



Portofino Isles
Community Development District

<http://www.portofinoislescdd.com>

Juan Azcona, Chairman

Frank Wilson, Vice Chairman

Rohn Timm, Assistant Secretary

Gerald Mirabile, Assistant Secretary

Edward Clark, Assistant Secretary

February 10, 2026



Portofino Isles

Community Development District

Agenda

Seat 5: Juan Azcona – (C.)	
Seat 1: Frank Wilson – (V.C.)	
Seat 2: Rohn Timm – (A.S.)	
Seat 3: Gerald Mirabile – (A.S.)	
Seat 4: Edward Clark – (A.S.)	

Tuesday
February 10, 2026
10:00 a.m.

Newport Isles Clubhouse
1856 SW Newport Isles Blvd., Port St. Lucie, FL 34953
Join the meeting now
Meeting ID: 291 928 497 755 and Passcode: NG2s6UQ3
1 872-240-4685 and Phone Conference ID: 470 724 817#

1. Roll Call
2. Approval of the Minutes of the November 4, 2025 Meeting – **Page 3**
3. Staff Reports
 - A. Attorney – Discussion and Approval of District Counsel Fee – **Page 20**
 - B. Engineer
 - 1) Memorandum – BMAP Draft Project Submittal List St. Lucie and Estuary BMAP – **Page 22**
 - 2) Update on Lake Bank Proposals
 - C. Field Manager – Monthly Report – **Page 35**
 - D. CDD Manager
4. Financial Reports
 - A. Approval of Check Register – **Page 38**
 - B. Acceptance of Unaudited Financials – **Page 42**
5. Supervisors Requests and Audience Comments
6. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.portofinoislescdd.com>

**MINUTES OF MEETING
PORTOFINO ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Portofino Isles Community Development District was held on Tuesday, November 4, 2025 at 10:00 a.m. at 1856 SW Newport Isles Blvd., Port St. Lucie, Florida 34953

Present and constituting a quorum were:

Juan Azcona
Rohn Timm
Edward (Ted) Clark
Gerald Mirabile

Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary (by phone)

Also present were:

Scott Cochran
Paul Winkeljohn
John Jado
Roberto Cabrera
Eddie Peabody

District Counsel
District Manager
Field Supervisor
District Engineer (by phone)
Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
August 12, 2025 Meeting**

Mr. Winkeljohn: The minutes from your August 12th meeting were circulated, if those are in order a motion is appreciated.

On Motion by Mr. Timm seconded by Mr. Clark with all in favor, the Minutes of the August 12, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025

Mr. Winkeljohn: Some other housekeeping items, our annual audit kickoff starts with authorization for the engagement letter with Grau & Associates, is there a motion to authorize?

On Motion by Mr. Azcona seconded by Mr. Timm with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That brings us to staff reports, Mr. Attorney.

A. Attorney

Mr. Cochran: I don't have anything specific to report, just a reminder since we're getting close to the end of the calendar year, if you haven't already done the 4 hours of ethics training make sure you get that done. That's all I have.

Mr. Winkeljohn: Thank you.

Mr. Azcona: Do we have to sign an affidavit that we listened to it?

Mr. Cochran: No, just next year when you do your Form 1s looking back to this year, you'll just check the box.

Mr. Azcona: Check that we did it.

Mr. Cochran: Yes.

Mr. Timm: I think when I read it, it said it was suggested after we sign that confirmation that we notify a representative which in our case would be Jennifer, do we need to do that, or no?

Mr. Cochran: It's not mandatory now but, if it helps you keeping track whether you did it or not since obviously you're the one signing it you can do that but, it's not required.

Mr. Timm: Ok.

Mr. Winkeljohn: Any other questions for Scott?

B. Engineer

Mr. Winkeljohn: Not hearing any, that brings us to the engineer and the main reason we wanted to hold today's meeting, there's two engineering topics, the first one of course is the lake bank mediation proposals which were received and reviewed and Roberto do you want to walk us through that, and I put his memo on your tablets.

Mr. Cabrera: Yes, and again I apologize I couldn't be there in person but, we received 4 bids for different improvement categories. We received unit pricing from Sea & Shoreline, Sunshine Land Design, Environmental Land Development, and the PRP Construction.

Mr. Clark: I don't know if anybody heard that Roberto?

Mr. Cabrera: You want me to start over?

Mr. Winkeljohn: Yes, go ahead, sorry we were just getting everybody's tablets set up with your memo.

Mr. Cabrera: Ok, sorry about that. So, I was saying that we received 4 different bids for 4 different improvement methods. The bids that we received were unit rate pricing, so we received bids from Sea & Shoreline, Sunshine Land Design, Environmental Land Development and PRP Construction. Then the restoration methods that we received pricing on was to restore the lake banks to their original condition which is just basically a stabilizing and sodded condition. The second restoration method was to restore the lake banks with a geofabric reinforcement, the third one was to do a geo-web reinforcement, and then the fourth restoration method was to do geo-filter tubes. So, after we received those bids we quantified the estimated repair for all the different lakes inside of the community and we applied those unit rate pricing to the repair quantities throughout the community. So, just on a side note on those repair areas, this isn't for the entire lake bank, these are for what we kind of called the priority repair areas, so these are areas that are in bad shape and the abut structures or pools, so if the lake bank is bad shape but, it's next to an open space parcel that wouldn't qualify as a priority area for us, at least for the purposes of this analysis. So, then after that we put together estimated totals for each contractor for each restoration method and then also for each lake, so amongst those selected sheets of paper you'll see that you have estimated pricing for all those options. Does anybody have any questions on that?

Mr. Clark: No.

Mr. Winkeljohn: No questions but for direction from the Board, obviously this is a bid process, there's a couple of thresholds I just want to remind you of, so what I want you to do is consider approving the most qualified lowest bidder which is appropriate, and we've reviewed the very carefully but, in this case I want you to set a maximum expenditure amount and what we're trying to do is do these over two phases anyway, and we'll do a maximum allowable amount for this year and then look at another study, another set of bids next year for other phases of projects, and we'll keep doing it this way, and that gives you the ability to be more agile with who you hire and what work you do. You can move the projects through the engineer's direction to the most desirable places, I know Mr. Peabody you had hoped for that as an example. The other thing I want to talk about is some of the engineering experiences with these different solutions. One of them, and we can do that now while Scott is finishing up his research on this, one of them is from South Florida Water Management, and they are starting to object to the geotube solutions because there's enough of them now that are 10, 15 or 20 years down the road, and they're finding them problematic, we'll put it that way, and there's sort of a negative tone to them, that they find the geotubes create such an uneven failure at the end of their life that they're much more costly and more damaging to the slope. Roberto, have you had those conversations with anyone at South Florida Water Management?

Mr. Cabrera: Yes, that's exactly right Paul, I think the last 15 years, they were probably the go to restoration solution. I kind of don't like the way they look honestly, even when they're recently installed, I think what the District chairman was kind of leaning towards too is the geo-web solution that will create what looks like an original lake bank without kind of that step down near the waters edge that the geotube sometimes creates.

Mr. Cochran: So, it depends on when you consider it, if it's maintenance, it's \$195,000, or if it's construction of a public work it would be \$250,000, I think it may be maintenance if we're revising it, so I think it's \$195,000.

Mr. Winkeljohn: So, that's safe I think, and so the recommendation is for our engineer to go ahead and get a draft contract with our attorney not to exceed a unit pricing project of \$195,000 and then we'll negotiate with that contractor the terms that we don't want to do the geotube that were leaning against that, and I know our Board members

have felt that way as well, and then we'll come back with a final list and potentially a time line of the project, and so that's staff's recommendation.

Mr. Cabrera: Now Paul, and I apologize for interrupting, there was one recent development with FDEP that I feel ties into this.

Mr. Winkeljohn: Ok, so let's get into that.

Mr. Cabrera: Yes, just because it could potentially be related. So, FDEP is requiring that, and this is a new rule, I mean that has passed that communities, if this turns into impaired water bodies provide nutrient removal above and beyond what the permit requirements are for each community. So, their immediate goal with that is for communities to kind of indicate to FDEP projects that will help them achieve those nutrient removals. One potential project that I know that we kind of talked about this early on and it wasn't received kind of as timely as these were but, that would be to do maybe a living shoreline along these lake banks. The living shoreline would then give you a dual purpose benefit, it would stabilize the lake banks, and also give you credit towards as a project that removes nutrients from the community's stormwater. It's just something I wanted to throw out there, I don't know if that sentiment is still the case.

