the luncheon paid for the cost of their lunch and obtained a receipt.

BOARD MEMBER COMMENTS ON THE ADMINISTRATOR'S REPORT

Mr. Lufkin questioned why there was such a large spread in the quotes received for our dune plantings. Mr. Dorrill responded that Earth Tech grows their own plants in a horticultural nursery.

Ms. Polke commented that she would have liked to have seen more details of the bid results for our dune plantings in the agenda packet. She questioned, (1) How can we plant during turtle nesting season? and (2) Why wasn't the February planting done in March/April to ensure better success? Ms. Polke noted that sand has been pushed up against our buildings (during the dune reclamation creation), causing our buildings to be boxed in (while we used to have five feet of clearance below them). She suggested that these are PBF owned assets, and therefore, the PBF should have been given the opportunity to provide input on this.

Mr. Dorrill responded that as a general rule, purchases, such as our dune plantings purchases, are within the administrative approval process within the County's Purchasing Ordinance, unless they exceed $250,000 in which case they would require BCC approval and would be shared with this board.

Mr. Coleman commented that each morning we receive clearance from the County's "turtle staff" before we proceed with any plantings.

Mr. Dorrill commented that the dune restoration work performed was engineered by our civil coastal engineer, and suggested that if any sand was placed underneath or adjacent to buildings that it was most likely done at the request of the PBF. Mr. Coleman commented that the PBF did remove some sand from under their buildings to access pipes and electrical equipment. He noted that the reconstructed dune has been constructed exactly where it was in the past. Mr. Fogg commented that any PBSD work around Marker 36 or South Beach is always discussed with the PBF. He suggested that Ms. Polke has a discussion with the PBF, and if they have concerns, then they should let us know. Mr. Coleman commented that staff had discussions with PBF staff on plantings in front of Marker 36, although not yet with the new PBF General Manager, Mr. John Wysseier.

Mr. Cook complemented staff on the level of their professionalism and the significant amount of resiliency work accomplished in the last 15 months. He questioned if we are installing dune plantings in areas which are not in front of the restaurants or Bay Colony, and if so, would the County be contributing funding for this work. Mr. Dorrill commented that the County expects the PBSD to pay for improvements, renourishment, or reconstruction of areas considered our "private beach." Mr. Coleman commented that we plan on installing plantings on the entire length of the dune. He noted that we coordinate any beach work with PBF beach staff including Spencer, Prince, and Marty.

Mr. Fogg commented that the complaints discussed by Mr. Dorrill came from one complainant, who did not bring any of these concerns to this board, and instead brought them directly to the County, which is less than ideal. He expressed disappointment that the complainant is a former board member who has chosen to take on these issues. Mr. Fogg noted that we have responded appropriately.

REVIEW OF THE APRIL 30 FINANCIALS

Mr. Dorrill reviewed the April 30 financial statement and provided highlights including (1) cash on hand of $9.1 million, (2) outstanding payables of $722,000, (3) reserves (per County policy) of $1.53 million, (4) unspent balance of projects of $3.296 million, and (5) 94.5% of our assessments received. He noted that our FY27 budget submittal was accepted by the County Manager's Office and that no additional discussion was needed. Mr. Dorrill explained that "advances to disaster recovery fund" included in our assets, is the amount eligible for FEMA reimbursement, with an unknown recovery rate. Mr. Coleman confirmed receipt of our annual FY26 payment of $500,000 from the County (as part of its 10-year $5 million contribution towards our sidewalk project).

COMMITTEE REPORTS

CLAM BAY

Mr. Rodburg provided a report on the May 11 Clam Bay Committee meeting, and suggested that board members read the committee meeting's agenda packet, the 2025 Clam Bay Monitoring Report, and the 2024 Water Quality Report (available on our PBSD webpage). Highlights of the meeting included the following.

- Our Clam Bay morphology and modeling project is underway.

- Peer review proposals were received from Taylor Engineering and APTIM, who are both pre-approved coastal contractors for the County. APTIM is staff's recommendation as they would provide "fresh eyes" on the project; Taylor Engineering will continue to work with Seagate residents, and Humiston & Moore is managing the PBSD project, which will provide input from all three of these competent firms. The committee voted to recommend to the board to accept the APTIM peer review proposal.
- The committee discussed the possibility of a self-implemented beach renourishment project independent of Collier County. There was strong consensus that (1) the PBSD needs to be more proactive in reviewing the annual County hard-bottom survey, (2) an independent renourishment in one location (such as in front of Marker 36) may not stabilize in the area of placement, and (3) an independent renourishment project is not recommended.

Mr. Rodburg motioned, Mr. Fogg seconded to accept the APTIM proposal, not to exceed a cost of $25,000. The motion carried unanimously.

Mr. Stevens commented that we must remember that the PBF considers the beach to be a priority. Mr. Fogg commented that we also must consider that millions of dollars could be spent on an independent renourishment project, and then the sand could be quickly washed away.

