



# City of Marco Island

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Meeting Date: May 18, 2026  
To: City Council  
From: Carol McDermott, Finance Director  
Through: Dr. Casey Lucius, City Manager  
Re: Finance Department Monthly Report

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The following is an update of the Finance activities and projects for April 2026.

## **Staffing**

In April the team welcomed a Chase Callaway as the new Finance Manager.

Chase joined the team on April 20. He comes to us from the Mississippi Department of Human Services where he has served in Accounting, Budget, and Procurement roles. He has a Master's degree in Accounting and a Bachelor's in Business Administration. Chase will oversee Accounting, Budget, Accounts Payable, and Accounts Receivable.

## **FY25 Audit and Financial Report**

Audit fieldwork continues.

The Government Finance Officers Association (GFOA) approved the City's second request for a filing extension for the FY25 Annual Comprehensive Financial Report (ACFR).

The Audit Advisory Committee has scheduled a June 26 meeting with the Council during which CLA will provide the results of the FY25 audit.

**Utility Customer Service and Billing**

**Call Volume: 1,381**– Call volumes were flat versus March. While still down versus the January level of 2,123, the call volume did not decrease as much as anticipated. The customer service team is now responding to calls about the water meter installations and working with customers to help them navigate the website which provides real-time information on water usage.

**Work Orders: 291**–

This month the work orders include requests from seasonal customers (primarily in condos) to turn off the water to avoid leaks while they are off island and increased problem/complaint volumes.

The problem/complaint volume is driven by the meter replacement program with respect to accessing the meters. There are a lot of meters that cannot be removed because of issues with the areas around the meters, mostly bushes or plant overgrowth. If within about a week the customer has not cleared the area, the City will prepare the area around the meter. Issues with bees have required the City to hire Clements for removal from the meter area.

**Rolling 13-month trend of utility work orders**

Work Orders for Dept (UTILITY)	4/25	5/25	6/25	7/25	8/25	9/25	10/25	11/25	12/25	1/26	2/26	3/26	4/26
ADDITIONAL METER	7	10											
BACKFLOW REPAIR			2	7	4	8	1	10	14	11	9	10	7
CUSTOMER LEAK							1						
FINAL READ OWNER	89	78	115	67	52	72	47	45	77	49	77	100	104
HIGH WATER BILL	4	5	11	23	4	18	7	9	23	9	6	6	11
INTRNL MTR CHNGE OUT		2											
LOW PRESSURE	2	1		1	1	1	3	1		2		1	
METER BOX/LID REPLACEMENT									1		1		
METER DOWNSIZE								1	1			1	
NEW COMPANION METER										1			
NEW METER BOX	1												
NEW WATER METER	3	4	5	8	8	3		5	5	2	2	1	8
NO WATER								1	1			1	
OFF PER CUST REQUEST	4	15	1	4	1	3	1	1	2		1	2	12
PROBLEM/COMPLAINT	13	15	5	4	7		2	3	3	1	8	9	41
RC CHANGE OUT													1
RED TAG NON-PAYMENT	1		1	1	7		5	1	3	3	3	2	2
RELOCATE METER									2				
REMOVE METER		2		1									
REMOVE RECLAIM METER			1	1									
REPAIRS		1	1		2				1	1	2		4
RE-READ		1	1	1									1
SERVICE LINE LEAK	4	7	7	3	1	3	4	4	2			3	6
SERVICE LINE REPAIR	4	3	1	9		2	7	1	5		1		6
SET UP TEMP METER			1	2			3	1		2			1
SEWER BACKUP/ISSUE	2												
STUCK METER	10	12	9	8	3		5	11	4	22	3	6	7
TEMP METER RETURNED	1			2	1	1	3	2	1				1
TURN WATER ON	29	14	12	13	23	23	36	18	28	208	178	26	34
TURN OFF	26	20	22	16	25	23	27	9	25	260	158	31	36
UNLOCK MTR/BCKFLW IN	4	4		7	1	6	5	5	4	4	4	3	3
UPSIZE METER	1	1	1			3				1		2	0
WATER METER CHANGE OUT	35	37		5		1		1	3	7	1	2	6
WATER MAIN BREAK		1	1	1									
WT CHANGEOUT WITH BACKFLOW			1										
YELLOW TAG	1		2			1					1	2	0
<b>TOTAL</b>	<b>241</b>	<b>233</b>	<b>200</b>	<b>184</b>	<b>140</b>	<b>168</b>	<b>157</b>	<b>129</b>	<b>205</b>	<b>583</b>	<b>455</b>	<b>208</b>	<b>291</b>