Mr. Winkeljohn: And let me dive into that just for everybody's sake, just what he had said, I participated in the kickoff workshops and conference calls with South Florida Water Management and DEP on this nutrient removal mitigation program. Basically, they took all the communities that are in each basin and they bundled them together and they came up with a quantity of what they want to remove, lowering nitrogen and phosphorous and a few other things probably, for that basin and then they divided it by the contributor, so everybody gets an allotment of what they expect you to remove. They held off telling us our final number because it's in litigation, people are assuming that they don't think it's fair, it was improperly passed, the numbers are wrong, it's not our fault, it's the other guy, all those types of lawsuits are taking place but, ultimately we know it's probably going to fall out where everybody like us is going to have a job to do. The job that we get to do is there's some soft solutions and then there's the harder construction improvement type solution, what we're suggesting that we might consider some living shorelines which we know is a more expensive but, it's going to get you the most amount of points as well to meet whatever that requirement looks like. The softer ones are easier and you get a lot of points for them too, and we're going to propose that you do those as well, those

unfortunately or fortunately are more homeowner association projects, and we can do the legwork for them but, it's the HOA that would communicate them and enforce them. The enforcement is for the HOA to adopt rules saying, don't put that fertilizer into your lakes, or on your lawns which get into the lake, so something informational requirement type process. The city and the county can do that as well and we can just point to it on our website and get points. We can get the credits for just that action, we can get credits for just planting on the littoral shelves, which we already do. We can get credit by just counting up how many gallons of treatment we're capable of versus what they want from us, and I know we're way past that because we did that study a few years ago and we gave some credits to one of the apartment complexes that developed. You may remember that we partitioned off some of our water treatment capability so that they could build their complex and I know we still have excess capacity. All that added together, we have more, or our water system is way ahead of what they typically are dealing with, we have an incredible amount of wetland type plantings, we have all the things that are going to help us and it would be pretty easy for us I think, that's my sense, to get the points that we're going to need, and it's going to be like a 3, 4, or 5 year rollout, so we have a lot of time. I think we're in a very positive position, it's not a panic because we have so many ways we can quickly get the points, and we'll need to partner with the HOA to do that as educational and the restrictions in their Bylaws and or partner with the county and the city. All that said, what Roberto is saying is maybe we should add a little of that living shoreline capacity to this project, we can do that if we want as well.

Mr. Cabrera: And I agree with all that Paul, and it's hard to quantify not knowing the quantity, I think we generally agree that Portofino Isles is in better shape than most but, there may be a requirement to do what you call a hard construction project down the road and I just wanted the Board to know that maybe some of that go where the geo-web won't really get you any additional credits by itself.

Mr. Winkeljohn: Would you be recommending a revision of these proposals?

Mr. Cabrera: Yes, or maybe we could do just one lake that has a living shoreline, or something like that as part of this project. I just know that a geo-web by itself will not give us any nutrient removal credits and a living shoreline would, so maybe there's a window for a combination of that. In the last couple of weeks here Paul, I did request some pricing

from Sea & Shoreline on kind of a living shoreline some units on that, and I'm still waiting to hear back on them from that.

Mr. Winkeljohn: So, from a business standpoint the Board, you're in a position, you've got a good competitive price, I would recommend we grab it today, and get it authorized, get it moving and then we can do a slight change order to add in a little living shoreline component, our engineer can come back to us with those results and a recommended scope and range of projects for this year. So, I think you're in a great place because you have a really competitive and qualified price.

Mr. Azcona: Ok, I have a bunch of questions for Roberto are you ready?

Mr. Cabrera: Yes sir, I'm ready.

Mr. Azcona: Ok, and this is Juan, we got here 4 bids, but out of the 4 right off the bat you told us basically that the geotubes, we shouldn't go with that.

Mr. Winkeljohn: Well, each one bid the technology.

Mr. Azcona: Right for the core method, so we can just scratch the method of the geotubes based on your feedback.

Mr. Winkeljohn: Yes sir.

Mr. Azcona: Then you kind of threw in some additional information about the nutrient mitigation, and the credits, and we still don't know the details of how many credits what it would cost versus credit, and then you're throwing in that it's one of the methods that includes living shorelines, so we maybe we want to go that route because potentially we will get credits but, my question would be what would be the price difference? Is it worth it going with a method that includes the living shoreline option because it gives us credit but, then it costs so much that it's not worth it, so those are some of the questions. The other question would be, do we know if all the lakes, we could apply one single method or different lakes depending on their needs and their damage and restoration, it may require different methods?

Mr. Winkeljohn: I can answer that, or go ahead Roberto.

Mr. Cabrera: Yes, and those are good questions. So, I'll start with the last one, what FDEP is going to want is at the end of the day, your single point of discharge, they want that to have a theoretical "X" amount of pounds of nitrogen and phosphorus, they don't care if you get it all from lake #1, or if you get a little bit from here and there. As far as your restoration methods are concerned, you have the flexibility to restore one lake with

geo-web, one lake with a living shoreline, you can mix and match whatever you feel makes the most sense.

Mr. Azcona: And I don't want to go with what we feel, we want to go with what you recommend because you are the expert. So, what I would say, if we do not know which method would be best, and ideally we argue because we would expect you to know what method would be best but, if we have to test maybe different methods in a smaller scope to test, because our community may be different from other communities, maybe it's a good idea to test different methods or different companies, with a little bit of scope of work to see how each company responds and what kind of level of service and performance, and then based on those results then we can determine for the other lakes who we would go with.

Mr. Cabrera: Yes, and if you're asking for my direct recommendation, I'm a fan of the geo-web, I believe that gives you the most bang for you buck, that gives you the most strength for your dollar. It's a little bit more expensive than the geofabric in general but, you'll have that peace of mind on that restoration method.

Mr. Azcona: Ok.

Mr. Cabrera: And I apologize Paul for throwing in the living shoreline at the last second.

Mr. Winkeljohn: It makes sense though.

Mr. Cabrera: Right, and it kind of goes hand in hand with this and I don't want this to be the only one, more time, I know we've kind of been working on this for a little bit but, let me just get some pricing on that as an option and then is the living shoreline more expensive than the geo-web, I believe so, is it more expensive than doing a geo-web project and it may be a different type of project that gets us those credits, I don't know because I don't know how much would be required to treat and remove.

Mr. Azcona: So, the living shoreline would be like an additional different method?

Mr. Winkeljohn: Yes.

Mr. Cabrera: Yes, that would be a fifth method.

Mr. Azcona: Ok, and that would be even more expensive than the geo-web?

Mr. Cabrera: Yes, that would be more expensive than the geo-web but, that one would give you credit towards this upcoming nutrient removal requirement.

Mr. Azcona: But your recommendation would be the geo-web option because based on your experience and your knowledge you know that will give us the best results and price-wise is what would make more sense for our community and for our lakes.

Mr. Cabrera: Yes.

Mr. Azcona: And what about the living shoreline versus the geo-web, are they comparable but, the living shoreline provides the mitigation for the nutrients or give us additional credit, or is the geo-web is better than the living shoreline?

Mr. Cabrera: No, the living shoreline, its biggest benefit is that it's dual purpose, so the plants stabilize the lake bank but, really what they also do is they provide additional nutrient removal for that. I think what we should do Paul is, number one, and I can follow up with Tony because I know he has an estimated total for the community that will be required to be removed, and then just see where we're at and do another quick analysis. So, it will be two things, get some pricing on the living shoreline options and see how much total we're going to have to provide.

Mr. Winkeljohn: And I think we can be very selective on how we apply the living shoreline in maybe smaller elements, just enough for that cost benefit is where I think you're headed Juan.

Mr. Cabrera: Yes, and my experience with the living shoreline is it's kind of, some residents really don't like it because they want to see the water, they don't want to see these plants blocking the water, so maybe we can apply it in areas where it's not directly behind somebody's back yard.

Mr. Winkeljohn: Right, there's the psychology of buying a lake property, some people think it's a golf course version of a lake, and it's clean grass right to the water, and they can watch the ripples.

Mr. Clark: They can take a percentage of the lake area, and then apply that.

Mr. Winkeljohn: Right, and leave windows, you leave sight windows, and leave that as a geo-web solution and then there's sort of some creativity to it.

Mr. Azcona: So, if there is a lake perimeter you could do a partial geo-web and then in other parts do the living shoreline.

Mr. Winkeljohn: That's one option, because you have such a diversity of lake options, you could take one lake and say, this one is going to benefit the most if we do just living shoreline on it, it's a small lake, it's easier, it kind of already has a living shoreline

element or look to it but, it's the wrong plants, so that's how it could play out. I don't think you're going to be desperate for points, that's kind of my take away.

Mr. Clark: Ok.

Mr. Winkeljohn: I did two or three of them for my different regions that I work at, and it looks like they're going to give a lot of points for education, for having a rule, don't use the wrong fertilizers in your community, and we can't enforce that, so we can adopt any rule we want.

Mr. Azcona: But we could start with the geo-web, that is the recommendation by the engineer and then because the credits will not start until years from now, so we can always say, listen, let's do more living shorelines for additional credits.

Mr. Winkeljohn: Right, and Roberto just doesn't want to miss this chance to consider it and see what the price is, and I think that's where we're going to end up is because we've been going in that process but, I think we have a good price and I think you want to grab it and get the worst children fixed and then you start applying the other technology as you really need to because of that aesthetic impact, remember when people were complaining that we weren't cutting the lake enough, well we're not supposed to. The lake bank is supposed to have its plantings, and that's the very reason we're here is for erosion control, nutrient removal is an additional but, one of the other things you can do is add to your retention time, and there's a lot of variables that we can play with to get our points is my final comment.

