

**GATEWAY SERVICES  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING**

**OCTOBER 1, 2020**

<b>District Board of Supervisors</b>	Chairperson	Margaret Fineberg
	Vice Chairman	William Guy
	Supervisor	C. Doug Banks
	Supervisor	Ed Tinkle
	Supervisor	Kathleen Flaherty
<b>Staff Members</b>	District Manager	Christopher Shoemaker
	District Counsel	Anthony Pires, Jr.
	District Engineer	Danny Nelson

**GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Gateway Services Community Development District will be held on **Thursday, October 1, 2020 at 3:00 p.m.** at the Gateway Services CDD Offices - Meeting Room, located at 13240 Griffin Drive, Ft. Myers, Florida 33913-7956.

The Boardroom has limited seating (8 seats) available due to social distancing guidelines. There will be additional seating in the work area in the rear of building (12 seats). You are encouraged to participate via GoToMeeting from your computer, smartphone or tablet with the information presented below.

Gateway Board of Supervisors, October 1, 2020 3:00 P.M.

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/761017101>

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United States (Toll Free): [1 877 309 2073](tel:18773092073)

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**Access Code:** 761-017-101

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**Regular Meeting****3:00 PM**

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
  - A. Overview of Meeting procedures and Decorum

**3:15 PM**

- 2. AUDIENCE/PUBLIC COMMENT**
  - A. Regarding Agenda Items
  - B. Regarding Non-Agenda Items

**3:30 PM**

- 3. STAFF REPORTS – INFORMATIONAL ITEMS**
  - A. District Attorney
  - B. District Engineer
  - C. District Management Report
    - i. District Manager Update – Chris Shoemaker

## **GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT AGENDA**

- ii. Business Manager Update – Laura LeRoy
- iii. Utility Billing Manager Update – Leslie Rechterovic
- iv. Public Works Manager Update – Bryan Brashear

### **4:00 PM**

#### **4. ACTION ITEMS**

- A.** Approve Expansion of Scope of Work and Additional Expenditure Pelican Pond Rear Yard Drainage Initiative
- B.** Acceptance of Plat, Plans and Notice of Application Approval with Conditions – Arborwood Preserve Phase 3
- C.** Approve Utilities Expenditure for ongoing valve program
- D.** Approve Utilities Expenditure for an Emergency bypass pump

### **4:30 PM**

#### **5. CONSENT AGENDA ITEMS**

- A.** Minutes of the August 12, 2020 SBAC Meeting
- B.** Minutes of the August 13, 2020 PPAC Meeting
- C.** Minutes of the July 2, 2020 CDD Meeting (Revised)
- D.** Minutes of August 20, 2020 CDD Meeting
- E.** Minutes of September 3, 2020 CDD Meeting
- F.** Minutes of September 17, 2020 CDD Meeting
- G.** Financial Report – August 31, 2020

### **4:45 PM**

#### **6. SUPERVISOR COMMENTS**

### **5:00 PM**

#### **7. REGULAR MEETING ADJOURNMENT**

## GENERAL PROCEDURES FOR THE CONDUCT OF GATEWAY SERVICES CDD MEETINGS

**AGENDA:** The agenda for an upcoming meeting is available from the District's Local Office, and the District's website at [www.gatewaydistrict.org](http://www.gatewaydistrict.org). There shall be an official agenda for every meeting of the Board of Supervisors that will be created by the Board Chairman in conjunction with the District Manager, and the Operations Manager and distributed seven (7) days in advance of the meeting. This agenda shall specify the order of business to be conducted at the meeting, with estimations of the timing for each agenda item. It should be understood that agenda items may take additional time or may be changed in order if circumstances occur and the Board decides to amend the order. Any Supervisors or Staff or Committee Members that would like to add an item to the agenda or include material for prior review must contact the District Manager at least 10 days prior to the meeting. The decision to list the item will be at the discretion of the Chairman. Non-agenda items may be considered by the Board, but the decision rests solely with the Board. The Agenda will be split into allocated time frames for each section. If an agenda item cannot be resolved or answered within the allocated time frame, the agenda item may be continued, and rescheduled for a future meeting. The agendas of past meetings will *be* posted on our District website.

**CONSENT ITEMS:** These are items which are not discussed individually and are voted on as a group. The Consent Items consider items that are non-controversial, have no policy implications, and are typically approved without discussion. NOTE: A Board Member may remove an item from the consent items in order that it may be considered for further discussion by The Board. Should that occur, the discussion of the "pulled" item(s) will follow the approval of non-pulled items, and completed by Board vote.

**ADMINISTRATIVE AGENDA ITEMS:** These are items which the Board will discuss individually in the order and approximate time frame listed on the agenda. NOTE: Items may be moved during the meeting at the sole discretion of The Board.

**GENERAL AUDIENCE COMMENTS-WHO MAY SPEAK: Welcome. Please complete a public comment card and give it to the District Manager prior to the start of the General Audience Comments section of the meeting. The public is encouraged to offer informative and/or constructive comments to the Board at any non-closed-door meeting.** Agenda item comments will be called first, followed by non-agenda items.

**ADDRESSING THE BOARD:** When your name is called, please come to the podium and state clearly, for the record, your full name and address prior to beginning your discussion. This will be used for the records/minutes. All comments shall be directed to the Board, not to a particular Board Member, Staff Member, Committee Member or to the general public. Persons addressing the Board during General Audience Comment shall limit their remarks to five (5) minutes. To conserve time, on behalf of groups containing more than 5 individuals who share a similar opinion and/or comment, a delegation speaker will be selected by the Chairman to address the board.

**PROPER DECORUM:** Any person making inappropriate personal, impertinent or slanderous remarks or who becomes boisterous while addressing the Board or while attending the Board meeting will be asked to refrain and/or asked to leave the room, if appropriate.

**AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE:** Pursuant to provisions of the Americans with Disabilities Act, any person(s) requiring special accommodations to participate in these meetings is/are asked to advise the District's Local Office at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

**APPEALING A BOARD DECISION:** If any person decides to appeal a decision made by the Board, that person will need to obtain a record of the proceedings **and** may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, that record should include the testimony and evidence on which the appeal is based.

### MEETING SCHEDULE:

**Gateway Board of Supervisors** meetings are held twice per month, in **general on the First and Third Thursdays, at the GSCDD Office, 13240 Griffin Drive, Ft. Myers, Florida 33913.** Meetings begin at 3:00 p.m.

For further information, please contact the District's Local office at (239) 561-1313  
or visit [www.gatewaydistrict.org](http://www.gatewaydistrict.org)

## **Third Order of Business**

**3C.**

**3Ci.**



## Management Reports Project Updates October 1, 2020

### District:

1. **PROJECT Plat and Plan Approval Arborwood 3A**
2. **Emergency Order 20-213**  
Extends the State of Emergency until November 3, 2020. This allows Board meetings to be conducted remotely without in-person attendance.

### Utilities:

1. **PROJECT Combination of Water Use Permits for Groundwater Wells that Supply the District's Irrigation System**  
This item was addressed at the Board Workshop on September 17th. The District's consultant, WSP, has submitted the permit application to add the five golf course irrigation wells to the District's Water Use Permit.
2. **PROJECT Submittal of Application to the State Revolving Fund for \$277,000 for Design and Permitting**  
This item was addressed at the Board Workshop on September 17th. Funding was approved by the FDEP on September 14<sup>th</sup> with completed loan application due no later than December 10, 2020 and binding agreements executed no later than March 10, 2021. The project list includes: 12 & 20- inch force main \$111,000; 12-inch irrigation main \$66,000; and lower hawthorne irrigation well \$80,000. Preliminary plans show the force main and irrigation main within the FPL easement. An application will be submitted to FPL in October to request use of this easement.
3. **PROJECT Clear SCADA System**
4. **PROJECT New Lift Station Panels**
5. **PROJECT Stoneybrook I&I and Lift Station Rehabilitation**
6. **PROJECT Irrigation System Monthly Operating Reports and Population Served**
7. **PROJECT Bill Cycle Memo**

### A Look Ahead

1. **Turnover and Conveyance Materita 4**  
Lennar requested that the turnover and conveyance of Materita Phase 4 be placed on the Board Agenda. The District Attorney requested updated documents from Pavase/Lennar on August 24<sup>th</sup>.
2. **Bathometry Data Study Pelican Preserve**  
Pelican has recently completed surveying our 58 ponds for bathometry data. They want to understand the capacity of our ponds to hold currently versus the original design capacity and request Tetra Tech to provide a path forward to answering this question.

3. **Bid Solicitation Pelican Preserve Landscape Maintenance**  
Bid advertisement will take place in November and be taken to the Board in December
4. **Bid Solicitation Pelican Preserve Security Services**  
Bid advertisement will take place in November and be taken to the Board in December
5. **Special District Summit**  
Navigating the Uncertainty of 2020 and Preparing for What's Next  
Wednesday, October 7, 10:30am Webinar (agenda attached)



**Utility Bill Cycle Review**

**To:** Chris Shoemaker, Kenny Hall, Vicki Davies, Julie Fitz, Georgia Johnson  
**From:** Leslie Rechterovic  
**Re:** 09/15/2020 Bill Cycle – Utility Billing observation/overview  
**Date:** 09/22/2020

Billing cycle observations

**New Printing service:** Utility billing printing process has transition to a new printing service. The new printing provider (InfoSend Inc.) will help to streamline processes and eliminate redundancy in mailing unnecessary statements and/or envelopes.

- **Credit Card Processing Fees. Effective 8/1/2020 – Visa Rates will increase per Merchant Services notice**

FY20: 10/01/2019 - Year to date (YTD) Fees billed to the District	\$15,997.37
FY20: 09/01/2020 - Year to date (YTD) Fees collected	\$14,000.79
YTD Outstanding Bank Fees charged to the District	\$680.27

- **New Update Account Information form:** Form to be issued on the following bill cycle. Pending review. This form is an updated contact information form that will include email disclaimer and notice regarding CodeRed Mass notification system. Attached

- **CodeRed Mass notification system renewed for 2020-2021:**

2019-2020 Notices	Phone Calls	Emails	Text Message
Emergencies	11,052	1,902	3,195
General	93	2,505	3,189

- **Newsletter:** Sept newsletter included with bill: Cost \$817.80 for 4,700 color printing/envelope inserting
  - Iberia Bank Lockbox Notice & Completed project overview, attached.
  - Emailed add'l Lee County Roundabout Flyer
- **Disconnections Non-Payment:** 1<sup>st</sup> Disconnection for non-payment processed since March
  - 08/14 - \$ 85,644 outstanding balance - 363 Late Notices mailed
  - 09/01 - \$ 17,401 outstanding balance - 80 scheduled for disconnection
  - 5 Accounts called regarding COVID assistances
  - 4 Liens remain in place

**Billing Cycle review:**

- 486 Manual reads were higher than expected due to timing of infrastructure replacement and ETRs
- Zenner primarily focus on completing MIU replacements before they move forward with ETRs.
- Zenner expected to complete site visit by the beginning of October.

Manual Reads	As a result of	Recurring	Resolution
40 Zero Reads	Stuck meters or seasonal resident; bills may be estimated	Yes	Stuck meters & check valves are being replaced, will be recurring until repaired or replaced; If seasonal noted on account
23 Low Reads	Suspected stuck or Dead MIU	Yes	Site visit pending or in progress by GSCDD or Zenner.
240 High reads	ETRs or High usage reads	Yes	Site visit pending or in progress by GSCDD or Zenner.
35 No MIUs	New construction w/ no MIUs	Yes	New construction will only report once MIU is installed once property has transferred to owner occupied
164 NO Reads	Partly due to replacement Collector, dead MIUs or problems onsite	Yes	Site visit pending or in progress by GSCDD or Zenner.

# Overview

## Navigating the Uncertainty of 2020 and Preparing for What's Next

2020 has been a year of uncertainty and rapid change as special districts across the country are responding to the global pandemic. Districts have quickly shifted employees to remote work and adapted to managing virtual workforces. Deploying new and innovative online technologies and services to maintain vital operations, districts have kept critical citizen programs up and running. As special districts — from airports, utilities, transportation, parks, ports, libraries, fire, housing and more — continue to prepare for what comes next, there is much we can learn from the initial pandemic response. Join us for an interactive virtual summit where we'll breakdown how things have changed, share lessons from the field, and explore tools and tactics special district leaders can use implement to keep up with evolving demands.

## Agenda

### Wednesday, October 7

#### Welcome & Opening Remarks

10:30 am

Eastern

Dustin Haisler, Chief Innovation Officer, Government Technology

#### What We've Learned — Moderated Q&A

10:35 am

Eastern

This informal question-and-answer session will let you hear directly from special district leaders about how they responded to the events of 2020 and how they're preparing for what comes next.

Robert Hicks, Chief Operating Officer, Delaware River Port Authority

Kingman Schuldt, Fire Chief, Greater Naples Fire Rescue District

David Leach, Principal Architect, AT&T

Moderator: Dustin Haisler, Chief Innovation Officer, Government Technology

#### Reimagining the Special District Experience — Interactive Panel

11:00 am

Eastern

The digital experience of special districts continues to evolve and adapt to new expectations and behaviors — from both citizens and employees. This interactive panel discussion will dive into how special district leaders are reimagining their digital experience for the future and provide actionable tips on where you can start in your district.

David Leach, Principal Architect, AT&T

Moderator: Steve Towns, Deputy Chief Content Officer, e.Republic

## 11:25 am Eastern

### Adapting Operations for a New Reality — Interactive Panel

Facing growing fiscal and operational constraints, special districts are finding new ways to streamline operations and improve worker productivity. This interactive panel discussion will focus on how special district leaders are reshaping internal operations from workforce culture to cybersecurity — for the new reality.

John M. Daane, MBA, Director of Information Technology, Emerald Coast Utilities Authority

Gina Ellis-Strother, Chief Administrative Officer, Charleston County Park & Recreation Commission

David Leach, Principal Architect, AT&T

Moderator: Dustin Haisler, Chief Innovation Officer, Government Technology

## 11:50 am Eastern

### The Future of Leadership — Interactive Panel

The disruptive events of 2020 forced special districts to rapidly transform experiences and operations. What's often left out of the conversation is the role leadership plays in adapting to change. This interactive panel will let you hear directly from leaders on how they navigated their districts, employees and constituents through this year's uncertainties — and what they're preparing for in the future.

Brian Benn, Chief Information Officer, Atlanta Housing Authority

Bruce J. Moeller PhD, former Chief of Staff and Assistant County Administrator, Pinellas County, Florida

Moderator: Dustin Haisler, Chief Innovation Officer, Government Technology

## 12:15 pm Eastern

### What's Next — Closing Keynote

This keynote will offer a glimpse of emerging technologies, behaviors and expectations that special district leaders must understand and respond to in 2021 and beyond. Leveraging insights from the Center for Digital Government, we'll provide a new framework to help special districts anticipate evolving demands and prepare for the future.

Dustin Haisler, Chief Innovation Officer, Government Technology

### Closing Remarks

12:30 pm  
Eastern

## Advisory Board

**3Cii.**

## MANAGEMENT REPORT

### BUSINESS:

**1. PO system update**

The system is now live and populated with FY 21 budget data. We began issuing FY 21 POs the week of 9/21.

**2. Employee Handbook Update**

I had a meeting with Suzanne Boy on 9/25 to go over the revamped Employee Handbook before she gives it her review. The new handbook should be ready for Board approval by December.

**3. FASD Certified District Officials Training Update**

Per Supervisor Tinkle's request from the 9/3 meeting, I checked with FASD regarding Chapter 190 topics in the CDO program and they responded that the CDO components are based on material that is relevant to all districts based on Chapter 189. I am on a list for any training that comes up so if they do offer Chapter 190 specific training, I will pass that on to the board. I believe that even without the Chapter 190 topics this is still a valuable training opportunity for the board.

**4. Mainscape Invoice/Contract Review**

Glen, Bryan and I met with Mainscape several times over the last few weeks regarding the contract. We will be receiving a credit from them for around \$6,000 for services invoiced in error. Expectations for contract compliance including reporting, repairs and invoicing were also discussed and will be enforced going forward.

**5. Tetra Tech Invoice Review**

I am working with Chris, Danny and Tyler regarding invoicing and am tracking spending against the Task Authorizations issued for FY 19 & FY 20 and will be giving a report to the board once all FY 20 invoices have been received. POs for FY 21 will be issued for all new Task Authorizations as well as outstanding amounts from open Task Authorizations. We have requested better descriptions on the invoices so we can more accurately track costs.

**3Ciii.**

### Utility Bill Cycle Review

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**WATER, WASTEWATER & IRRIGATION ACCOUNT  
REQUEST FOR UPDATED CUSTOMER INFORMATION FORM**

In order to better serve you, please take a moment to complete this form to update your account information.  
*If you've recently filled out an application for new water service, it is not necessary for you to complete or return this form.  
Return Instructions below*

Account Number : \_\_\_\_\_ (If Account Number is unknown, must provide service address below):

Name: \_\_\_\_\_

C/O: \_\_\_\_\_ Joint Account Holder : \_\_\_\_\_

Service Address: \_\_\_\_\_

City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Home Ph: \_\_\_\_\_ Cell Ph: \_\_\_\_\_ Work Ph: \_\_\_\_\_

Resident Status:  Seasonal Resident  Full-Time Resident

Email Address: \_\_\_\_\_

Bill Delivery Preference:  Paper Only  Both Paper & Email (Includes Utility Billing Alerts)  Email Only (Includes Utility Billing Alerts)

**PUBLIC RECORD NOTICE**

Gateway Services CDD is subject to Florida's Public Records Law. Your account information is subject to disclosure to the public. You may be entitled to have this information exempt from public disclosure if there is a legal basis under Florida law to support an exemption or an exemption request. If you believe that you qualify for an exemption, please submit a written request for maintenance of such exemption outlining the statutory basis for such exemption. See Section 119.071(4)(d)4, Florida Statutes as an example.

EXEMPTION REQUESTED IN WRITING  NO  YES  
QUALIFY FOR EXEMPTION:  NO  YES

*In the event of a Public Records Request, you may be asked to confirm whether the stated basis for an exemption continues to apply.*

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorize Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

**Enroll in CodeRED - GSCDD Mass Emergency Notification System**

If you have NOT enrolled in CodeRED emergency & general notice system, take control of your notification preference today. This service is used to notify residents, schools, and businesses by telephone, text message, or email at times of emergencies or critical actions required to safeguard your property or community. Gateway Services CDD encourage you to actively participate in emergency preparedness.

Receive alerts on Boil Water Advisory, road repairs, community events, water line repairs, & more. All information registered during CodeRED will be privately held and cannot be used for public record. This will require you to enroll to receive text messages or a phone call.

Want more info? Visit the GSCDD website at [www.GatewayDistrict.org](http://www.GatewayDistrict.org) locate the "Residents" menu and view CodeRED Alert System.

*Return this form with payment or options listed below:*

<b>By Mail:</b>	<b>Drop off Location</b>	<b>By Email</b>	<b>By Fax</b>
Gateway Services CDD	Mailbox at the entrance gate or drop-box located at the office entrance at	<a href="mailto:utilitybilling@gatewaydistrict.org">utilitybilling@gatewaydistrict.org</a>	(239) 561-1350
13240 Griffin Drive	13240 Griffin Drive		
Fort Myers, FL 33913	Fort Myers, FL 33913		

**3Civ.**



# Public Works Projects

Bryan Brashear  
10/01/2020

# Calloway Greens Manholes

(Repair work by Paints & Coatings)



# Cleaning Swale along with Storm drains along Gateway Blvd.



# Hampton Park Thinning and Removing Littorals



# Bull Nose Plant Removal for New Concrete placement by Bonness



# New Flagging System, Lightning alarm at the Pool



# Griffin Drive, Plant Replacement/Upgrade



# Griffin Drive, Plant Replacement/Upgrade



## **Fourth Order of Business**

**4A.**



13240 Griffin Drive  
Fort Myers, FL 33913

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**REGULAR AGENDA ITEM**

**To: Board of Supervisors**  
**From: Chris Shoemaker, District Manager**  
**Re: Approve Expansion of Scope of Work and Additional Expenditure**  
**Pelican Pond Rear Yard Drainage Initiative**  
**Date: October 1, 2020**

**ACTION REQUESTED:**

Approve an increased expenditure of \$49,800 to the original contract amount of \$571,850 to Copeland Southern Enterprises to add 24" concrete aprons to each of three rear yard catch basins Lakes 36, 40, 41 42, 44 and 5 as listed on Table 1 attached.

**BACKGROUND:**

The Ponds Work Group of the Pelican Preserve Advisory Committee has been working on the installation of 4-inch ADS pipes into the lakes from house gutters with the replacement of the existing single wall ADS pipe and catch basins as part of their pond improvement project. This initiative was approved by PPAC and followed by Board approval on June 5, 2020 for improvements in 18 areas in the amount of \$571,850. Nine Purchase Orders were issued in June and that work is mostly complete (see Table 1).

The original contract was \$571,850. The additional expenditure will add \$49,800 for a total price of \$621,650. The project expansion will add a 24" concrete apron to each of three rear yard catch basins. The concrete apron will help prevent erosion around the box and damage from landscaping equipment. It will also help keep the turf from growing over the catch basins. The increase cost per project ranges from \$3,400 to \$7,000 depending on the number of homes. The cost per concrete apron ranges from \$235.71 to \$250.00 depending on the project location.

**RECOMMENDATION:**

Approve the increased expenditure of \$49,800 and authorize the District Manager to issue nine (9) purchase orders for the locations and amounts as listed on Table 1 to Copeland Southern Enterprises, Inc.

Funding will come from Pelican Preserve Waterway Management Services Downspout Initiative Fund 002 546951 53925 5000. The PPAC passed a motion to approve this additional expenditure on September 10, 2020.



13240 Griffin Drive  
Fort Myers, FL 33913

**Table 1. Pelican Preserve Downspout Initiative 2020**

<u>Location</u>	<u># Homes</u>	<u>Purchase Order</u>	<u>Original Amount</u>	<u>Revised Amount</u>
(1) South Lake 40	10 Homes	PO2020-671	\$29,975	
(2) SE Lake 40	9 Homes	PO2020-672	\$27,275	
(3) E Lake 40	11 Homes		\$47,475	\$54,475
(4) NE Lake 40	10 Homes		\$37,975	\$44,475
(5) NW Lake 40	11 Homes	PO2020-675	\$31,375	
(6) SW Lake 40	11 Homes	PO2020-676	\$35,775	
(7) N Lake 44	12 Homes		\$38,575	\$45,174
(8) NW Lake 44	10 Homes		\$32,175	\$37,375
(9) SW Lake 44	10 Homes		\$32,875	\$38,375
(10) SE Lake 44	7 Homes		\$27,475	\$31,775
(11) E Lake 44	8 Homes		\$31,675	\$36,775
(12) E Lake 41	9 Homes		\$29,175	\$35,175
(13) W Lake 41	8 Homes	PO2020-683	\$21,775	
(14) NE Lake 36	11 Homes	PO2020-684	\$34,575	
(15) E Lake 36	11 Homes	PO2020-685	\$36,375	
(16) SE Lake 36	11 Homes	PO2020-686	\$33,175	
(17) Lake 42	7 Homes	PO2020-687	\$21,975	
(18) Lake 50	5 Homes		\$22,175	\$25,575
<b>Total</b>			<b>\$571,850</b>	<b>\$49,800</b>

3

<p><b>Copeland Southern Enterprises, Inc.</b> 1668 Many Road North Fort Myers, Fl, 33903</p>	<p><b>DATE:</b> 8/27/2020</p>
<p><b>PROFESSIONAL SERVICES AGREEMENT BETWEEN COPELAND SOUTHERN ENTERPRISES, INC. AND</b></p> <p><b><u>Gateway Services CDD</u></b></p>	<p><b><u>OWNER INFORMATION:</u></b></p> <p><b>TELEPHONE NO.:</b> (239) 561-1313 <b>Fax No:</b> (239) 561-1350</p> <p><b>E-MAIL:</b> dougzanter@gmail.com, rgeppert64@comcast.net,</p>
<p><b>OWNER INFORMATION:</b></p>	<p><b>PROJECT MANAGER:</b> Scott Copeland copelandsei@aol.com</p>
<p><b>OWNER'S ADDRESS:</b> 13240 Griffin Drive, Fort Myers, Fl. 33913</p>	<p><b>FEE AND TYPE:</b></p>
<p><b>BILL TO THE ATTENTION OF:</b> Doug Zanter, Ponds Group, Gateway Services CDD</p>	<p>Time &amp; Materials based upon the Rate Schedule in effect at the time service is rendered. Estimated Fees: \$ _____</p>
<p><b>PROJECT NAME:</b> Revised E. Lake 40 Rear Drainage / 11 Houses.</p>	<p>Not-To-Exceed Fixed Fee based upon the Rate Schedule in effect at the time service is rendered: \$ _____</p>
<p><b>WORK DESCRIPTION:</b> Install 1,732 feet of 4" DW ADS and 358 feet of 6" DW ADS pipes out into E. Lake 40 from House Gutters. Crews will install 40 new 9 or 12" Catch Basins, starting at the back of the 20' LME and 4" DW ADS Pipe laid in the CL swale to capture excess ground water and run out into the Lake and anchored below SLW line. Crews will pour 29 New 24" Concrete slabs, poured in place around the 3 lake side Catch Basins.</p>	<p>Lump Sum Fixed Fee: <b>\$ 54,475.00</b></p> <p>Total Fees: <b>\$ 54,475.00</b></p>
<p><b>REMARKS:</b> 1) The board or H.O.A. will need to notify all guests and residents in the area prior to work commencement, and request all to stay clear of the work areas to help ensure the safety of all during the project. 2) A sunshine call ticket for no cuts will be made By CSEI one week prior to the work commencement. 3) All Irrigation Heads along Property Lines should be flagged by Landscaper before work commences. 4) No new sod will be installed in this proposal but existing sod will be re-laid once trenches have been compacted. 5) There may be additional permit fees added on at the end of the Job's Invoice if the City of Fort Myers Requires inspections fees for the permitted work.</p>	

Dear Doug,  
In Pursuant to your request, Copeland Southern Enterprises, Inc. is pleased to submit the following proposal for E. Lake 40 Rear Drainage Installation of new ADS Drains with 4" double walled Pipe for the above referenced project:

**SCOPE OF SERVICES (Limited to the following):**

1. MOT Safety will be set up to ensure the safety of Guests and Residents during project and removed once project has been completed.
2. Crews will install 40 new 9 or 12 inch Catch Basins in line at the center line of existing Lot swale and at the back of the 20 foot LME for Maintenance Access & the capture of Ground water within the low areas before crossing the Lake bank causing erosion.
3. Crews will install New 4 inch Double Wall ADS pipe from the existing House Gutters System at the rear of the houses and then ran out into E. Lake 40 as seen in exhibit below.
4. Trenches will be closed daily and excess dirt; pipe and debris will be hauled off site to county dump or used to fill eroded slopes.
5. Crews will install 29 new 24" Concrete Slabs around the 3 closest Lake side Catch Basins as requested & seen in exhibit below.
6. Work is estimated to take 3 weeks to complete.