LANDSCAPE & SAFETY

Dr. Chicurel provided highlights of discussion topics at the May 7 Landscape & Safety Committee meeting as follows.

- The PBF will assist in distributing County Pollution Control materials to single-family homeowners, who were not represented at a recent Presidents Council Meeting.
- FY26 tree planting continues.
- Our four-year sign replacement project was reviewed; the project is on schedule.
- Plans for the improved crosswalks at Ridgewood Dr. and Gulf Park Dr. have been submitted to the County for permitting approval.
- Plans for new pedestrian flashing light installations at two PB Blvd. intersections have been submitted to the County for permitting approval.
- Road areas where the original bike lane sharrows were removed have been reworked using a new machine, resulting in a much improved cosmetic appearance of the road surface.
- A Bridgeway resident has requested that the yellow flashing light at the crosswalk on Myra Janco Daniels Blvd. be replaced with a red flashing light. Mr. Coleman will work with County Traffic Ops. on this idea.
- A Serendipity resident suggested that stop signs may be appropriate at the intersection of Crayton Rd. and PB Blvd. and requested an in-season traffic study. Staff will follow up.

Mr. Cook suggested that we have consistent crosswalk standards throughout the Pelican Bay community so that drivers get accustomed to our standards.

Mr. Fogg commented on the deterioration of the PBF foot path along Oakmont Lake and the PBF railroad ties adjacent to this lake. He also commented on a homeowner asking permission to cut down trees on PBF property. Mr. Fogg commented that he would like to see more trees planted on the PBF property adjacent to Oakmont Lake. Mr. Stevens commented on a resident who has suggested that we need to replace the beautiful tabebuia tree that used to be on this property. Mr. Coleman commented that so far, three trees are planned for installation in this area. Mr. Stevens will work on identifying a PBF landscaping point person. He suggested that the PBSD requests a variance from the DRC 65-gallon tree specification so that 45-gallon trees may be planted instead. Mr. Cook suggested that if 45-gallon trees can be purchased at 1/3 the cost of a 65-gallon tree, then we could plant many more trees at this lower cost.

APPROVAL OF THE FY27 PBSD BUDGET

At the April 14 Budget Committee meeting, the committee had a lengthy discussion on the FY27 budget, and proposed a significant reduction in the annual assessment. Highlights of the discussion included the following.

- The budget is comprised of operations, capital, and Clam Bay.
- An increase of 3% in operations is within the County's guidelines.
- County employees will receive a 2.5% increase in salaries in FY27.
- The PBSD organization chart has been included in the agenda packet. There is no change in staffing in FY27.
- Our capital budget is somewhat subjective and must include budget for "unknowns."
- A $2.2 million addition to our beach renourishment reserve is budgeted, which would be available for hurricane damage including beach renourishment, dune swale remediation, beach dune restoration, and any other related maintenance work.
- $500,000 is budgeted for drain/pipe maintenance.
- $150,000 has been budgeted for lake bank projects. These funds will be used to increase reserves to fund future projects, as no projects are planned for FY27. The Community Center lake is at the top of the priority list of lake bank projects; however, no work will be planned until the PBF makes final remodeling plans for the Community Center.
- The ad valorem millage rate for our street lighting fund will remain at .0857. The operations portion of this budget will fund street light maintenance work, while the balance of $550,000 will be transferred to capital projects.
- The County's annual contribution of $500,000 (of a total $5 million over ten years) will cease in FY29. Capacity in the budget is needed to repay the balance of our loan. The committee is comfortable with budgeting $725,000 for debt repayment in FY27, spreading it over 10 years; future residents enjoying the sidewalk would be contributing to the cost of the sidewalk. The committee also considered that the PBSD is restricted from borrowing funds for any beach renourishment expenses, and therefore chose to increase our beach renourishment reserve substantially.

Mr. Cook commented on the amount of debt repayment in FY27 which included the following.

- If you consider a 10-year payback schedule, then we should have already paid back $3.5 million. We have paid back $1.8 million so far.
- A longer payback of 20 years has been suggested, as the sidewalks have a very long life. In this case, an additional $50/ERU would provide for a 20-year payback.
- In order to be fiscally conservative, catch-up is needed.

Mr. Fabregas suggested that there is no need to rush to pay off our debt, as our sidewalks have a 30-year life and future residents should contribute to its cost. Mr. Rodburg agreed, citing "generational equity." Mr. Fabregas noted that, as he discussed at the Budget Committee meeting, he is in favor of building up our reserves, but not in favor of increasing our debt repayment.

Mr. Waterhouse commented that an additional \$50/ERU would be immaterial to a resident, while it would be more significant to our commercial members (an assessment decrease of 16% vs 19%).