Mr. Cabrera: And that's a completely reasonable approach guys, and that's a perfect representation Paul, I just wanted to inform the Board at this stage but, if we do just a first portion right now, I do tend to agree there's plenty of options down the road to do the living shoreline or something that might be even less expensive than a living shoreline to get to those goals.

Mr. Jado: If I could say something, they beat the living shoreline behind the houses, a lot of these people are freaking out about snakes, I have alligators I'm trying to catch now, a lot of women don't even want to walk in their backyards, so without being able to see if would be a problem for them with the living shoreline unless we did it at areas that we did not have to go behind the houses.

Mr. Winkeljohn: Yes, and I think we're all going to agree on that.

Mr. Jado: Yes.

Mr. Azcona: Ok, but do we have already like a good proposal for the geo-web?

Mr. Winkeljohn: Yes, remember we did the radar testing of the banks, we identified the worse ones that are starting to fail and need attention so I think we're kind of getting the low fruit in today's presentation and you're going to be doing this a little bit every year for the next 5 years I'm guessing, it would be reasonable because we want to bring it all up to the requirements because now that this community is 20 years old, it's time, and if you wait 10 years on any of these the price starts to double and triple, that's a fact in this business. When I saw these unit prices I was like, ok, you're lucky where you are geographically, if you go south or you go west, these are half of what we're seeing, so I'm eager for you to cease the moment.

Mr. Timm: How long can we lock these prices in for?

Mr. Winkeljohn: I don't know, we can try 90 days or so and give us some latitude.

Mr. Jado: And we're going to do it yearly, where we said we were going to do some much this year, and so much next year.

Mr. Winkeljohn: Roberto, is a famed negotiator but, we'll go through it.

Mr. Clark: So, you're saying right now we have "X" amount of points, "X" amount of credit, have we achieved what they require us to have yet?

Mr. Winkeljohn: We don't know the number yet.

Mr. Clark: Ok.

Mr. Winkeljohn: I have a sense, and I saw the categories and I have a sense hearing how their hypotheticals look like, and I feel we're going to be not desperate for points.

Mr. Clark: So, also, is this something that you acquire over a year, "X" amount of points for this year, and next year you have to have additional or maintain?

Mr. Winkeljohn: No, it's a flat point total that you're going to be shooting for and everything you do equals that point permanently, unless you remove something or shrink your lakes, so it's a very soft enforcement program, I'll use that phrase, it's new, so there's going to be a lot of latitude but, 300 properties that we manage I would put you #1 in terms of, you do have a lot of plantings, you do have a long retention on your water just because of the shear size of it but, with all the wetland in the middle, that's going to count for you, and not very many people have that and so I could tell right away because I've had to do these mitigations. I was in the Keys for a bunch of years and we had nutrient loading 20

years ago which was the only topic, to build a house, to get a permit, you had to prove your nutrients and so I've seen those solutions and you're in great shape.

Mr. Azcona: Ok, so I think we need to concentrate on the restoration and the nutrient mitigation still seems like it's undefined and we're going to have plenty of time to deal with it, and you're saying we're in good condition, and we are saying that we could down the road do the living shoreline in combination with other things but, I think we need to cease the moment and let's stop delaying and figure out how we start, so let's get some kind of agreement to start fixing some of the lake banks.

Mr. Winkeljohn: Sounds good.

Mr. Azcona: So, what would be the next step, you'd start drafting an agreement?

Mr. Winkeljohn: Yes, so I would ask that the Board authorize a not to exceed amount as laid out of \$195,000 based on unit pricing and the engineer's recommendation, and Scott is going to fill in what I didn't say.

Mr. Cochran: Well, I was just going to say, and Roberto this might be more of a question for you because I just consulted with Ginger on the phone to see whether she thinks this would be a maintenance issue or a public works construction, and she said she usually relies on the engineer to make that determination like if it's just about restoring the lake bank to the correct slope, to address that issue then it's probably maintenance but, if there's going to be something more involved than that then it could fall under the public works construction. So, it sounds like the Board interested in your recommendation of the geo-web would you consider that more of just like a maintenance to restore the slope or would you consider that more like a construction public works project?

Mr. Cabrera: Now, I lean towards maintenance as part of maintaining the stormwater system.

Mr. Cochran: Ok.

Mr. Winkeljohn: And it's a safer fallback.

Mr. Cochran: Yes, for sure.

Mr. Winkeljohn: And it fits our financial plan because that's what we've been budgeting in our reserve is about \$200,000 for the next 2 or 3 years to pick off the worse ones each year and by year 3, 4, or 5 we should be down to a smaller number and other things get creative with our nutrient decision making, we can start to evolve with that, and we get a new look at it every year.

Mr. Cochran: Ok, I just wanted to make sure.

Mr. Clark: And you don't have any overlap with the HOA, this is all CDD?

Mr. Winkeljohn: This topic today would be all CDD, the nutrient removal actually is a partnership because we're going to need them to do things I describe but, cost-wise it's pretty much us.

Mr. Clark: Ok.

Mr. Azcona: Ok, so then how are we coming up with the not to exceed \$195,000?

Mr. Winkeljohn: That's the statutory limit based on the type of bidding that we did, if we were to chose to go past that we would have to start over and do a sealed formal bid and you'd be obligated potentially to take the lowest bidder and not necessarily the best qualified bidder, and those are encumbrances I don't recommend.

Mr. Azcona: Ok, but if we're going with the geo-web method or system, then for example, on lake #1, we got Sea & Shoreline, Sunshine and Land Design, Environmental Land Development and PRP Construction, and the total here is \$179,000 and then lake #2 is the total of \$143,000, then \$163,000, so basically with the \$195,000 we get to cover, and I guess lake #7 is \$41,500. So, Roberto, what do we tackle with \$195,000, how are we going to prioritize it, and obviously it would be based on the most urgent needs, and do we have to go with the \$195,000, we would have to tackle one lake or can we say, we do 30% of one lake and then 40% of another lake and 30% of another lake with the \$195,000 based on the damage and the most urgent and priority.

Mr. Cabrera: That's a good question. That's a detail that would have to be worked up with the contractor, more than likely they might want to mobilize on one lake bank, at least not at that same unit rates that they provided to only do a smaller percentage. So, maybe what we should do is, if the one lake is \$179,000 we could increase the scope within that lake beyond just the high priority areas and pick up some of the areas that are also bad but, they're not a high priority but, I'll probably end up doing like a little phasing plan on this and I'll bounce that off the chairman and Paul and kind of get their input on it.

Mr. Azcona: Ok.

Mr. Clark: Are these costs that you show here in this estimate or the budget estimate, are they the total lakes or are they just the percentage of the bad areas on these lakes?

Mr. Cabrera: Those quantities there, they're not the total lakes, those are just the high priority areas, there's a separate map that I can send to everybody if you don't have it that kind of highlights where those areas start and stop at.

Mr. Winkeljohn: And it was circulated to the Board on October 8th so you should have gotten an email with it and it's on your tablets also.

Mr. Clark: Ok, and prices are reasonable and all of sudden lake #4 jumps up big time.

Mr. Winkeljohn: Right, it's a bigger problem one.

Mr. Clark: Ok, so I was just wondering about that.

Mr. Azcona: Ok, so what are the next steps?

Mr. Winkeljohn: Well, if you agree with my approach to authorize as stated, we will bring back the plan that fits this description and any drafted contract that matches these units prices and the dialogue that we've had today.

Mr. Azcona: And again, we're going with the \$195,000?

Mr. Winkeljohn: Yes, as a cap.

Mr. Azcona: Ok, as the cap, so if we start with this \$195,000 when is the next round, when can we do the next round?

Mr. Winkeljohn: Well, if we use a different contractor we can start this fiscal year but, in most cases, if you like the contractor, like your test idea as an example, you'd have to phase it out over multiple years, so next fiscal year you would do phase 2.

Mr. Azcona: So, \$195,000 with one contractor, but if there is a need that we need to expedite the process we could hire another contractor for another \$195,000?

Mr. Winkeljohn: We could speed it up that way, yes.

Mr. Azcona: Ok, so Roberto, based on what you've seen and your surveys, and your analysis, what would you suggest, do we go with one contractor at \$195,000 or do we have to maybe engage a second contractor to deal with things that are a priority?

Mr. Cabrera: You know that's a good question, I think we can phase this project out over 3 years, I don't think that will change much, so let's do the one contractor and evaluate their work and then make a decision moving forward from that point. I mean, although these guys on this list we've worked with them on similar projects with both CDD projects and other city and municipality projects and they are reputable qualified contractors.

Mr. Azcona: Ok, so then you're going to put forward a recommendation on how to proceed with the work?

Mr. Cabrera: Yes, and what I'll do is I'll sit down with the chairman and Paul, and identify the lakes that we want to start with because it's also not necessarily questions just about how we get that money but, making sure we get the right lakes started first.

Mr. Azcona: Ok, so let's make a motion.

Mr. Winkeljohn: So moved would do it.