**Note: Any additional work and services requested, and is not found in this Proposal can be done, but will require additional cost to be paid in full with proposal fee upon the completion of the job.**

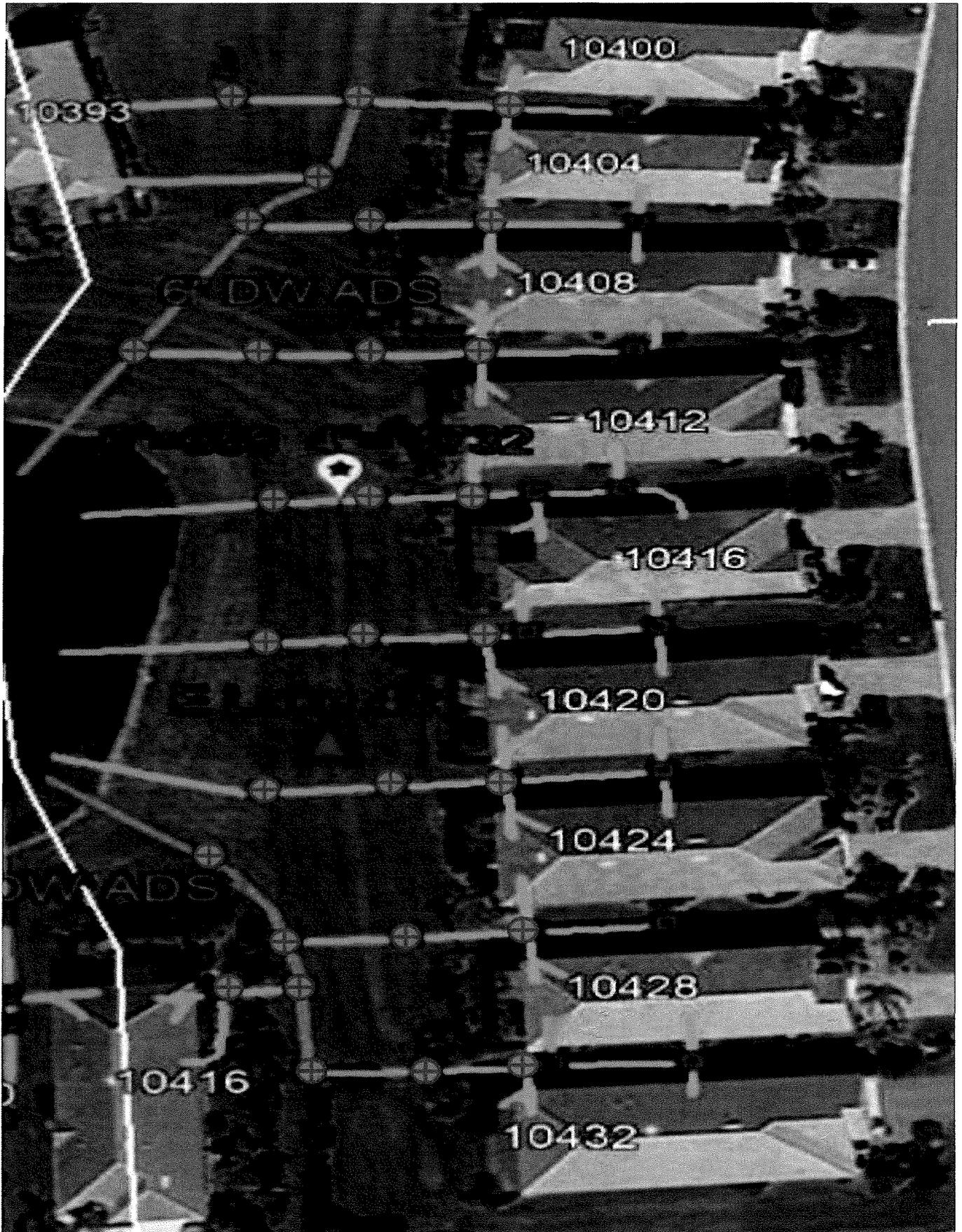
We at Copeland Southern Enterprises hope this meets your approval and satisfies your requirements. If so please sign the contract proposal below and return a copy to our office by Fax or Email. Should you have any questions or need any additional information, Please do not hesitate to call Scott Copeland at 239-995-3684 or Mobile # 239-707-6806.Fax 239-995-0058

**OWNER AUTHORIZATION:** I warrant and represent that I am authorized to enter into this contract for professional services and I hereby authorize the performance of the above services and agree to pay the charges upon the completion of the Job resulting there from as identified in the "FEE TYPE" section above. I have read, understand and agree to these Standard Business Terms.

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Typed Name & Title: \_\_\_\_\_

Exhibit: Site and Work Locations, for E. Lake 40 Rear Drainage



**4B**



13240 Griffin Drive  
Fort Myers, FL 33913

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## REGULAR AGENDA ITEM

**To:** Board of Supervisors  
**From:** Chris Shoemaker, District Manager  
**Re:** Acceptance of Plat, Plans, Agreement to Provide Utility Easement(s)  
and Notice of Application Approval with Conditions – Arborwood  
Preserve Phase 3  
**Date:** October 1, 2020

### ACTION REQUESTED:

Board approval to accept the Plat, Plans and an Agreement to Provide Utility Easement(s) and Notice of Application Approval with Conditions for the Arborwood Preserve Phase 3 Development. Execution of this acceptance is contingent on review and approval by the District Attorney and recommendation of acceptance by the District Engineer.

### BACKGROUND:

The Arborwood Preserve Phase 3 development consists of 140 single family home lots on approximately 56 acres just west of Callaway Greens Drive and south of Pistoia Drive. (location map and Engineer's Report is attached). Lennar is the developer and the engineering work is being performed by RWA.

RWA made the final submittal on August 18<sup>th</sup> (attached). This submittal, with one exception, addressed all the issues identified by the District Attorney, Engineer and staff. The exception is an easement for the utility service lines crossing into Arborwood from an existing stub out in Pistoia. This interconnect crosses under a roadway owned by the City of Fort Myers.

The Developer would like to move forward but has been unable to secure a written easement from the City. The Engineer was provided only with a verbal approval. The District Attorney proposed a Notice of Application Approval with Conditions. These conditions provide that the District will not accept ownership or transfer of or accept any responsibility for any improvements covered by the approval, or for the operation and maintenance of any improvements. The Agreement further states the District will not authorize, provide for or allow the installation of any water meters until the easement document is formally accepted by the Board and recorded.

The following documents are attached for reference 1) Arborwood Preserve Phase 3 Submittal #4 dated August 18<sup>th</sup>; 2) Arborwood Preserve Phase 3 Comment Review dated July 14<sup>th</sup>; 3) Opinion of Probable Costs; 4) original performance bond; 5) draft



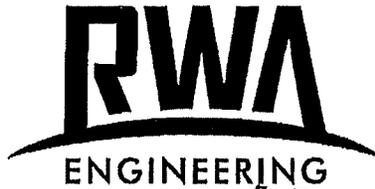
13240 Griffin Drive  
Fort Myers, FL 33913

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Agreement to Provide Utility Easement(s) and Notice of Application Approval with Conditions; and 5) Engineers Report.

**RECOMMENDATION:**

Board approval to accept the Plat, Plans and an Agreement to Provide Utility Easement(s) and Notice of Application Approval with Conditions for the Arborwood Preserve Phase 3 Development. Execution of this approval is contingent on review and approval by the District Attorney and recommendation of acceptance by the District Engineer.



RECEIVED AUG 19 2020

August 18, 2020

Gateway Services Community Development District  
13240 Griffin Drive  
Fort Myers, FL 33913

**Subject: Arborwood Preserve Phase 3 Submittal #4  
Development Improvement Review  
(Potable Water, Irrigation, Wastewater and Storm Sewer System)**

Dear Intake Team:

Please accept this letter in response to your Insufficiency letter, dated May 8, 2020, for the above subject project. This letter outlines responses to each comment including stipulations. Please find the following list of information and materials that are being submitted:

1. One (1) Copy of this response letter
2. Five (5) Revised Construction Plans (Rev 03), signed and sealed
3. Three (3) Revised Engineer's Report, signed and sealed
4. Three (3) Sets of Revised Plat

In reply to your review comments, we offer the following responses in **bold**:

**Plan:**

1. Tt Comment (9/17/19): Provide an easement for facilities in City of Fort Myers ROW.

*RWA Response (12/9/2019): Easements have been provided.*

Tt Comment (1/20/2020): Please provide a copy of the easement for review.

*RWA Response (3/20/2020): The easement language and location are being reviewed by the City. A copy of the easement language will be provided once received.*

Tt Comment (5/8/2020): Item will remain outstanding. We will review further once the easement is received.

***Response: After extensive discussion with Gateway staff, easements for facilities within the City of Fort Myers ROW will be approved and recorded prior to utility acceptance.***

3. Tt Comment (9/17/19): Provide an access road from either Gateway Greens or through Pistoia.

*RWA Response (12/9/2019): An access easement for the GSCDD utility vehicles has been added from Gateway Greens Drive to the end of Golden Oak Terrace. Gateway staff may then access*

*Shady Blossom Drive via Golden Oak Terrace.*

Tt Comment (1/20/2020): Please provide a copy of the access easement for the GSCDD over Arborwood Phase 1 to use the proposed route.

*RWA Response (3/20/2020): The easement is being coordinated with the Arborwood Homeowners Association. A copy will be provided once received.*

*Tt Comment (5/8/2020): Item will remain outstanding. We will review further once easement is received.*

*Response: After discussion with Gateway staff on July 14<sup>th</sup>, this access road is no longer being requested.*

5. Tt Comment (5/8/2020): Provide location of the aeration boxes on plans.

*Response: The aeration boxes are now shown on the plan and can be accessed from the previously proposed access easements.*

6. Tt Comment (5/8/2020): On the profile view of Sheet Seven (7) there is an 8-inch gate valve. Indicate on which pipe it is located. In this same location in the plan view there are two gate valves, but only one in the profile view. Where is the other valve in the profile view?

*Response: The profile has been revised to show both gate valves and their respective pipe.*

7. Tt Comment (5/8/2020): On Shady Palm Way on Sheet Eight (8) there are meter banks on top of the force main. Do not put meter banks on top of force main.

*Response: The meter boxes have been moved into the PUE.*

8. Tt Comment (5/8/2020): In the bottom right section of Sheet Nine (9) there is an elevation change in the pipe casing. Adjust elevation of pipe prior to casing to avoid this.

*Response: The profile has been revised to no longer include a bend in the casing.*

9. Tt Comment (5/8/2020): In the bottom right section of Sheet Nine (9) the Bell Restraint outer diameter is too large for the casing specified. Resize casing.

*Response: The steel casing sizes have been revised.*

10. Tt Comment (5/8/2020): In the profile view at 11+00 on Sheet 12 indicate which gate valve is being shown. Where are the other gate valves indicated in the plan view?

*Response: The profile view has been revised.*

11. Tt Comment (5/8/2020): In the plan view on Sheet 13 at Lift Station 1 call out the fence size and driveway material.

**Response: The sheet has been revised to show the fence size and driveway material.**

12. Tt Comment (5/8/2020): In the profile view on Sheet 14 where is the 18" RCP?

**Response: the profile has been revised to show the 18" RCP.**

13. Tt Comment (5/8/2020): On Sheet 17 indicate where Section D1-D1 is on the map.

**Response: The typical sections index has been revised to show the location of section D1-D1.**

14. Tt Comment (5/8/2020): On the lift station detail use the GSCDD panel detail/specs attached. See attached and coordinate with GSCDD staff for further details. GSCDD does not want FLYGT pumps, specify Sulzer pumps. Also, an odor control unit needs to be specified and shown on the plans.

**Response: Sheet 23 has been revised to include the GSCDD panel detail/specs. Additionally, the pumps have been swapped out to use Sulzer pumps. The lift station callout has been revised to include an odor control unit.**

15. Tt Comment (5/8/2020): The plans call out rear yard drainage cleanouts to be connected to the downspouts by home builder on lakes 70 and 71. Please note as a condition of your permit and prior to turnover and acceptance by GSCDD that the homes must have rain gutters installed on the home and have adequately sized drain lines connected to the rear yard drainage.

**Response: Acknowledged.**

**Plat:**

5. Tt Comment (5/8/2020): In the dedications 2)A) and 3)D), tract RD-1 is described. However, in the contents of the plat is called R-1.

**Response: The plat has been revised.**

6. Tt Comment (5/8/2020): On sheet 3 in the bottom right-hand corner there is a UE given to GSCDD. Indicate the width of this easement.

**Response: The width of this easement has been added.**

7. Tt Comment (5/8/2020): Sheet 5 states, "MATCH LINE SEE LOWER RIGHT SHEET 8." The correct match line is sheet 6.

**Response: Acknowledged, the note has been revised for the correct match line.**

**Plat:**

1. In Dedication 1)A), the first word "Dedication" should read "Dedications"; and the following words "Easement" should read "Easements".

***Response: The Dedication has been revised.***

2. In addition, Dedication 1)A needs to reference the GSCDD U.E. dedicated to GSCDD in Dedication 3)C.

***Response: The Dedication has been revised.***

3. Dedication 1)D as to access to drainage facilities in the GSCDD Drainage Easements does not appear to make any sense as the Drainage Easements (D.E ) are now dedicated to the GSCDD and not the Association.

***Response: The Dedication has been revised.***

4. In new Dedication 3)C. the phrase "without responsibility for maintenance" does not make any sense.

***Response: The Dedication has been revised.***

5. In Dedication 3)D, the GSCDD also needs to be provided an access easement (A.E.) over, across and under Tract R-1 for ingress and egress.

***Response: The Dedication has been revised.***

6. The GSCDD U.E. needs to be shown over all of Tract R-1 on each sheet of the plat.

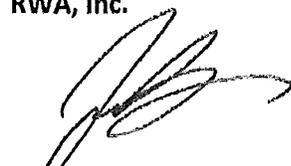
***Response: Acknowledged.***

7. All remaining correction comments and outstanding items comments as noted by Tetra Tech in its May 8, 2020 Memorandum.

***Response: Acknowledged.***

We trust the enclosed information is sufficient for your review and approval. Should you have any questions or require additional information, please contact our office at (239) 597-0575.

Sincerely,  
RWA, Inc.



Joel B. Blikstad, M. Eng., P.E.  
Senior Staff Engineer  
[Jblikstad@consult-rwa.com](mailto:Jblikstad@consult-rwa.com)



## GSCDD COORDINATION MEETING

**Project:** Arborwood Preserve Phase 3  
**Purpose of Meeting:** Comment Review  
**Meeting Date:** July 14, 2020  
**Meeting Location:** Conference Call – GoToMeeting  
**Attendees:** Mike Pappas, Joel Blikstad, Scott Edwards, Russ Smith, Chris Shoemaker, Steven Agapi, Tony Pires, Charles Mann

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### Meeting Topics:

#### 1. Outstanding Tetra Tech Comments

- a. Tt Comment (9/17/19): Provide an easement for facilities in City of Fort Myers ROW.

*RWA Response (12/9/2019): Easements have been provided.*

Tt Comment (1/20/2020): Please provide a copy of the easement for review.

*RWA Response (3/20/2020): The easement language and location are being reviewed by the City. A copy of the easement language will be provided once received.*

**Tt Comment (5/8/2020): Item will remain outstanding. We will review further once the easement is received.**

- b. Tt Comment (9/17/19): Provide an access road from either Gateway Greens or through Pistoia.

*RWA Response (12/9/2019): An access easement for the GSCDD utility vehicles has been added from Gateway Greens Drive to the end of Golden Oak Terrace. Gateway staff may then access Shady Blossom Drive via Golden Oak Terrace.*

Tt Comment (1/20/2020): Please provide a copy of the access easement for the GSCDD over Arborwood Phase 1 to use the proposed route.

*RWA Response (3/20/2020): The easement is being coordinated with the Arborwood Homeowners Association. A copy will be provided once received.*

**Tt Comment (5/8/2020): Item will remain outstanding. We will review further once easement is received.**

#### 2. Outstanding Coordination Items

- a. The Gateway Greens Utility Easement needs to be dedicated in favor of Gateway  
b. A portion of the existing lake easement over Gateway Lake 4-L10-LK2 will need to be vacated concurrently with the recordation of the plat.

### 3. Status of Gateway Plat comments



State of Florida Business Certificate No. EB-0007663

### Arborwood Preserve Phase 3

#### Opinion of Probable Costs

#### SUMMARY

(S)	SANITARY SEWER SUB-TOTAL	\$891,944.16
(W)	POTABLE WATER SUB-TOTAL	\$283,756.00
(I)	IRRIGATION SUB-TOTAL	\$241,540.00
(D)	STORM DRAINAGE SUB-TOTAL	\$553,170.00
<b>TOTAL</b>		<b>\$1,970,410.16</b>
<b>110% BOND AMOUNT</b>		<b>\$2,167,451.18</b>

**Note:**

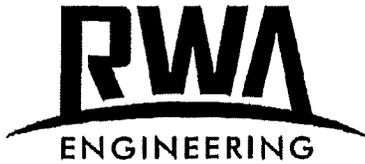
1. This Engineer's Opinion of Probable Cost represents the estimated cost for constructing the above listed infrastructure for Arborwood Preserve Phase 3 (RWA, Inc. File No. 140022.11.01 Revision 01 dated October, 2019).
2. The remainder of the Infrastructure for the project will be bonded through Lee County.



Digitally signed by Joel B. Blikstad,  
P.E. #84364 State of Florida  
DN: c=US, st=Florida, l=Naples,  
o=RWA Inc., ou=This item has been  
digitally signed and sealed,  
email=jblikstad@consult-rwa.com,  
cn=Joel B. Blikstad, P.E. #84364  
State of Florida  
Date: 2020.09.14 13:08:19 -04'00'

Printed copies of this document are not considered signed and sealed  
and the signature must be verified on any electronic copies.

**Joel B. Blikstad, P.E. #84364**



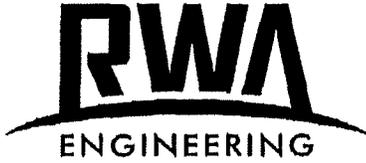
State of Florida Business Certificate No. EB-0007663

Opinion of Probable Costs

Project: Arborwood Preserve Phase 3  
 Date: March 5, 2020  
 Estimated By: Rolf Pierre  
 Checked By: Joel Blikstad

**SANITARY SEWER**

	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
S-1	8" PVC Sanitary Sewer Main (0'-6' Cut)	LF	591	\$34.47	\$20,371.77
S-2	8" PVC Sanitary Sewer Main (6'-8' Cut)	LF	1,901	\$44.19	\$84,005.19
S-3	8" PVC Sanitary Sewer Main (8'-10' Cut)	LF	1,956	\$53.91	\$105,447.96
S-4	8" PVC Sanitary Sewer Main (10'-12' Cut)	LF	858	\$63.63	\$54,594.54
S-5	8" PVC Sanitary Sewer Main (12'-14' Cut)	LF	434	\$76.59	\$33,240.06
S-6	4' Diameter Manhole (0'-6' Depth)	EA	6	\$5,056.17	\$30,337.02
S-7	4' Diameter Manhole (6'-8' Depth)	EA	8	\$5,609.11	\$44,872.88
S-8	4' Diameter Manhole (8'-10' Depth)	EA	6	\$6,683.90	\$40,103.40
S-9	4' Diameter Manhole (10'-12' Depth)	EA	5	\$8,389.35	\$41,946.75
S-10	4' Diameter Manhole (12'-14' Depth)	EA	3	\$9,274.50	\$27,823.50
S-11	6' Diameter Master Manhole (12'-14' Depth)	EA	1	\$14,934.11	\$14,934.11
S-12	Single Sewer Lateral	EA	21	\$884.87	\$18,582.27
S-13	Double Sewer Lateral	EA	61	\$945.54	\$57,677.94
S-14	Lift Station #1 (Invert @ 13' Depth)	EA	1	\$169,801.71	\$169,801.71
S-15	4" PVC Force Main (DR18)	LF	1,691	\$13.44	\$22,727.04
S-16	4" PVC Force Main (DR14)	LF	156	\$14.03	\$2,188.68
S-17	4" Plug Valve	EA	1	\$1,260.47	\$1,260.47
S-18	Connect to Existing Force Main Stub-out	EA	1	\$3,652.47	\$3,652.47
S-19	Television Inspection	LF	5,740	\$2.70	\$15,498.00
S-20	Testing (per GSCDD)	LS	1	\$3,000.00	\$3,000.00
S-21	Rock Excavation	LF	2890	\$34.56	\$99,878.40
<b>Sanitary Sewer Sub-Total</b>					<b><u>\$891,944.16</u></b>



State of Florida Business Certificate No. EB-0007663

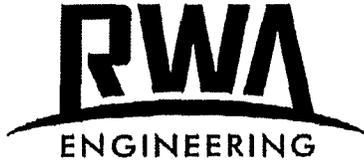
### Opinion of Probable Costs

Project: Arborwood Preserve Phase 3  
 Date: March 5, 2020  
 Estimated By: Rolf Pierre  
 Checked By: Joel Blikstad

**POTABLE WATER**

	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
W-1	6" PVC Water Main (C-900, DR 18, PC150)	LF	307	\$18.00	\$5,526.00
W-2	8" PVC Water Main (C-900, DR 18, PC150)	LF	6,804	\$20.00	\$136,080.00
W-3	6" DIP Water Main	LF	45	\$24.00	\$1,080.00
W-4	8" DIP Water Main	LF	274	\$30.00	\$8,220.00
W-5	8" Gate Valve w/Box	EA	13	\$1,400.00	\$18,200.00
W-6	Fire Hydrant Assembly w/Valve	EA	9	\$3,600.00	\$32,400.00
W-7	Connect to Existing 10" Water Main	EA	1	\$4,500.00	\$4,500.00
W-8	Connect to Existing 16" Water Main	EA	1	\$5,000.00	\$5,000.00
W-9	Single Water Service	EA	42	\$700.00	\$29,400.00
W-10	Double Water Service	EA	51	\$850.00	\$43,350.00
<b>Potable Water Sub-Total</b>					<b><u>\$283,756.00</u></b>





State of Florida Business Certificate No. EB-0007663

### Opinion of Probable Costs

Project: Arborwood Preserve Phase 3  
 Date: March 5, 2020  
 Estimated By: Rolf Pierre  
 Checked By: Joel Blikstad

**STORM DRAINAGE**

	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
D-1	15" RCP	LF	774	\$26.00	\$20,124.00
D-2	18" RCP	LF	673	\$36.00	\$24,228.00
D-3	24" RCP	LF	1,733	\$58.00	\$100,514.00
D-4	30" RCP	LF	381	\$72.00	\$27,432.00
D-5	48" RCP	LF	889	\$115.00	\$102,235.00
D-6	10" HDPE Yard Drain Pipe	LF	497	\$21.00	\$10,437.00
D-7	15" HDPE Yard Drain Pipe	LF	2,788	\$25.00	\$69,700.00
D-8	Yard Drain	EA	27	\$700.00	\$18,900.00
D-9	3' x 4' Valley Gutter Inlet	EA	19	\$2,600.00	\$49,400.00
D-10	3' x 6' Valley Gutter Inlet	EA	3	\$2,800.00	\$8,400.00
D-11	Junction Box	EA	4	\$3,500.00	\$14,000.00
D-12	C-Inlet	EA	10	\$3,500.00	\$35,000.00
D-13	Grate Inlet	EA	11	\$4,300.00	\$47,300.00
D-14	24" Headwall	EA	7	\$2,500.00	\$17,500.00
D-15	30" Headwall	EA	2	\$2,800.00	\$5,600.00
D-16	48" Headwall	EA	3	\$800.00	\$2,400.00
<b>Storm Drainage Sub-Total</b>					<b><u>\$553,170.00</u></b>

RECEIVED SEP 11 2020



LETTER OF TRANSMITTAL

TO: Gateway Services Community Development District
13240 Griffin Drive
Fort Myers, FL 33913

DATE: September 11, 2020

PROJECT NAME: Arborwood Preserve Phase 3

PROJECT NUMBER: 140022.11.01

We are sending the attached via:

- Client Pickup, Delivery, Mail, Overnight

Action required:

- For approval, For your use, As requested, For review and comment, Other

Table with 2 columns: COPIES, DESCRIPTION. Row 1: 1, Original performance bond.

REMARKS:

Attached is the original performance bond for Arborwood Preserve Phase 3. Please confirm receipt of this bond via email: jblikstad@consult-rwa.com

SIGNED: Joel Blikstad, M.Eng., P.E. Senior Project Engineer

COPY TO:

# Figure II-1 Performance Bond

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

CONTRACTOR (Name and Address):  
Lennar Homes, LLC

10481 Six Mile Cypress Parkway  
Fort Myers, FL 33966

OWNER (Name and Address):  
Gateway Services Community Development District  
13240 Griffin Drive  
Fort Myers, FL 33913

CONTRACT

Date:

Amount:

Description (Name and Location):

Arborwood Preserve, Phase 3

Infrastructure to include sanitary sewer, potable water, irrigation and storm drainage

BOND

Date (Not earlier than Contract Date): August 7, 2020

Amount: Two million one hundred sixty seven thousand four hundred fifty one and 18/100 Dollars (\$2,167,451.18)

Modifications to this Bond Form:

N/A

SURETY (Name and Address of Principal Place  
of Business):

Atlantic Specialty Insurance Company  
605 Highway 169 North, Suite 800  
Plymouth, MN 55441

Surety and Contractor, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Performance Bond to be duly executed on its behalf by its authorized officer, agent or representative.

CONTRACTOR AS PRINCIPAL  
Company: Lennar Homes, LLC, (Corp. Seal)  
a Florida limited liability company

Signature: Darvin Mc Murray  
Name and Title: V.P. Division President

SURETY Atlantic Specialty Insurance Company  
Company: (Corp. Seal)

Signature: Martha Gonzales  
Name and Title: Martha Gonzales, Attorney-in-Fact  
(Attach Power of Attorney)

(Space is provided below for signatures of additional parties, if required.)

CONTRACTOR AS PRINCIPAL  
Company: (Corp. Seal)

Signature: \_\_\_\_\_  
Name and Title:

SURETY  
Company: (Corp. Seal)

Signature: N/A  
Name and Title:

BJCDC No. 1910-28-A (1996 Edition)

Originally prepared through the joint efforts of the Surety Association of America, Engineers Joint Contract Documents Committee, the Associated General Contractors of America, and the American Institute of Architects.

1. The CONTRACTOR and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Contract, which is incorporated herein by reference.

2. If the CONTRACTOR performs the Contract, the Surety and the CONTRACTOR have no obligation under this Bond, except to participate in conferences as provided in paragraph 3.1.