## Accounts Payable Activity

489 invoices for a total of \$2,825,751 were paid via 176 checks and 95 ACH transactions.

Rolling 13 Month Trend of Accounts Payable Activity

	04/25	05/25	06/25	07/25	08/25	09/25	10/25	11/25	12/25	01/26	02/26	03/26	04/26
Amount Paid	\$ 2,894,173	\$ 3,136,066	\$ 2,799,779	\$ 3,615,700	\$ 2,055,897	\$ 4,460,443	\$5,083,567	\$ 3,573,091	\$ 3,065,067	\$2,817,970	\$ 2,721,403	\$ 3,058,178	\$ 2,825,751
Invoices Paid	498	508	505	424	506	691	397	531	549	449	412	571	489
Checks	240	210	222	190	201	234	180	220	261	164	231	320	176
ACH	48	46	49	46	59	62	48	59	51	52	78	122	95

FY25	
Amount Paid	\$43,528,517
Invoices Paid	5,812
Checks	2,452
ACH	621

YTD FY26	
Amount Paid	\$23,145,027
Invoices Paid	3,398
Checks	1,552
ACH	505

Rolling Monthly Average	
Amount Paid	\$3,209,138
Invoices Paid	506
Checks	220
ACH	63

### Code Summary of Monthly Activity

**Code Compliance:**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	YTD 2026
Fines invoiced	\$ 98,210	\$90,430	\$ 52,409	\$ 17,250	\$82,250	\$ 22,250	\$ 116,400	\$ 479,199
Less: fines mitigated	192,200	5,100	126,650	87,295	-		53,700	464,945
Net fines invoiced	\$(93,990)	\$85,330	\$(74,241)	\$(70,045)	\$82,250	\$ 22,250	\$ 62,700	\$ 14,254
Fines collected	\$ 35,250	\$23,750	\$ 11,400	\$ 2,700	\$ 7,359	\$ 3,050	\$ 3,950	\$ 87,459
Collier County lien activity:								
Fines recorded as liens	\$ 3,700	\$ -	\$ -	\$ 48,450	\$ 8,050	\$ -	\$ 14,100	\$ 74,300
Number of liens recorded	1	0	1	9	1	0	1	13
Number of liens satisfied	1	1	3	5	0	0	3	13

**Note: The Magistrate did not meet in March**

**Code Compliance - Key Points**

Mitigation is reviewed by staff, the city attorney, and approved by the Special Magistrate during formal hearings.

Decisions are based on factors such as the severity and duration of the violation, and the owner's history of prior violations.

Mitigation helps balance accountability with fairness and encourages voluntary compliance while preserving the City's ability to collect fines through liens and other means when necessary.

Fines collected are often less than originally invoiced due to the mitigation process, which allows property owners to request a reduction after a violation has been corrected.

Fines recorded as liens are not always immediately collected. Liens remain active until satisfied and are most commonly resolved at the time of property sale, title transfer, or refinancing.

Some outstanding fines shown in this report may be collected in future years, and the timing of lien recovery can vary significantly based on property activity.