On Motion by Mr. Clark seconded by Mr. Azcona with all in favor, authorizing a not to exceed amount of \$195,000 for the lake bank restoration project, scope of work to be revised to remove geotubes and proceed with the most effective areas served was approved.

Mr. Winkeljohn: And I have some of the literature and such that this nutrient loading project and I was going to talk about that separately but, it didn't make sense to bring it up. So, I'll circulate that for you and I'll keep you in the loop as we get more details but, it's going to be one of these, they haven't done it a lot in the last 2 years up here but, it's a rollout enforcement program and it's aggressive, I mean you have a permit and this was never contemplated in the permit directly so now they're adding a new condition on you without any revenue so it's one of those costs of unfunded mandates that we get to absorb but, I don't think it's going to be ominous for you guys, everything is going to be small but, we'll find out and if it's not I'll let you know right away as I play through it. Anything else for our engineer? Thank you Roberto, good luck with your other meetings.

Mr. Cabrera: Thank you guys, bye.

C. Field Manager – Monthly Report

Mr. Winkeljohn: That brings us to field report, Mr. Field Manager, how are you John?

Mr. Jado: Good. Basically, I've got all the bids here and I was talking to Paul about it a little bit earlier that we're going to be giving out, repainting the townhouse wall the same color we have and I have 3 bids and one was one I had reduced from \$10,206, to \$8,089 and there's basically three coats, a primer coat and two paint coats of super paint. This is the gentleman that did the other wall for us so I'm going to go with the same guy.

Mr. Clark: And you reduced that \$3,000 you said?

Mr. Jado: Yes, his was first at \$10,000, and I said listen you did the other wall for less, it's too high, you have to come down, so I got him down 20%, and so I'd like to use him again, so that's what we're going to probably do.

Mr. Winkeljohn: This was authorized, he's just giving you the price.

Mr. Jado: Yes, it was authorized a couple meetings ago.

Mr. Clark: Yes, I remember, so how much of that wall going to get painted then?

Mr. Jado: It's the old wall behind the townhouses, from the FPL easement corner to where we started the new wall, so it's down the far south wall, it's the old wall.

Mr. Clark: Right, ok.

Mr. Jado: So, I'm going to go ahead and move forward with that. I was waiting for dry season I didn't want to paint it when it was wet, they're going to pressure clean it also. Then I'm starting to trim all the palm trees in the community, I started over there on the FPL easement, now we just did Rosser, and he's be back on Thursday to finish Rosser and cut the circle, and take care of all our palm tree up to the Rosser entry, and then I'll start doing light pruning on these oak trees to keep them looking good and not getting overgrown so the bill will be smaller and we'll maintain it every year nicely now that we did a good hard cut on it. Then we have a gator problem which I filed for a permit, 45 days to respond, I called them back up, called the gator guy, he's a bit of a redneck I guess because he's not calling me back, so I'm just waiting and then I'll call him back and if not, I'll try to get somebody else.

Mr. Clark: Have you seen the gator?

Mr. Jado: Oh yes, that's the one I called for. Now Eddie was going to call supposedly I know there's one that's has to be 5' or bigger, they won't come out for anything smaller, so we've had some ladies that are calling up about that but, I've looked for them and I have not been able to find them, and that's basically it.

Mr. Winkeljohn: Ok, any questions for John? Very well, thank you John.

D. CDD Manager – Final Approval of the FY 2024 Report Performance Measures and Standards

Mr. Winkeljohn: Moving on under manager's report, we had that annual requirement to do a performance measures report, we adopted the performance

measures, and I took the time to check the little boxes that we did it, so today you adopt that completed report and then you start over again next year, so just a motion to accept the report.

On Motion by Mr. Timm seconded by Mr. Clark with all in favor, accepting the final approval of the FY2024 Report Performance Measures and Standards was approved.

FIFTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Register**
- B. Acceptance of Unaudited Financials**

Mr. Winkeljohn: The next item are your financial reports which include the check register and the balance sheet and income statement. If there are any questions I can take those, there's nothing of particular not to tell you about. If everything is in order, a motion to accept is welcomed.

On Motion by Mr. Azcona seconded by Mr. Timm with all in favor, the Check Register, and the Unaudited Financials were approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: That's all the action items for today. If there are any Supervisor's requests or audience comments, this is the appropriate time for that.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: Hearing none, is there a motion to adjourn?

On Motion by Mr. Azcona seconded by Mr. Timm with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman/Vice Chairman

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RICHARD T. WOULFE

February 3, 2026

VIA E-MAIL ONLY– pwinkeljohn@gmssf.com

Mr. Paul Winkeljohn
District Manager
Governmental Management Services
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure
Portofino Isles Community Development District
Our File: 951.08265**

Dear Paul:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

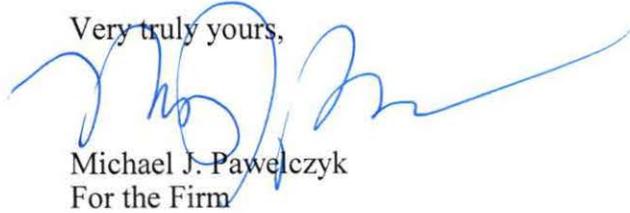
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Paul Winkeljohn
February 3, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael J. Pawelczyk", is written over the typed name and title. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)

C&T Project No.: 02-021.2025
Sender's Email: rcabrera@ct-eng.com

MEMORANDUM

DATE: January 12, 2026

VIA: Email

RE: Portofino Isles CDD BMAP Draft Project Submittal List
St. Lucie River and Estuary BMAP

TO: Portofino Isles Development District
Board of Supervisors
c/o Paul Winkeljohn – District Manager
pwinkeljohn@gmssf.com

FROM: Roberto Cabrera, P.E.

Culpepper & Terpening, Inc. (C&T) is providing this update to summarize the requirements of the St. Lucie River and Estuary Basin Management Action Plan (BMAP) (adopted June 2025), and to provide an overview of the draft project list we are preparing for Portofino Isles Development District (Portofino Isles CDD). This update is intended to clarify what is being requested by the Florida Department of Environmental Protection (FDEP), what is required of the District, and how we are approaching the initial submittal in a manner that is practical, cost-conscious, and consistent with the District's current maintenance and operations programs.

1. Background:

The St. Lucie River and Estuary BMAP is a state-adopted restoration plan intended to reduce nutrient loading (primarily Total Nitrogen (TN) and Total Phosphorus (TP)) to the St. Lucie River and Estuary. The BMAP functions as the implementation framework for achieving Total Maximum Daily Load (TMDL) targets over time, and it assigns reduction responsibilities across many stakeholders in the watershed.

Importantly, the BMAP is not simply a planning document. FDEP has made it clear that BMAPs are adopted by Secretarial Order and are therefore enforceable.

As a result, stakeholders such as CDDs are being asked to demonstrate progress toward nutrient reductions and to identify eligible management strategies that can support compliance with BMAP milestones.

2. What FDEP is requesting from Portofino Isles CDD

The BMAP establishes milestone-based implementation schedules. It also requires responsible entities to identify projects or strategies that support achievement of their upcoming milestone reductions. In other words, even if a project will not be completed by the milestone date, the entity is expected to identify the strategies and provide reasonable assurance that the overall reductions can be achieved within the BMAP timeframe.

To support that requirement, the BMAP includes Appendix C, which contains explicit direction that responsible entities must submit a sufficient list of creditable projects with estimated reductions to demonstrate how the entity will meet its milestone. Appendix C states that this information must be submitted to DEP no later than January 16, 2026, to be compliant with the upcoming BMAP milestone (or the entity may be subject to enforcement).

The BMAP is requiring a credible “project list” that demonstrates the District has a reasonable path toward compliance.

3. January Submittal Target: What We Are Submitting and What We Are Not

As previously discussed, we are working toward a January 16, 2026 target for entering Portofino Isles CDD’s initial project information into the FDEP reporting portal.

It is important to clarify that this date is a soft goal in terms of the District’s practical decision-making and implementation obligations. At this stage, the portal and reporting framework allow for a significant amount of flexibility and generality in how projects are described and categorized. In effect, the portal is currently structured to allow projects to be listed as “planned,” but the level of detail required does not necessarily rise to the level of final design, permitting, or construction-ready commitments. In some cases, projects can be described in a way that is closer to a “fully planned” project, while other items can function as more of a “wishlist” or placeholder strategy to demonstrate intent and compliance planning.

That said, the BMAP document does include a compliance-driven deadline requiring responsible entities to submit a sufficient list of creditable projects with

estimated reductions to DEP no later than January 16, 2026, to remain compliant with the upcoming milestone.

Our approach is to meet the intent of this deadline while protecting the District from unnecessary commitments and preserving flexibility as the BMAP process evolves.

4. Project list flexibility: The initial submittal is not the final set of projects

A key point we want to emphasize is that the initial project list we are preparing for the CDD is not intended to represent a final, locked-in construction program. The BMAP process is iterative by nature, and project lists can be refined as additional information becomes available, priorities change, and funding opportunities are identified.

FDEP's framework is structured around demonstrating "reasonable assurance" that sufficient strategies exist to meet upcoming milestones. In other words, the goal at this stage is to show that the CDD has a viable path toward compliance, not to force premature construction commitments.