3. If there is no OWNER Default, the Surety's obligation under this Bond shall arise after:

3.1. The OWNER has notified the CONTRACTOR and the Surety at the addresses described in paragraph 10 below, that the OWNER is considering declaring a CONTRACTOR Default and has requested and attempted to arrange a conference with the CONTRACTOR and the Surety to be held not later than fifteen days after receipt of such notice to discuss methods of performing the Contract. If the OWNER, the CONTRACTOR and the Surety agree, the CONTRACTOR shall be allowed a reasonable time to perform the Contract, but such an agreement shall not waive the OWNER's right, if any, subsequently to declare a CONTRACTOR Default; and

3.2. The OWNER has declared a CONTRACTOR Default and formally terminated the CONTRACTOR's right to complete the Contract. Such CONTRACTOR Default shall not be declared earlier than twenty days after the CONTRACTOR and the Surety have received notice as provided in paragraph 3.1; and

3.3. The OWNER has agreed to pay the Balance of the Contract Price to:

3.3.1. The Surety in accordance with the terms of the Contract;

3.3.2. Another contractor selected pursuant to paragraph 4.3 to perform the Contract.

4. When the OWNER has satisfied the conditions of paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

4.1. Arrange for the CONTRACTOR, with consent of the OWNER, to perform and complete the Contract; or

4.2. Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or

4.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the OWNER for a contract for performance and completion of the Contract, arrange for a contract to be prepared for execution by the OWNER and the contractor selected with the OWNER's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the Bonds issued on the Contract, and pay to the OWNER the amount of damages as described in paragraph 6 in excess of the Balance of the Contract Price incurred by the OWNER resulting from the CONTRACTOR Default; or

4.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances;

4.4.1. After investigation, determine the amount for which it may be liable to the OWNER and, as soon as practicable after the amount is determined, tender payment therefor to the OWNER; or

4.4.2. Deny liability in whole or in part and notify the OWNER citing reasons therefor.

5. If the Surety does not proceed as provided in paragraph 4 with reasonable promptness, the Surety shall be deemed to be in default on this Bond fifteen days after receipt of an additional written notice from the OWNER to the Surety demanding that the Surety perform its obligations under this Bond, and the OWNER shall be entitled to enforce any remedy available to the OWNER. If the Surety proceeds as provided in paragraph 4.4, and the OWNER refuses the payment tendered or the Surety has denied

liability, in whole or in part, without further notice the OWNER shall be entitled to enforce any remedy available to the OWNER.

6. After the OWNER has terminated the CONTRACTOR's right to complete the Contract, and if the Surety elects to act under paragraph 4.1, 4.2, or 4.3 above, then the responsibilities of the Surety to the OWNER shall not be greater than those of the CONTRACTOR under the Contract, and the responsibilities of the OWNER to the Surety shall not be greater than those of the OWNER under the Contract. To a limit of the amount of this Bond, but subject to commitment by the OWNER of the Balance of the Contract Price to mitigation of costs and damages on the Contract, the Surety is obligated without duplication for:

6.1. The responsibilities of the CONTRACTOR for correction of defective Work and completion of the Contract;

6.2. Additional legal, design professional and delay costs resulting from the CONTRACTOR's Default, and resulting from the actions or failure to act of the Surety under paragraph 4; and

6.3. Liquidated damages, or if no liquidated damages are specified in the Contract, actual damages caused by delayed performance or non-performance of the CONTRACTOR.

7. The Surety shall not be liable to the OWNER or others for obligations of the CONTRACTOR that are unrelated to the Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the OWNER or its heirs, executors, administrators, or successors.

8. The Surety hereby waives notice of any change, including changes of time, to the Contract or to related subcontracts, purchase orders and other obligations.

9. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the Work or part of the Work is located and shall be instituted within two years after CONTRACTOR Default or within two years after the CONTRACTOR ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

10. Notice to the Surety, the OWNER or the CONTRACTOR shall be mailed or delivered to the address shown on the signature page.

11. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the Contract was performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

12. Definitions.

12.1. Balance of the Contract Price: The total amount payable by the OWNER to the CONTRACTOR under the Contract after all proper adjustments have been made, including allowance to the CONTRACTOR of any amounts received or to be received by the OWNER in settlement of insurance or other Claims for damages to which the CONTRACTOR is entitled, reduced by all valid and proper payments made to or on behalf of the CONTRACTOR under the Contract.

12.2. Contract: The agreement between the OWNER and the CONTRACTOR identified on the signature page, including all Contract Documents and changes thereto.

12.3. CONTRACTOR Default: Failure of the CONTRACTOR, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Contract.

12.4. OWNER Default: Failure of the OWNER, which has neither been remedied nor waived, to pay the CONTRACTOR as required by the Contract or to perform and complete or comply with the other terms thereof.

(FOR INFORMATION ONLY—Name, Address and Telephone)  
AGENT or BROKER; OWNER'S REPRESENTATIVE (Engineer or other party):

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On AUG 07 2020 before me, B. Wong, Notary Public, personally appeared Martha Gonzales who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

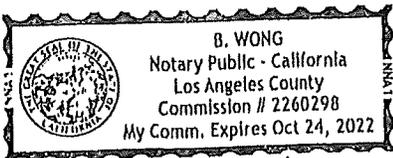
WITNESS my hand and official seal.

(seal)

Signature



B. Wong, Notary Public



## Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Karl Davis, Tenzer V. Cunningham, Brenda Wong, Martha Gonzales, Joaquin Perez, My Hua, Mechelle Larkin, Kathy R. Mair**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **sixty million dollars (\$60,000,000)** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

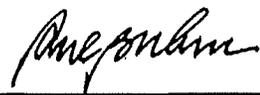
This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-ninth day of April, 2019.

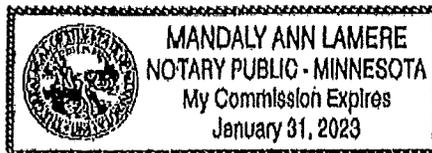


By

  
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA  
HENNEPIN COUNTY

On this twenty-ninth day of April, 2019, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



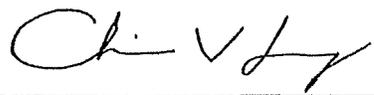
  
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated \_\_\_\_\_ day of AUG 07 2020.



This Power of Attorney expires  
January 31, 2023

  
Christopher V. Jerry, Secretary

**AGREEMENT TO PROVIDE UTILITY EASEMENT(S)**

This Agreement entered into this \_\_\_\_\_ day of October 2020 by and between the GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT ("District"), a community development district established under Chapter 190, Florida Statutes; and, LENNAR/WCI COMMUNITIES, INC., a \_\_\_\_\_ corporation, authorized to do business in the State of Florida ("Lennar").

WHEREAS, Lennar has applied to the District for District approval of the plat of the proposed Arborwood Preserve Phase 3 development (the "Project") within the District boundaries (the "Arborwood Phase 3 Plat"), as well as the plans and specifications for drainage, stormwater, roadway improvements and utility (potable water, irrigation water and wastewater facilities. "Utility Facilities") for the Project (the "Project Plans"); and,

WHEREAS, a copy of the proposed Arborwood Phase 3 Plat is attached hereto and incorporated hereof as **Exhibit "A"** and a copy of the most recent Project Plans are attached hereto and incorporated hereof as **Exhibit "B"**; and,

WHEREAS, the District has in good faith reviewed the Arborwood Phase 3 Plat and Project Plans and has provided the District's comments to Lennar; and,

WHEREAS, there are considerable outstanding issues with regards to the lack of all necessary utility easements in favor of the District and the ability of Lennar to provide utility easements in favor of the District, as required by the District, before the District accepts Utility Facilities within or for the Project and before the District authorizes connections to the District's utility facilities; and,

WHEREAS, Lennar desires to obtain the conditional approval by the District of the Arborwood Phase 3 Plat and Project Plans, with the acknowledgement, knowledge and understanding that before the District accepts Utility Facilities within or for the Project and before the District authorizes connections to the District's utility facilities, Lennar must provide the District with necessary utility easements to the District in a form and with a content acceptable to the District; and,

WHEREAS, Lennar recognizes that if the District provides its conditional approval of the Arborwood Phase 3 Plat and Project Plans, that neither Lennar nor any of Lennar's successors, assigns, grantees, owners or purchasers of property within the Arborwood Phase 3 Plat will obtain any water, wastewater or sewer utility services until such time as the conditions contained herein are satisfied by Lennar to the complete satisfaction of the District in the District's sole and absolute discretion.

WITNESSESTH

NOW THEREFORE, for and in consideration of the premises, the conditional approval by the District of the Arborwood Phase 3 Plat, the Project Plans, the promises and representations, warranties and assurances provided by Lennar to the District contained herein, and the terms and conditions contained herein, the parties hereto agree as follows:

1. The District provides its conditional approval of the attached Arborwood Phase 3 Plat and the Project Plans, subject to: A. the terms and conditions of the District and the District Engineer as outlined in the various Memorandum from the District Engineer, Tetra Tech; and, B. the assurances and representations of Lennar and Lennar's agent contained in response thereto, which Memorandum and responses are attached hereto and incorporated herein as **Exhibit "C"**.

2. Lennar acknowledges, understands and agrees that in no event will any potable water, irrigation water or wastewater connections or services will be authorized, permitted or made to any District's utility facilities for any of the property within the Arborwood Phase 3 Plat until such time as the District has formally accepted fully executed unencumbered utility easements in favor of the District with a form and content acceptable to the District (in the sole discretion of the District) on, over, under, upon and across the property described and depicted as "GSCDD Utility Easement" on the attached **Exhibit "D"**.

3. The conditions contained herein as to conditional approval are authorized by the District's Permit Criteria Manual including but not limited to Chapter II of the District's Permit Criteria Manual and the District's Utility Rule.

4. Lennar recognizes, acknowledges and agrees that a Notice of the Conditional Approval will be recorded in the Public Records of Lee County, Florida with the form and content substantially as the attached **Exhibit "E"**.

5. This Agreement shall not be amended accept upon written amendment by both of the parties hereto.

6. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida.

7. Venue and jurisdiction for any litigation arising out of this Agreement shall be in the Florida state court of appropriate jurisdiction in Lee County, Florida.

[BALANCE OF PAGE INTENTIONALLY BLANK]

WITNESSES:

GATEWAY SERVICES COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Chairman

Name: \_\_\_\_\_  
(Print)

\_\_\_\_\_  
Signature

Name: \_\_\_\_\_  
(Print)

WITNESSES

LENNAR/WCI COMMUNITIES INC.

\_\_\_\_\_  
Signature

By: \_\_\_\_\_

Name: \_\_\_\_\_  
(Print)

\_\_\_\_\_  
Signature

Name: \_\_\_\_\_  
(Print)

**GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF APPLICATION APPROVAL WITH CONDITIONS**

In accordance with the Gateway Services Community Development District ("GSCDD") Permit Criteria Manual, an Approval With Conditions has been issued by GSCDD for the following property and project in Lee County, Florida.

Current Project Name: Arborwood Preserve Phase 3  
Applicant's Name: WCI Communities LLC  
c/o Lennar Homes  
10481 6 Mile Cypress  
Fort Myers, FL 33966  
Current Applicable Strap  
Number(s): 12-45-25-00-00005.0050  
01-45-25-00-0001.0070

Current Street Address: \_\_\_\_\_  
Legal description: See attached Exhibit "A"  
GSCDD Application Number: \_\_\_\_\_

This document is recorded to serve notice that any improvement to land covered by said Approval With Conditions, including but not limited to utilities, grading, drainage or construction must be performed in strict accordance with the above referenced Approval With Conditions and all other applicable governmental approvals. The contents of the application and the Approval With Conditions for the Project are on file with the GSCDD at 13240 Griffin Drive, Ft. Myers, FL 33913. In addition the Applicant (and its successors, assigns and grantees) is/are responsible for constructing and completing the improvements covered by said Approval With Conditions in full compliance with the GSCDD Approval With Condition, all of the conditions contained therein, the GSCDD Permit Criteria Manual and all other applicable governmental approvals.

**NOTE**

**GSCDD WILL NOT ACCEPT THE OWNERSHIP OR TRANSFER OF, OR ACCEPT ANY RESPONSIBILITY FOR: ANY IMPROVEMENTS COVERED BY THE APPROVAL WITH CONDITIONS; OR, FOR THE OPERATION AND MAINTENANCE OF ANY IMPROVEMENTS COVERED BY THE APPROVAL WITH CONDITIONS; THAT ARE NOT CONSTRUCTED IN STRICT COMPLIANCE WITH THE GSCDD APPROVAL WITH CONDITIONS, THE GSCDD PERMIT CRITERIA MANUAL, AND ALL OTHER APPLICABLE GOVERNMENTAL APPROVALS.**

**GSCDD WILL NOT ACCEPT THE OWNERSHIP OR TRANSFER OF, OR ACCEPT ANY RESPONSIBILITY FOR: ANY IMPROVEMENTS COVERED BY THE APPROVAL WITH CONDITIONS; OR, FOR THE OPERATION AND MAINTENANCE OF ANY IMPROVEMENTS COVERED BY THE APPROVAL WITH CONDITIONS; UNTIL ALL**

OF THE TERMS AND CONDITIONS OF THE APPROVAL WITH CONDITIONS, THE GSCDD PERMIT CRITERIA MANUAL, AND ALL OTHER APPLICABLE GOVERNMENTAL APPROVALS, HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE GSCDD AND ALL APPLICABLE GOVERNMENTAL BODIES.

GSCDD WILL NOT AUTHORIZE, PROVIDE FOR OR ALLOW THE INSTALLATION OF ANY WATER METERS (WHETHER POTABLE, IRRIGATION OR REUSE) IN THE PROJECT UNTIL SUCH TIME AS UTILITY EASEMENTS REQUIRED BY THE APPROVAL WITH CONDITIONS ACCEPTABLE TO GSCDD, HAVE BEEN FORMALLY ACCEPTED BY THE BOARD OF SUPERVISORS OF GSCDD AND RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

GSCDD WILL NOT PROVIDE FOR OR ALLOW ANY WATER (WHETHER POTABLE, IRRIGATION OR REUSE) OR WASTEWATER UTILITY SERVICE TO ANY PROPERTIES OR IMPROVEMENTS IN THE PROJECT UNTIL SUCH TIME AS UTILITY EASEMENTS REQUIRED BY THE APPROVAL WITH CONDITIONS ACCEPTABLE TO GSCDD HAVE BEEN FORMALLY ACCEPTED BY THE BOARD OF SUPERVISORS OF GSCDD AND RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing NOTICE OF APPLICATION APPROVAL WITH CONDITIONS was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_, in my physical presence, who is personally known to me, and who did not take an oath.

SEAL

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Printed Name

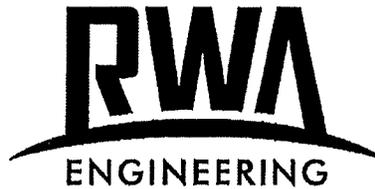
# Arborwood Preserve Phase 3

## Engineer's Report

Prepared for:

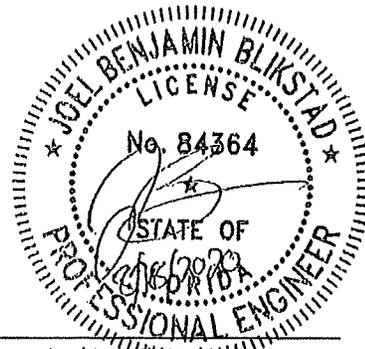
**WCI Communities, LLC**  
10481 Ben C. Pratt/Six Mile Cypress Parkway  
Fort Myers, Florida 33966

Prepared By:



4983 Royal Gulf Circle  
Fort Myers, Florida 33966

Dated: August 2019  
Revised: August 2020



Joel B. Blikstad, P.E.  
Florida License No. 84364

## **INTRODUCTION**

This report presents the civil engineering calculations and computer models for the on-site infrastructure for Arborwood Preserve Phase 3 (Project). The proposed project is bordered by Gateway Golf and Country Club on the east, Arborwood Preserve Phase 1 on the south, Bridgetown on the east, and Pelican Preserve on the north. Arborwood Preserve is located within Section 12, Township 45 South, Range 25 East, Fort Myers, Florida.

This Engineer's Report is intended to support the Lee County Development Order and Gateway Services District Permit for Arborwood Preserve Phase 3, RWA, Inc. File No. 140022.11.01, Revision #00 (the Plans). The proposed infrastructure, as part of the plans, will provide potable water service, sanitary sewer service, and fire protection for Phase 3 of the project consisting of 143 single family units. The infrastructure will also include water management and storm drainage systems.

## **EXISTING CONDITIONS**

### **General**

The project is located within the Gateway DRI, approximately 0.5 miles north of the intersection of Plantation Gardens Drive and Commerce Lakes Drive, in Lee County, Florida. The site is currently cleared. DOS2018-00008 was previously approved to clear, fill and excavate Arborwood Preserve Phase 3. The project is within Lee County limits.

### **Water Management/Storm Drainage**

The existing topography for the project ranges from elevation 22.8 to 24.1 (NAVD88). Stormwater runoff for the undeveloped site appears to sheet flow from the south to the north. The project area is within the Basin 15A drainage area of the Pelican Preserve Master Drainage System, a 650-acre master drainage system. The master drainage system received conceptual SFWMD permit approval under SFWMD permit #36-00678-S-18, App #060725-10. The Arborwood Preserve Phase 3 tract received construction and operation approval from SFWMD on August 25, 2015, under SFWMD App No. 150710-2. The Basin 15A drainage area does not contain any conservation area. Arborwood Preserve Phase 3 ultimately outfalls to the Six Mile Slough via the Pelican Preserve master stormwater management system.

### **Potable Water and Sanitary Sewer**

There is an existing ten (10) inch potable water main located on the end of Pistoia Drive, to the northwest of Arborwood Preserve Phase 3. In addition, there is an existing sixteen (16) inch potable water main located at the end of Gateway Greens Drive, at the southeast corner of the project.

There is an existing four (4) inch force main located on the end of Pistoia Drive, to the northwest of the project.

## **PROPOSED CONDITIONS**

### **General**

The Project proposes construction of site improvements for residential development which includes construction of:

- 1) A surface water management system consisting of wet detention ponds
- 2) Roadway and internal storm sewer system
- 3) Potable water mains
- 4) Sanitary sewer gravity, one Lift Station, and sanitary sewer force main

### **Water Management/Stormwater Drainage**

The Arborwood Preserve Phase 3 project is Basin 15A of the Pelican Preserve Master Surface Water Management System under permit #36-00678-S-18. A permit modification has been approved by the SFWMD for construction and operation of the Arborwood Preserve Project.

The Arborwood Preserve Phase 3 on-site surface water management system will consist of two (2) interconnected lakes hydraulically connected to an off-site conservation area. Basin 15A consists of lakes 70 and 71 which are designed to flow into the off-site Conservation Area 56. Discharge from Conservation Area 56 is conveyed via an outfall structure and discharges into the Gateway Canal. A 48" interconnected pipe will be connected to the previously provided stub-out in Pistoia at Pelican Preserve. Existing control structure 56-7 is in place in Conservation Area 56, and controls flow from the project. The control elevation for the site will remain at elevation 22.36 ft NAVD (23.50 NGVD as previously permitted).

The internal storm sewer system within each basin is designed to convey run-off through inlets to the on-site water management lakes. The storm sewer system is designed to convey runoff from the FDOT 5 year storm with a minimum 10 minute time of concentration. Tailwater for the storm sewer system discharging to the wet detention pond was conservatively modeled at elevation of 23.36 ft. NAVD, which is 1.0 feet above control elevation. Catchment areas were digitized for each inlet and a rational runoff coefficient was applied for the catchment area. StormCAD V8i software was utilized to hydraulically model the storm sewer network. Detailed storm sewer pipe sizing calculations with the proposed drainage areas are presented in **Exhibit 1**. The storm sewer pipe systems and lakes will be owned and maintained by Gateway Services Community Development District (GSCDD).

### **Potable Water and Fire Protection System**

Potable water for Phase 3 will be connected to the ten (10) inch water main on Pistoia Drive. A second water main connection will be made to the sixteen (16) inch water main located on Gateway Greens Drive. Eight (8) inch water mains are proposed as part of Arborwood Preserve Phase 3 to meet the project's potable water demand and provide a minimum fire flow of 1,000 gpm at 20 psi for the residential areas.

The project's potable water demands were calculated using criteria established in the GSCDD Permit Criteria Manual; see **Exhibit 2** for the Potable Water Demand Calculations. A hydraulic analysis on the internal potable water system for Arborwood Preserve Phase 3, including a fire flow simulation, was performed using WaterCAD V8i modeling software. The results of the fire flow simulation are in **Exhibit**

3. Based on the hydraulic analysis, the system is capable of maintaining more than 1,000 gpm fire flow plus potable demand, while maintaining a minimum residual pressure of 20 psi for the residential areas.

A fire flow test was conducted on June 19, 2019 on a fire hydrant near the future water main connection on Commerce Lakes Drive. See **Exhibit 4** for the fire flow test result and hydrant location.

### **Sanitary Sewer System**

The sanitary sewer collection system will utilize a series of eight (8) inch gravity mains and manholes to collect the sewage and direct it to the on-site Lift Station #1. Sanitary sewage from the Lift Station will be pumped via a four (4) inch force main to a manhole in Pelican Preserve. The four (4) inch force main manifolds together with the lift station in Pistoia at Pelican Preserve before discharging into a manhole in Prato at Pelican Preserve. The sanitary sewage is conveyed by gravity into the Prato Master Lift Station before being pumped by force main into the Gateway Blvd. transmission line. WaterCAD V8i was used to model the selected lift station pumps with the associated characteristics pump curves. A hydraulic model was prepared for the force main connection to on Pistoia Drive with only the Pistoia Pump running, only the Arborwood Preserve Phase 3 Pump running, and both pumps running simultaneously (see **Exhibit 6**).

The sewer generation rates presented in the **Sanitary Sewer Calculations** (see **Exhibit 5**) are consistent with the GSCDD design criteria. Lift Station #1 is sized to serve the entire Arborwood Preserve Phase 3 project, see **Exhibit 5**.

### **Irrigation Service**

Irrigation service for the project will be connected to the existing twelve (12) inch reuse water main that terminates at the end of Gateway Greens Blvd. Eight (8) inch mains are proposed within the project to serve the community.

# ARBORWOOD PRESERVE PHASE 3

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EXHIBIT 6: Lift Station Hydraulic Model	

**4C.**



13240 Griffin Drive  
Fort Myers, FL 33913

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## REGULAR AGENDA ITEM

**To: Board of Supervisors**  
**From: Kenny Hall Utilities Manager**  
**Re: Approve Utilities Expenditure for ongoing valve program.**  
**Date: October 1, 2020.**

### **ACTION REQUESTED:**

Approve an expenditure of \$34,100.00 for continuing the long-term valve exercising maintenance program. This piece of equipment is funded through the Board of Supervisor approved utility reserve draw.

Budget code 301 564134-53150

### **BACKGROUND:**

This piece of equipment will allow two field operators to almost continually exercise, log and rate each gate valve within the Districts potable water and irrigation distribution system. Widely used by local water systems to maintain new, aging and critical valves, this rig allows for fixed MOT led signage whenever rig is in use. Versatile and compatible with District vehicles, two trained field operators can potentially do up 30 valve exercises a day, including logging onto District field maintenance logs, recording all work done and recording any problems found. This rig, when fully operational and manned with District field staff will allow for maximum efficiency with a small field staff.

### **RECOMMENDATION:**

Approve the Action as requested.



**Water Utility Products**  
 600 Knightsbridge Pkwy | Lincolnshire IL 60069  
 T +1 847 537 8800 | F +1 847 520 1147  
 ehwachs.com

# Quotation

Page 1 of 1

TO: **Kenneth Hall**  
 Gateway Services  
 13240 Griffin Drive  
 Fort Myers, FL 33913

Date: 9/9/2020  
 Quotation Number: HC142710  
 Payment Terms: Net 30 Days  
 Shipping Terms: FOB Lincolnshire  
 Valid Through: 11/8/2020  
 Estimated Delivery: 6 Weeks ARO

E.H. Wachs is pleased to offer the following quotation.

Item Number	Description	Qty	U/M	Unit Price (USD)	Line Total (USD)
1	79-000-25 Compact LX (Gas) – VMT (RH): Single turner valve maintenance trailer; includes Wachs 750 Ft/lb (1020 Nm) Extended Reach Valve operator, telescoping valve key and Wachs ruggedized HC-100 with GPS controller/datalogger. A 16 H.P (12 kW) Briggs and Stratton V-Twin engine with hydraulic pump provides ample power for all contained functions, including an auxiliary HTMA Class II circuit; 10 gallon (38 L) reservoir, fan cooled heat exchanger, continuous duty rated for 8 GPM (30.3 LPM) @ 1,800 PSI (125 bar). The LX package bundles the light bar with arrow board, 45' (14 M) auxiliary hydraulic hose reel for operation of hydraulic power tools, Bluetooth tethering module (installed in ERV-750) for wireless communication between the exerciser and Controller/Data Logger and steel storage bin.  Other options available include: 1-7/8"-2" Ball Tongue (79-020-01-03) or already GPS enabled, however adding option 79-412-02 (Trimble R2 GNSS receiver) provides survey grade centimeter accuracy. "	1	EA	33,450.00	33,450.00
<b>Subtotal</b>					<b>33,450.00</b>
<b>Shipping &amp; Handling</b>					<b>650.00</b>
<b>Total (USD)</b>					<b>\$34,100.00</b>

Sales of E.H. Wachs products and services are expressly limited to and made conditional on acceptance of its current Terms and Conditions of Sale, found at [www.ehwachs.com](http://www.ehwachs.com) ("Terms"). Any additional or different terms are hereby rejected. Commencement of work by E.H. Wachs or acceptance of delivery of products by you constitutes your acceptance of the Terms.

**4D.**



13240 Griffin Drive  
Fort Myers, FL 33913

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## **-REGULAR AGENDA ITEM**

**To: Board of Supervisors**  
**From: Kenny Hall Utilities Manager**  
**Re: Approve Utilities Expenditure for an Emergency bypass pump.**  
**Date: October 1, 2020**

### **ACTION REQUESTED:**

Approve an expenditure of \$54,980.00 for a Thompson emergency bypass pump,

Budget code 301-564122-53150-5000

### **BACKGROUND:**

This budgeted item for the 2021 Capital Improvement Plan is one fixed Thompson emergency bypass pump at the Materita master lift station, located in Pelican Preserve. This will be the District's third fixed bypass pump since Hurricane Irma. These fixed pumps will function as a lift station pump in the event of a power loss or catastrophic damage to a master lift station and will allow for the operation of the station.

During and after Hurricane Irma, District field staff for a period, were cut off from the Pelican Preserve section with Gateway utilities due to flooding along the main entrance and tree damage on the service road. Having a fixed bypass pump operational at the Materita master lift station will allow for field staff to concentrate on satellite lift stations and is part of the District utilities emergency operation plan.

### **ACTION REQUESTED:**

Approve as requested.