Mr. Lufkin commented that the significant increase in the FY26 assessment was sold to our residents as a one-time increase, and therefore, they are looking for a significant decrease in the FY27 assessment. He noted that he is in agreement with Mr. Fabregas; there is no hurry to pay back our debt, and that we should match a long-term asset to long-term funding.

Mr. Cook commented that he was unable to attend the Budget Committee meeting, and was unaware of the committee's desire to build additional reserves by adding \$100 to the assessment, up to a level of \$1,250/ERU from \$1,150/ERU.

Mr. Fogg motioned, Mr. Lufkin seconded to approve an assessment of \$1,250/ERU for FY27 and for the ad valorem millage rate to remain at .0857. The motion carried unanimously.

Mr. Cook motioned, Mr. Damouni seconded to approve an assessment of \$1,300/ERU for FY27, to include an additional \$50 to repay our debt. After discussion by the board, Mr. Cook withdrew his motion, and Mr. Damouni withdrew his second.

CHAIRMAN'S REPORT

SUMMER MEETING SCHEDULE

Mr. Fogg commented that the PBSD Board will meet next month on June 10, and then will not meet in July, August, and September, unless a need arises. The October meeting is scheduled for Oct. 14. He commented that the Clam Bay Committee will meet in July to review the Humiston & Moore report on the first phase findings of the modeling and morphology project.

Mr. Fogg suggested that committee chairs set up some sort of fixed schedule for committee meetings for the next year. Ms. Polke suggested (1) it would be helpful for committee meetings to be scheduled at convenient times for committee members, and (2) committees set goals and objectives for the year.

ADJOURNMENT

The meeting was adjourned at 3:24 p.m.

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Dave Cook, Acting Chairman

Minutes approved [____] *as presented* OR [____] *as amended* ON [____________________] *date*

Pelican Bay Services Division Project Tracking Summary – June 2, 2026

Office of Inspector General Review of Procurement Process
Following a resident complaint, the Clerk of the Circuit Court and Comptroller's Office of Inspector General is conducting a review of the procurement process related to the Pelican Bay Services Division's use of the County's Preserve Maintenance Area Agreement with Earth Tech Environmental, LLC (OIG Project No. COR-26-05-00). The review will assess the Division's use of the County's fixed-fee service agreement (#21-7903), including the purchase order process, and determine compliance with the terms and conditions of the agreement, as well as the County's procurement ordinance and procedures. The review period covers October 1, 2022, to the present. A report from the Office of Inspector General is forthcoming.

South Florida Water Management District Notice of Non-Compliance
Following a resident complaint, the South Florida Water Management District issued a Notice of Non-Compliance regarding drainage restoration work performed within the Montenero and Claridge drainage easement. The work was authorized under the State of Florida Emergency Final Order following Hurricanes Helene and Milton. A response prepared by the Division's civil engineer has been submitted, and a topographical survey has been completed. The survey results are currently under professional review. An extension for supporting documentation was requested and granted.

Sand Reclamation and Dune Restoration ($2,966,734; $401,971 of total paid by TDC funds)
Work was completed on March 30. Approximately 100,000 cubic yards, or 150,000 tons, of sand were reclaimed. The reclaimed sand was used to rebuild the dune to a minimum height of 8 feet. Dune width varies from approximately 10 to 50 feet along the full length of Pelican Bay beach, from the Ritz to Naples Cay. Survey results indicate an average dune height of 8 feet across three miles of beach.

Mangrove Plantings (approximately $261,270; $96,000 of total paid by TDC funds)
More than 5,000 mangroves have been planted to date in Clam Bay, and restoration signage has been installed in high-traffic areas. Six quotes were received, ranging from $96,270 to $471,834, for the installation of approximately 4,700 additional mangroves. A purchase order for $96,270 will be issued to the lowest responsive and responsible quoter, after which the work will be scheduled.

Dune Plantings ($84,625)
Five quotes were received, ranging from $84,625 to $609,600, to supply and install sand-tolerant plantings along the new dune face and crest, including rope, posts, and signage to discourage dune access. A purchase order for $84,625 was issued to the lowest responsive and responsible quoter. To date, 35,325 sea oats and 20,925 additional plantings consisting of sea purslane, railroad vine, and dune sunflower have been installed from the Remington to just beyond Marker 36 and at South Beach, for a total of 56,250 plantings.

Pelican Bay Decorative Traffic Signage ($300,000)
Phase One, consisting of 34 new decorative traffic signs, has been completed. In Phase Two, street name signs along Pelican Bay Boulevard are scheduled for installation, and all remaining street name signs will be replaced this summer. Phase Three, which includes street name and combination stop signs as well as current MUTCD- and FDOT-compliant bike signs, is in production and scheduled for installation by the end of the fiscal year.