5. Strategy Focus: maximizing credit for existing and long-standing District activities

Our project identification strategy for Portofino Isles CDD is intentionally focused on two categories:

Activities and practices the community already performs (or has performed historically), and maintenance and operational improvements that provide measurable benefit while avoiding large, immediate capital expenditures.

We are pursuing this approach because it aligns with the practical reality that Portofino Isles CDD has been maintaining stormwater infrastructure and waterbodies for many years, and many of those actions have direct relevance to nutrient management and water quality protection.

a. Seeking credit for actions performed over the past 20 years

As part of our discussions with FDEP, we have confirmed there may be an opportunity to obtain credit for nutrient reductions that have been provided historically, particularly where the District can demonstrate that those reductions are above and beyond what was required at the time of permitting.

The BMAP recognizes that urban structural projects completed since January 1, 2000 and planned in the future may be eligible for credit, but only for the portion of load reduction that is above and beyond any permit requirements.

This is an important distinction and it supports our approach: we plan to evaluate past and current actions to determine which portions may be creditable.

b. Above and beyond permit requirements: detailed permit review approach

C&T is planning to review the original permitting documentation and stormwater design criteria with a detailed and nuanced approach to identify what was truly required versus what was implemented above the minimum.

Based on our understanding of the permitting environment at the time the CDD was originally permitted, there were not any explicit nutrient removal performance standards that exist today. Modern rules emphasize performance standards such as reductions in TN and TP (with additional requirements in impaired waters), but those requirements were not always present historically in the same way.

At the time the CDD was originally permitted, the stormwater system was generally designed to meet hydraulic and storage requirements, which can incidentally provide nutrient removal due to detention and settling. However, incidental nutrient removal that occurs solely as a byproduct of meeting minimum permit criteria is generally not creditable.

That said, any elements that can be supported as above and beyond minimum permit requirements are potentially creditable. Our goal is to carefully compare the original minimum requirements to what was actually constructed and maintained, and to document opportunities for credit where appropriate.

6. Status of load allocation discussion with FDEP

In parallel with the project list development, we are continuing discussions with FDEP regarding the modeled loads that were used to establish the assigned nutrient reduction responsibilities for each community.

At this time, for the purposes of the upcoming submittal deadline, FDEP has not provided a pathway to use alternative derivations of baseline loading. This includes options such as:

- a. performing site-specific load calculations independent of the BMAP model,
- b. collecting water quality samples and using measured concentrations to estimate actual loads, or
- c. developing a customized baseline loading estimate based on the District's actual stormwater system performance.

For now, the assigned loads are being driven by the model framework used by FDEP to generate allocations across the watershed.

7. Concern: Assigned reductions may not align with site reality

A major concern we want to document is that the assigned reductions do not necessarily appear to align with the physical reality of what the CDD can reasonably remove based on the nutrients that are actually generated and available.

In many cases, the assigned reductions appear to assume a baseline load that may not reflect:

- a. the actual land uses present in the community,
- b. the nutrient reductions already occurring through the permitted stormwater system,
- c. and the fact that the stormwater system is already providing treatment and attenuation prior to discharge.

The District is being asked to remove an additional amount of TN and TP that, based on preliminary evaluation, may not be "available" for removal after accounting for existing system performance. Stated another way: if the site only generates a certain load, and the stormwater system is already removing a portion of that load, the remaining nutrient balance can be less than what the model-based allocation suggests must be removed. The table below shows the existing removal percentages based on our calculations:

Exist. % N removed	Req. % N removed	Exist. % P removed	Req. % P removed
43%	58%	76%	76%

Additionally, FDEP has stated that any nutrient removal occurring because of permitted existing infrastructure is not eligible as credit towards the BMAP nutrient removal goals. However, as per section 5.b of this memorandum, nutrient removal goals were not a tracked metric in ERP submittals at the time of permitting for this development, and are not included in the permits for the present site. FDEP has denied the opportunity for nutrient removal credits despite this.

We are continuing to press this issue with FDEP because it affects the reasonableness and feasibility of the assigned targets.

8. Extension Pathway

If the CDD is unable to submit a sufficient list of eligible management strategies to meet the upcoming milestone reductions, the BMAP provides an alternate pathway that can function as an extension mechanism: the submission of project identification efforts.

Appendix C states that if a lead entity cannot submit a sufficient list of eligible strategies, then specific project identification efforts are required by January 16, 2026. These efforts must define the purpose and timeline to identify sufficient projects, and the project description and estimated completion date must reflect urgency.

While these planning efforts do not receive credit themselves, they are recognized as necessary to demonstrate that eligible management actions will be forthcoming and compliance will be achieved.

Appendix C further explains that entities providing sufficient project identification efforts will be deemed as having a defined compliance schedule, while those without an adequate project list or defined schedule may be subject to enforcement actions.

Portofino Isles CDD's approach:

We intend to submit a reasonable initial project list by the January deadline. If needed, we will also position Portofino Isles CDD to utilize the Appendix C pathway as an additional compliance strategy to allow more time for refinement, verification of baseline loads, and identification of the most appropriate long-term actions.

9. Why we focused on maintenance-based and low-capital-cost projects

When identifying potential management strategies for Portofino Isles CDD, C&T's approach was to prioritize projects that meet the following criteria:

- Creditable under the BMAP framework (stormwater or waterbody nutrient reduction benefit)
- Practical for the District to implement and sustain
- Lower risk and lower cost, particularly by emphasizing maintenance improvements and existing activities
- Provides measurable benefit or reasonable narrative support, even if reductions are not yet quantified
- Does not obligate Portofino Isles CDD to immediate large capital construction

This approach is consistent with the BMAP's recognition that urban nonstructural actions such as education and outreach are eligible for credit, and that maintenance-based projects (such as BMP cleanouts) are commonly credited using established methodologies.

This also supports the District's practical goals: improve system performance, improve long-term maintenance outcomes, and strengthen compliance posture without unnecessary cost exposure.

10. Summary of Selected Portofino Isles CDD Projects (and why they were chosen)

The current project list has been intentionally selected to emphasize:

- Maintenance-based actions that improve system performance,
- activities the District already performs or can readily implement,
- projects that are compatible with long-term budgeting,
- and strategies that are broadly recognized and creditable under the BMAP framework.

This list is not final, and the District retains flexibility to refine, substitute, or reprioritize projects as additional guidance is provided by FDEP and as our technical evaluation progresses.

11. Portofino Isles CDD Draft Project List (BMAP Submittal)

A. Education Efforts (Ongoing)

Project Description: Implementation of ongoing public outreach efforts to reduce nutrient runoff at source areas.

Why this was selected:

Public education is one of the most cost-effective strategies available to reduce nutrient loading at the source. In a residential community setting, the most common controllable nutrient sources include fertilizer practices, over-irrigation, pet waste, and the disposal of yard debris into stormwater inlets.

The BMAP recognizes public education and outreach efforts as eligible for BMAP credit and notes that these activities were excluded from the St. Lucie River and Estuary model, meaning they may be credited regardless of when they were implemented.

During our discussions with FDEP, we were able to confirm that Portofino Isles CDD is not expected to create a new stand-alone education program in order to receive credit at this time. Instead, FDEP indicated that Portofino Isles may be able to claim credit by piggybacking on existing outreach and education efforts already being implemented at the City and County level, provided those efforts are applicable within the Portofino Isles service area and can be reasonably documented.

As a next step, we will evaluate whether any additional Portofino Isles-specific or CDD-led education efforts would result in measurable additional credit beyond what can already be captured through existing municipal outreach. If additional credit is not available, the District may still consider targeted education initiatives as a good-faith measure to support water quality goals and reinforce best practices among residents and vendors.

For Portofino Isles CDD, potential education efforts may include newsletters, community signage, HOA coordination, vendor guidance, and resident reminders regarding fertilizer restrictions, irrigation practices, and stormwater protection.

B. Shoreline Stabilization (Planned)

Project Description: Littoral plantings, including addition of vegetation along pond shorelines.

Why this was selected:

Littoral vegetation improves pond performance by:

- stabilizing shorelines and reducing erosion
- filtering runoff before it reaches open water

- improving nutrient uptake and reducing resuspension of sediments
- supporting healthier pond ecology and long-term maintenance outcomes

This is also a project type that can often be implemented in a targeted way without major construction costs and can be incorporated into routine pond maintenance or enhancement efforts.

C. BMP Cleanout (Ongoing)

Project Description: Pipe cleaning, routine maintenance and cleaning of pipes to remove debris and sediment.

Why this was selected:

Stormwater infrastructure accumulates sediment and debris over time. That material often contains attached nutrients. Cleaning pipes and removing sediment helps reduce nutrient transport to ponds and downstream discharge points, and it also improves hydraulic performance and reduces clogging risk.

The BMAP acknowledges that estimates of TN and TP reductions from BMP cleanout activities were made using accepted tools based on the volume or weight of material removed.

This makes BMP cleanout a strong candidate for a low-cost, maintenance-focused project that the District already benefits from operationally.