**Municipal Sales**  
 4620 City Center Dr., Port Orange, FL, USA 32119  
 (800) 767-7310 • Fax: (386) 761-0362  
[acurry@thompsonpump.com](mailto:acurry@thompsonpump.com)

September 10, 2020

Quote # ECR-AC-131-2020

Gateway Services  
 13240 Griffin Drive  
 Fort Myers, FL 33913  
 Office: (239)561-1313  
 PH: (239) 841-4431  
 FX: (239) 561-1350  
[kenneth.hall@gatewaydistrict.org](mailto:kenneth.hall@gatewaydistrict.org)

Attn: Kenny Hall

**RE: Thompson Pump 4JSCM By-Pass Pump**

Hello Kenny,

Thank you for your interest in Thompson Pump & Manufacturing and the products and the services that we provide. Per your request, we are providing **2019 Florida Sheriffs Association Contract Item #171** pricing for (1) Thompson Pump Model 4JSCM-DIS-4LE2T-ZC, a 4" Sound Attenuated, Compressor-Assisted, Skid-Mounted, High Efficiency Pump, with an extended capacity double-walled fuel tank. We understand this pump will be permanently mounted at the Materita Lift Station for emergency by-pass pumping.

<u>PS #</u>	<u>Thompson Pump Required</u>	<u>Duty Point Req.</u>	<u>Max Lift at Duty Point</u>
Materita	4JSCM-DIS-4LE2T-ZC	300 GPM at 110' TDH	18 ft.

The net price is derived from our **2019 Florida Sheriffs Association Contract Bid Award #FSA19-VEH17.0 Heavy Trucks & Equipment**. This Florida based government contract enables Gateway Services to avoid the hassle and expense of purchasing this pump through the public bid process. The FSA contract basically works like a "piggy back" for our equipment. You can order this unit by simply putting our FSA bid award number on your purchase order. Our FSA contract number is **FSA19-VEH17.0, Item #171**.

Should you require further information or have any questions, please contact me at the number below.

Sincerely,

*Allan Curry*

Allan Curry  
 Thompson Pump & Manufacturing Co., Inc  
 Municipal Sales Representative  
 Cell: (561) 284-5149  
 Email: [acurry@thompsonpump.com](mailto:acurry@thompsonpump.com)

cc: David Perry, Municipal Sales Manager



**Municipal Sales**  
 4620 City Center Dr., Port Orange, FL, USA 32119  
 (800) 767-7310 • Fax: (386) 761-0362  
[acurry@thompsonpump.com](mailto:acurry@thompsonpump.com)

**FSA19-VEH17.0, Item #171  
 Price Quote**

Description	Order Codes	Qty	FSA Unit Price	Subtotal
<ul style="list-style-type: none"> <li>There are no specified duty points for this quotation</li> </ul>				
<p><b>6JSC</b></p> <p><b>ZONE:</b></p> <p><b>BASE PRICE:</b></p> <p>→ <b>Base Model includes:</b> TPM Basic (auto start/stop control panel with Floats/Tachometer/Hour meter/Engine Safety Shut Down), Battery, Light package, Trailer, and 24 Month Warranty</p>	<p>Vehicle Southern</p>	<p>1</p>	<p><b>\$38,914.00</b></p>	<p><b>\$38,914.00</b></p>
<p><b>Delete Options:</b></p>				
<p>→ Delete Option, Downgrade pump from 6JSC to 4JSC-with FT4 engine – trailer mounted</p>	<p>4JSC-FT4</p>	<p>1</p>	<p><b>(\$3,796.00)</b></p>	<p><b>(\$3,796.00)</b></p>
<p>→ Delete Option, Trailer for 4JSC/4JSV model</p>	<p>4-Trailer</p>	<p>1</p>	<p><b>(\$1,588.00)</b></p>	<p><b>(\$1,588.00)</b></p>
<p>→ Delete Option, Downgrade pump to remove float box</p>	<p>Float Box</p>	<p>1</p>	<p><b>(\$160.00)</b></p>	<p><b>(\$160.00)</b></p>
<p>→ Delete Option, Downgrade pump to basic job-site trailer</p>	<p>Light Package</p>	<p>1</p>	<p><b>(\$200.00)</b></p>	<p><b>(\$200.00)</b></p>
<p><b>Add Options:</b></p>				
<p>→ Upgrade pump from 6JSCwith Silent Knight, Sound Attenuated enclosure for 4JSC-FT4</p>	<p>4/6 Silent Knight</p>	<p>1</p>	<p><b>\$10,242.00</b></p>	<p><b>\$10,242.00</b></p>
<p>→ Centralized SS enclosure for SCADA contacts</p>	<p>SCADA Interface Box</p>	<p>1</p>	<p><b>\$2,100.00</b></p>	<p><b>\$2,100.00</b></p>
<p>→ (2) DC powered, toggle switch activated, LED Work Lights inside Silent Knight enclosure</p>	<p>Inside Work Lights</p>	<p>1</p>	<p><b>\$310.00</b></p>	<p><b>\$310.00</b></p>
<p>→ 115VAC powered battery charger</p>	<p>120V Battery Charger</p>	<p>1</p>	<p><b>\$300.00</b></p>	<p><b>\$300.00</b></p>
<p>→ Non-UL DW modular fuel tank with std. dimensions</p>	<p>D-Tank</p>	<p>1</p>	<p><b>\$2,730.00</b></p>	<p><b>\$2,730.00</b></p>
<p>→ 150 gallon fuel capacity for 4"-8" modular fuel tanks</p>	<p>Z-Tank</p>	<p>1</p>	<p><b>\$2,900.00</b></p>	<p><b>\$2,900.00</b></p>
<p>→ Start-Up Testing and Report for specific applications</p>	<p>STP-SU</p>	<p>1</p>	<p><b>\$471.00</b></p>	<p><b>\$471.00</b></p>
<p>→ Standard FPM Service for 4" or 6" Pumps (bi-annual)</p>	<p>FPM- 4/6 Pumps</p>	<p>4</p>	<p><b>\$780.00</b></p>	<p><b>\$3,120.00</b></p>
<p>→ Additional protective coatings to finish of the Silent Knight Canopy</p>	<p>SK Protection</p>	<p>1</p>	<p><b>\$921.00</b></p>	<p><b>\$921.00</b></p>
<p><b>Unspecified Delete Options:</b></p>				
<p>→ Discount to FPM (per service)</p>		<p>4</p>	<p><b>(\$320.00)</b></p>	<p><b>(\$1,280.00)</b></p>
<p><b>Final Model: 4JSCM-DIST-4LE2T-ZC</b></p>		<p><b>Total</b></p>		<p><b>\$54,984.00</b></p>

TERMS AND CONDITIONS	
•	FOB: DESTINATION
•	TERMS: NET 30-DAYS (WITH APPROVED CREDIT)
•	DELIVERY: 12-14 WEEKS OR SOONER AFTER RECEIPT OF A HARD COPY PURCHASE ORDER
•	FREIGHT: INCLUDED IN BASE MODEL PRICE
•	PLEASE PROVIDE A TAX EXEMPTION CERTIFICATE AT TIME OR ORDER IF APPLICABLE
•	NO PENALTIES OR LIQUIDATED DAMAGES ARE ACCEPTABLE
•	CANCELLATION OF THIS ORDER OR RETURN OF THIS UNIT MAY RESULT IN RE-STOCKING FEES
•	THIS QUOTE IS VALID TILL SEPTEMBER 30, 2020

## **Fifth Order of Business**

**5A**



13240 Griffin Dr.  
Fort Myers, FL 33913

## **Minutes of the Stoneybrook Advisory Committee Meeting**

**Wednesday, August 12, 2020 at 3:00 p.m.**

This meeting was held via media communications technology using “Go to Meeting” due to the current COVID-19 public hearing emergency  
<https://global.gotomeeting.com/join/169239901>,  
877 309 2073,646 749-3129; Access Code: 169-239-901

**Chairman:** Joe Mikulka

**Vice Chairman:** J.T. Thomas

**Committee Members Present:**

Janice Lancaster

Angela Sullivan

Virginia Stacy

Warren Davies

Christopher Shoemaker, District Manager, Gateway Services

**1. Call to Order/Roll Call**

- Mr. Mikula called the meeting to order and called the roll.

**2. Approve July 8, 2020 Meeting Minutes**

- Mr. Mikulka asked if there are any corrections, additions or deletions to the May 20, 2020 meeting minutes. There not being any,

On MOTION by Mr. Davies seconded by Ms. Lancaster with all in favor the minutes of the July 8, 2020 Meeting were approved.
--

**3. FY 2020-21 Final Budget**

Stoneybrook Advisory Committee Meeting  
August 12, 2020



13240 Griffin Dr.  
Fort Myers, FL 33913

- Mr. Mikulka noted on August 20, 2020 there will be a regular Board of Supervisors meeting at 3:00 p.m. and a public hearing for the budget at 6:00 p.m.
- Mr. Shoemaker noted the overflow meeting will be held at Gateway Trinity Lutheran Church. It is being set up in their new lobby. They offered to let us use their entry area.
- Mr. Mikulka spoke about the Securitas contract.
- Mr. Davies noted we are paying for 168 hours and they have overtime. Have we ever paid overtime for someone to work at the gatehouse? We are not going to pay overtime for them to bring somebody in for the gatehouse.
- Mr. Mikulka asked for a motion to approve the Securitas Contract for the Gatehouse pending our Board's approval of the remaining part of the Securitas Contract.

Mr. Mikulka MOVED to approve the Securitas Contract for the Gatehouse pending Board approval of the remaining part of the contract and Mr. Davies seconded the motion.

- Discussion ensued on the above motion.

On VOICE vote with all in favor the prior motion passed.

- Mr. Mikulka noted this will be in the Board's books going out tomorrow.
- Mr. Shoemaker noted it will not be in the books because the books went out yesterday.
- Mr. Shoemaker noted the Board's yearly meeting schedule must be advertised in the newspaper in September. All district community districts must advertise their yearly meeting schedules in September.
- Mr. Mikulka noted today we received the post orders. That is the document posted inside the gatehouse. That was presented by Securitas. Dan and Joe were supposed



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Fort Myers, FL 33913

to review the post orders.

#### **4. ADT Bill**

- Mr. Mikulka noted we have communication between Gateway and ADT.
- Mr. Mikulka noted if we do not hear anything in a couple of weeks, Mr. Shoemaker stated we will send them a letter. That is a work in progress.
- Mr. Mikulka noted in June we asked for our money back.
- Mr. Mikulka spoke about the Dog Park in Stoneybrook. What is our annual maintenance for the Dog Park?
- Mr. Shoemaker noted you have sod replacement. That is a separate item for the Dog Park. There are a lot of conflict in the Dog Park. Some people think the Dog Park is a public site. People get in verbal arguments there. Some people bring their own chairs and spend hours there. We told them they cannot use their own personal property there.
- ID cards were discussed.

#### **5. Securitas Contract for the Gatehouse**

- Mr. Mikulka noted we already discussed the Securitas Contract.

#### **6. Committee Requests and Audience Comments**

- Mr. Mikulka noted looking at the schedule. Does anyone have any issues with the schedule as presented?
- The Board discussed the meeting schedule.
- Mr. Mikulka asked what days is this room available?
- Mr. Shoemaker noted the PPAC have their meetings on Thursdays at 2:00 p.m. on the second Thursday of each month.
- The Board discussed the possibility of changing meeting dates and times. This will be discussed at a later date.

#### **7. Set Next Meeting Date September 9, 2020 at 3:00 p.m.**

Stoneybrook Advisory Committee Meeting  
August 12, 2020



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Fort Myers, FL 33913

- There being no comments, the next item followed.

**8. Adjournment**

There being no further business,

On MOTION by Mr. Davies seconded by Ms. Stacy with all in favor  
the meeting was adjourned at 3:57 p.m.

**5B.**

Minutes of Pelican Preserve Advisory Committee Meeting  
August 13, 2020 at 2:00 P.M.

**Electronic Meeting**

Chairperson: Phil Mezey

Vice Chairperson: Bob Geppert

Committee Members:

Ron DaPonte  
John Grega  
Teresa Phillips  
Joe Schofield  
Glen Sikorski

Staff Member: Chris Shoemaker, District Manager

Management: Scott Scharnott

Securitas: Danielle Harmon

**1. Call to Order/Roll Call**

- Mr. Shoemaker called the meeting to order at 2:00 p.m. and called the roll.

**2. Approve July 9, 2020 Meeting Minutes**

- The Chairman asked for a motion to approve the minutes of the July 9, 2020 meeting.

On MOTION by Mr. DaPonte seconded by Ms. Phillips with all in favor, the minutes of July 9, 2020 were approved.
---

**3. Financial Report**

- Mr. Sikorski presented the June financial statement with the current and year-to-date numbers.

**4. Payment Process Review**

- Mr. Mezey noted the monthly expenditure fund will be increased by \$40,000.00 per month.

- Mr. Sikorski noted Mr. Shoemaker is working with Castle and Pelican to determine where the payment process can be improved to make sure all vendors are paid on a timely basis.
- *Let the record reflect, Mr. Geppert joined the meeting.*

#### **5. FY 2020-21 Budget Update**

- Mr. Mezey explained that the \$100,000.00 that was taken from reserves and placed into the operating budget has been reflected in our account. This will reduce the increase in assessments. He noted he is only talking about the O&M assessments. Due to the change in the GSCDD assessment formula, multi-family homes will have their overall assessments reduced almost 4% from last year and single-family homes assessments will increase 6.5%, not including debt amortization payments.
- Mr. Mezey opined that he and Mr. Sikorski should write a letter to the community explaining the process, how much the increase is and where it comes from. Much of the increase is due to the agreement to take the O&M expenses from the community association and put on CDD books to the tune of \$93,000.00. The community association will be able to use that to reduce assessments by an equal amount.
- Mr. Shoemaker stated the regular meeting of the CDD is August 20, 2020 at 3:00 p.m. and their budget meeting at 6:00 p.m. The Board will adopt two resolutions formally adopting the budget. Mr. Shoemaker also stated a letter will be sent to the community about the amortization schedule.
- Mr. Mezey explained the distinction between single family and multi-family homes. The only multi-family homes are the condos and the carriage homes; duplexes are considered single family homes.

#### **6. Association Manager Report and Securitas**

- Ms. Harmon reported the traffic count for this month. Guest entries this month were 8,467. Resident entries were down a little at 39,800 for a total of 48,267.
- Mr. Scharnott reported on the boardwalk. The application is going through the final phases of getting approval to put it out for public bid, which is a 30-day process. Once that process is complete, the permits will be issued, and the work can start. The work

will not start until October. Scharnott reported that there should be no problem with Siena because they were already guaranteed that construction vehicles will be out of their neighborhood at the end of November.

- Mr. Scharnott noted there are requests for bids out for PPAC's two largest contracts. PPCA requested that Mr. Scharnott put our landscaping out to bid because it has been three years since the Committee has gone through the process. The PPCA and PPAC need to consolidate both portions of the work into one proposal. The Committee's attorney has not advised yet whether there needs to be a public notice because of the cost associated with each of these contracts.
- Several access control companies for gate access have approached Mr. Scharnott. He recommends that contract should be put out for bid as well.
- Mr. Mezey asked for Board opinion on requesting Mr. Shoemaker or Mr. Scharnott to put these bids out.
- Mr. Scharnott noted he will make modifications per discussions today and get with Mr. Shoemaker and finalize the documents.

#### **7. O&M Agreement**

- Mr. Grega sent information to the committee earlier today regarding Mr. Pires' email. There are two major changes. He read part of Mr. Pires' email which deletes the last sentence, replacing it with the following, "The parties agree that the new retainer amount will be \$130,000.00. Any change to this retainer requires a mutually executed amendment to the agreement".
- The other change was "The budget and management fee associated with the association duties and obligations under the maintenance agreement."

On MOTION by Mr. Grega seconded by Mr. Schofield with all in favor the two changes to the O&M Agreement recommended for PPAC made by Tony Pires were approved.

#### **8. Discussion of Excess Light Leakage from LED Street Lights**

- Mr. Mezey noted that the LED lighting has been installed and it is substantially brighter than the previous lighting. The lights shining into the windows of homes in Aviano is

disturbing some of the people. Shields were put on the sides of the lights in Hampton Park so they would not shine in the houses. Mr. Mezey asked Mr. Shoemaker who has responsibility for those lights.

- Mr. Shoemaker noted that the lights and the landscaping for the portion of Tree Line to the elementary school is now being maintained by the CDD. He assumes it is the CDD responsibility. However, there is no formal agreement. Mr. Scharnott noted in the past those lights were in the PPAC budget on the O&M agreement side. It was funded in our operational budget.
- After discussion, Mr. Mezey asked Mr. Scharnott to investigate this issue.

### **9. Ponds Work Group Report**

- Mr. Geppert reported that the downspout initiative is currently working in Materita. The first three or four sections of Pond 36 are completed. In the beginning phases, construction will go underground between the buildings for installation. The latter portion of Materita is where Lennar is responsible for putting everything in the ground. It will be an abbreviated type of repair. There will be a drain put in and a 24"-30" concrete circle around our bubble ups.
- On aeration, Lennar paid for providing electric for the five ponds their contractor messed up. The electrical cabinets are in and the aeration meters are all in. The only issue remaining is getting meters from FPL to provide service. Mr. Geppert noted that five other ponds have been upgraded PPAC standards and by the end of the year, aeration repair will be finished.
- Mr. Geppert reported there is currently installation of new service to Pond 13, the golf driving range, and to Pond 1 which is in Colonial. The only remaining issue with Pond 13 is to receive the meter from FPL. There is a problem with boring under the street for Pond 1, but Colonial Country Club is working with PPAC. There remains the issue of dealing with the City of Ft. Myers.
- Regarding installation of littorals in our ponds, many have been installed in the last 30 to 45 days. The only issue is if the fish decide to eat the littorals before they are mature enough to grow.

- The Ponds Group is in the process of having all the utilities within Pelican Preserve being electrical utilities, a gas line utility, cable utilities, fiber optic, placed on our website.
- Ms. Phillips noted at the last meeting she mentioned Prato residents were concerned about Lennar putting trash in the ponds. Apparently, Lennar is not doing that intentionally, but when a big wind blows, trash goes in the ponds. Mr. Geppert noted it is the obligation of our service provider, when they are treating the ponds, they remove anything they see.

#### **10. Safety and Security Work Group Report**

- Mr. DaPonte reported on the four ongoing projects for the SSWG. According to Tetra Tech conversations with the City, permitting is required for the projects including the rumble strips on Veneto. It will take four to six months before these projects are completed. Contractors have been having issues because of COVID-19 problems.
- There has been a lot of correspondence about the intruder that was in Pelican a few weeks ago. The SSWG talked about that at the meeting last week. The consensus is there isn't much that can be done to drastically improve security other than cautioning people. SSWG has initiated a review of the post orders.
- There was discussion on the construction entrance. Mr. Grega noted we started a data gathering project. That information has been shared with the community association. There are also discussions in progress on an emergency entrance/exit. The GSCDD, Mr. Pires and Mr. Shoemaker have also been discussing this issue.

#### **11. Gateway Meeting Attendance Schedule**

- Mr. Geppert will attend the September 3, 2020 meeting.
- Ms. Phillips will attend the September 17, 2020 meeting.

#### **12. Committee Member Requests and Audience Comments**

- A resident commented on tree lines and oak trees.

#### **13. Set Next Meeting Date – September 10, 2020**

**14. Adjournment**

- There being no further business,

On MOTION by Mr. Geppert seconded by Mr. Schofield with all in favor the meeting was adjourned at 3:35p.m.

**5C**

**MINUTES OF MEETING  
GATEWAY SERVICES  
COMMUNITY DEVELOPMENT DISTRICT**

A workshop meeting on Pond Standards and a regular meeting of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, July 2, 2020 at 3:15 P.M. via media technology communications using “Go to Meeting” due to the current Covid-19 public health emergency.

Attending remotely and physically constituting a quorum were:

Margaret Fineberg (remote)	Chairperson
William Guy (remote)	Vice Chairman
Kathleen Flaherty	Supervisor
Ed Tinkle	Supervisor
Doug Banks (remote)	Supervisor

Also present were:

Anthony Pires, Jr.	District Counsel
Chris Shoemaker	District Manager
Leslie Rechterovic	Utility Billing
Kenny Hall	Utility Manager
Bryan Brashear	Public Works Manager

Present Remotely:

Danny Nelson	Tetra Tech, District Engineer
Stephen Bloom (remote)	Inframark, Finance Director
Pond Standards Committee Members	

Guests and Several Residents – Physically and Remotely

A copy of the affidavit of publication of the notice of today’s hearing indicating this meeting was duly and properly noticed. is on file.

Mr. Shoemaker noted there are additional chairs set up in the bay in an effort to keep the crowd at a minimum; remote audio and video is available back there.

*The following is a summary of the minutes of the July 2, 2020 workshop and regular meeting of the Gateway Services Community Development District Board of Supervisors.*

# Gateway Services CDD

## Minutes 7/2/20

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1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
  - A. Overview of Meeting Procedure and Decorum
  
2. **POND STANDARDS WORKSHOP**
  - A. **Introduction of Pond Standards Committee**
  - B. **Presentation of Recommendation by the Pond Standards Committee**
  - C. **Questions by the Board and Discussion of Issues**

Mr. Shoemaker asked Ms. Elle Harris to introduce the Ponds Standards Committee and they will make a presentation on the document they put together, which will be moved to an open forum.

Ms. Harris thanked the committee for their hard work and time in putting the document together. The committee members names were announced.

A power point presentation was provided by the committee for today's meeting.

The following was noted:

- This is a policy statement, it is not an implementation guide. We tried to keep this implementation separate from policy.
- The members of the committee are ready and willing to assist with the implementation when the time comes.
- The committee wanted to keep this document brief but concise.
- It has been 30 years since there has been an implemented policy with regard to maintenance.

The presentation was summarized by Mr. Jim Wisniewski and Ms. Flavia Walsh.

Ms. Harris added to the discussion.

Another committee member added to the discussion regarding TSI and algae.

*Audience members were encouraged to comment on the Pond Standards at this time.*

Audience members who submitted their names to speak were called at this time; they are Helen Cotner of Hampton Park, Avery Dimmig, and Justin Percel of Hampton Park.

*A copy of a page from the Pond Standards document submitted and pertaining to Mr. Dimmig's comments will be made part of the final minutes of this meeting.*

# Gateway Services CDD

## Minutes 7/2/20

Mr. Bob Geppert, Chairman of the Ponds Workgroup, introduced himself and read a quote in to the record regarding Pelican Preserve and littorals.

Board members were asked for questions and comments regarding the Pond Standards Committee Report. Each Board member commented and Ms. Walsh and Ms. Harris responded. The committee was complimented on the great job in putting this document together.

The following italicized edits were added to these minutes by and at the request of Mrs. Flaherty:

*Mrs. Flaherty asked that if it was possible to combine bullet 3 and 7 on page 4 and 5. The committee agreed. Mr. Guy stated that everything he read littorals are an advantage. He wanted to know why the committee didn't require littorals. Mrs. Walsh stated that that it was a compromise. Mrs. Fineberg reminded the body that the DOT has minimum requirement but there isn't maximum. When Lee County also said the that the minimum requirement would expand. She also asked if they met with Lee County and Mr. Wisniewski responded that they did talk with Lee County. Mrs. Fineberg wanted it clarified that if a property owner want littorals removed that it was only behind their property. Mr Banks only comment was that there should be compromise and implementation should be a phase approach. Mr. Tinkle ageed with the policy. However, he wanted to know if the committee talked with a biologist or vendors. Mrs. Walsh responded that they went to a seminar.* The committee was complimented on the great job in putting this 83 document together.

Mr. Shoemaker noted the next step would be to set a public hearing to adopt the Pond Standards by resolution and incorporate them into a new bid document and put the entire contract out for bid referencing the Pond Standards and the performance standards. He suggested having the public hearing during the July 16<sup>th</sup> regularly scheduled meeting.

*The record will reflect the workshop meeting adjourned.*

*The regular meeting convened at 5:25 P.M.*

### Regular Meeting

# Gateway Services CDD Minutes 7/2/20

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**1. CALL TO ORDER**

**A. Overview of Meeting Procedures and Decorum**

Margaret Fineberg (remote)	Chairperson
William Guy (remote)	Vice Chairman
Kathleen Flaherty	Supervisor
Ed Tinkle	Supervisor
Doug Banks (remote)	Supervisor

Also present were:

Anthony Pires, Jr.	District Counsel
Chris Shoemaker	District Manager
Leslie Rechterovic	Utility Billing
Kenny Hall	Utility Manager
Bryan Brashear	Public Works Manager

Present Remotely:

Danny Nelson	Tetra Tech, District Engineer
Stephen Bloom (remote)	Inframark, Finance Director
Pond Standards Committee Members	

**2. AUDIENCE/PUBLIC COMMENT**

**A. Regarding Agenda Items**

**B. Regarding Non-Agenda Items**

Members of the audience who submitted a sign-in slip were encouraged to address the Board at this time.

Mr. Ed Sichel and Ms. Eileen Kalen addressed the Board regarding opening the pool at 7 a.m.

Mr. Tinkle MOVED seconded by Mr. Banks beginning on Monday, July 6, 2020 to open the pool from 7 a.m. to 6 P.M., 7 days per week, subject to the limitation of the requirements on sunlight.

Mr. Bryan Brashear, Public Works Manager, explained the reason for the current pool hours.

A lengthy discussion regarding the pool hours ensued.

# Gateway Services CDD

## Minutes 7/2/20

On VOICE Vote with all in favor the motion made above was approved. 5/0

#### 4. ACTION ITEMS

##### D. Parks and Recreation Operations

Mr. Brashear commented on items other than the pool hours such as the following: LED lighting at the soccer field, extensive use of the Gateway Soccer Complex by unauthorized people and staff recommendations for elimination of this issue.

Mr. Banks MOVED seconded by Mr. Tinkle to lock the soccer field bathrooms after a certain hour with new automated locks to be purchased and installed and leave the field open at night.

A discussion on the soccer field recommendations ensued.

*The record will reflect Mr. Guy temporarily left the meeting.*

On VOICE Vote with all in favor the motion made above was approved. 4/0

*The record will reflect Mr. Guy rejoined the meeting.*

*The record will reflect Mr. Banks left the meeting.*

#### 3. STAFF REPORTS-INFORMATIONAL ITEMS

##### A. District Attorney

Mr. Pires gave an update on the follow up to the Boards actions to approve using a revised Assessment Methodology, and a Preliminary Assessment Roll. They were prepared and other items were finalized today.

Mr. Pires asked the Board to continue this meeting to a meeting date and time certain next week to adopt two resolutions. One resolution is to adopt the Preliminary Assessment Roll as of today and another resolution with regards to having the public hearing the ability for people to come and make comment and or object to the assessments. If acceptable, this meeting would be continued to discuss just those two items.

# Gateway Services CDD

## Minutes 7/2/20

Board consensus, with the exception of Mr. Banks who was temporarily gone from the meeting, was to continue this meeting to Wednesday, July 8, 2020 at 4:00 P.M. to discuss two items only; two resolutions as stated above by Mr. Pires.