Stormwater Pipe Cleaning, Inspection, and Lining

Stormwater pipe maintenance is complete, underway, or tentatively scheduled at several community locations. Completed work includes cleaning, inspecting, and lining 1,396 linear feet of 36-inch pipe from Ridgewood Park to the golf course outfall for $323,851. Additional tentatively scheduled work includes cleaning and inspecting pipes from Lake 3-1 to Lake 3-3 and from Lake 1-7 to the southernmost structure on the water management berm near Seagate/Naples Grande for $15,000; cleaning Bay Colony dune swale pipes for $9,000; repairing a headwall at Ridgewood Park for $8,500; grouting golf course pipes for $12,750; pipe lining on Glenview for $130,165; and pipe lining on Bentwood/Slashpine for $37,180.

PELICAN BAY
BALANCE SHEET
May 31, 2026
(UNAUDITED)

Mack Estinvil: To Fund 1813 Disaster Recovery- to cover shortfalls via JE 101457526 FY25

Mack Estinvil: To Fund 1813 Disaster Recovery- to cover shortfalls via JE 101457526 FY25

	Operating Fund	Street Lighting	Pelican Bay Landscape, Safety, Lake & Beach Projects	Clam Bay Capital Projects	Assessment Funded Activities	Pelican Bay Financed Capital Projects	
OLD FUND NUMBER	109	778	322	320		323	
	1007000000	1008000000	3041000000	3040000000	Total	3042000000	TOTAL
ASSETS							
Cash and investments	3,675,101.64	417,682.26	3,722,665.83	249,636.00	8,065,085.73	43,923.65	8,109,009.38
Interest receivable	-	-	-	-	-	-	-
Trade receivable, net	-	-	-	-	-	-	-
ROU Lease Receivable-Current	-	-	-	-	-	-	-
Due from other Funds	-	-		-	-	-	-
Due from other governments	840.08	-	29,760.60	-	30,600.68	-	30,600.68
Advances to Disaster Recovery Fund	748,000.00	-	1,073,682.00	-	1,821,682.00	-	1,821,682.00
Total assets	4,423,941.72	417,682.26	4,826,108.43	249,636.00	9,917,368.41	43,923.65	9,961,292.06
LIABILITIES AND FUND BALANCE							
Liabilities:							
Accounts payable	51,395.97	1,910.43	339,746.29	-	393,052.69	-	393,052.69
Wages payable	-	-		-	-	-	-
Retainage payable	-		-	-	-	-	-
Due to other Government	-	-	-	-	-	-	-
Deferred Inflows-Leases	-	-	-	-	-	-	-
Commercial Paper Loan	-	-	4,630,000.00	-	4,630,000.00	-	4,630,000.00
Total liabilities	51,395.97	1,910.43	4,969,746.29	-	5,023,052.69	-	5,023,052.69
Fund balances:							
Fund balance	4,372,545.75	415,771.83	(143,637.86)	249,636.00	4,894,315.72	43,923.65	4,938,239.37
Total liabilities and fund balances	4,423,941.72	417,682.26	4,826,108.43	249,636.00	9,917,368.41	43,923.65	9,961,292.06
	-	-	-	-	-	-	-
Fund Balance at the end of the period	4,372,545.75	415,771.83	(143,637.86)	249,636.00		43,923.65	
Approved Project Financing Available to Draw						-	
Unspent balance of projects:							
Small projects under $200K	-	-	150,840.85	-		-	
50066-PBSD Landscape Improvement			227,446.38				
50103-PBSD Signage	-	-	317,570.38	-		-	
50126-Beach Renourishment	-	-	1,036,835.88	-		-	
50211-PBSD OPS BLD	-	-	506,308.56	-		-	
50212-PBSD PH2-SW	-	-	261,701.31	-		-	
50307-PB Drain/Pipe Maint.			226,011.30				
51026-PBSD Lake Bank Restoration	-	-	458,151.77	-		-	
51100-Clam Bay Restoration	-	-	-	248,748.16		-	
Total unspent balance of major projects	-	-	3,184,866.43	248,748.16		-	
Budgeted reserves:							
991000-Reserve for contingencies	184,400.00	11,000.00	-	-		-	
991700-Reserve for disaster relief	700,000.00	-	-	-		-	
992090-Reserve for sinking fund	-	-	-	-		-	
993000-Reserve for capital outlay	129,100.00	28,900.00	-	-		-	
994500-Reserve for future construction and improvemer	-	-	-	-		-	
998000-Reserve for cash	475,000.00	40,000.00	-	-		-	
Total budgeted reserves	1,449,200.00	79,900.00	-	-		-	
Budgeted commitments at the end of the period	1,449,200.00	79,900.00	3,184,866.43	248,748.16		-	
	2,923,345.75	335,871.83	(3,328,504.29)	887.84		43,923.65	

This is the difference between interest earned on unspent proceeds and accrued interest paid on the borrowing.