D. Education Efforts (Planned) – Storm Inlet Identification

Project Description: Storm inlet identification (to be finalized).

Why this was selected:

Storm inlet marking is a widely used and effective public education method. It reinforces the message that storm drains discharge to waterbodies and should not receive yard waste, debris, or pollutants. It is also a low-cost program that can be implemented through maintenance staff, contractors, or community events.

This item is also consistent with the BMAP's emphasis on education and outreach.

E. Baffle Boxes – Second Generation (Wishlist)

Project Description: Installation of baffle boxes at pipe outfalls prior to discharge into existing ponds.

Why this was selected:

Baffle boxes (also referred to as CDS units or hydrodynamic separators) are structural stormwater BMPs installed at storm pipe outfalls to capture sediment, trash, and other particulate material before discharge enters the pond system. Because a significant portion of nitrogen and phosphorus in urban runoff is transported in particulate form (attached to sediment), capturing and removing sediment upstream can reduce nutrient delivery to the ponds and improve overall water quality performance.

The St. Lucie River and Estuary BMAP recognizes baffle box installations as a creditable stormwater project type within the watershed, including newer second-generation baffle boxes that may incorporate nutrient-reducing media and provide improved pollutant removal performance compared to traditional sediment-only units.

For Portofino Isles CDD, this project is being carried forward as a “wishlist” item rather than a primary implementation recommendation. While baffle boxes can provide measurable benefits, they typically involve higher upfront construction costs and also require ongoing inspection, cleanout, and maintenance to remain effective. For that reason, this item would likely be near the bottom of the District’s priority list compared to lower-cost strategies such as maintenance-based improvements and operational best practices.

We believe it is still beneficial to include second-generation baffle boxes in the project list at this stage because the concept can be strategically targeted to only the highest-contributing outfalls, phased over time, and used as a future “next step” option if additional credits are needed to satisfy BMAP milestone requirements. Including this option now preserves flexibility for the District and establishes a clear pathway to implement a proven structural nutrient reduction measure if it becomes necessary in future reporting cycles.

F. Fertilizer Reduction (Planned)

Project Description: Implementation of a fertilizer management program to reduce fertilizer use and associated nutrient runoff.

Why this was selected:

Fertilizer reduction programs are among the most direct methods to reduce nutrient generation in a residential community. This can include:

- reducing application rates
- shifting to slow-release fertilizers
- improving calibration and application methods
- coordinating fertilizer timing with rainfall patterns
- eliminating unnecessary phosphorus applications

This type of program is also compatible with education efforts and can be implemented through contractor requirements and landscape maintenance standards.

G. Stormwater Reuse (Planned)

Project Description: Stormwater harvesting, utilize stormwater as a supplemental source for irrigation supply.

Why this was selected:

Stormwater reuse can help reduce discharge volumes leaving the system and may reduce the export of nutrient loads. Reuse strategies also support long-term water management goals and can reduce reliance on other irrigation sources.

As part of this effort, the District should evaluate opportunities to document and, where applicable, receive credit for existing reuse practices that may already be occurring. For example, if irrigation water is currently being supplied from the District's lakes or stormwater system, that practice can be incorporated into the overall strategy and quantified as a beneficial reuse component.

While reuse can involve infrastructure and operational considerations, it is included as a planned strategy because it can be implemented in phases and coordinated with ongoing or future irrigation system improvements.

H. Aquatic Vegetation Harvesting (Ongoing)

Project Description: Routine removal of applicable aquatic vegetation.

Why this was selected:

Aquatic vegetation harvesting is a recognized waterbody management strategy involving mechanical removal of aquatic vegetation without herbicide. The BMAP includes an example of aquatic harvesting described as mechanical removal

without herbicide, noting the removal of algae and invasive vegetation and documenting removed volumes.

This is important because harvesting physically removes plant biomass from the system, which can remove nutrients stored in that biomass and reduce nutrient recycling that would occur if vegetation were killed and decomposed in place.

This is also a practice the District is likely already performing as part of routine lake and stormwater system maintenance. To ensure this work is properly accounted for, the District should document the quantities removed to date (including estimated volumes or loads where available) and identify the anticipated harvesting effort moving forward, so both existing and planned activities can be tracked and credited as part of the overall nutrient reduction strategy.

I. Control Structure (Wishlist)

Project Description: Installation of operable structures at outfall control structures to allow additional stormwater retention for treatment during non-emergency conditions.

Why this was selected:

Control structures can provide measurable benefit by increasing retention time in the system and reducing nutrient export during smaller, frequent storm events. While a control structure project may involve some capital cost, it is often less costly than constructing new stormwater treatment areas and can be phased or implemented strategically.

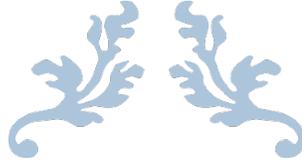
If designed and operated correctly, control structure modifications can also provide a dual operational benefit by giving the District greater flexibility to manage lake stages. This can allow the District to lower lake levels in advance of large storm events to create additional storage capacity and improve flood protection, while also allowing lake levels to be maintained or temporarily raised during targeted periods to retain and treat runoff within the system. This is especially beneficial for nutrient management because nutrient concentrations are often highest during “first flush” conditions at the start of the rainy season, when accumulated pollutants are washed off the watershed during the initial storms. Retaining and managing these early-season runoff volumes can help reduce downstream nutrient export during the period when nutrient loading is typically at its peak.

This type of project also aligns with the broader BMAP emphasis on stormwater treatment improvements and management actions that reduce TN and TP loads.

12. Summary

In summary, Portofino Isles CDD's draft BMAP project list is intended to demonstrate good-faith compliance planning while prioritizing low-cost, maintenance-oriented projects that provide measurable benefit to the community. The list also focuses on leveraging practices that are already in place or can be implemented with minimal effort, while maintaining flexibility so the District is not locked into a single path forward as conditions and priorities change. Through coordination, we have also confirmed that the District is not necessarily required to construct every project exactly as listed, and that the project list may be revised in future reporting cycles as costs, feasibility, and opportunities evolve.

Next steps include finalizing the project descriptions, confirming consistent project naming and project status (Ongoing vs. Planned), and submitting the draft project list to FDEP in the requested format. The District should also continue evaluating whether any projects should be refined, removed, or replaced based on feasibility and District priorities, and prepare for annual reporting expectations beginning in 2026 where applicable.



PORTOFINO ISLES CDD

FIELD REPORT



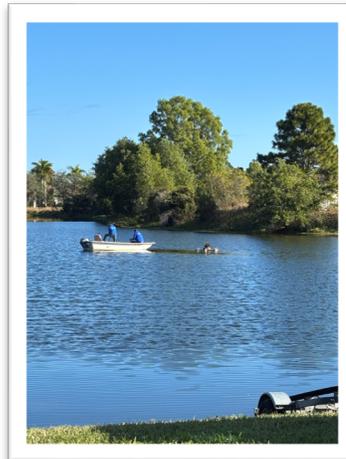
JANUARY, 2026

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

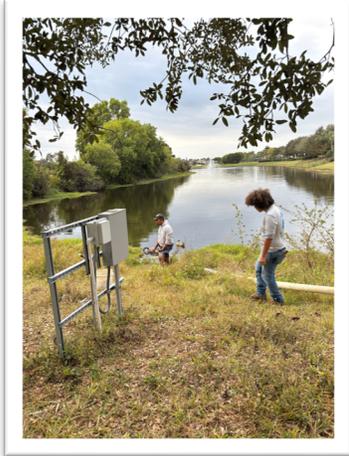
PORTOFINO ISLES CDD

MAINTENANCE

- Met with Lake Doctors regarding Fountain #2 at the Brigantine entry, which was not working.



- Lake Doctors diagnosed that the cable to the panel and motor was not functioning properly. The motor also needed to be pulled and tested and may still require replacement under warranty.



- Frank Wilson and I met with the BrightView irrigation team to perform a wet check and install the new app (HydroWise).
- Abbey from BrightView reviewed crape myrtle pruning and the fertilization schedule.
- Clem Foley's crew treated one-third of the wetland preserve area.
- Joe's Irrigation removed the suction line in Lake #2 and installed a new flotation device.
- While the suction line was removed, they also replaced the check valve that was not holding prime.
- Completed a general light pruning of oak trees where needed.
- Cleaned the Rosser Wetland Preserve road area.