Mr. Pires commented on the closing of the conveyance of Commerce Lakes Drive, the deed was to be recorded today and hopefully as of today the District no longer deals with that segment of East Commerce Lakes Drive.

He is also following up and working with staff on Arborwood and getting together with the developer on that.

A discussion ensued regarding trucks and vehicles leaving Pelican Preserve using the Gateway entrance/exit.

The following italicized edits were added to these minutes by and at the request of Mrs. Flaherty:

*Mrs. Flaherty mentioned that residents have complained about seeing vehicles using this roadway. She also mentioned that she saw a "City Furniture" entering Gateway form the road. Mr. Tinkle stated he also witness a "City Furniture" truck. Mrs. Fineberg add that she also has been getting complaints from residents about vehicles using this roadwas*

Mr. Pires noted if there is an issue with the Gateway entrance utilization, it is appropriate to bring this up to the City of Fort Myers Code Enforcement. It is not certain if the District has the authority to place a tracking device at the entrance for this purpose unless there is an easement.

It was mentioned that the District could write a letter to the developer letting him know he is jeopardizing the interconnectivity rule and unless he wants to have an assessment battle limited to construction vehicles.

Mr. Pires noted with Board direction he will assist staff with writing a letter to the developer.

# Gateway Services CDD

## Minutes 7/2/20

Mr. Tinkle MOVED seconded by Mrs. Flaherty to direct District Counsel to assist District staff to write a letter to the Pelican Preserve developer/Lennar regarding the Board's concerns and possible consequences regarding using the Gateway entrance/exit.

Board members commented on the above motion.

On VOICE Vote with all in favor the motion made above was approved. 4/0

**B. District Engineer**

No report at this time.

**C. District Management Report**

Mr. Tinkle commented on the following: letter to FDOT on the I-75 crossing; bids are now in on Commerce Lakes roundabout; and decorative signs on all District roads. The decorative signs issue will be added to the agenda for the next regular meeting.

**i. FY2020-2021 Budget Discussion and Potential Reductions**

Mr. Shoemaker noted we will bring formal proposals to the next meeting. We are looking to bring a number of reductions to the June 16<sup>th</sup> meeting, among those funding one staff position from utility reserves and deleting one staff position from the increase of \$100K from the utility staff and from the utility reserves for \$6,000 transfer to utility reserve for approximately \$150K to \$200K to the General Fund through a Use Agreement for the Enterprise Fund to use the District's Right-of-Ways for operation and maintenance. This funding would offset cuts made in the General Fund in the Stormwater and Road Repair budget, which is basically a transfer.

**ii. Contract Summary Listing**

No comments.

*The record will reflect Mr. Guy left the meeting.*

# Gateway Services CDD

## Minutes 7/2/20

### FOURTH ORDER OF BUSINESS (continued)

### Action Items

#### A. Contract Extension Inframark

Ms. Fineberg MOVED seconded by Mr. Tinkle to approve the contract extension with Inframark.

Mr. Shoemaker noted the folks at Inframark do a good job for us, the team does great work.

Mrs. Flaherty asked if the District will put this out for RFP's next April and Mr. Shoemaker responded yes, that will happen in January.

On VOICE Vote with all in favor the motion made above was approved. 3/0

#### B. Utilities Capital Expenditure

Mr. Kenny Hall, Utility Manager explained this item. This is a request to approve an expenditure in the amount of \$86,153 for electrical equipment associated for the irrigation upgrade. This is all the electrical components for that project. This will be done in-house by our electrical technician.

Mr. Tinkle MOVED seconded by Mrs. Flaherty to approve the expenditure of \$86,153 for electrical equipment associated with the irrigation upgrade project.

On VOICE Vote with all in favor the motion made above by Mr. Tinkle was approved. 3/0

#### C. Utility Reserve Transfer to Operations

Mr. Shoemaker explained this item. Staff recommendation is to transfer \$299,982 from the utility reserve account to the utility operations accounts for the 10 projects listed in the item accompaniment document included in today's agenda package.

On MOTION by Ms. Fineberg seconded by Mr. Tinkle with all in favor authorization to transfer \$299,982 from utility reserves to utility operations for additional renewal and repair, and capital expenses in FY 2020 and 2021 was approved. 3/0

**Gateway Services CDD** | **Minutes**  
**7/2/20**

**FIFTH ORDER OF BUSINESS**

**Consent Agenda Items**

- A. Minutes of June 4, 2020 CDD Meeting
- B. Minutes of June 11, 2020 Special CDD Meeting
- C. Minutes of the April 23, 2020 PPAC Meeting
- D. Minutes of the April 30, 2020 PPAC Budget Workshop
- E. Financial Report – May 31, 2020

On MOTION by Mrs. Flaherty seconded by Mr. Tinkle with all in favor the consent agenda items A through E were approved. 3/0

**SIXTH ORDER OF BUSINESS**

**Supervisor Comments**

Mrs. Flaherty commented on Griffin Road. She has an estimate for making the unacceptable side of the road looking nice.

The following italicized edited sentence was added to these minutes by and at the request of Mrs. Flaherty:

*Mrs. Flaherty asked that this be put on the agenda.*

Ms. Fineberg addressed requests to Bryan Brashear to look at the Stoneybrook weir regarding rock that has fallen away from both sides of the weir.

Mr. Tinkle inquired about the ponds at Cypress Links where we had bank erosion.

**SEVENTH ORDER OF BUSINESS**

**Regular Meeting continuation**

On MOTION by Ms. Fineberg seconded by Mr. Tinkle with all in favor continuing this meeting to Wednesday, July 8, 2020 at 4:00 P.M. was approved. 3/0

The regular meeting was continued to Wednesday, July 8, 2020 at 4:00 P.M. for the purposes of Board consideration of two (2) resolutions.

\_\_\_\_\_  
Margaret Fineberg, Chairperson

**5D**

**MINUTES OF MEETING  
GATEWAY SERVICES  
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting and a public hearing of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, August 20, 2020 at 3:00 P.M. via communications media technology using “Go to Meeting” due to the current Covid-19 public health emergency. The public hearing began at 6:00 P.M.

Attending remotely and in person constituting a quorum were:

Margaret Fineberg (remote)	Chairperson
William Guy (remote)	Vice Chairman
Kathleen Flaherty	Supervisor
Ed Tinkle	Supervisor
Doug Banks (remote)	Supervisor

Present at the GSCDD District Office were:

Chris Shoemaker	District Manager
Anthony Pires, Jr.	District Counsel
Bryan Brashear	Public Works Manager
Kenny Hall	Utility Manager

Also present were:

Danny Nelson (remote)	Tetra Tech, District Engineer
Stephen Bloom (remote)	Inframark, Finance Director

Guests and Several Residents

**The Pledge of Allegiance was recited.**

**SUMMARY OF INTRODUCTION OF MEETING PROTOCOL:**

For each agenda item, in order to orderly obtain the input of each Board member, each Board member will be asked if they have any comments or questions.

In doing so input comments and discussion and the vote will be taken in the following order: Mrs. Flaherty, Mr. Guy, Mr. Banks, Mr. Tinkle, Chair. As indicated in Resolution 2020-5.

The District Manager will call on any member of the public who had comments on agenda and non-agenda items.

All comments submitted will be included as part of the public record for this virtual

# Gateway Services CDD Minutes 8/20/20

45 meeting and will be considered by the Board prior to any action taken.

46

47 *The following is a summary of the minutes of the August 20, 2020 regular meeting*  
 48 *and public hearing of the Gateway Services Community Development District Board of*  
 49 *Supervisors.*

50

51 **Regular Meeting**

52 **FIRST ORDER OF BUSINESS**

**Call to Order**

53 All five (5) Board members were present; two Board members were present in-  
 54 person and three Board members were in attendance remotely via gotomeeting.

55

56 **SECOND ORDER OF BUSINESS**

**Audience/Public Comment**

- 57 **A.** Regarding Agenda Items
- 58 **B.** Regarding Non-Agenda Items
- 59 None.

60

61 **THIRD ORDER OF BUSINESS**

**Staff Reports-Informational Items**

62 **A. District Attorney**

63 Mr. Pires reported Executive Order 20-69 has been extended by Executive Order  
 64 20-193 until October 1, 2020 to hold meetings remotely and establish quorums remotely.

65 **i. Arborwood Preserve-Phase 3 Plat; General Discussion**

66 Mr. Pires referred to the corresponding document included in today’s agenda  
 67 package, on page 8 of the package, and noted staff’s recommendation is that SWMS for  
 68 Arborwood Phase 3 should be owned, operated and maintained by the District.

69

70 On MOTION by Mr. Tinkle seconded by Mrs. Flaherty  
 71 with all in favor staff’s recommendation that the District  
 72 does not accept the proposal to take over operations and  
 73 maintenance of those ponds at Arborwood Preserve, Phase  
 74 3 Plat was approved. 5/0

75

76 **ii. Security Services Agreement at Stoneybrook**

77 Mr. Pires explained this item refers to the corresponding document included in  
 78 today’s agenda package along with a separate, subsequent document provided by him to  
 79 the Board. He noted the proposed Post Orders Protocol is not for consideration today as  
 80 they have not been reviewed. They will be brought before the Board at a later date.

# Gateway Services CDD Minutes 8/20/20

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81 Mr. Joe Mikulka of the SBAC explained the reason for consideration of this  
82 agreement at this time.

83 Ms. Fineberg noted we need to get the contract for the security services at the  
84 gatehouse approved today as they are supposed to start on September 1<sup>st</sup>.

85 Mr. Pires noted the Post Orders sent out and in the agenda package are not  
86 current and they will not be implemented until after review by the HOA, the SBAC, the  
87 Board and himself.

88 This item was further discussed.

89 Mr. Pires added the contract to be considered for approval today would be the  
90 one with his edits before Securitas revised it, with the exceptions of paragraphs 5B and  
91 6B.

92 Ms. Fineberg suggested approving this today with the caveat that District  
93 Counsel has to approve the final version before it is signed.

94

95 On MOTION by Ms. Fineberg seconded by Mrs. Flaherty  
96 with all in favor the contract with Securitas Security  
97 Services USA and its amendments in substantially final  
98 form as presented in District Counsel’s version as revised  
99 with the final version to be in form and content acceptable  
100 to District Counsel and District Manager was approved.  
101 5/0

102

103 Mr. Pires recommended having the Standard Operating Procedures and Post  
104 Instructions available for Board review at the September 3<sup>rd</sup> CDD Board meeting.

105

**B. District Engineer**

106

**i. Task Authorization No. FY2020-13-Pelican Preserve Boardwalk Improvements**

107

**ii. Tetra Tech Memo Re: Materita Phase 4 Drainage Turnover & Tract L**

108

109

Mr. Danny Nelson explained item Bi. and noted this gets this project to move  
110 forward into the construction phase. This would include Foster working under Tetra Tech  
111 to perform the bidding phase services and the construction management phase services.

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# Gateway Services CDD Minutes 8/20/20

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On MOTION by Mr. Tinkle seconded by Ms. Fineberg with all in favor Task Authorization No. FY2020-13 for Tetra Tech Supplemental Professional Services for Pelican Preserve Boardwalk Improvements was approved. 5/0

Mr. Nelson explained item Bii, Materita Phase 4 Drainage Turnover & Tract L

On MOTION by Mr. Tinkle seconded by Ms. Fineberg with all in favor the Tetra Tech recommendations regarding Materita Phase 4 Drainage Turnover & Tract L as discussed by Mr. Nelson were approved. 5/0

Mr. Pires will be bringing back the conveyance of Materita 4 at a later date.

Mrs. Flaherty requested that staff be sent out to examine a complaint she received from a Devonshire resident regarding the lake near their house.

**C. District Management Report**

Mr. Shoemaker noted on the business and utilities side we typically defer those to the first meeting of the month.

**FOURTH ORDER OF BUSINESS Action Items**

**A. Proposed Policy for Use of Soccer Fields**

Mr. Bryan Brashear commented on inquiries he received regarding resuming sports activities on the District fields. He indicated he has a CDC Gateway Return to Play suggestion which has been reviewed by District Counsel. The Board was asked if they wish to approve a letter to be sent to the coaches before the season starts indicating that Gateway will not be held liable if people become infected. Opening the concession stand was also discussed. Staff recommends keeping the concession closed until possibly next year.

On MOTION by Mrs. Flaherty seconded by Mr. Banks with all in favor the staff recommended CDC Gateway Return to Play plan for the soccer field with a waiver of liability in it and prohibiting food and beverage sales was approved. 5/0

# Gateway Services CDD

## Minutes 8/20/20

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### **B. Decorative Sign Posts at Roundabout**

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Mr. Brashear discussed this item and noted for the roundabout alone for the new high school the cost is approximately \$24,000 for 26 signs. Along with an additional two other roundabouts that will go in, all three roundabouts together will be approximately \$125,000, just for signs, not for yearly maintenance to replace the signs.

158

159

Staff recommends the signs the county puts in place stay for at least the first couple of seasons until residents get familiar with them.

160

161

Staff's recommendation was discussed by the Board.

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On MOTION by Mrs. Flaherty seconded by Mr. Tinkle with all in favor the staff recommendation that the GSCDD not install the decorative signage and evaluate the costs at a later date to assess the actual replacement and maintenance costs and to use Lee County signs was approved. 5/0

167

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### **C. Valve Replacement Program in Gateway Greens**

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Mr. Kenny Hall discussed this item at length. Staff recommendation was to approve an expenditure of \$38,000 for continuing the valve insertion project in the Gateway Greens community for Phase 2.

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On MOTION by Mr. Tinkle seconded by Ms. Fineberg with all in favor the staff recommendation to approve an expenditure of \$38,000 for continuing the valve insertion project in the Gateway Greens community which will move the valve replacement program into the phase three portion of this program was approved. 5/0

179

180

### **D. Transfer of Enterprise Capital Funds**

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Mr. Hall noted we are looking to transfer \$25,000 from the fire hydrant capital program to the ongoing valve replacement program. With these funds we will be able to finish Phase 3.

# Gateway Services CDD Minutes 8/20/20

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On MOTION by Mr. Tinkle seconded by Ms. Fineberg with all in favor the staff recommendation to approve a transfer of \$25,000 from the fire hydrant capital program to the ongoing valve replacement program was approved. 5/0

**FIFTH ORDER OF BUSINESS** **Consent Agenda Items**

**A. Meeting Minutes of July 16, 2020**

Mr. Guy requested a correction to the motion made at the top of page 3 of the July 16, 2020; *Correction:* the motion was approved as follows: 4/1.

On MOTION by Mr. Guy seconded by Mrs. Flaherty with all in favor the minutes of the July 16, 2020 CDD meeting were approved as amended. 5/0

**SIXTH ORDER OF BUSINESS** **Supervisor Comments**

Mrs. Flaherty inquired about the status of the HR book and Mr. Shoemaker responded it will be available at a meeting in September.

Mr. Guy thanked Mr. Shoemaker and Mr. Hall for providing the photos of the replacement of the valve.

**SEVENTH ORDER OF BUSINESS** **Regular Meeting Adjournment**

Mr. Shoemaker announced the public hearing on the budget will convene at 6:00 P.M. today as scheduled. Anyone interested in joining the public hearing remotely can attend and watch by going to the remote site set up at the Gateway Lutheran Church 11381 Gateway Boulevard where a large screen television and a webcam are set up. This information was previously posted on the District website and distributed in the utility bill mailed out to all Gateway customers.

The regular meeting was adjourned and recessed until 6:00 P.M.

# Gateway Services CDD Minutes 8/20/20

223 **Public Hearing**

224 **6:00 P.M.**

225

226 **1. CALL TO ORDER**

227 The Board is back in session and took an approximately one-hour recess  
228 after the conclusion of the regular meeting.

229

230 A regular meeting and a public hearing of the Board of Supervisors of the  
231 Gateway Services Community Development District was held on Thursday, August 20,  
232 2020 at 3:00 P.M. via communications media technology using “Go to Meeting” due to  
233 the current Covid-19 public health emergency. The public hearing began at 6:00 P.M.

234

235 Attending remotely and in person constituting a quorum were:

236

237 Margaret Fineberg (remote)	Chairperson
238 William Guy (remote)	Vice Chairman
239 Kathleen Flaherty	Supervisor
240 Ed Tinkle	Supervisor
241 Doug Banks (remote)	Supervisor

242

243 Also Present Remotely:

244

245 Stephen Bloom	Inframark Finance Director
246 Russ Weyer	REEI

247

248 17 Audience Members

249

250 **A. Overview of Meeting Procedures and Decorum**

251

252 **2. BUDGET PRESENTATION AND BOARD DISCUSSION**

253

- 254 • Proof of Notice of Public Meeting & Public Hearing
- 255 • Letter to Newspaper Requesting Meetings Notice
- 256 • Legal Ad – Notice of Budget Public Meetings/Public Hearing
- 257 • Affidavit of Publication Notice

258

259 The bullet items listed above were included in today’s agenda package under  
260 the Public Hearing.

261

262 The fiscal year 2020/2021 proposed budget has been posted to the District’s  
263 website for several weeks for public viewing. An invitation with an agenda and log-

# Gateway Services CDD

## Minutes 8/20/20

264 in information for today's meetings has been sent out and included in the last utility  
265 bill sent to 4500 utility accounts.

266 As previously announced at the end of today's regular meeting, a remote  
267 meeting location is also available at the Gateway Lutheran Church 11381 Gateway  
268 Boulevard where a large screen television and a webcam are set up for interested  
269 members of the public.

270

271 On MOTION by Mrs. Flaherty seconded by Mr. Tinkle  
272 with all in favor the public hearing on the adoption of the  
273 fiscal year 2020/2021 budget was opened. 5/0

274

275

**A. Stephen Bloom, Finance Director, Inframark**

276

**B. Russ Weyer, Real Estate Econometrics, Assessment Methodology**

277

**C. Laura Leroy, Business Manager, GSCDD**

278

279

280

Mr. Bloom presented overview slides to assist with following the budget  
discussion. The slides were provided on overhead screens at each meeting  
location and via video. A budget summary of the expenses was discussed.

281

282

Additional slides will be shown regarding funding.

283

The following was noted:

284

- Over all we are looking at a 2.2% increase for next year.

285

- Slides regarding the assessments were discussed.

286

- The General Fund for Gateway, the actual assessments that will

287

be assessed in total dollars will be the same in this budget as in

288

the current budget, there is no increase. The only change you see

289

is not because expenses went up, but solely a change in the

290

methodology, which is creating those differences.

291

- The Pelican Preserve slides were discussed.

292

- The General Fund slides/charts were discussed showing

293

departments.

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- Total assessments for the General Fund is not changing; it is the

295

same amount.



# Gateway Services CDD Minutes 8/20/20

325 Mr. Shoemaker indicated a resident inquired about the lake bank  
 326 restoration and asked if all the lakes in Gateway will be restored; specifically  
 327 the lakes in Timber Ridge.

328 Mr. Shoemaker responded there is a master list of priority and the  
 329 resident can send an email to customer care at gatewaydistrict.com and the list  
 330 will be forwarded to him.

331 ○ Mr. Joe Mikulka expressed his unfavorable opinion of the new  
 332 assessment methodology. He also inquired about the dog park  
 333 expenses.

334 Audience members were again invited to comment on anything at this  
 335 time.

336 There being no additional audience comments regarding the proposed  
 337 budget or assessments, the Board was asked for comments on the budget; there  
 338 being none:

339  
 340 On MOTION by Mr. Tinkle seconded by Mrs. Flaherty  
 341 with all in favor the public hearing on the adoption of the  
 342 fiscal year 2020/2021 budget was closed. 5/0

343

344 **FOURTH ORDER OF BUSINESS**

**Action Items**

345 **A. Board Consideration and Adoption of FY2020-FY2021 Budget**

- 346 ● Board Consideration and Adoption of Resolutions to Adopt FY2020-FY2021  
 347 Budget
- 348 ○ Resolution 2020-15 Adopting the District Budget for FY2021-2021

349

350 Mr. Bloom reported the following dollar amounts to be filled in on Resolution  
 351 2020-15 as included on Agenda Page 129 that was included in today's agenda  
 352 package:

353 TOTAL GENERAL FUND	\$ 10,593,621
354 DEBT SERVICE FUND(S)	\$ 789,503
355 ENTERPRISE FUND	\$ 8,829,832
356 TOTAL ALL FUNDS	\$20,212,955

357 The dollar amount blank space of Section 2 Appropriations for Resolution 2020-  
 358 15 will be filled in with the following: \$20,212,955

# Gateway Services CDD Minutes 8/20/20

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Mr. Tinkle MOVED seconded by Ms. Fineberg to adopt Resolution 2020-15 relating to the annual appropriations of the District; adopting the District budget for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021 with the insertion of the dollar amounts provided by Mr. Bloom.

On VOICE Vote with Mr. Tinkle, Ms. Fineberg, Mr. Guy and Mr. Banks voting AYE and Mrs. Flaherty voting Nay Resolution 2020-15 was adopted. 4/1

- Resolution 2020-16 Making a Determination of Special Benefit and Imposing Special Assessments and Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Pires added this resolution has been reviewed by the District Professionals and it is in good order.

Mr. Tinkle requested that the exhibits listed under Resolution 2020-15 and 2020-16 be included with the final, executed resolution.

Mr. Tinkle MOVED seconded by Ms. Fineberg to adopt Resolution 2020-16 making a determination of Special Benefit and Imposing Special Assessments and Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date.

On VOICE Vote with Mr. Tinkle, Ms. Fineberg, Mr. Guy and Mr. Banks voting AYE and Mrs. Flaherty voting Nay Resolution 2020-16 was adopted. 4/1

- 2020 Operations and Maintenance Assessment Methodology Report

Mr. Pires noted the final matter is the final Assessment Roll and it will be transmitted to the Property Appraiser and will be recorded in the Lien Improvement Book as required by Florida Statute.

# Gateway Services CDD **Minutes** **8/20/20**

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400 **FIFTH ORDER OF BUSINESS**

**Public Hearing Adjournment**

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On MOTION by Mrs. Flaherty seconded by Mr. Tinkle with all in favor the public hearing meeting was adjourned. 5/0
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Margaret Fineberg, Chairperson

**5E.**

**MINUTES OF MEETING  
GATEWAY SERVICES  
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, September 3, 2020 at 3:00 P.M. via media technology communications using “Go to Meeting” due to the current Covid-19 public health emergency.

Attending remotely and physically constituting a quorum were:

Margaret Fineberg (remote)	Chairperson
William Guy (remote)	Vice Chairman
Kathleen Flaherty	Supervisor
Ed Tinkle	Supervisor

Also present were:

Anthony Pires, Jr.	District Counsel
Chris Shoemaker	District Manager
Danny Nelson (remote)	Tetra Tech, District Engineer
Stephen Bloom (remote)	Inframark, Finance Director
Leslie Rechterovic (remote)	Utility Billing Manager

Guests and Several Residents – Physically and Remotely

Mr. Pires stated the Governors Order, Executive Order 20-69 was extended to October 1, 2020.

A copy of the affidavit of publication of the notice of today’s meeting indicating this meeting was duly and properly noticed is on file.

Mr. Shoemaker noted there are additional chairs set up in the work area in the rear of the building in an effort to keep the crowd at a minimum; remote audio and video is available back there.

*The following is a summary of the minutes of the September 3, 2020 regular meeting of the Gateway Services Community Development District Board of Supervisors.*

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. AUDIENCE/PUBLIC COMMENT**
  - A. Regarding Agenda Items
  - B. Regarding Non-Agenda Items

# Gateway Services CDD

## Minutes 9/3/20

45 i. Dorothy Haymes-email  
46 The email submitted by Ms. Haymes will be attached to the final minutes of  
47 this meeting.

48 Mr. Philip Rovner of Pelican Preserve addressed the Board regarding agenda item  
49 4B, Construction Road Proposed Letter of Intent, which was included in pages 47  
50 through 49 of today's agenda package.

51 Mr. Rovner also addressed the Board regarding agenda item 4C, Amendment to  
52 the PPAC Facilities Operation and Maintenance Agreement, which was included in pages  
53 51 and 52 of today's agenda package.

54 The Board was invited to ask questions of Mr. Rovner and there were none.

55 *The record will reflect Mr. Rovner left the meeting and Mr. Philip Mezey offered*  
56 *to answer questions later in the meeting when these agenda item issues are re-discussed.*

57 Mr. Avery Dimmig of Hampton Park filled out a Request to Address the Board  
58 slip and commented on a lake maintenance report with regard to his request for the Board  
59 to consider the possibility of forming a resident volunteer lake maintenance inspection  
60 committee.

61 Two residents from the Timber Ridge community, representing several other  
62 community residents, addressed the Board regarding the environmental impact and the  
63 esthetics of the proposed lake bank restoration at Timber Ridge.

64 Ms. Flavia Walsh inquired about vendor contracts and Mr. Pires responded.

65

### 66 3. STAFF REPORTS-INFORMATIONAL ITEMS

#### 67 A. District Attorney

68 Mr. Pires reported he has a call into Mr. Charles Mann with regards to the FPL  
69 easement.

70 He also reported nothing further has come up from the governor's office as to the  
71 ability to hold meetings virtually until October 1<sup>st</sup>. Any changes will be forwarded to the  
72 Chair and Mr. Shoemaker.

73 Additionally, he reported the Stoneybrook security contract was signed with  
74 Securitas.

#### 75 B. District Engineer

##### 76 i. Status of Task Authorizations – Tetra Tech

77 The Task Authorizations update was included in today's agenda package.

**Gateway Services CDD** | **Minutes**  
**9/3/20**

78 A discussion ensued regarding ponds, weirs, and bathymetrics.

79 *The record will reflect Mr. Danny Nelson left the meeting.*

80 **C. District Management Report**

- 81 i. Project Updates
- 82 ii. FASD Certified District Officials (CDO) Program
- 83 iii. Notice to Contractors Stormwater Pond Aeration Maintenance (RFP)
- 84 iv. Public Works August Project – Bryan Brashear

85 Project Updates

86  
87 Mr. Shoemaker briefly commented on the Project Updates included in today’s  
88 Management Report, Utilities and Public Works.

89 Ms. Laura Leroy discussed items included on the Management Report,  
90 Business, which was on agenda page 17 of today’s agenda package.

91 Ms. Leslie Rechterovic joined the meeting virtually and discussed utility  
92 updates, current Zenner activities and utility billing matters.

93 Ms. Leroy reported on a courtesy notice that will be going out with the water  
94 notices regarding a matter with District utility customers who have used the Iberia  
95 Bank lockbox service to make utility payments.

96 FASD Program

97 Ms. Leroy discussed this program.

98  
99 Notice to Contractors Stormwater Pond Aeration Maintenance (RFP)

100 Mr. Shoemaker noted this item refers to the three RFP’s that were recently  
101 released for the conservation area maintenance, the aeration maintenance and also  
102 the pond maintenance. These were put out to bid and the bids will come back to  
103 the Board in October and there is a mandatory pre-bid meeting for any interested  
104 contractors on September 14, 2020.