* Amounts reported as *Advances from other funds* represent loans made to the Disaster Recovery fund to provide funding for expenditures related to Hurricanes Ian, Helene and Milton. The County anticipates reimbursement from insurance carriers as well as FEMA in future years. All FEMA requests must be pre-approved by the State and the Federal government before reimbursement may be requested. Once insurance proceeds and FEMA revenue is received, the respective fund will be reimbursed and the Advance balances will be reduced. It is possible that not all expenditures will be reimbursed by these external sources. Any amounts not recovered by external sources will be funded by the advanced funds. Repayment or adjustments of these advances may take several years, depending on the timing and extent of reimbursements received.

** Collier County auththorized borrowing up to $10,000,000 from the Commercial Paper Loan issued by the Florida Local Government Finance Commission Pooled Commercial Paper Program to

Financing Recap:

Commercial Paper authorized	$ 10,000,000
Total draws to date	(5,500,000)
Financing availablefor other capital projects	$ 4,500,000

Overview of Commercial Paper draws and repayments

	Commercial Paper Draw	Debt Service Payments	Debt Outstanding
Draw A2-1 on 7/5/22; due 6/1/27	$ 1,000,000	$ (870,000)	$ 130,000
Draw A2-2 on 10/7/22; due 9/7/27	1,500,000	-	1,500,000
Draw A2-3 on 11/13/23; due 9/5/28	3,000,000	-	3,000,000
Total borrowings to date	$ 5,500,000	$ (870,000)	$ 4,630,000

PELICAN BAY
INCOME STATEMENT
OPERATING FUND - 1007000000
May 31, 2026
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	March	April	May	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD														
Special assessments	5,888,200.00	5,888,200.00	-	-	2,932,770.46	1,859,274.09	245,671.82	218,601.53	93,656.85	213,547.10	59,945.09	5,623,466.94	(264,733.06)	95.5%
FEMA	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest	80,000.00	80,000.00	-	8,246.28	10,257.43	10,516.70	12,225.54	16,433.13	14,528.82	9,605.56	-	81,813.46	1,813.46	102.3%
Miscellaneous	-	-	-	930.00	-	-	-	-	13,150.00	-	-	14,080.00	14,080.00	#DIV/0!
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Negative 5% of estimated revenue	(298,500.00)	(298,500.00)	-	-	-	-	-	-	-	-	-	-	298,500.00	
Budgeted carryforward	1,521,800.00	1,532,300.00	-	-	-	-	-	-	-	-	-	-	(1,532,300.00)	
Total revenues + carryforward	7,191,500.00	7,202,000.00	-	9,176.28	2,943,027.89	1,869,790.79	257,897.36	235,034.66	121,335.67	223,152.66	59,945.09	5,719,360.40	(1,482,639.60)	79.4%
EXPENDITURES AND RESERVES														
Personal services														
Salaries, taxes and retirement	2,223,838.00	2,204,100.00	-	104,893.50	157,825.16	160,364.87	160,643.79	159,073.06	160,374.19	160,007.03	234,522.79	1,297,704.39	906,395.61	58.9%
Health, dental, life insurance; Short term, lo	508,862.00	511,600.00	127,215.50	-	-	-	-	127,215.50	127,215.50	127,215.50	-	381,646.50	2,738.00	99.5%
Total personal services	2,732,700.00	2,715,700.00	127,215.50	104,893.50	157,825.16	160,364.87	160,643.79	286,288.56	287,589.69	287,222.53	234,522.79	1,679,350.89	909,133.61	66.5%
Operating														
182602-Lake & Stormwater Management fi	851,700.00	851,700.00	296,276.56	23,936.08	130,184.11	24,660.59	25,088.06	28,617.37	59,397.20	106,406.96	45,607.01	443,897.38	111,526.06	86.9%
182901-Right of way beautification field	1,813,300.00	1,857,807.70	406,214.10	132,379.20	291,331.49	162,285.23	158,457.31	134,114.05	302,726.30	169,407.26	92,926.70	1,443,627.54	7,966.06	99.6%
Total operating	2,665,000.00	2,709,507.70	702,490.66	156,315.28	421,515.60	186,945.82	183,545.37	162,731.42	362,123.50	275,814.22	138,533.71	1,887,524.92	119,492.12	95.6%
Capital outlay	145,100.00	111,092.30	1,498.93	-	-	-	49,284.76	8,501.07	-	-	-	57,785.83	51,807.54	53.4%
Transfers out	199,500.00	216,500.00	-	53,332.85	102,704.22	38,906.64	4,913.48	4,372.07	3,593.97	4,270.98	1,198.91	213,293.12	3,206.88	98.5%
Total expenditures	5,742,300.00	5,752,800.00	831,205.09	314,541.63	682,044.98	386,217.33	398,387.40	461,893.12	653,307.16	567,307.73	374,255.41	3,837,954.76	1,083,640.15	81.2%
Budgeted reserves														
991000-Reserve for contingencies	184,400.00	184,400.00	-	-	-	-	-	-	-	-	-	-	184,400.00	
991700-Reserve for disaster relief	700,000.00	700,000.00	-	-	-	-	-	-	-	-	-	-	700,000.00	
993000-Reserve for capital outlay	129,100.00	129,100.00	-	-	-	-	-	-	-	-	-	-	129,100.00	
998000-Reserve for cash	475,000.00	475,000.00	-	-	-	-	-	-	-	-	-	-	475,000.00	
Total reserves	1,449,200.00	1,449,200.00	-	-	-	-	-	-	-	-	-	-	1,488,500.00	
Total expenditures + reserves	7,191,500.00	7,202,000.00	831,205.09	314,541.63	682,044.98	386,217.33	398,387.40	461,893.12	653,307.16	567,307.73	374,255.41	3,837,954.76	2,572,140.15	64.8%
EXCESS OF REVENUE OVER EXPENDITURES	-	-		(305,365.35)	2,260,982.91	1,483,573.46	(140,490.04)	(226,858.46)	(531,971.49)	(344,155.07)	(314,310.32)	1,881,405.64		