Portofino Isles
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
12/1-12/31	2395-2411	\$142,817.35
TOTAL		\$142,817.35

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/25	00051	11/01/25	9550670	202511 320-53800-46200			*	1,925.00		
			NOV 25 - LANDSCAPE MAINT			BRIGHTVIEW LANDSCAPE SERVICES, INC.			1,925.00	002395
12/04/25	00092	10/31/25	7405671	202510 310-51300-48000			*	123.52		
			NOTICE OF MEETINGS			GANNETT FLORIDA LOCALIQ			123.52	002396
12/04/25	00020	11/01/25	367	202511 310-51300-34000			*	4,403.08		
			NOV 25 - MGMT FEES							
		11/01/25	367	202511 310-51300-44000			*	200.00		
			NOV 25 - RENT							
		11/01/25	367	202511 310-51300-35100			*	97.42		
			NOV 25 - COMPUTER TIME							
		11/01/25	367	202511 310-51300-31300			*	243.50		
			NOV 25 - DISSEMINATION							
		11/01/25	367	202511 310-51300-49500			*	97.42		
			NOV 25 - WEBSITE ADMIN							
		11/01/25	367	202511 310-51300-42000			*	3.70		
			NOV 25 - POSTAGE							
		11/24/25	370	202511 320-53800-12000			*	2,960.00		
			NOV 25 - FIELD MGMT							
		12/01/25	369	202512 310-51300-34000			*	4,403.08		
			DEC 25 - MGMT FEES							
		12/01/25	369	202512 310-51300-44000			*	200.00		
			DEC 25 - RENT							
		12/01/25	369	202512 310-51300-35100			*	97.42		
			DEC 25 - COMPUTER TIME							
		12/01/25	369	202512 310-51300-31300			*	243.50		
			DEC 25 - DISSEMINATION							
		12/01/25	369	202512 310-51300-49500			*	97.42		
			DEC 25 - WEBSITE ADMIN							
		12/01/25	369	202512 310-51300-42000			*	2.22		
			DEC 25 - POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES -			13,048.76	002397
12/04/25	00072	11/01/25	321500B	202511 320-53800-49000			*	1,958.67		
			FOUNTAIN SERVICE QTRLY							
		12/01/25	329326B	202512 320-53800-49000			*	1,958.67		
			FOUNTAIN SERVICE QTRLY							
						THE LAKE DOCTORS, INC.			3,917.34	002398
12/04/25	00078	11/01/25	J110125-	202511 320-53800-46400			*	1,300.00		
			NOV 25 - PRESERVE MAINT							
		12/01/25	J120125-	202512 320-53800-46400			*	1,300.00		
			DEC 25 - PRESERVE MAINT							
						LAKE AND PRESERVE MANAGEMENT			2,600.00	002399
						PORT -PORT ISLES-- PPOWERS				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/25	00012	12/04/25	2005	202512	300	20700	10100		PORTOFINO ISLES CDD	*	2,941.69	2,941.69	002400
			TRANS TAX RECEIPTS 2005										
12/04/25	00014	12/04/25	2013	202512	300	20700	10100		PORTOFINO ISLES CDD	*	55,393.66	55,393.66	002401
			TRANS TAX RECEIPTS 2013										
12/04/25	00098	11/15/25	119	202511	320	53800	46201		YTA CONTRACTING TREE & ASPHALT	*	3,400.00	3,400.00	002402
			PALM TRIMMING/HAUL DEBRIS										
12/15/25	00026	10/31/25	195984	202510	310	51300	31500		BILLING COCHRAN, P.A.	*	687.50		
			OCT 25 - GENERAL COUNSEL										
		11/30/25	196385	202511	310	51300	31500			*	1,347.50		
			NOV 25 - GENERAL COUNSEL										
12/15/25	00013	11/21/25	102796	202510	310	51300	31100		CULPEPPER TERPENING, INC.	*	6,255.00	6,255.00	002404
			OCT 25 - ENGINEERING SVCS										
12/15/25	00017	12/01/25	INV-1406	202512	300	20700	10100		MICHELLE FRANKLIN, PROP APRAISER	*	7,000.26	7,000.26	002405
			2025 TRIM NOTICE										
12/15/25	00012	12/15/25	2005	202512	300	20700	10100		PORTOFINO ISLES CDD	*	392.97	392.97	002406
			TRANS TAX RECEIPTS 2005										
12/15/25	00014	12/15/25	2013	202512	300	20700	10100		PORTOFINO ISLES CDD	*	27,532.14	27,532.14	002407
			TRANS TAX RECEIPTS 2013										
12/15/25	00081	12/03/25	5929	202511	320	53800	52000		WELLS FARGO	*	653.40	653.40	002408
			NOV 25 - CREDIT CARD										
12/23/25	00096	12/18/25	8419	202512	320	53800	46000		APEX PAINTING SOLUTIONS	*	4,044.50		
			REPAINT COMMUNITY WALL										
		12/18/25	8419	202512	300	13100	10200			*	4,044.50		
			REPAINT COMMUNITY WALL										
12/23/25	00020	12/19/25	371	202512	320	53800	12000		GOVERNMENTAL MANAGEMENT SERVICES -	*	2,960.00	2,960.00	002410
			DEC 25 - FIELD MGMT										

PORT -PORT ISLES-- PPOWERS

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/23/25	00014	12/23/25 2013	202512 300-20700-10100	PORTOFINO ISLES CDD	*	4,549.61	4,549.61 002411
						TOTAL FOR BANK A	142,817.35
						TOTAL FOR REGISTER	142,817.35

Portofino Isles
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2005</u>
5	<u>Debt Service Fund Series 2013</u>
6	<u>Capital Project Fund Series 2005</u>
7	<u>Capital Project Fund Series 2013</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Portofino Isles
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 378,063	\$ -	\$ -	\$ 378,063
Allowance for Doubtfull Accounts	(61,091)	(541,192)	-	(602,283)
Assessments Receivable	61,091	541,193	-	602,284
Due from General Fund	-	296,942	-	296,942
Due from Debt Service	-	-	-	-
Due from POA	8,219	-	-	8,219
Investments:				
State Board of Administration (SBA)	1,482,802	-	-	1,482,802
Series 2005				
Reserve	-	960	-	960
Revenue	-	115,289	-	115,289
Deferred Cost	-	45,111	-	45,111
Construction	-	-	160	160
Series 2013				
Reserve	-	249,255	-	249,255
Interest	-	-	-	-
Revenue	-	319,442	-	319,442
Prepayment	-	128	-	128
Cost of Issuance	-	-	1,471	1,471
Prepaid Expenses	-	-	-	-
Total Assets	\$ 1,869,084	\$ 1,027,128	\$ 1,632	\$ 2,897,843
Liabilities:				
Accounts Payable	\$ 2,461	\$ -	\$ -	\$ 2,461
Due to Debt Service	296,942	-	-	296,942
Due to Bondholders	-	7,071,320	-	7,071,320
Total Liabilites	\$ 299,404	\$ 7,071,320	\$ -	\$ 7,370,724
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Restricted for:				
Debt Service	-	(6,044,192)	-	(6,044,192)
Capital Project	-	-	1,632	1,632
Unassigned	1,569,680	-	-	1,569,680
Total Fund Balances	\$ 1,569,680	\$ (6,044,192)	\$ 1,632	\$ (4,472,881)
Total Liabilities & Fund Balance	\$ 1,869,084	\$ 1,027,128	\$ 1,632	\$ 2,897,843

Portofino Isles
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 135,969	\$ 111,501	\$ 111,501	\$ -
Direct Assessment - Lerner TH	39,178	-	-	-
Interest Income	40,000	10,000	15,389	5,389
Stormwater Rebate	150,000	37,500	-	(37,500)
Other Income	-	-	1,226	1,226
Total Revenues	\$ 365,147	\$ 159,001	\$ 128,116	\$ (30,885)
Expenditures:				
General & Administrative:				
Engineering	\$ 30,000	\$ 7,500	\$ 6,255	\$ 1,245
Attorney	25,000	6,250	2,535	3,715
Annual Audit	5,600	-	-	-
Assessment Administration	1,061	1,061	1,061	-
Arbitrage Rebate	1,200	-	-	-
Dissemination Agent	2,922	730	731	(0)
Trustee Fees	3,556	-	-	-
Management Fees	52,837	13,209	13,209	0
Information Technology	1,169	292	292	(0)
Website Maintenance	1,169	292	292	(0)
Telephone	100	25	-	25
Postage & Delivery	500	125	10	115
Insurance General Liability	8,552	8,552	7,932	620
Printing & Binding	1,000	250	-	250
Rental & Leases	2,400	600	600	-
Legal Advertising	1,500	375	124	251
Other Current Charges	300	75	190	(115)
Office Supplies	225	56	-	56
Dues, Licenses & Subscriptions	175	175	175	-
Capital Outlay	300	300	-	300
Total General & Administrative	\$ 139,565	\$ 39,868	\$ 33,406	\$ 6,462