105 Public Works August Project – Bryan Brashear

106 Mr. Shoemaker discussed this item summarizing some of the public works  
107 projects that have been going on in the community.

108 **FOURTH ORDER OF BUSINESS** **Action Items**

109 **A. Revisions to HR Manual/Employee Handbook**

110

# Gateway Services CDD Minutes 9/3/20

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Ms. Fineberg MOVED seconded by Mr. Tinkle to approve the interim employee handbook.

Discussion ensued.

On VOICE Vote with all in favor the interim employee handbook was approved. 4/0

**B. Proposed Modification of the DR  
Construction Road Proposed Letter of Intent**

Mr. Guy MOVED to approve the construction road proposed letter of intent, there not being a second, the motion died.

Discussion ensued.

On MOTION by Mrs. Flaherty seconded by Mr. Tinkle with all in favor tabling the item and failed motion made above for two weeks with the understanding that the questions asked by the Board will be answered and reported back to the Board by Mr. Pires was approved. 4/0

**C. Amendment to the PPAC Facilities Operation and Maintenance Agreement**

Mr. Pires noted these are some provisions to provide better flexibility. This will help maintain the appropriate level of funding.

Mr. Phil Mezey added, over the years the CDD has not been paying the Master Association for administrative work that is done on its behalf and part of the agreement is to now add a fee for that administrative work. That fee will then be offset in the assessments that residents pay to the Master Association.

Mr. Pires clarified certain items in the amendment.

On MOTION by Mr. Tinkle seconded by Mrs. Flaherty with all in favor the second amendment to the community development district systems and facilities operation and maintenance agreement and authorizing the Chair to sign the agreement with an effective date as of October 1, 2020 was approved. 4/0

# Gateway Services CDD **Minutes** 9/3/20

151 **FIFTH ORDER OF BUSINESS** **Consent Agenda Items**

- 152 **A. Minutes of 8.6.20 CDD Meeting**
- 153 **B. Financial Report – July 31, 2020**
- 154

<p>155 Mr. Guy MOVED seconded by Ms. Fineberg to approve</p> <p>156 the consent agenda.</p>
---

157 Discussion ensued.

158 *The record will reflect Mr. Guy temporarily disconnected from the meeting.*

<p>159</p> <p>160</p> <p>161</p> <p>162 On VOICE Vote with Mrs. Flaherty, Mr. Tinkle and Ms.</p> <p>163 Fineberg voting Aye the consent agenda items A &amp; B were</p> <p>164 approved. 3/0</p>
--

165 **SIXTH ORDER OF BUSINESS** **Supervisor Comments**

166 Mr. Tinkle thanked the staff for the work they are doing in the bad weather  
167 outside.

168 Mrs. Flaherty commented on landscaping, Mainscape and holes in the ground.

169 She also inquired about a holiday event and Mr. Shoemaker indicated if the Board  
170 wants to consider it, he has a contract available for approval.

171 The Board was asked for their opinion on whether to go forward with planning an  
172 event considering the current health and safety guidelines.

173 **SEVENTH ORDER OF BUSINESS** **Regular Meeting Adjournment**

174 The regular meeting was adjourned at 5:28 P.M.

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\_\_\_\_\_  
Margaret Fineberg, Chairperson

**5F.**

**MINUTES OF MEETING  
GATEWAY SERVICES  
COMMUNITY DEVELOPMENT DISTRICT**

A workshop meeting and a regular meeting of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, September 17, 2020 at 3:00 P.M. via media technology communications using “Go to Meeting” due to the current Covid-19 public health emergency.

Attending remotely and physically constituting a quorum were:

Margaret Fineberg (remote)	Chairperson
William Guy (remote)	Vice Chairman
Kathleen Flaherty	Supervisor
Ed Tinkle	Supervisor
Doug Banks (remote)	Supervisor

Also present were:

Anthony Pires, Jr.	District Counsel
Chris Shoemaker	District Manager
Leslie Rechterovic	Utility Billing
Kenny Hall	Utility Manager
Bryan Brashear	Public Works Manager

Present Remotely:

Danny Nelson	Tetra Tech, District Engineer
Stephen Bloom (remote)	Inframark, Finance Director

Guests and Several Residents – Physically and Remotely

A copy of the affidavit of publication of the notice of today’s hearing indicating this meeting was duly and properly noticed. is on file.

Mr. Shoemaker noted there are additional chairs set up in the bay in an effort to keep the crowd at a minimum; remote audio and video is available back there.

*The following is a summary of the minutes of the September 17, 2020 workshop and regular meeting of the Gateway Services Community Development District Board of Supervisors.*

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

A. Overview of Meeting Procedure and Decorum

# Gateway Services CDD

## Minutes 9/17/20

45

46 **2. BOARD WORKSHOP**47 **A. Utility Irrigation Use and Proposed Rules**48 **B. Utility Project – Capital Facilities Plan**49 **i. 20-inch and 12-inch Force Mains**50 **ii. Lower Hawthorne Well**51 **iii. 12” Irrigation Main**52 **C. Combination of District and Golf Course Irrigation Water Use Permits**

53 Mr. Shoemaker and staff members updated the Board on the above noted utility

54 issues and referred to the backup informational documents included in today’s agenda

55 package.

56 **D. Construction of Irrigation System Pump and Controls Project**

57 Mr. Kenny Hall, Utility Manager, reported on this item discussing adding a new

58 150 HP pump and a new VFD (variable frequency drive) to the existing station. All the

59 pump work, pipe work, cement and conduit work has been completed. We should have

60 our fifth pump and should have everything on line and operational by the first of the year

61 for our pump house.

62 **E. Valve Replacement Project**

63 Mr. Kenny Hall gave an update on this project. It was noted the Championship

64 Drive valve replacement will be scheduled for the first week of October and will require

65 a complete shut down and a shut down again for 602 homes, giving notice to the fire

66 department, to the Florida Department of Health and to the residents. The Championship

67 valve change-over will be done at night for approximately four to six hours.

68 Mr. Shoemaker commented on the Capital Facilities Plan

69 Regarding potential future funding sources other than SRF, Mr. Pires suggested

70 considering a local bank, Florida Community Bank which is very familiar with

71 Community Districts. The banking contact at that bank is Mr. Jim Mitchell.

72 Mr. Shoemaker commented on the water use permits; one for the golf course and

73 one for Gateway itself.

74 **F. Utility Deposit Rule**

75 Ms. Leslie Rechterovic of Utility Billing discussed utility deposit refunds and a

76 discussion ensued.

77 *The record will reflect the workshop meeting adjourned.*78 *The regular meeting convened at 4:16 P.M.*

79

# Gateway Services CDD **Minutes** 9/17/20

80 **Regular Meeting – 4:16 P.M.**

81

82 **CALL TO ORDER**

83

84 Margaret Fineberg (remote)	Chairperson
85 William Guy (remote)	Vice Chairman
86 Kathleen Flaherty	Supervisor
87 Ed Tinkle	Supervisor
88 Doug Banks (remote)	Supervisor

89

90 Also present were:

91

92 Anthony Pires, Jr.	District Counsel
93 Chris Shoemaker	District Manager
94 Leslie Rechterovic	Utility Billing
95 Kenny Hall	Utility Manager

96

97 Present Remotely:

98 Audience Members

99

100 Mr. Pires, District Counsel, requested the following item, that was tabled from the  
101 last meeting, be added to today’s regular agenda as Item 1C – The Pelican Preserve LOI  
102 (Letter of Intent) for discussion and possible action by the Board.

103 The Chairman indicated a revised agenda package, including the Pelican Preserve  
104 LOI item was previously distributed to the Board and staff.

105

106 **1. AUDIENCE/PUBLIC COMMENT**

107 **A.** Regarding Agenda Items

108 **B.** Regarding Non-Agenda Items

109 Members of the audience who submitted a sign-in slip were encouraged to  
110 address the Board at this time.

111 Mr. Bob Geppert addressed the Board regarding the posting of election signs at  
112 the soccer fields. The Board confirmed that the posting of election signs on Gateway  
113 property was allowable.

114 Mr. Geppert also addressed the Board regarding the request for bid notice for  
115 aeration maintenance services that was recently publicly noticed.

116

117 **1. ACTION ITEMS**

118 **A. Acceptance of Gateway High School Utility Easements**

# Gateway Services CDD

## Minutes 9/17/20

119 Mr. Pires noted Mr. Shoemaker put together the memorandum and the form of  
 120 the easement is acceptable as he has drafted it. It has been executed and the attached  
 121 reference exhibits are the appropriate exhibits and absent of there being any technical  
 122 issue from the standpoint of the acceptability of the Grant of Easement, it is  
 123 recommended for approval.

124

125 On MOTION by Mr. Tinkle seconded by Mrs. Flaherty  
 126 with all in favor accepting the Grant of Utility Easement for  
 127 the Gateway High School and authorization for the  
 128 Chairman to execute it was approved. 5/0

129

130 **B. Approval of Arborwood Phase 3A Plat, Plans and Easement Agreement**

131 Mr. Shoemaker noted in Arborwood Phase 3 we had submittals made for the plat,  
 132 the plans and everything was addressed, and the District Engineer had all their comments  
 133 addressed and we had it addressed with the exception of a utility easement that crossed  
 134 the City of Myers right-of-way to provide the water and sewer service to Arborwood.

135 The engineer for Arborwood stated that the city gave him permission and said that  
 136 road was a public utility easement de facto he didn't need an easement. On our side we  
 137 stated we wanted an easement document in writing in which to place those utility lines  
 138 and they could not get that, but they want to move forward with approvals for the project.  
 139 We said we would be happy to move forward with that, but we wanted to put an  
 140 agreement in writing that they could move forward with the construction, however, we  
 141 would not sign the certification of completion or install water meters or provide water  
 142 service to that development until a satisfactory easement document was presented to and  
 143 accepted by the Board.

144 Mr. Pires added we will be requesting the notice of application approval with  
 145 conditions which gets recorded in the public records. We will bring this back with the  
 146 agreement and the proposed conditions at the next Board meeting and the Lennar  
 147 representatives will be invited to discuss this.

148 **C. Pelican Preserve Letter of Intent**

149 Mr. Pires indicated he emailed a Revised Letter of Intent to the Board this  
 150 morning.

# Gateway Services CDD

## Minutes 9/17/20

151            *The record will reflect the meeting recessed for 10 minutes to allow staff to make*  
152 *copies of the Revised Letter of Intent to distribute to the Board and audience.*

153            Copies of the Revised Letter of Intent were distributed, and Mr. Pires noted the  
154 Board previously decided to continue this discussion until today. The history of this item  
155 was reported by Mr. Pires. The proposed, revised letter of intent received from Mr.  
156 Damsec was handed out to the Board at this meeting and Mr. Pires proceeded to explain  
157 his opinion on this proposed letter pointing out certain items in the letter.

158            Mr. Rovner, Board member and Treasurer of the Pelican Preserve Community  
159 Association, addressed the Board and read out-loud his comments regarding this item and  
160 noted his comments address the previously tabled motion by the Board to proceed to  
161 consider a non-binding letter of intent. This discussion is not a matter of policy, but  
162 merely for discussion purposes. We are not asking for a signed letter of intent.

163            *A copy of Mr. Rovner's comments will be included and attached to the final*  
164 *minutes of this meeting.*

165            Board members responded to Mr. Rovner's written comments.

166            Ms. Fineberg requested to receive something in writing from Pelican Preserve  
167 letting the CDD Board of Supervisors know, for the record, that the people in Pistoia and  
168 Prado are in favor of what Mr. Rovner is proposing rather than the matter being hearsay.

169            Ms. Teresa Phillips, a member of PPAC and a resident of Prado, indicated the  
170 people of Prado want this to be done.

171            Mr. Pires suggested if the Board is inclined to want to continue to proceed to  
172 work with the Pelican Preserve Community Association, the Board should authorize the  
173 manager, counsel and one designated Board member to work with the attorney and  
174 president of the Pelican Preserve Community Association to #1 obtain the necessary  
175 letters to give comfort to the Board that the community is behind this and #2, begin to  
176 explore what needs to be done from the City of Fort Myers perspective including what  
177 arrangements PPCA has or is making to hire the requisite planners because the planners  
178 are always intricately involved in this and then sit down and try to establish a timeline  
179 and a cost estimate for this process and report back to the Board at the first meeting in  
180 October.

# Gateway Services CDD

## Minutes 9/17/20

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Mr. Tinkle MOVED seconded by Ms. Fineberg to authorize CDD staff, manager, engineer, counsel, a designated Board member to work with the representatives of PPCA to come up with an approach and plan to have initial discussions with the City Staff with the written letters from residents of Prado and Pistoia.

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On VOICE Vote with all in favor the motion made above was approved. 5/0

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### D. Attorney General Opinion-Roads in Stoneybrook

The Attorney General's Opinion dated September 10, 2020 was received by Mr. Pires and forwarded to the Board. The Board may decide to address the issues raised and discuss how they want to approach this opinion. They might want to work with other CDD's to change legislation or just move on from this opinion.

Board members commented on the AG Opinion.

Mr. Joe Mikulka addressed the Board on this item.

### FIFTH ORDER OF BUSINESS

### Supervisor Comments

Mrs. Flaherty commented on Mainscape, the removal of the out-house near the common pool, installing sod in front of Magnolia Lakes and whether to have the Christmas thing or not.

Mr. Guy asked Mr. Pires his opinion on when the Governor may announce resuming in-person meetings. Mr. Pires responded he would not be surprised that the Governor would extend the ability to meet remotely. Right now, we have to plan on having an in-person quorum established for October 1, 2020.

Mr. Tinkle inquired if staff is putting together an addendum on addressing pond maintenance issues he sent in a letter. He also asked if staff received a copy of the revised plans showing the roundabout at the school and Mr. Shoemaker responded he will check on it.

**Gateway Services CDD** | **Minutes**  
**9/17/20**

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215

216 **SIXTH ORDER OF BUSINESS**

**Regular Meeting Adjournment**

217           The regular meeting was adjourned at 5:30 P.M.

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Margaret Fineberg, Chairperson

**5G.**

**Gateway Services  
Community Development District**

Financial Report  
August 31, 2020

*Prepared by*



**Gateway Services  
Community Development District**

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**Gateway Services  
Community Development District**

Basic Financial Statements

(Unaudited)

August 31, 2020

## Gateway Services Community Development District

## Balance Sheet

August 31, 2020

Account Description	General Fund	Pelican Preserve Fund	Stoneybrook Fund	Towne Lakes Fund	Lake Bank Restoration Fund	Capital Projects - General Fund	Total
<b>Assets</b>							
<b>Current Assets</b>							
Cash - Checking Account	\$ 1,270,537	\$ 765	\$ 239,014	\$ 59,530	\$ -	\$ -	\$ 1,569,846
Equity in Pooled Cash	(506,474)	-	-	-	-	506,474	-
Accounts Receivable - Other	1,695	-	-	-	-	-	1,695
Due From Other Gov'tl Units	-	-	-	-	1,638,407	-	1,638,407
Due From Other Funds	1,756,353	1,545	-	-	-	-	1,757,898
Investments:							
Certificates of Deposit - 12 Months	-	674,584	-	-	-	-	674,584
Certificates of Deposit - 6 Months	-	210,632	-	-	-	-	210,632
ICS	918,187	3,187,694	-	-	-	-	4,105,881
Money Market Account	345	386,796	-	-	-	-	387,141
Deposits	-	90,000	-	-	-	-	90,000
Utility Deposits - TECO	375	-	-	-	-	-	375
<b>Total Current Assets</b>	<b>3,441,018</b>	<b>4,552,016</b>	<b>239,014</b>	<b>59,530</b>	<b>1,638,407</b>	<b>506,474</b>	<b>10,436,459</b>
<b>Total Assets</b>	<b>\$ 3,441,018</b>	<b>\$ 4,552,016</b>	<b>\$ 239,014</b>	<b>\$ 59,530</b>	<b>\$ 1,638,407</b>	<b>\$ 506,474</b>	<b>\$ 10,436,459</b>
<b>Liabilities</b>							
<b>Current Liabilities</b>							
Accounts Payable	\$ 114,307	\$ 76,118	\$ -	\$ -	\$ -	\$ 4,200	\$ 194,625
Accrued Expenses	10,283	45	17,630	-	-	-	27,958
Sales Tax Payable	995	-	-	-	-	-	995
Due To Other Funds	-	-	1,053	-	1,638,407	-	1,639,460
<b>Total Current Liabilities</b>	<b>125,585</b>	<b>76,163</b>	<b>18,683</b>	<b>-</b>	<b>1,638,407</b>	<b>4,200</b>	<b>1,863,038</b>
<b>Total Liabilities</b>	<b>125,585</b>	<b>76,163</b>	<b>18,683</b>	<b>-</b>	<b>1,638,407</b>	<b>4,200</b>	<b>1,863,038</b>

**Gateway Services Community Development District**

**Balance Sheet**

August 31, 2020

<b>Account Description</b>	<b>General Fund</b>	<b>Pelican Preserve Fund</b>	<b>Stoneybrook Fund</b>	<b>Towne Lakes Fund</b>	<b>Lake Bank Restoration Fund</b>	<b>Capital Projects - General Fund</b>	<b>Total</b>
<b><u>Fund Balances / Retained Earnings</u></b>							
<b>Nonspendable:</b>							
Deposits	375	-	-	-	-	-	375
<b>Restricted for:</b>							
Capital Projects	-	-	-	-	-	502,274	502,274
<b>Committed to:</b>							
Capital Project Reserves	-	-	99,594	-	-	-	99,594
Emergency Reserve Fund	700,000	-	-	-	-	-	700,000
<b>Assigned to:</b>							
Reserves - Capital	-	2,860,000	-	-	-	-	2,860,000
Reserves - Emergency	-	100,000	-	-	-	-	100,000
Reserves - Ponds	-	375,000	-	-	-	-	375,000
<b>Unassigned:</b>	<b>2,615,058</b>	<b>1,140,853</b>	<b>120,737</b>	<b>59,530</b>	<b>-</b>	<b>-</b>	<b>3,936,178</b>
<b>Total Fund Bal. / Ret. Earnings</b>	<b>\$ 3,315,433</b>	<b>\$ 4,475,853</b>	<b>\$ 220,331</b>	<b>\$ 59,530</b>	<b>\$ -</b>	<b>\$ 502,274</b>	<b>\$ 8,573,421</b>
<b>Total Liab. &amp; Fund Bal. / Ret. Earnings</b>	<b>\$ 3,441,018</b>	<b>\$ 4,552,016</b>	<b>\$ 239,014</b>	<b>\$ 59,530</b>	<b>\$ 1,638,407</b>	<b>\$ 506,474</b>	<b>\$ 10,436,459</b>

## Gateway Services Community Development District

## Balance Sheet

August 31, 2020

Account Description	Series 2013 Debt Service Fund	Series 2017 Debt Service Fund (SRL)	Capital Projects - Enterprise Fund	Series 2013 Capital Projects Fund	Enterprise Fund	Total
<b>Assets</b>						
<b>Current Assets</b>						
Cash - Checking Account	\$ -	\$ 2,093	\$ -	\$ -	\$ 2,861,838	\$ 2,863,931
Equity in Pooled Cash	-	-	20,299	-	(20,299)	-
Allow -Doubtful Accounts	-	-	-	-	(5,838)	(5,838)
Connection Fees Receivable	-	-	-	-	85,202	85,202
Allow-Doubtful Collections	-	-	-	-	(85,202)	(85,202)
Investments:						
ICS	-	610,684	-	-	4,782,078	5,392,762
Money Market Account	-	-	-	-	408,443	408,443
Construction Fund	-	-	-	312,905	-	312,905
Cost of Issuance Fund	-	25	-	-	-	25
Interest Account	-	-	-	-	6,182	6,182
Reserve Fund	50,000	-	-	-	116,949	166,949
Revenue Fund	157,430	102	-	-	-	157,532
Sinking fund	-	-	-	-	130,776	130,776
Accrued Revenue	-	-	-	-	843,599	843,599
<b>Total Current Assets</b>	<b>207,430</b>	<b>612,904</b>	<b>20,299</b>	<b>312,905</b>	<b>9,123,728</b>	<b>10,277,266</b>
<b>Noncurrent Assets</b>						
Fixed Assets						
Water Sewer Lines	-	-	-	-	29,140,981	29,140,981
Accum Depr - Wtr Swr Lines	-	-	-	-	(11,787,274)	(11,787,274)
Plant & Equipment	-	-	-	-	2,991,732	2,991,732
Accum Depr - Plant and Equip	-	-	-	-	(746,496)	(746,496)
Meters	-	-	-	-	355,395	355,395
Accum Depr - Meters	-	-	-	-	(272,196)	(272,196)
Equipment and Furniture	-	-	-	-	1,088,120	1,088,120
Accum Depr - Equip/Furniture	-	-	-	-	(550,492)	(550,492)
<b>Total Noncurrent Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>20,219,770</b>	<b>20,219,770</b>
<b>Total Assets</b>	<b>\$ 207,430</b>	<b>\$ 612,904</b>	<b>\$ 20,299</b>	<b>\$ 312,905</b>	<b>\$ 29,343,498</b>	<b>\$ 30,497,036</b>

**Gateway Services Community Development District**

**Balance Sheet**  
August 31, 2020

<b>Account Description</b>	<b>Series 2013 Debt Service Fund</b>	<b>Series 2017 Debt Service Fund (SRL)</b>	<b>Capital Projects - Enterprise Fund</b>	<b>Series 2013 Capital Projects Fund</b>	<b>Enterprise Fund</b>	<b>Total</b>
<b><u>Liabilities</u></b>						
<b>Current Liabilities</b>						
Accounts Payable	\$ -	\$ -	\$ 20,299	\$ -	\$ 37,475	\$ 57,774
Accrued Expenses	-	-	-	-	163,756	163,756
Due To Other Gov'tl Units	-	-	-	-	64,260	64,260
Accrued Interest Payable	-	-	-	-	11,562	11,562
Accrued Vacation	-	-	-	-	43,406	43,406
Deposits	-	-	-	-	839,819	839,819
Deferred Revenue	-	-	-	-	51,896	51,896
Due To Other Funds	1,552	-	-	6,318	110,568	118,438
<b>Total Current Liabilities</b>	<b>1,552</b>	<b>-</b>	<b>20,299</b>	<b>6,318</b>	<b>1,322,742</b>	<b>1,350,911</b>
<b>Long-Term Liabilities</b>						
Revenue Bonds Payable-LT	-	-	-	-	295,000	295,000
Notes Payable-LT	-	-	-	-	869,999	869,999
<b>Total Long-Term Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,164,999</b>	<b>1,164,999</b>
<b>Total Liabilities</b>	<b>1,552</b>	<b>-</b>	<b>20,299</b>	<b>6,318</b>	<b>2,487,741</b>	<b>2,515,910</b>
<b><u>Fund Balances / Retained Earnings</u></b>						
<i>Fund Balances</i>						
<b>Restricted for:</b>						
Debt Service	205,878	612,904	-	-	-	818,782
Capital Projects	-	-	-	306,587	-	306,587
<i>Net Assets</i>						
Invested in capital assets, net of related debt	-	-	-	-	19,054,770	19,054,770
Restricted for Debt Service	-	-	-	-	242,346	242,346
Restricted for Infrastructure Expansion	-	-	-	-	2,021,496	2,021,496
Unrestricted/Unreserved	-	-	-	-	5,537,145	5,537,145
<b>Total Fund Bal. / Ret. Earnings</b>	<b>\$ 205,878</b>	<b>\$ 612,904</b>	<b>\$ -</b>	<b>\$ 306,587</b>	<b>\$ 26,855,757</b>	<b>\$ 27,981,126</b>
<b>Total Liab. &amp; Fund Bal. / Ret. Earnings</b>	<b>\$ 207,430</b>	<b>\$ 612,904</b>	<b>\$ 20,299</b>	<b>\$ 312,905</b>	<b>\$ 29,343,498</b>	<b>\$ 30,497,036</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - (001)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>								
Special Assmnts- Tax Collector	3,464,919	3,464,919	3,464,921	2		100.0%	3,137,987	326,934
Special Assmnts- Discounts	(138,597)	(138,597)	(125,911)	12,686		90.8%	(113,625)	(12,286)
Soccer Park Use	32,000	29,333	63,839	34,506		199.5%	41,998	21,841
Dog Park Revenue	3,500	3,208	4,366	1,158		124.7%	4,206	160
RV Parking Lot Revenue	-	-	-	-		n/a	6,016	(6,016)
Other Miscellaneous Revenues	5,000	4,583	7,786	3,203		155.7%	6,663	1,123
Interest - Investments	50,000	45,833	29,616	(16,218)		59.2%	36,910	(7,294)
Impact Fees	-	-	25,420	25,420		n/a	-	25,420
Stormwater/Road Review Fees	5,000	4,583	396	(4,187)		7.9%	10,459	(10,063)
Inspection Fees	-	-	-	-		n/a	8,482	(8,482)
Insurance Reimbursements	-	-	8,704	8,704		n/a	23,796	(15,092)
Hurricane Irma FEMA Refund	-	-	9,059	9,059		n/a	256,177	(247,118)
Donations	-	-	7,275	7,275		n/a	7,400	(125)
<b>TOTAL REVENUE</b>	<b>3,421,822</b>	<b>3,413,864</b>	<b>3,495,471</b>	<b>81,607</b>		<b>102.2%</b>	<b>3,426,557</b>	<b>68,914</b>

**EXPENDITURES**

**Administrative**

P/R-Board of Supervisors	6,480	5,940	5,670	270		87.5%	4,041	(1,629)
Payroll Taxes	496	455	434	21		87.5%	309	(125)
Engineering Fees	24,300	22,275	11,712	10,563		48.2%	11,251	(462)
Management Services	21,022	19,270	19,404	(133)		92.3%	14,115	(5,289)
Attorney Fees	17,550	16,088	13,866	2,221		79.0%	5,743	(8,123)
Auditing Services	5,535	5,535	5,130	405		92.7%	3,800	(1,330)
Public Officials Insurance	2,521	2,521	1,518	1,003		60.2%	1,052	(466)
Legal Advertising	2,714	2,488	2,677	(189)		98.6%	1,141	(1,536)
Dues, Licenses, Subscriptions	47	47	47	(0)		100.5%	45	(2)
<b>Total Administrative</b>	<b>80,665</b>	<b>74,618</b>	<b>60,458</b>	<b>14,160</b>		<b>74.9%</b>	<b>41,497</b>	<b>(18,961)</b>