**CITY OF MARCO ISLAND  
BUDGET FLASH REPORT - MAJOR OPERATING FUNDS  
FOR PERIOD ENDED MARCH 31, 2026**

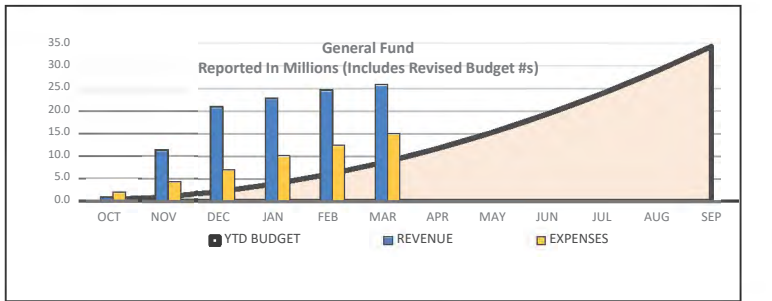
**PERCENT COMPLETE 50%**

GENERAL FUND REVENUES: FY26 VS BUDGET				
	BUDGET		YTD ACTUAL	YTD ACTUAL vs YTD BUDGET
	ORIGINAL	YTD		
AD VALOREM TAXES	\$ 22,645,800	\$ 22,645,800	\$ 21,146,166	\$ (1,499,634) (7%)
LICENSES, PERMITS & OTHER TAXES	2,223,808	1,111,904	766,831	(345,073) (31%)
INTERGOVERNMENTAL REVENUES	4,043,000	2,021,500	1,646,738	(374,762) (19%)
CHARGES FOR SERVICES	3,221,236	1,610,618	1,600,339	(10,279) (1%)
INTEREST	1,800,000	900,000	595,129	(304,871) (34%)
MISCELLANEOUS	170,000	85,000	65,407	(19,593) (23%)
TRANSFERS & ALL OTHERS	-	-	-	-
<b>TOTAL REVENUES</b>	<b>\$ 34,103,844</b>	<b>\$ 28,374,822</b>	<b>\$ 25,820,611</b>	<b>\$ (2,554,211) (9%)</b>

GENERAL FUND EXPENSE: FY26 VS BUDGET				
DEPARTMENTS	BUDGET		YTD ACTUAL	YTD ACTUAL vs YTD BUDGET
	ORIGINAL	YTD		
ADMINISTRATION	\$ 3,771,445	\$ 1,885,723	\$ 1,787,077	\$ (98,645) (5%)
GROWTH MANAGEMENT	905,695	452,848	389,142	(63,706) (14%)
GENERAL GOVERNMENT	923,436	461,718	326,204	(135,514) (29%)
FLEET & FACILITIES	2,052,726	1,026,363	916,768	(109,595) (11%)
POLICE	7,233,571	3,616,786	3,210,433	(406,353) (11%)
FIRE/RESCUE	9,264,539	4,632,270	4,217,715	(414,555) (9%)
CODE	746,377	373,189	366,375	(6,814) (2%)
PUBLIC WORKS	3,733,215	1,866,608	1,499,954	(366,654) (20%)
PARKS & RECREATION	1,319,627	659,814	508,490	(151,324) (23%)
TRANSFERS OUT	4,153,213	2,076,607	1,861,607	(214,999) (10%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 34,103,844</b>	<b>\$ 17,051,922</b>	<b>\$ 15,083,764</b>	<b>\$ (1,968,158) (9%)</b>
<b>NET INCOME/(LOSS)</b>	<b>\$ -</b>	<b>\$ 11,322,900</b>	<b>\$ 10,736,847</b>	<b>\$ (586,053) (5%)</b>