Portofino Isles
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Salaries/Facility Management	\$ 40,789	\$ 10,197	\$ 8,880	\$ 1,317
Environmental Services	2,500	625	-	625
Electric	13,000	3,250	1,330	1,920
Repairs & Maintenance	24,710	6,178	4,045	2,133
Landscaping Maintenance	37,840	9,460	5,775	3,685
Landscaping - Replacement	40,000	10,000	6,525	3,475
Irrigation System	15,000	3,750	-	3,750
Lake/Fountain Maintenance	21,120	5,280	-	5,280
Wetlands Maintenance	19,200	4,800	3,900	900
Stormwater Maintenance	50,000	12,500	-	12,500
Chemicals/Operating Supplies	6,600	1,650	1,410	241
Contingencies	35,000	8,750	5,782	2,968
Dues & Licenses	740	185	-	185
Subtotal Field Expenditures	\$ 306,499	\$ 76,625	\$ 37,646	\$ 38,979
Reserve Expenditures				
Unassigned	\$ 50,000	\$ 12,500	\$ -	\$ 12,500
Subtotal Reserve Expenditures	\$ 50,000	\$ 12,500	\$ -	\$ 12,500
Total Operations & Maintenance	\$ 356,499	\$ 89,125	\$ 37,646	\$ 51,479
Total Expenditures	\$ 496,063	\$ 128,993	\$ 71,052	\$ 57,941
Excess (Deficiency) of Revenues over Expenditures	\$ (130,917)	\$ 30,008	\$ 57,064	\$ 27,056
Net Change in Fund Balance	\$ (130,917)	\$ 30,008	\$ 57,064	\$ 27,056
Fund Balance - Beginning	\$ 130,917		\$ 1,512,616	
Fund Balance - Ending	\$ 0		\$ 1,569,680	

Portofino Isles
Community Development District
Debt Service Fund Series 2005
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 91,115	\$ 20,592	\$ 20,592	\$ -
SPE Funding	450,000	426,649	426,649	-
Interest Income	-	-	1,659	1,659
Total Revenues	\$ 541,115	\$ 447,241	\$ 448,900	\$ 1,659
Expenditures:				
⁽¹⁾ Interest Expense - 11/1	\$ 100,800	\$ -	\$ -	\$ -
⁽¹⁾ Interest Expense - 05/1	100,800	-	-	-
⁽¹⁾ Principal Expense - 05/1	245,000	-	-	-
Other Debt Service Costs	450,000	-	439,245	(439,245)
Other Debt Service Costs - Lerner	-	-	5,275	(5,275)
Total Expenditures	\$ 896,600	\$ -	\$ 444,520	\$ (442,861)
Excess (Deficiency) of Revenues over Expenditures	\$ (355,485)	\$ 447,241	\$ 4,380	\$ (442,861)
Other Financing Sources/(Uses):				
Contributions - Other Sources	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (355,485)	\$ 447,241	\$ 4,380	\$ (442,861)
Fund Balance - Beginning	\$ 355,485		\$ (6,898,160)	
Fund Balance - Ending	\$ 0		\$ (6,893,780)	

⁽¹⁾ Principal and Interest payments accrued, not paid.

Portofino Isles
Community Development District
Debt Service Fund Series 2013
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 430,939	\$ 374,161	\$ 374,161	\$ -
Interest Income	-	-	4,914	4,914
Total Revenues	\$ 430,939	\$ 374,161	\$ 379,076	\$ 4,914
Expenditures:				
Interest Expense - 11/1	\$ 67,450	\$ 67,450	67,450	\$ -
Interest Expense - 05/1	67,450	-	-	-
Principal Expense - 5/1	300,000	-	5,000	(5,000)
Other Debt Service Costs	5,922	-	5,922	(5,922)
Total Expenditures	\$ 440,822	\$ 67,450	\$ 78,372	\$ (10,922)
Excess (Deficiency) of Revenues over Expenditures	\$ (9,883)	\$ 306,711	\$ 300,703	\$ (6,008)
Net Change in Fund Balance	\$ (9,883)	\$ 306,711	\$ 300,703	\$ (6,008)
Fund Balance - Beginning	\$ 303,528		\$ 548,885	
Fund Balance - Ending	\$ 293,645		\$ 849,588	

Portofino Isles

Community Development District

Capital Projects Fund Series 2005

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 2	\$ 2
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 2	\$ 2
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 2	\$ 2
Net Change in Fund Balance	\$ -		\$ 2	
Fund Balance - Beginning	\$ -		\$ 159	
Fund Balance - Ending	\$ -		\$ 160	

Portofino Isles

Community Development District

Capital Projects Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 14	\$ 14
Interest Income	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 14	\$ 14
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 14	\$ 14
Net Change in Fund Balance	\$ -		\$ 14	
Fund Balance - Beginning	\$ -		\$ 1,458	
Fund Balance - Ending	\$ -		\$ 1,471	

Portofino Isles
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ -	\$ 111,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,501
Direct Assessment - Lerner TH	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	5,367	5,020	5,002	-	-	-	-	-	-	-	-	-	15,389
Stormwater Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	1,226	-	-	-	-	-	-	-	-	-	-	-	1,226
Total Revenues	\$ 6,593	\$ 5,020	\$ 116,503	\$ -	\$ 128,116								
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ 6,255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,255
Attorney	688	1,348	500	-	-	-	-	-	-	-	-	-	2,535
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	1,061	-	-	-	-	-	-	-	-	-	-	-	1,061
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	244	244	244	-	-	-	-	-	-	-	-	-	731
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	4,403	4,403	4,403	-	-	-	-	-	-	-	-	-	13,209
Information Technology	97	97	97	-	-	-	-	-	-	-	-	-	292
Website Maintenance	97	97	97	-	-	-	-	-	-	-	-	-	292
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	4	4	2	-	-	-	-	-	-	-	-	-	10
Insurance General Liability	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental & Leases	200	200	200	-	-	-	-	-	-	-	-	-	600
Legal Advertising	-	124	-	-	-	-	-	-	-	-	-	-	124
Other Current Charges	69	70	51	-	-	-	-	-	-	-	-	-	190
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 7,039	\$ 12,841	\$ 5,594	\$ -	\$ 25,474								
Operations & Maintenance													
Field Expenditures													
Salaries/Facility Management	\$ 2,960	\$ 2,960	\$ 2,960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,880
Environmental Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	391	31	908	-	-	-	-	-	-	-	-	-	1,330
Repairs & Maintenance	-	-	4,045	-	-	-	-	-	-	-	-	-	4,045
Landscaping Maintenance	1,925	1,925	1,925	-	-	-	-	-	-	-	-	-	5,775
Landscaping - Replacement	3,125	3,400	-	-	-	-	-	-	-	-	-	-	6,525
Irrigation System	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake/Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Wetlands Maintenance	1,300	1,300	1,300	-	-	-	-	-	-	-	-	-	3,900
Stormwater Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Chemicals/Operating Supplies	-	653	756	-	-	-	-	-	-	-	-	-	1,410
Contingencies	1,865	1,959	1,959	-	-	-	-	-	-	-	-	-	5,782
Dues & Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Rosser Entrance	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay - Gates	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 11,566	\$ 12,228	\$ 13,852	\$ -	\$ 37,646								

Portofino Isles
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Reserve Expenditures													
Unassigned	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Reserve Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 11,566	\$ 12,228	\$ 13,852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,646
Total Expenditures	\$ 18,605	\$ 25,069	\$ 19,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,120
Excess (Deficiency) of Revenues over Expenditures	\$ (12,012)	\$ (20,049)	\$ 97,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,996
Net Change in Fund Balance	\$ (12,012)	\$ (20,049)	\$ 97,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,996

Portofino Isles
Community Development District
Long Term Debt Report

Series 2005, Special Assessment Bonds (Court Project)	
Original Issue Amount:	\$6,375,000
Interest Rate:	5.600%
Maturity Date:	5/1/2036
Reserve Fund Definition	Lesser of:
	(i) Max Annual Debt Service for Bonds Outstanding
	(ii) 125% of Average Debt Service for Bonds Outstanding
	(iii) 10% of Original proceeds
Reserve Fund Requirement	\$440,880 (Default)
Reserve Fund Balance	\$960
Bonds Outstanding	\$6,375,000
Less: Principal Payment - 5/1/07	(\$85,000)
Less: Principal Payment - 5/1/08	(\$90,000)
Less: Principal Payment - 5/1/09	(\$95,000)
Current Bonds Outstanding	\$6,105,000

Series 2013, Special Assessment Revenue Refunding Bonds	
Original Issue Amount:	\$5,730,000
Interest Rate:	3.500% - 4.750%
Maturity Date:	5/1/2033
Reserve Fund Definition	50% of Max Annual Debt Service Requirements @ date of issuance
Reserve Fund Requirement	\$216,325
Reserve Fund Balance	\$249,255
Bonds Outstanding	\$5,730,000
Less: Principal Payment - 5/1/14	(\$205,000)
Less: Principal Payment - 5/1/15	(\$210,000)
Less: Special Call 11/1/15	(\$5,000)
Less: Principal Payment - 5/1/16	(\$215,000)
Less: Principal Payment - 5/1/17	(\$220,000)
Less: Principal Payment - 5/1/18	(\$225,000)
Less: Principal Payment - 5/1/19	(\$230,000)
Less: Special Call 11/1/21	(\$5,000)
Less: Principal Payment - 5/1/20	(\$235,000)
Less: Principal Payment - 5/1/21	(\$245,000)
Less: Special Call 5/1/21	(\$5,000)
Less: Principal Payment - 5/1/22	(\$255,000)
Less: Principal Payment - 5/1/23	(\$260,000)
Less: Special Call 11/1/23	(\$5,000)
Less: Principal Payment - 5/1/24	(\$275,000)
Less: Principal Payment - 5/1/25	(\$290,000)
Current Bonds Outstanding	\$2,845,000