**Operational Admin Services**

Payroll-Salaries	88,699	81,307	107,312	(26,005)		121.0%	47,682	(59,630)
Payroll Taxes	6,785	6,220	8,267	(2,048)		121.8%	3,648	(4,620)
Retirement Benefits	2,661	2,439	1,981	458		74.5%	1,156	(826)
Life and Health Insurance	19,291	17,683	10,831	6,852		56.1%	8,427	(2,404)
Workers' Compensation	3,479	3,479	968	2,511		27.8%	869	(98)
Professional Fees	12,150	11,138	4,615	6,522		38.0%	1,820	(2,796)
Payroll Fees	594	545	1,416	(871)		238.4%	364	(1,052)
Telephone/Fax/Internet Services	2,835	2,599	2,151	448		75.9%	970	(1,181)
Cell Phone	1,755	1,609	2,488	(879)		141.8%	3,053	565
Postage	675	619	3,491	(2,873)		517.2%	1,882	(1,610)
Building Utilities-Electricity	1,755	1,609	1,359	250		77.4%	882	(476)
Building Utilities-Water/Sewer	1,080	990	-	990		0.0%	-	-
Building Utilities-Other	1,755	1,609	1,333	275		76.0%	1,320	(13)

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - (001)**

For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
Rentals & Leases	1,215	1,114	1,134	(20)		93.3%	722	(412)
Insurance (Liab,Auto,Property)	10,557	10,557	6,355	4,202		60.2%	4,403	(1,952)
Building Maintenance & Repairs	7,830	7,178	2,704	4,473		34.5%	1,340	(1,364)
Vehicle Operations	2,700	2,475	4,472	(1,997)		165.6%	2,810	(1,662)
Vehicle Maintenance	2,700	2,475	3,935	(1,460)		145.7%	2,067	(1,867)
Printing	2,295	2,104	1,085	1,019		47.3%	834	(250)
Dues, Licenses, Subscriptions	1,080	990	1,529	(539)		141.6%	10	(1,519)
Office Supplies	2,835	2,599	2,405	194		84.8%	1,503	(902)
Computer Support	7,290	6,683	10,794	(4,111)		148.1%	5,852	(4,942)
Document Management	2,160	1,980	-	1,980		0.0%	155	155
Meeting Agendas & Minutes Prep.	2,160	1,980	-	1,980		0.0%	-	-
Computer Supplies/Equipment	1,620	1,485	472	1,013		29.1%	1,635	1,163
Website & Newsletter	1,080	990	108	882		10.0%	559	451
Team Uniforms	135	124	344	(221)		255.2%	35	(310)
Safety Equipment	270	248	853	(606)		316.0%	340	(513)
Education / Training	405	371	170	201		42.0%	696	526
Safety Training	405	371	366	5		90.4%	96	(270)
Op Supplies - General	2,700	2,475	2,005	470		74.3%	2,853	848
<b>Total Oper. Admin Services</b>	<b>192,951</b>	<b>178,041</b>	<b>184,943</b>	<b>(6,902)</b>		<b>95.8%</b>	<b>97,983</b>	<b>(86,960)</b>
<b><u>Landscape Services</u></b>								
Payroll-Salaries	46,335	42,474	32,486	9,988		70.1%	17,009	(15,477)
Payroll Taxes	3,545	3,250	2,452	798		69.2%	1,301	(1,150)
Retirement Benefits	1,390	1,274	394	880		28.3%	471	78
Life and Health Insurance	10,596	9,713	4,523	5,190		42.7%	3,487	(1,036)
Workers' Compensation	2,385	2,385	663	1,722		27.8%	581	(82)
Contractual Landscaping Maint.	589,595	540,462	542,232	(1,770)		92.0%	540,462	(1,770)
Irrigation Repairs & Replacem.	15,000	13,750	12,408	1,342		82.7%	16,200	3,792
R&M-Tree Trimming Services	40,000	36,667	31,442	5,225		78.6%	36,267	4,825
Plant Replacement Program	35,000	32,083	4,487	27,596		12.8%	40,836	36,349
Utility Fees	38,000	34,833	41,312	(6,479)		108.7%	40,258	(1,054)
Insurance	2,508	2,508	1,510	998		60.2%	1,412	(98)
Licenses, Training	200	183	-	183		0.0%	-	-
<b>Total Landscape Services</b>	<b>784,554</b>	<b>719,582</b>	<b>673,907</b>	<b>45,675</b>		<b>85.9%</b>	<b>698,284</b>	<b>24,377</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - (001)**  
For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
<b><u>Waterway Management Services</u></b>								
Payroll-Salaries	25,233	23,130	18,455	4,676		73.1%	41,383	22,928
Payroll Taxes	1,930	1,769	1,378	391		71.4%	3,166	1,788
Retirement Benefits	757	694	424	270		56.0%	1,203	779
Life and Health Insurance	5,931	5,437	6,056	(619)		102.1%	12,561	6,505
Workers' Compensation	1,306	1,306	363	943		27.8%	2,119	1,755
Engineering Fees	35,000	32,083	42,597	(10,514)		121.7%	82,590	39,993
Attorney Fees	15,000	13,750	240	13,510		1.6%	10,637	10,397
Insurance	1,128	1,128	679	449		60.2%	940	261
Fountain Maintenance	-	-	-	-		n/a	3,185	3,185
Lake Maintenance	175,000	160,417	149,422	10,995		85.4%	177,671	28,249
Pond Bank Annual Maintenance	50,000	45,833	13,617	32,216		27.2%	480	(13,137)
R&M-Stormwater System	124,180	113,832	105,648	8,184		85.1%	12,054	(93,594)
Stormwater System-Pipe & Catch Basin Clog	250,000	229,167	277,652	(48,485)		111.1%	439,701	162,049
Cell Service for Data Loggers	6,000	5,500	-	5,500		0.0%	-	-
Water Quality Testing	30,000	27,500	7,121	20,379		23.7%	-	(7,121)
Stormwater Management Plan	-	-	-	-		n/a	32,856	32,856
Aerators-Maintenance	20,000	18,333	25,232	(6,898)		126.2%	16,571	(8,661)
Wetland Maintenance	65,000	59,583	55,000	4,583		84.6%	54,289	(711)
Wetland Plantings	20,000	18,333	14,196	4,138		71.0%	31	(14,165)
NPDES Compliance	2,500	2,292	560	1,732		22.4%	560	-
Video Inspection	10,000	9,167	6,000	3,167		60.0%	6,090	90
Maintenance & Repairs	5,000	4,583	6,024	(1,441)		120.5%	2,810	(3,214)
Littoral Maintenance	25,000	22,917	15,680	7,236		62.7%	15,584	(96)
Littoral Maintenance in Excess of D.O.	125,000	114,583	-	114,583		0.0%	-	-
Annual Inspections	12,500	11,458	8,428	3,031		67.4%	6,292	(2,136)
Licenses, Training	650	596	-	596		0.0%	444	444
Education / Training	500	458	500	(42)		100.0%	75	(425)
Drone Equipment & Training	2,500	2,292	-	2,292		0.0%	-	-
Bathymetric Study	150,000	137,500	118,322	19,178		78.9%	-	(118,322)
Utilities - Aerators	5,000	4,583	9,524	(4,941)		190.5%	3,445	(6,079)
<b>Total Waterway Mgmt Services</b>	<b>1,165,115</b>	<b>1,068,225</b>	<b>883,116</b>	<b>185,108</b>		<b>75.8%</b>	<b>926,735</b>	<b>43,619</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - (001)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance	% of	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)	Annual Budget	Year to Date Aug-19	Variance Fav (Unfav)
<b><u>Parks &amp; Recreation</u></b>							
Payroll-Salaries	82,351	75,488	58,749	16,739	71.3%	9,421	(49,329)
Payroll Taxes	6,300	5,775	4,462	1,313	70.8%	721	(3,741)
Retirement Benefits	1,984	1,819	337	1,482	17.0%	93	(244)
Life and Health Insurance	17,887	16,396	6,973	9,423	39.0%	1,410	(5,563)
Workers' Compensation	4,253	4,253	1,183	3,070	27.8%	707	(477)
Attorney Fees	2,500	2,292	-	2,292	0.0%	1,060	1,060
Utility - Other	5,500	5,042	5,305	(264)	96.5%	6,091	786
Utility - Irrigation	12,000	11,000	19,693	(8,693)	164.1%	21,047	1,354
Utilities-Electric	55,000	50,417	31,726	18,691	57.7%	30,501	(1,225)
Insurance	5,290	5,290	3,184	2,106	60.2%	4,408	1,224
Contractual Landscaping Maint.	116,025	106,356	106,356	0	91.7%	128,333	21,977
Soccer Complex Janitorial Service	9,540	8,745	10,373	(1,628)	108.7%	-	(10,373)
Contractual Svcs-Landscaping (Fun Park)	9,475	8,685	8,686	(0)	91.7%	-	(8,686)
Plant Replacement Program	5,000	4,583	-	4,583	0.0%	5,923	5,923
Maintenance & Repairs	30,000	27,500	56,338	(28,838)	187.8%	43,098	(13,241)
Irrigation Maint/Repairs Soccer Park	10,000	9,167	3,327	5,840	33.3%	9,943	6,616
Sod Installation-Dog Park	25,000	22,917	7,513	15,403	30.1%	-	(7,513)
Plant Replacement Program-Dog Prk	5,000	4,583	690	3,893	13.8%	-	(690)
Irrigation Maint/Repairs-Dog Park	5,000	4,583	1,212	3,371	24.2%	-	(1,212)
Dog Park	5,000	4,583	7,822	(3,239)	156.4%	5,151	(2,671)
Sod Replacement-Soccer Field	25,000	22,917	5,630	17,286	22.5%	9,284	3,653
Resurface Basketball Court-FunPark	25,000	22,917	29,953	(7,036)	119.8%	-	(29,953)
Education / Training	1,000	917	-	917	0.0%	128	128
R&M-Signage	2,000	1,833	809	1,024	40.4%	-	(809)
Capital Outlay	-	-	-	-	n/a	15,338	15,338
<b>Total Parks &amp; Recreation</b>	<b>466,105</b>	<b>428,058</b>	<b>370,321</b>	<b>57,738</b>	<b>79.5%</b>	<b>292,655</b>	<b>(77,666)</b>
<b><u>Swimming Pool</u></b>							
Payroll-Salaries	94,384	86,519	59,514	27,004	63.1%	38,229	(21,285)
Payroll Taxes	7,220	6,618	4,549	2,070	63.0%	2,925	(1,624)
Retirement Benefits	1,821	1,669	293	1,376	16.1%	9	(284)
Life and Health Insurance	21,854	20,033	4,185	15,848	19.2%	398	(3,787)
Workers' Compensation	4,884	4,884	1,359	3,525	27.8%	1,045	(314)
Education / Training	4,200	3,850	1,614	2,236	38.4%	748	(866)
Attorney Fees	1,000	917	-	917	0.0%	-	-
Telephone/Fax/Internet Services	2,040	1,870	1,621	249	79.5%	1,527	(94)
Dues, Licenses, Subscriptions	250	229	375	(146)	150.0%	750	375
Utility - Other	2,400	2,200	3,579	(1,379)	149.1%	2,765	(814)
Utility - Irrigation	7,000	6,417	9,318	(2,901)	133.1%	9,047	(270)
Utilities-Electric	10,500	9,625	7,863	1,762	74.9%	8,605	742
Propane /Natural Gas	25,000	22,917	7,311	15,606	29.2%	8,913	1,602
Insurance	5,290	5,290	3,184	2,106	60.2%	4,408	1,224

**Gateway Services Community Development District**  
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**General Fund - (001)**  
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(91.67% Yr Complete)

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				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
Maintenance & Repairs	20,000	18,333	29,735	(11,401)		148.7%	18,579	(11,156)
Contractual Landscaping Maint.	14,500	13,292	13,292	0		91.7%	-	(13,292)
Stenner Pump & Parts Replacement	900	825	560	265		62.2%	683	123
Wading Pool Filter Housing Replacement	1,000	917	-	917		0.0%	-	-
Pool Filter Room Equipmt &Supplies	3,500	3,208	2,559	649		73.1%	-	(2,559)
Safety Equipment and Lane Lines	3,000	2,750	1,395	1,355		46.5%	514	(881)
Op Supplies - Pool Chemicals	6,500	5,958	9,059	(3,101)		139.4%	10,117	1,058
Operating Supplies	15,000	13,750	2,407	11,343		16.0%	5,062	2,655
<b>Total Swimming Pool</b>	<b>252,243</b>	<b>232,071</b>	<b>163,771</b>	<b>68,299</b>		<b>64.9%</b>	<b>114,325</b>	<b>(49,446)</b>
<b>Special Events</b>								
Payroll-Salaries	1,790	1,641	974	667		54.4%	1,656	682
Payroll Taxes	137	126	70	55		51.5%	127	56
Retirement Benefits	54	50	13	37		24.0%	47	34
Life and Health Insurance	333	305	226	79		67.9%	502	277
Workers' Compensation	93	93	26	67		27.8%	61	35
Insurance	566	566	341	225		60.2%	472	132
Misc-Special Events	16,000	14,667	19,543	(4,876)		122.1%	17,069	(2,474)
Holiday Lighting & Decorations	20,000	18,333	16,044	2,290		80.2%	2,782	(13,262)
Movie Event	1,200	1,100	652	448		54.4%	-	(652)
Fishing Tournament	1,000	917	-	917		0.0%	-	-
<b>Total Special Events</b>	<b>41,173</b>	<b>37,797</b>	<b>37,888</b>	<b>(91)</b>		<b>92.0%</b>	<b>22,715</b>	<b>(15,173)</b>
<b>Street Light Services</b>								
Electricity	32,061	29,389	27,837	1,553		86.8%	27,777	(60)
Insurance	5,098	5,098	3,069	2,029		60.2%	4,248	1,180
Maintenance & Repairs	35,000	32,083	25,022	7,061		71.5%	43,093	18,072
Gateway Blvd Pole Replacement	10,000	9,167	4,340	4,827		43.4%	10,854	6,514
<b>Total Street Light Services</b>	<b>82,159</b>	<b>75,737</b>	<b>60,267</b>	<b>15,470</b>		<b>73.4%</b>	<b>85,972</b>	<b>25,705</b>
<b>Roadway Services</b>								
Attorney Fees	2,500	2,292	4,020	(1,728)		160.8%	1,050	(2,970)
Engineering Fees	1,500	1,375	1,211	164		80.7%	785	(426)
Street Sweeping Services	15,000	13,750	11,215	2,535		74.8%	12,407	1,192
Road Turn Over Lights,Signs,Drainage	25,000	22,917	23,140	(223)		92.6%	11,421	(11,719)
Maintenance & Repairs	50,000	45,833	64,158	(18,324)		128.3%	4,348	(59,810)
<b>Total Roadway Services</b>	<b>94,000</b>	<b>86,167</b>	<b>103,743</b>	<b>(17,577)</b>		<b>110.4%</b>	<b>30,010</b>	<b>(73,733)</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - (001)**

For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance	% of	PRIOR YEAR	
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<b>Public Safety Services</b>							
Engineering Fees	1,000	917	-	917	0.0%	1,600	1,600
Attorney Fees	1,000	917	-	917	0.0%	-	-
Contractual Services-Sheriff	50,000	45,833	33,681	12,152	67.4%	35,102	1,421
<b>Total Public Safety Services</b>	<b>52,000</b>	<b>47,667</b>	<b>33,681</b>	<b>13,986</b>	<b>64.8%</b>	<b>36,702</b>	<b>3,021</b>
<b>Other Fees &amp; Charges</b>							
Trsf to Fixed Asset Reserve	290,462	-	-	-	0.0%	-	-
Misc-Assessmnt Collection Cost	10,395	10,395	8,984	1,411	86.4%	8,334	(650)
Professional Fees	30,000	27,500	20,400	7,100	68.0%	22,294	1,894
<b>Total Other Fees &amp; Charges</b>	<b>330,857</b>	<b>37,895</b>	<b>29,384</b>	<b>8,511</b>	<b>8.9%</b>	<b>30,628</b>	<b>1,245</b>
<b>TOTAL REVENUES</b>	<b>3,421,822</b>	<b>3,413,864</b>	<b>3,495,471</b>	<b>81,607</b>	<b>102.2%</b>	<b>3,426,557</b>	<b>68,914</b>
<b>TOTAL EXPENDITURES</b>	<b>3,541,822</b>	<b>2,985,858</b>	<b>2,601,480</b>	<b>384,378</b>	<b>73.5%</b>	<b>2,377,508</b>	<b>(223,972)</b>
Revenue Over (Under) Expenditures	(120,000)	428,006	893,991	465,985	-745.0%	1,049,049	(155,058)
<b>OTHER FINANCING SOURCES (USES)</b>							
Interfund Transfer - In	-	-	17,051	17,051	n/a	-	17,051
Use of Fund Balance	120,000	120,000	-	(120,000)	0.0%	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>120,000</b>	<b>120,000</b>	<b>17,051</b>	<b>(102,949)</b>	<b>14.2%</b>	<b>-</b>	<b>17,051</b>
Net change in Fund Balance	-	548,006	911,042	363,036	n/a	1,049,049	(138,007)
<b>Fund balance as of Oct 01</b>		2,404,392	2,404,392			1,693,094	711,298
<b>Fund Balance as of Aug 31</b>		<b>\$ 2,952,398</b>	<b>\$ 3,315,434</b>			<b>\$ 2,742,143</b>	<b>\$ 573,291</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Pelican Preserve (002)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>							
Special Assmnts- Tax Collector	946,627	946,627	946,627	-	100.0%	956,303	(9,676)
Special Assmnts- HOA	1,390,740	1,390,740	1,390,740	0	100.0%	1,330,944	59,796
Special Assmnts- Reserves	380,208	380,208	380,209	1	100.0%	343,745	36,464
Special Assmnts- Discounts	(108,703)	(108,703)	(98,753)	9,950	90.8%	(95,267)	(3,486)
Fire Impact Fees	25,000	22,917	56,260	33,344	225.0%	49,056	7,204
Interest - Investments	45,455	41,667	62,499	20,831	137.5%	52,319	10,179
Other Miscellaneous Revenues	-	-	-	-	n/a	15,903	(15,903)
<b>TOTAL REVENUE</b>	<b>2,679,327</b>	<b>2,673,456</b>	<b>2,737,582</b>	<b>64,126</b>	<b>102.2%</b>	<b>2,653,004</b>	<b>84,578</b>

**EXPENDITURES**

**Administrative**

P/R-Board of Supervisors	3,360	3,080	2,940	140	87.5%	2,019	(921)
Payroll Taxes	257	236	225	11	87.5%	154	(71)
Engineering Fees	12,600	11,550	6,073	5,477	48.2%	2,762	(3,311)
Management Services	10,901	9,993	10,062	(69)	92.3%	7,057	(3,005)
Attorney Fees	9,100	8,342	7,190	1,152	79.0%	2,871	(4,319)
Auditing Services	2,870	2,870	2,660	210	92.7%	1,900	(760)
Public Officials Insurance	1,307	1,307	787	520	60.2%	525	(261)
Legal Advertising	1,407	1,290	1,463	(173)	103.9%	571	(892)
Dues, Licenses, Subscriptions	25	23	25	(2)	98.0%	23	(2)
<b>Total Administrative</b>	<b>41,827</b>	<b>38,690</b>	<b>31,424</b>	<b>7,266</b>	<b>75.1%</b>	<b>17,882</b>	<b>(13,542)</b>

**Operational Admin Services**

Payroll-Salaries	41,192	37,759	23,456	14,303	56.9%	25,004	1,548
Payroll Taxes	3,151	2,888	1,826	1,062	57.9%	1,913	87
Retirement Benefits	1,236	1,133	407	726	32.9%	603	197
Life and Health Insurance	8,597	7,881	3,333	4,547	38.8%	4,297	964
Workers' Compensation	1,556	1,556	433	1,123	27.8%	434	2
Professional Fees	6,300	5,775	2,280	3,495	36.2%	910	(1,371)
Payroll Fees	308	282	734	(452)	238.4%	182	(552)
Telephone/Fax/Internet Services	1,470	1,348	1,115	232	75.9%	485	(630)
Postage	350	321	1,821	(1,500)	520.2%	941	(880)
Cell Phone	910	834	1,290	(456)	141.8%	1,527	237
Building Utilities-Electricity	910	834	684	150	75.1%	441	(243)
Building Utilities-Water/Sewer	560	513	-	513	0.0%	-	-
Building Utilities-Other	910	834	691	143	75.9%	656	(34)
Rentals & Leases	630	578	585	(7)	92.8%	291	(294)
Insurance (Liab,Auto,Property)	5,474	5,474	3,295	2,179	60.2%	2,201	(1,094)
Building Maintenance & Repairs	4,060	3,722	1,402	2,319	34.5%	670	(732)
Vehicle Operations	1,400	1,283	2,300	(1,017)	164.3%	1,405	(896)
Vehicle Maintenance	1,400	1,283	2,040	(757)	145.7%	1,034	(1,006)
Printing	1,190	1,091	592	499	49.7%	417	(174)
Dues, Licenses, Subscriptions	560	513	793	(280)	141.6%	5	(788)
Office Supplies	1,470	1,348	1,412	(64)	96.0%	756	(656)

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Pelican Preserve (002)**  
For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
Computer Support	3,780	3,465	5,109	(1,644)	135.2%	2,926	(2,183)
Document Management	1,120	1,027	-	1,027	0.0%	77	77
Meeting Agendas & Minutes Prep.	1,120	1,027	-	1,027	0.0%	-	-
Computer Supplies/Equipment	840	770	241	529	28.7%	817	576
Website & Newsletter	560	513	54	459	9.6%	279	225
Team Uniforms	70	64	179	(114)	255.2%	17	(161)
Safety Equipment	140	128	442	(314)	316.0%	170	(272)
Education / Training	210	193	88	104	42.0%	349	261
Safety Training	210	193	193	(1)	92.1%	48	(145)
Operating Supplies	1,400	1,283	1,039	245	74.2%	1,426	388
<b>Total Oper. Admin Services</b>	<b>93,084</b>	<b>85,913</b>	<b>57,834</b>	<b>28,079</b>	<b>62.1%</b>	<b>50,283</b>	<b>(7,551)</b>
<b>Operating Expenses</b>							
Payroll-Salaries	2,183	2,001	1,932	69	88.5%	2,327	396
Payroll Taxes	167	153	148	6	88.3%	178	30
Retirement Benefits	65	60	58	2	89.2%	70	12
Life and Health Insurance	653	599	533	65	81.7%	463	(70)
Workers' Compensation	113	113	31	82	27.8%	48	17
ProfServ-Arbitrage Rebate	1,300	1,300	-	1,300	0.0%	-	-
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.0%	-	-
Engineering Fees	12,000	11,000	4,868	6,132	40.6%	15,432	10,564
ProfServ-Trustee Fees	4,256	4,256	4,148	108	97.5%	4,148	-
Attorney Fees	25,000	22,917	5,788	17,129	23.2%	5,610	(178)
Property Insurance	13,169	13,169	7,927	5,242	60.2%	10,973	3,046
Road/Sidewalk Maintenance	5,000	4,583	4,675	(92)	93.5%	37,485	32,810
Bridge Repair	-	-	222,425	(222,425)	n/a	-	(222,425)
Impr - Trellis Structures	-	-	35,058	(35,058)	n/a	-	(35,058)
R&M-Boardwalks	-	-	24,230	(24,230)	n/a	-	(24,230)
Miscellaneous Services	5,000	4,583	35,708	(31,125)	714.2%	6,349	(29,359)
<b>Total Operating Expenses</b>	<b>69,906</b>	<b>65,734</b>	<b>347,529</b>	<b>(281,795)</b>	<b>497.1%</b>	<b>83,084</b>	<b>(264,445)</b>
<b>Waterway Management Services</b>							
Contracts-Lakes	204,400	187,367	128,833	58,533	63.0%	181,507	52,674
Conservation & Wetlands	110,000	100,833	60,250	40,583	54.8%	17,000	(43,250)
R&M-Stormwater System	80,000	73,333	72,513	821	90.6%	101,814	29,301
Fish Gate & Aerator Maint.	35,000	32,083	5,577	26,506	15.9%	6,950	1,373
Vine Control & Removal	25,000	22,917	-	22,917	0.0%	-	-
Littoral Restoration	25,000	22,917	68,477	(45,560)	273.9%	-	(68,477)
Pond Aeration	130,000	119,167	138,006	(18,839)	106.2%	72,488	(65,518)
Pond Bank Improvements	50,000	45,833	3,902	41,931	7.8%	1,494	(2,408)
Downspouts Initiative	100,000	91,667	500,710	(409,043)	500.7%	480,270	(20,440)
GIS Web Portal	15,000	13,750	18,298	(4,548)	122.0%	16,549	(1,750)
<b>Total Waterway Mgmt Services</b>	<b>774,400</b>	<b>709,867</b>	<b>996,566</b>	<b>(286,699)</b>	<b>128.7%</b>	<b>878,071</b>	<b>(118,495)</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Pelican Preserve (002)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
<b>Other Fees &amp; Charges</b>							
HOA agreement	1,335,110	1,223,851	1,120,262	103,589	83.9%	1,081,644	(38,618)
Assessmnt Collection Cost	-	-	7,046	(7,046)	n/a	6,988	(58)
Reserve - Capital	365,000	-	-	-	0.0%	-	-
<b>Total Other Fees &amp; Charges</b>	<b>1,700,110</b>	<b>1,223,851</b>	<b>1,127,308</b>	<b>96,543</b>	<b>66.3%</b>	<b>1,088,632</b>	<b>(38,676)</b>
<b>TOTAL EXPENDITURES</b>	<b>2,679,327</b>	<b>2,124,054</b>	<b>2,560,660</b>	<b>(436,606)</b>	<b>95.6%</b>	<b>2,117,952</b>	<b>(442,708)</b>
Revenue Over (Under) Expenditures	-	549,402	176,922	(372,481)	n/a	535,052	(358,130)
Net change in Fund Balance	-	549,402	176,922	(372,481)	n/a	535,052	(358,130)
<b>Fund balance as of Oct 01</b>		4,298,934	4,298,934			3,863,269	435,665
<b>Fund Balance as of Aug 31</b>		<b>\$ 4,848,336</b>	<b>\$ 4,475,856</b>			<b>\$ 4,398,321</b>	<b>\$ 77,535</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Stoneybrook (004)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)	Annual Budget		Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>								
Special Assmnts- Tax Collector	424,761	424,761	424,761	0	100.0%	422,603	2,158	
Special Assmnts- Discounts	(16,990)	(16,990)	(15,435)	1,555	90.8%	(15,302)	(133)	
Interest - Investments	-	-	912	912	n/a	847	66	
<b>TOTAL REVENUE</b>	<b>407,771</b>	<b>407,771</b>	<b>410,238</b>	<b>2,467</b>	<b>100.6%</b>	<b>408,147</b>	<b>2,091</b>	
<b>EXPENDITURES</b>								
<b><u>Operational Admin Services</u></b>								
Payroll-Salaries	7,370	6,756	5,386	1,370	73.1%	2,588	(2,798)	
Payroll Taxes	564	517	403	114	71.5%	198	(206)	
Retirement Benefits	221	203	127	75	57.5%	59	(68)	
Life and Health Insurance	1,963	1,799	980	820	49.9%	653	(326)	
Workers' Compensation	302	302	84	218	27.8%	134	50	
Engineering Fees	1,000	917	-	917	0.0%	-	-	
Attorney Fees	1,000	917	1,170	(253)	117.0%	-	(1,170)	
<b>Total Oper. Admin Services</b>	<b>12,420</b>	<b>11,410</b>	<b>8,150</b>	<b>3,260</b>	<b>65.6%</b>	<b>3,632</b>	<b>(4,518)</b>	
<b><u>Landscape Services</u></b>								
Utility Fees	26,000	23,833	39,620	(15,787)	152.4%	26,628	(12,992)	
Contractual Landscaping Maint.	116,122	106,445	108,313	(1,868)	93.3%	108,313	-	
R&M-Irrigation	13,000	11,917	11,913	4	91.6%	4,774	(7,139)	
Miscellaneous Maintenance	3,000	2,750	8,258	(5,508)	275.3%	11,158	2,900	
Plant Replacement Program	22,040	20,204	6,475	13,729	29.4%	27,125	20,650	
<b>Total Landscape Services</b>	<b>180,162</b>	<b>165,149</b>	<b>174,579</b>	<b>(9,430)</b>	<b>96.9%</b>	<b>177,997</b>	<b>3,418</b>	
<b><u>Street Light Services</u></b>								
Electricity	34,000	31,167	31,371	(205)	92.3%	31,723	351	
<b>Total Street Light Services</b>	<b>34,000</b>	<b>31,167</b>	<b>31,371</b>	<b>(205)</b>	<b>92.3%</b>	<b>31,723</b>	<b>351</b>	
<b><u>Roadway Services</u></b>								
Maintenance & Repairs	4,000	3,667	5,075	(1,408)	126.9%	6,363	1,288	
Cap Outlay - Security Cameras	5,000	4,583	-	4,583	0.0%	-	-	
<b>Total Roadway Services</b>	<b>9,000</b>	<b>8,250</b>	<b>5,075</b>	<b>3,175</b>	<b>56.4%</b>	<b>6,363</b>	<b>1,288</b>	