GENERAL FUND 2026 VS 2025				
	PYTD 2025	YTD 2026	CY vs. PY	%CY/PY
AD VALOREM TAXES	\$ 19,369,933	\$ 21,146,166	\$ 1,776,234	9%
LICENSES, PERMITS & OTHER TAXES	792,389	766,831	(25,559)	(3%)
INTERGOVERNMENTAL REVENUES	1,663,042	1,646,738	(16,304)	(1%)
CHARGES FOR SERVICES	1,633,603	1,600,339	(33,263)	(2%)
INTEREST	1,009,107	595,129	(413,978)	(41%)
MISCELLANEOUS	178,577	65,407	(113,170)	(63%)
TRANSFERS & ALL OTHERS	558,750	-	(558,750)	(100%)
<b>TOTAL REVENUES</b>	<b>\$ 25,205,400</b>	<b>\$ 25,820,611</b>	<b>\$ 615,211</b>	<b>2%</b>

GENERAL FUND 2026 VS 2025				
DEPARTMENTS	PYTD 2025	YTD 2026	CY vs. PY	%CY/PY
ADMINISTRATION	\$ 1,659,041	\$ 1,787,077	\$ 128,036	a 8%
GROWTH MANAGEMENT	374,033	389,142	15,109	4%
GENERAL GOVERNMENT	301,697	326,204	24,507	8%
FLEET & FACILITIES	824,693	916,768	92,075	11%
POLICE	3,135,741	3,210,433	74,692	2%
FIRE/RESCUE	3,995,965	4,217,715	221,749	b 6%
CODE	336,256	366,375	30,118	9%
PUBLIC WORKS	1,410,455	1,499,954	89,499	6%
PARKS & RECREATION	520,380	508,490	(11,890)	(2%)
TRANSFERS OUT	1,922,938	1,861,607	(61,330)	(3%)
<b>TOTAL EXPENDITURES</b>	<b>\$ 14,481,198</b>	<b>\$ 15,083,764</b>	<b>\$ 602,566</b>	<b>4%</b>
<b>NET INCOME/(LOSS)</b>	<b>\$ 10,724,202</b>	<b>\$ 10,736,847</b>	<b>\$ 12,645</b>	<b>0%</b>

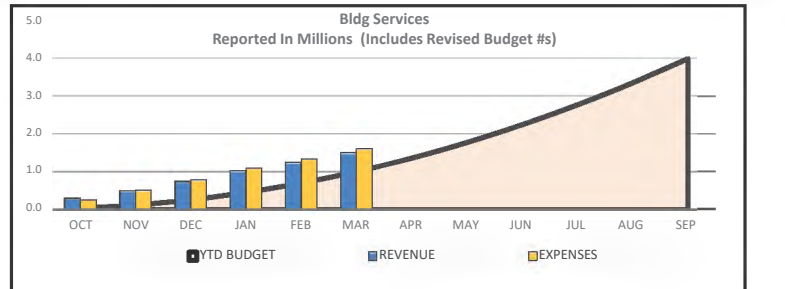


nm = not meaningful

WATER & SEWER OPERATIONS				
	BUDGET		YTD ACTUAL	YTD ACTUAL vs YTD BUDGET
	ORIGINAL	YTD		
WATER AND SEWER FUND				
OPERATING REVENUE	\$ 36,453,300	\$ 18,226,650	\$ 19,070,953	\$ 844,303 5%
OPERATING EXPENSE	36,453,300	18,226,650	17,277,551	(949,099) (5%)
<b>NET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,793,402</b>	<b>\$ 1,793,402</b>
SURCHARGE REVENUE	\$ -	\$ -	\$ 61,658	\$ 61,658 0%
SURCHARGE DEBT EXPENSE	\$ -	\$ -	\$ -	\$ - 0%
<b>NET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,658</b>	<b>\$ 61,658</b>
DEBT REVENUE	\$ 10,221,585	\$ 5,110,793	\$ 5,226,653	\$ 115,861 2%
DEBT EXPENSE	10,221,585	5,110,793	2,534,846	(2,575,946) (50%)
<b>NET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,691,807</b>	<b>\$ 2,691,807</b>
R&R and CAPITAL PROJ REVENUE	\$ 5,513,430	\$ 2,756,715	\$ 4,698,482	\$ 1,941,767 70%
R&R and CAPITAL PROJ EXPENSE	5,513,430	2,756,715	5,967,070	c 3,210,355 (116%)
<b>NET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,268,589)</b>	<b>\$ (1,268,589)</b>
SEWER ASSESSMENT DISTRICT REVENUE	\$ 4,393,986	\$ 2,196,993	\$ 267,173	\$ (1,929,820) (88%)
SEWER ASSESSMENT DISTRICT EXPENSE	4,393,986	2,196,993	220,161	(1,976,832) (90%)
<b>NET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,012</b>	<b>\$ 47,012</b>