1,743,140.11	Carryforward as of 9/30/25
3,624,545.75	Fund Balance as of 05/31/2026
(748,000.00)	Advance pending reimbursement from FEMA

PELICAN BAY
INCOME STATEMENT
STREET LIGHTING - 1008000000
May 31, 2026
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	March	April	May	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD														
Current Ad Valorem Taxes	932,000.00	932,000.00	-	-	457,510.64	309,197.80	42,409.63	28,218.36	15,264.84	27,666.64	8,133.37	888,401.28	(43,598.72)	95.3%
Miscellaneous revenue	-	-	-	-	-	6.26	-	-	1,790.16	-	-	1,796.42	1,796.42	#DIV/0!
Interest	9,000.00	9,000.00	-	621.67	882.01	1,171.97	1,453.36	1,803.45	-	1,127.22	-	7,059.68	(1,940.32)	78.4%
Insurance refunds	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Negative 5% of estimated revenue	(47,100.00)	(47,100.00)	-	-	-	-	-	-	-	-	-	-	47,100.00	
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-	-	
Budgeted carryforward	125,600.00	125,600.00	-	-	-	-	-	-	-	-	-	-	(125,600.00)	
Total revenues + carryforward	1,019,500.00	1,019,500.00	-	621.67	458,392.65	310,376.03	43,862.99	30,021.81	17,055.00	28,793.86	8,133.37	897,257.38	(122,242.62)	88.0%
EXPENDITURES AND RESERVES														
Personal services														
Salaries, taxes and retirement	124,694.00	124,694.00	-	5,835.48	9,076.38	9,031.91	9,254.77	9,199.09	9,145.76	9,153.70	13,752.69	74,449.78	50,244.22	59.7%
Health, dental, life insurance; Short term, long term disability; V	19,806.00	19,806.00	4,951.50	-	-	-	-	4,951.50	4,951.50	4,951.50	-	14,854.50	-	100.0%
Total operating	144,500.00	144,500.00	4,951.50	5,835.48	9,076.38	9,031.91	9,254.77	14,150.59	14,097.26	14,105.20	13,752.69	89,304.28	50,244.22	65.2%
Operating														
182701-Street Lighting Field Operations	255,900.00	255,900.00	53,942.76	17,664.15	18,778.71	11,921.99	17,478.98	19,600.94	15,206.25	35,944.41	18,573.24	155,168.67	46,788.57	81.7%
Total operating	255,900.00	255,900.00	53,942.76	17,664.15	18,778.71	11,921.99	17,478.98	19,600.94	15,206.25	35,944.41	18,573.24	155,168.67	46,788.57	81.7%
Capital outlay	400.00	400.00	-	-	-	-	-	-	-	-	-	-	400.00	0.0%
Transfers out	538,800.00	538,800.00	-	-	9,193.08	134,934.06	129,598.20	564.35	305.29	129,303.33	162.67	404,060.98	134,739.02	75.0%
Total expenditures	939,600.00	939,600.00	58,894.26	23,499.63	37,048.17	155,887.96	156,331.95	34,315.88	29,608.80	179,352.94	32,488.60	648,533.93	232,171.81	75.3%
Budgeted reserves														
991000-Reserve for Contingencies	11,000.00	11,000.00	-	-	-	-	-	-		-	-	-	11,000.00	
993000-Reserve for capital outlay	28,900.00	28,900.00	-	-	-	-	-	-	-	-	-	-	28,900.00	
998000-Reserve for cash	40,000.00	40,000.00	-	-	-	-	-	-	-	-	-	-	40,000.00	
Total reserves	79,900.00	79,900.00	-	-	-	-	-	-	-	-	-	-	79,900.00	
Total expenditures + reserves	1,019,500.00	1,019,500.00	58,894.26	23,499.63	37,048.17	155,887.96	156,331.95	34,315.88	29,608.80	179,352.94	32,488.60	648,533.93	312,071.81	69.4%
EXCESS OF REVENUE OVER EXPENDITURES	-	-		(22,877.96)	421,344.48	154,488.07	(112,468.96)	(4,294.07)	(12,553.80)	(150,559.08)	(24,355.23)	248,723.45		

167,048.38	Carryforward as of 9/30/25
415,771.83	Fund Balance as of 05/31/2026
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PELICAN BAY
INCOME STATEMENT
PELICAN BAY LANDSCAPE, SAFETY, LAKE & BEACH PROJECTS - 3041000000
May 31, 2026
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	March	April	May	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD														
Special assessments	5,716,600.00	5,716,600.00	-	-	2,835,266.96	1,805,094.65	238,512.93	212,231.46	90,927.68	207,324.31	58,198.29	5,447,556.28	(269,043.72)	95.3%
Misc Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest	40,000.00	40,000.00	-	12,530.12	15,407.32	13,955.30	15,641.31	21,496.33	17,021.42	10,386.79	-	106,438.59	66,438.59	266.1%
Insurance refunds	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Transfers in	1,035,000.00	1,035,000.00	-	-	-	258,750.00	258,750.00	-	-	258,750.00	-	776,250.00	(258,750.00)	75.0%
Negative 5% of estimated revenue	(287,800.00)	(287,800.00)	-	-	-	-	-	-	-	-	-	-	287,800.00	
Budgeted carryforward	136,500.00	2,286,862.87	-	-	-	-	-	-	-	-	-	-	(2,286,862.87)	
Total revenues + carryforward	6,640,300.00	8,790,662.87	-	12,530.12	2,850,674.28	2,077,799.95	512,904.24	233,727.79	107,949.10	476,461.10	58,198.29	6,330,244.87	(2,460,418.00)	72.0%
EXPENDITURES AND RESERVES														
Projects:														
50066-PBSD Landscape Improvement	250,000.00	276,031.38	52,270.00	5,040.00	-	34,200.00	-	-	9,345.00	-	-	48,585.00	175,176.38	36.5%
50103-PBSD Signage	150,000.00	395,190.63	239,370.47	-	-	-	-	-	4,252.00	70,079.00	3,289.25	77,620.25	78,199.91	80.2%
50126-Beach Renourishment	3,878,100.00	4,629,781.58	344,564.27	17.00	198,000.00	36,543.18	1,906,937.49	666,754.60	646,658.36	138,035.07	-	3,592,945.70	692,271.61	85.0%
50158-PBSD Roadway Safety	100,000.00	110,959.34	14,768.50	-	-	-	-	-	11,010.00	9,593.00	-	20,603.00	75,587.84	31.9%
50178-Sidewalk Maintenance/Enhancement	-	18,104.57	15,407.57	-	-	-	-	-	-	2,697.00	-	2,697.00	-	100.0%
50211-PBSD OPS BLD	478,700.00	786,597.75	434,789.35	11,728.48	27,776.40	67,652.02	12,554.11	69,909.83	3,526.34	11,829.94	75,312.07	280,289.19	71,519.21	90.9%
50212-PBSD PH1-SW	-	281,247.81	252,826.01	-	17,500.00	(15,453.50)	-	17,500.00	-	-	-	19,546.50	8,875.30	96.8%
50272-Streetlight Maint.	-	172,123.52	26,401.13	-	37,106.74	-	-	12,314.48	-	44,816.97	32,808.39	127,046.58	18,675.81	89.1%
50307-PB Drain/Pipe Maint.	500,000.00	628,121.80	191,784.25	-	34,259.50	-	-	-	-	367,851.00	-	402,110.50	34,227.05	
51026-PBSD Lake Bank Restoration	400,000.00	576,195.49	4,162.66	92,604.00	-	25,439.72	-	-	-	-	-	118,043.72	453,989.11	21.2%
Total expenditures	5,756,800.00	7,874,353.87	1,576,344.21	109,389.48	314,642.64	148,381.42	1,919,491.60	766,478.91	674,791.70	644,901.98	111,409.71	4,689,487.44	1,608,522.22	59.6%
Transfers out	883,500.00	916,309.00	-	14,600.00	85,243.76	552,101.59	16,970.22	16,044.59	14,268.53	15,406.45	12,633.96	727,269.10	189,039.90	79.4%
Total expenditures	6,640,300.00	8,790,662.87	1,576,344.21	123,989.48	399,886.40	700,483.01	1,936,461.82	782,523.50	689,060.23	660,308.43	124,043.67	5,416,756.54	1,797,562.12	61.6%
Budgeted reserves														
998900-Reserve for Proj	-	-	-	-	-		-	-	-	-	-	-	-	
993000-Reserve for capital outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	
992090-Reserve for sinking fund	-	-	-	-	-	-	-	-	-	-	-	-	-	
991700-Reserve for disaster relief	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Total expenditures + reserves	6,640,300.00	8,790,662.87	1,576,344.21	123,989.48	399,886.40	700,483.01	1,936,461.82	782,523.50	689,060.23	660,308.43	124,043.67	5,416,756.54	1,797,562.12	79.6%
EXCESS OF REVENUE OVER EXPENDITURES	-	-		(111,459.36)	2,450,787.88	1,377,316.94	(1,423,557.58)	(548,795.71)	(581,111.13)	(183,847.33)	(65,845.38)	913,488.33		