WATER & SEWER OPERATIONS 2026 VS 2025				
	PYTD 2025	YTD 2026	CY vs. PY	%CY/PY
WATER AND SEWER FUND				
OPERATING REVENUE	\$ 18,845,107	\$ 19,070,953	\$ 225,846	1%
OPERATING EXPENSE	17,309,105	17,277,551	(31,554)	(0%)
<b>NET</b>	<b>\$ 1,536,002</b>	<b>\$ 1,793,402</b>	<b>\$ 257,400</b>	<b>17%</b>
SURCHARGE REVENUE	\$ 68,038	\$ 61,658	\$ (6,379)	(9%)
SURCHARGE DEBT EXPENSE	\$ -	\$ -	\$ -	-
<b>NET</b>	<b>\$ 68,038</b>	<b>\$ 61,658</b>	<b>\$ (6,379)</b>	<b>(9%)</b>
DEBT REVENUE	\$ 4,819,544	\$ 5,226,653	\$ 407,109	8%
DEBT EXPENSE	50,894	2,534,846	2,483,952	nm
<b>NET</b>	<b>\$ 4,768,650</b>	<b>\$ 2,691,807</b>	<b>\$ (2,076,843)</b>	<b>(44%)</b>
R&R and CAPITAL PROJ REVENUE	\$ 3,637,484	\$ 4,698,482	\$ 1,060,998	29%
R&R and CAPITAL PROJ EXPENSE	6,817,776	5,967,070	(850,706)	(12%)
<b>NET</b>	<b>\$ (3,180,292)</b>	<b>\$ (1,268,589)</b>	<b>\$ 1,911,703</b>	<b>(60%)</b>
SEWER ASSESSMENT DISTRICT REVENUE	\$ 270,701	\$ 267,173	\$ (3,528)	(1%)
SEWER ASSESSMENT DISTRICT EXPENSE	\$ 243,882	\$ 220,161	\$ (23,721)	(10%)
<b>NET</b>	<b>\$ 26,819</b>	<b>\$ 47,012</b>	<b>\$ 20,192</b>	<b>75%</b>

BUILDING FUND				
	BUDGET		YTD ACTUAL	YTD ACTUAL vs YTD BUDGET
	ORIGINAL	YTD		
BUILDING REVENUE	\$ 3,976,300	\$ 1,988,150	\$ 1,502,658	\$ (485,492) (24%)
BUILDING EXPENSE	3,976,300	1,988,150	1,598,066	(390,084) (20%)
<b>NET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (95,408)</b>	<b>\$ (95,408)</b>



BUILDING FUND 2026 VS 2025				
	PYTD 2025	YTD 2026	CY vs. PY	%CY/PY
BUILDING REVENUE	\$ 1,748,909	\$ 1,502,658	\$ (246,252)	(14%)
BUILDING EXPENSE	1,651,473	1,598,066	(53,407)	(3%)
<b>NET</b>	<b>\$ 97,437</b>	<b>\$ (95,408)</b>	<b>\$ (192,845)</b>	<b>(198%)</b>

a - Impact of Q1 26 separation agreement

b - Includes Fire Department contract renewal

c - Increase includes: Biological filters at \$2.2M, SWPT pump station, \$514K, SWPT Odor Control, \$234K,

High voltage switch gear at \$125K