2,499,191.81	Carryforward as of 9/30/25
3,412,680.14	Fund Balance as of 05/31/2026
4,630,000.00	Commercial Paper loan
(1,073,682.00)	Advance pending reimbursement from FEMA
	(0.00)

PELICAN BAY
INCOME STATEMENT
CLAM BAY CAPITAL PROJECT FUND - 3040000000
May 31, 2026
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	March	April	May	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD														
Special assessments	268,100.00	268,100.00	-	-	133,328.60	84,655.38	11,185.79	9,953.23	4,264.33	9,723.10	2,729.39	255,839.82	(12,260.18)	95.4%
Interest	6,000.00	6,000.00	-	619.05	748.61	712.59	759.40	1,082.64	947.81	589.71	-	5,459.81	(540.19)	91.0%
Transfer In	-	32,809.00	-	-	-	-	-	-	-	-	-	-	(32,809.00)	0.0%
Negative 5% of estimated revenue	(13,800.00)	(13,800.00)	-	-	-	-	-	-	-	-	-	-	13,800.00	0.0%
Budgeted carryforward	29,300.00	154,525.79	-	-	-	-	-	-	-	-	-	-	(154,525.79)	
Total revenues + carryforward	289,600.00	447,634.79	-	619.05	134,077.21	85,367.97	11,945.19	11,035.87	5,212.14	10,312.81	2,729.39	261,299.63	(186,335.16)	58.4%
EXPENDITURES AND RESERVES														
Projects:														
51100-Clam Bay Restoration	275,000.00	433,034.79	211,868.75	36,527.75	12,915.00	5,843.13	61,080.00	-	19,551.00	44,346.75	4,023.00	184,286.63	36,879.41	91.5%
Total operating	275,000.00	433,034.79	211,868.75	36,527.75	12,915.00	5,843.13	61,080.00	-	19,551.00	44,346.75	4,023.00	184,286.63	36,879.41	91.5%
Transfers out	14,600.00	14,600.00	-	-	4,315.89	1,693.06	223.71	199.06	85.28	194.46	54.59	6,766.05	7,833.95	46.3%
Total expenditures	289,600.00	447,634.79	211,868.75	36,527.75	17,230.89	7,536.19	61,303.71	199.06	19,636.28	44,541.21	4,077.59	191,052.68	44,713.36	90.0%
Budgeted reserves														
991000-Reserve for contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	
998000-Reserve for cash	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total reserves	-	-		-	-	-	-	-	-	-	-			
Total expenditures + reserves	289,600.00	447,634.79	211,868.75	36,527.75	17,230.89	7,536.19	61,303.71	199.06	19,636.28	44,541.21	4,077.59	191,052.68	44,713.36	90.0%
EXCESS OF REVENUE OVER EXPENDITURES	-	-		(35,908.70)	116,846.32	77,831.78	(49,358.52)	10,836.81	(14,424.14)	(34,228.40)	(1,348.20)	70,246.95		

179,389.05	Carryforward as of 9/30/25
249,636.00	Fund Balance as of 05/31/2026
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PELICAN BAY
INCOME STATEMENT
COMMERCIAL PAPER - 3042000000
May 31, 2026
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	October	November	December	January	February	March	April	May	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD														
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest			-	1,154.30	1,313.55	906.56	821.59	1,677.07	1,210.73	709.13	-	7,792.93	7,792.93	#DIV/0!
Budgeted carryforward	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
		-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
			-	-	-	-	-	-	-	-	-	-	-	
Total revenues + carryforward	-	-	-	1,154.30	1,313.55	906.56	821.59	1,677.07	1,210.73	709.13	-	7,792.93	7,792.93	#DIV/0!
EXPENDITURES AND RESERVES														
Projects:														
50212-Pelican Bay Sidewalk Improvements Phase 2		-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Total Expenditure	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Total expenditures	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Budgeted reserves														
993000-Reserve for capital	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total reserves	-	-		-	-	-	-	-	-	-	-			
Total expenditures + reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
EXCESS OF REVENUE OVER EXPENDITURES	-	-		1,154.30	1,313.55	906.56	821.59	1,677.07	1,210.73	709.13	-	7,792.93		

36,130.72 Carryforward as of 9/30/25
43,923.65 Fund Balance as of 05/31/2026
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