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Stoneybrook (004)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
<b>Public Safety Services</b>							
Contractual Services	152,500	139,792	150,061	(10,269)	98.4%	123,446	(26,615)
Utility - Gatehouse	4,500	4,125	2,483	1,642	55.2%	3,083	600
Gatehouse Repair & Maintenance	4,000	3,667	5,084	(1,418)	127.1%	5,214	130
<b>Total Public Safety Services</b>	<b>161,000</b>	<b>147,583</b>	<b>157,628</b>	<b>(10,045)</b>	<b>97.9%</b>	<b>131,743</b>	<b>(25,885)</b>
<b>Other Fees &amp; Charges</b>							
Misc-Assessmnt Collection Cost	1,189	1,189	1,101	88	92.6%	1,122	21
Revenue Reserve	10,000	-	-	-	0.0%	-	-
<b>Total Other Fees &amp; Charges</b>	<b>11,189</b>	<b>1,189</b>	<b>1,101</b>	<b>88</b>	<b>9.8%</b>	<b>1,122</b>	<b>21</b>
<b>TOTAL EXPENDITURES</b>	<b>407,771</b>	<b>364,749</b>	<b>377,904</b>	<b>(13,156)</b>	<b>92.7%</b>	<b>352,581</b>	<b>(25,324)</b>
Revenue Over (Under) Expenditures	-	43,022	32,334	(10,689)	n/a	55,567	(23,233)
Net change in Fund Balance	-	43,022	32,334	(10,689)	n/a	55,567	(23,233)
<b>Fund balance as of Oct 01</b>		187,997	187,997			172,510	15,487
<b>Fund Balance as of Aug 31</b>		<b>\$ 231,019</b>	<b>\$ 220,331</b>			<b>\$ 228,076</b>	<b>\$ (7,746)</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Towne Lakes (005)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)	Annual Budget		Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>								
Special Assmnts- Tax Collector	7,188	7,188	7,291	103	101.4%		7,291	(0)
Special Assmnts- Discounts	(288)	(288)	(265)	23	92.0%		(264)	(1)
Interest - Investments	-	-	167	167	n/a		151	17
<b>TOTAL REVENUE</b>	<b>6,900</b>	<b>6,900</b>	<b>7,194</b>	<b>294</b>	<b>104.3%</b>		<b>7,178</b>	<b>16</b>
<b>EXPENDITURES</b>								
<b>Operational Admin Services</b>								
Attorney Fees	150	138	-	138	0.0%		-	-
Misc-Assessmnt Collection Cost	-	-	19	(19)	n/a		19	0
<b>Total Oper. Admin Services</b>	<b>150</b>	<b>138</b>	<b>19</b>	<b>119</b>	<b>12.6%</b>		<b>19</b>	<b>0</b>
<b>Landscape Services</b>								
Contractual Services	400	367	-	367	0.0%		-	-
Utility Fees	1,000	917	626	290	62.6%		666	40
Irrigation Maintenance	1,350	1,238	-	1,238	0.0%		-	-
Plant Replacement Program	2,500	2,292	-	2,292	0.0%		-	-
<b>Total Landscape Services</b>	<b>5,250</b>	<b>4,813</b>	<b>626</b>	<b>4,186</b>	<b>11.9%</b>		<b>666</b>	<b>40</b>
<b>Roadway Services</b>								
Maintenance & Repairs	1,500	1,375	3,812	(2,437)	254.1%		-	(3,812)
<b>Total Roadway Services</b>	<b>1,500</b>	<b>1,375</b>	<b>3,812</b>	<b>(2,437)</b>	<b>254.1%</b>		<b>-</b>	<b>(3,812)</b>
<b>TOTAL EXPENDITURES</b>	<b>6,900</b>	<b>6,325</b>	<b>4,457</b>	<b>1,868</b>	<b>64.6%</b>		<b>686</b>	<b>(3,771)</b>
Revenue Over (Under) Expenditures	-	575	2,737	2,162	n/a		6,492	(3,756)
Net change in Fund Balance	-	575	2,737	2,162	n/a		6,492	(3,756)
<b>Fund balance as of Oct 01</b>		56,793	56,793				50,283	6,510
<b>Fund Balance as of Aug 31</b>		<b>\$ 57,368</b>	<b>\$ 59,530</b>				<b>\$ 56,775</b>	<b>\$ 2,755</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Lake Bank Restoration (006)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>							
<b>TOTAL REVENUE</b>	-	-	-	-	n/a	-	-
<b>EXPENDITURES</b>							
<u><b>Waterway Mgmt Services</b></u>							
Lake Bank Restoration	3,600,000	3,300,000	1,507,123	1,792,878	41.9%	2,856,961	1,349,838
Engineering Fees	-	-	267,930	(267,930)	n/a	166,767	(101,163)
<b>Total Waterway Mgmt Services</b>	<b>3,600,000</b>	<b>3,300,000</b>	<b>1,775,052</b>	<b>1,524,948</b>	<b>49.3%</b>	<b>3,023,728</b>	<b>1,248,676</b>
<u><b>Debt Service Payments</b></u>							
<b>Total Debt Service Payments</b>	-	-	-	-	n/a	-	-
<u><b>Other Fees and Charges</b></u>							
<b>Total Other Fees and Charges</b>	-	-	-	-	n/a	-	-
<b>TOTAL EXPENDITURES</b>	<b>3,600,000</b>	<b>3,300,000</b>	<b>1,775,052</b>	<b>1,524,948</b>	<b>49.3%</b>	<b>3,023,728</b>	<b>1,248,676</b>
Revenue Over (Under) Expenditures	(3,600,000)	(3,300,000)	(1,775,052)	1,524,948	49.3%	(3,023,728)	1,248,676
<b>OTHER FINANCING SOURCES (USES)</b>							
Loan Proceeds	3,600,000	3,600,000	2,368,361	(1,231,639)	65.8%	3,939,858	(1,571,497)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>3,600,000</b>	<b>3,600,000</b>	<b>2,368,361</b>	<b>(1,231,639)</b>	<b>65.8%</b>	<b>3,939,858</b>	<b>(1,571,497)</b>
Net change in Fund Balance	-	300,000	593,309	293,309	n/a	916,130	(322,821)
<b>Fund balance as of Oct 01</b>		(593,309)	(593,309)			(916,130)	322,821
<b>Fund Balance as of Aug 31</b>		<b>\$ (293,309)</b>	<b>\$ (0)</b>			<b>\$ (0)</b>	<b>\$ (0)</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Series 2013 Debt Service Fund - Pelian Preserve (202)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>							
Special Assmnts- Tax Collector	241,572	241,572	241,572	0	100.0%	237,480	4,092
Special Assmnts- Discounts	(9,663)	(9,663)	(8,778)	885	90.8%	(8,599)	(179)
Interest - Investments	-	-	1,673	1,673	n/a	4,101	(2,428)
<b>TOTAL REVENUE</b>	<b>231,909</b>	<b>231,909</b>	<b>234,466</b>	<b>2,557</b>	<b>101.1%</b>	<b>232,982</b>	<b>1,485</b>
<b>EXPENDITURES</b>							
<b><u>Administrative</u></b>							
Misc-Assessmnt Collection Cost	-	-	354	(354)	n/a	348	(6)
<b>Total Administrative</b>	<b>-</b>	<b>-</b>	<b>354</b>	<b>(354)</b>	<b>n/a</b>	<b>348</b>	<b>(6)</b>
<b><u>Debt Service Expenses</u></b>							
Debt Retirement Series A	105,000	105,000	105,000	-	100.0%	100,000	(5,000)
Interest Expense	117,875	117,875	117,875	-	100.0%	123,125	5,250
<b>Total Debt Service</b>	<b>222,875</b>	<b>222,875</b>	<b>222,875</b>	<b>-</b>	<b>100.0%</b>	<b>223,125</b>	<b>250</b>
<b>TOTAL EXPENDITURES</b>	<b>222,875</b>	<b>222,875</b>	<b>223,229</b>	<b>(354)</b>	<b>100.2%</b>	<b>223,473</b>	<b>244</b>
Revenue Over (Under) Expenditures	9,034	9,034	11,238	(354)	124.4%	9,509	1,729
Net change in Fund Balance	9,034	9,034	11,238	2,204	124.4%	9,509	1,729
<b>Fund balance as of Oct 01</b>		194,641	194,641			184,711	9,929
<b>Fund Balance as of Aug 31</b>		<b>\$ 203,675</b>	<b>\$ 205,879</b>			<b>\$ 194,221</b>	<b>\$ 11,658</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Series 2007 Debt Service Fund - Area 2 (204)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>							
Special Assmnts- Tax Collector	43,000	43,000	43,000	0	100.0%	276,824	(233,824)
Special Assmnts- Discounts	(1,720)	(1,720)	(1,563)	157	90.8%	(10,024)	8,461
Interest - Investments	-	-	1,802	1,802	n/a	5,665	(3,863)
<b>TOTAL REVENUE</b>	<b>41,280</b>	<b>41,280</b>	<b>43,240</b>	<b>1,960</b>	<b>104.7%</b>	<b>272,465</b>	<b>(229,225)</b>
<b>EXPENDITURES</b>							
<b><u>Administrative</u></b>							
Misc-Assessmnt Collection Cost	-	-	63	(63)	n/a	405	342
ProfServ-Trustee Fees	4,337	-	-	-	0.0%	-	-
<b>Total Administrative</b>	<b>4,337</b>	<b>-</b>	<b>63</b>	<b>(63)</b>	<b>1.5%</b>	<b>405</b>	<b>342</b>
<b><u>Debt Service Expenses</u></b>							
Principal Debt Retirement	250,000	250,000	250,000	-	100.0%	240,000	(10,000)
Interest Expense	13,125	13,125	13,125	-	100.0%	25,725	12,600
<b>Total Debt Service</b>	<b>263,125</b>	<b>263,125</b>	<b>263,125</b>	<b>-</b>	<b>100.0%</b>	<b>265,725</b>	<b>2,600</b>
<b>TOTAL EXPENDITURES</b>	<b>267,462</b>	<b>263,125</b>	<b>263,188</b>	<b>(63)</b>	<b>98.4%</b>	<b>266,130</b>	<b>2,942</b>
Revenue Over (Under) Expenditures	(226,182)	(221,845)	(219,948)	(63)	97.2%	6,334	(226,283)
Net change in Fund Balance	(226,182)	(221,845)	(236,999)	(15,154)	104.8%	6,334	(243,334)
<b>Fund balance as of Oct 01</b>		236,999	236,999			234,927	2,073
<b>Fund Balance as of Aug 31</b>		<b>\$ 15,154</b>	<b>\$ -</b>			<b>\$ 241,261</b>	<b>\$ (241,261)</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Debt Service Fund - Lake Bank Restoration (205)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		PRIOR YEAR	
				Bud vs. Act Fav (Unfav)	% of Annual Budget	Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>							
Special Assmnts- Tax Collector	495,113	495,113	495,113	0	100.0%	601,799	(106,686)
Special Assmnts- Discounts	(19,526)	(19,526)	(17,992)	1,534	92.1%	(21,791)	3,799
Interest - Investments	-	-	6,731	6,731	n/a	2,798	3,933
<b>TOTAL REVENUE</b>	<b>475,587</b>	<b>475,587</b>	<b>483,853</b>	<b>8,266</b>	<b>101.7%</b>	<b>582,806</b>	<b>(98,953)</b>
<b>EXPENDITURES</b>							
<b><u>Waterway Mgmt Services</u></b>							
ProfServ - Trustee fees	5,500	5,500	-	5,500	0.0%	3,500	3,500
ProfServ - Auditing Services	2,500	2,500	-	2,500	0.0%	-	-
<b>Total Waterway Mgmt Services</b>	<b>8,000</b>	<b>8,000</b>	<b>-</b>	<b>8,000</b>	<b>0.0%</b>	<b>3,500</b>	<b>3,500</b>
<b><u>Debt Service Payments</u></b>							
Principal Payments	376,720	376,720	303,346	73,374	80.5%	309,906	6,561
Interest Payments	89,481	89,481	83,671	5,810	93.5%	53,752	(29,918)
Cost of Issuance	-	-	77,934	(77,934)	n/a	-	(77,934)
<b>Total Debt Service Payments</b>	<b>466,201</b>	<b>466,201</b>	<b>464,950</b>	<b>1,251</b>	<b>99.7%</b>	<b>363,658</b>	<b>(23,358)</b>
<b><u>Other Fees and Charges</u></b>							
Misc-Assessmnt Collection Cost	1,386	1,386	725	661	52.3%	881	156
Reserve - Other	69,930	69,930	-	69,930	0.0%	-	-
<b>Total Other Fees and Charges</b>	<b>71,316</b>	<b>71,316</b>	<b>725</b>	<b>70,591</b>	<b>1.0%</b>	<b>881</b>	<b>156</b>
<b>TOTAL EXPENDITURES</b>	<b>545,517</b>	<b>545,517</b>	<b>465,675</b>	<b>79,842</b>	<b>85.4%</b>	<b>368,040</b>	<b>(19,702)</b>
Revenue Over (Under) Expenditures	(69,930)	(69,930)	18,177	88,107	-26.0%	214,766	(118,655)
Net change in Fund Balance	-	(69,930)	18,177	88,107	n/a	214,766	(196,589)
<b>Fund balance as of Oct 01</b>		594,727	594,727			378,739	215,988
<b>Fund Balance as of Aug 31</b>		<b>\$ 524,797</b>	<b>\$ 612,904</b>			<b>\$ 593,505</b>	<b>\$ 19,399</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Capital Projects Fund - General Fund (300)**  
For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>								
Interest - Investments	-	-	-	-		n/a	-	-
<b>TOTAL REVENUE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>n/a</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>								
<b><u>Administrative Services</u></b>								
Vehicle, Pickup Truck	7,500	6,875	9,013	(2,138)		120.2%	10,469	1,456
Utility Trailer	-	-	28	(28)		n/a	-	(28)
WEB Upgrade, Doc. Mgmt Software	75,000	68,750	62,840	5,910		83.8%	-	(62,840)
Excavator	22,500	20,625	15,010	5,615		66.7%	-	(15,010)
Office Building Expansion	-	-	75,369	(75,369)		n/a	18,048	(57,321)
Server Replacement	-	-	4,200	(4,200)		n/a	406	(3,794)
<b>Total Administrative</b>	<b>105,000</b>	<b>96,250</b>	<b>166,461</b>	<b>(70,211)</b>		<b>158.5%</b>	<b>28,923</b>	<b>(137,538)</b>
<b><u>Landscape Services</u></b>								
Irrigation System High Service Pumps	19,800	18,150	-	18,150		0.0%	9,200	9,200
<b>Total Landscape Services</b>	<b>19,800</b>	<b>18,150</b>	<b>-</b>	<b>18,150</b>		<b>0.0%</b>	<b>9,200</b>	<b>9,200</b>
<b><u>Waterway Mgmt Services</u></b>								
Aerators	30,000	27,500	28,050	(550)		93.5%	-	(28,050)
<b>Total Waterway Mgmt Services</b>	<b>30,000</b>	<b>27,500</b>	<b>28,050</b>	<b>(550)</b>		<b>93.5%</b>	<b>-</b>	<b>(28,050)</b>
<b><u>Parks &amp; Recreation</u></b>								
Bocce Ball Courts	25,000	22,917	25,420	(2,503)		101.7%	-	(25,420)
Soccer Park Ballasts Boxes	75,000	68,750	90,386	(21,636)		120.5%	-	(90,386)
Dog Park Upgrades	35,000	32,083	12,900	19,183		36.9%	-	(12,900)
Concession Stand Renovation	-	-	-	-		n/a	8,279	8,279
FPL Easement Fence	-	-	-	-		n/a	7,357	7,357
<b>Total Parks &amp; Recreation</b>	<b>135,000</b>	<b>123,750</b>	<b>128,707</b>	<b>(4,957)</b>		<b>95.3%</b>	<b>15,636</b>	<b>(113,070)</b>
<b><u>Swimming Pool</u></b>								
Pool Rehabilitation	-	-	-	-		n/a	124,963	124,963
Storage Building Project	-	-	-	-		n/a	3,294	3,294
<b>Total Swimming Pool</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>n/a</b>	<b>128,257</b>	<b>128,257</b>
<b>TOTAL EXPENDITURES</b>	<b>289,800</b>	<b>265,650</b>	<b>323,218</b>	<b>(57,568)</b>		<b>111.5%</b>	<b>182,017</b>	<b>(141,201)</b>
Revenue Over (Under) Expenditures	(289,800)	(265,650)	(323,218)	(57,568)		111.5%	(182,017)	(141,201)

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Capital Projects Fund - General Fund (300)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
<b>OTHER FINANCING SOURCES (USES)</b>							
Utilization of FA Reserve	39,800	-	-	-	0.0%	-	-
Interfund Transfer - In	250,000	-	-	-	0.0%	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>289,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>	<b>-</b>	<b>-</b>
Net change in Fund Balance	-	(265,650)	(323,218)	(57,568)	n/a	(182,017)	(141,201)
<b>Fund balance as of Oct 01</b>		825,492	825,492			859,289	(33,797)
<b>Fund Balance as of Aug 31</b>		<b>\$ 559,842</b>	<b>\$ 502,274</b>			<b>\$ 677,273</b>	<b>\$ (174,998)</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Capital Projects Fund - Enterprise Fund (301)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>								
Interest - Investments	-	-	-	-		n/a	-	-
<b>TOTAL REVENUE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		<b>n/a</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>								
<b><u>Administrative Services</u></b>								
Vehicle, Pickup Truck	17,500	16,042	21,031	(4,990)		120.2%	25,408	4,377
Utility Trailer	-	-	66	(66)		n/a	-	(66)
WEB Upgrade, Doc. Mgmt Software	25,000	22,917	20,965	1,951		83.9%	-	(20,965)
Excavator	52,500	48,125	35,023	13,102		66.7%	-	(35,023)
Office Building Expansion	-	-	177,331	(177,331)		n/a	39,959	(137,372)
Server Replacement	-	-	9,800	(9,800)		n/a	946	(8,854)
<b>Total Administrative</b>	<b>95,000</b>	<b>87,083</b>	<b>264,217</b>	<b>(177,133)</b>		<b>278.1%</b>	<b>66,314</b>	<b>(197,903)</b>
<b><u>Utility Services</u></b>								
GIS Software	-	-	12,458	(12,458)		n/a	1,194	(11,263)
Pump Station Replacement	125,000	114,583	66,257	48,327		53.0%	241,749	175,492
Telemetry Equip. Replacemnt & Upgrade	125,000	114,583	117,551	(2,967)		94.0%	52,312	(65,239)
Rehab of Irrigation Ground Water Wells	18,600	17,050	32,127	(15,077)		172.7%	27,780	(4,347)
Emergency By-Pass Pump	100,000	91,667	67,063	24,604		67.1%	815	(66,248)
Capital Outlay - Lift Station	-	-	-	-		n/a	11,339	11,339
Refurb of Irrigation Zones Control System	46,200	42,350	-	42,350		0.0%	-	-
Fire Hydrant Replacement Repair	25,000	22,917	165	22,751		0.7%	15,441	15,275
Wastewater Lift Station Pumps 10HP/20HP	45,750	41,938	35,945	5,993		78.6%	92,589	56,644
Wastewater Lift Station Valve Replacement	-	-	-	-		n/a	63,894	63,894
Irrigation System High Service Pumps	-	-	102,892	(102,892)		n/a	107,867	4,975
Lift Station Driveways	25,000	22,917	30,468	(7,551)		121.9%	-	(30,468)
Mobile Emergency By-Pass Pump	55,000	50,417	49,911	506		90.7%	104,481	54,570
GPR Sled	10,000	9,167	18,687	(9,520)		186.9%	-	(18,687)
Concrete Trailer	6,000	5,500	1,805	3,695		30.1%	-	(1,805)
Trailer Mounted Fuel Tank	12,000	11,000	3,542	7,458		29.5%	-	(3,542)
12" FPL Bypass Force Main	700,000	641,667	-	641,667		0.0%	-	-
20" Parallel Force Main-Soccer Drive	150,000	137,500	-	137,500		0.0%	-	-
Valve Replacement	102,500	93,958	74,080	19,879		72.3%	-	(74,080)
Generator for Irrigation Pumps	400,000	366,667	-	366,667		0.0%	-	-
Hawthorne Wells	1,500,000	1,375,000	-	1,375,000		0.0%	-	-
FPL Spray Irrigation System	850,000	779,167	-	779,167		0.0%	-	-
Misc-Contingency	-	-	7,448	(7,448)		n/a	-	(7,448)
<b>Total Utility Services</b>	<b>4,296,050</b>	<b>3,938,046</b>	<b>620,397</b>	<b>3,317,649</b>		<b>14.4%</b>	<b>719,461</b>	<b>99,064</b>
<b>TOTAL EXPENDITURES</b>	<b>4,391,050</b>	<b>4,025,129</b>	<b>884,614</b>	<b>3,140,516</b>		<b>20.1%</b>	<b>785,775</b>	<b>(98,839)</b>
Revenue Over (Under) Expenditures	(4,391,050)	(4,025,129)	(884,614)	3,140,516		20.1%	(785,775)	(98,839)

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Capital Projects Fund - Enterprise Fund (301)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
<b>OTHER FINANCING SOURCES (USES)</b>								
Interfund Transfer - In	2,863,550	-	401,148	401,148		14.0%	706,371	(305,223)
Loan/Note Proceeds	1,500,000	-	-	-		0.0%	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>4,363,550</b>	<b>-</b>	<b>401,148</b>	<b>401,148</b>		<b>9.2%</b>	<b>706,371</b>	<b>(305,223)</b>
Net change in Fund Balance	(27,500)	(4,025,129)	(483,466)	3,541,664		1758.1%	(79,404)	(404,062)
<b>Fund balance as of Oct 01</b>		483,465	483,465				112,932	370,534
<b>Fund Balance as of Aug 31</b>		<b>\$ (3,541,664)</b>	<b>\$ (0)</b>				<b>\$ 33,528</b>	<b>\$ (33,528)</b>

**Gateway Services Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Series 2013 Capital Projects Fund - Pelican Preserve (302)**  
 For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR	
						Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>							
Interest - Investments	-	-	2,909	2,909	n/a	6,969	(4,060)
<b>TOTAL REVENUE</b>	<b>-</b>	<b>-</b>	<b>2,909</b>	<b>2,909</b>	<b>n/a</b>	<b>6,969</b>	<b>(4,060)</b>
<b>EXPENDITURES</b>							
<b>Capital Improvements</b>							
Improvements - Other	-	-	91,571	(91,571)	n/a	-	(91,571)
Pond Aeration	-	-	-	-	n/a	-	-
Pond Bank Improvements	-	-	-	-	n/a	-	-
<b>Total Capital Improvements</b>	<b>-</b>	<b>-</b>	<b>91,571</b>	<b>(91,571)</b>	<b>n/a</b>	<b>-</b>	<b>(91,571)</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>91,571</b>	<b>(91,571)</b>	<b>n/a</b>	<b>-</b>	<b>(91,571)</b>
Revenue Over (Under) Expenditures	-	-	(88,662)	(88,662)	n/a	6,969	(95,631)
Net change in Fund Balance	-	-	(88,662)	(88,662)	n/a	6,969	(95,631)
<b>Fund balance as of Oct 01</b>		395,249	395,249			387,685	7,564
<b>Fund Balance as of Aug 31</b>		<b>\$ 395,249</b>	<b>\$ 306,588</b>			<b>\$ 394,654</b>	<b>\$ (88,067)</b>

**Gateway Services Community Development District**

**Statement of Revenues, Expenses and Changes in Net Position**

**Enterprise Fund - Water and Sewer (400)**

For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		PRIOR YEAR	
				Bud vs. Act Fav (Unfav)	% of Annual Budget	Year to Date Aug-19	Variance Fav (Unfav)
<b>REVENUE</b>							
Water Revenue	\$ 1,743,062	\$ 1,597,807	\$ 1,695,125	\$ 97,319	97.2%	\$ 1,544,531	\$ 150,595
Irrigation Revenue	747,136	684,875	935,154	250,280	125.2%	728,550	206,604
Sewer Revenue	2,462,292	2,257,102	2,322,925	65,824	94.3%	2,152,115	170,810
Penalties	20,000	18,333	15,202	(3,131)	76.0%	19,042	(3,840)
Interest - Investments	85,000	77,917	52,379	(25,537)	61.6%	122,077	(69,697)
Connection Fees - W/S	400,000	366,667	335,228	(31,439)	83.8%	433,211	(97,983)
Meter Fees	50,000	45,833	67,685	21,851	135.4%	49,779	17,906
Other Miscellaneous Revenues	-	-	249	249	n/a	15,697	(15,448)
<b>TOTAL REVENUE</b>	<b>5,507,490</b>	<b>5,048,533</b>	<b>5,423,947</b>	<b>375,414</b>	<b>98.5%</b>	<b>5,065,002</b>	<b>358,946</b>

**EXPENSES**

**Administrative**

P/R-Board of Supervisors	14,160	12,980	12,390	590	87.5%	14,140	1,750
Payroll Taxes	1,083	993	948	45	87.5%	1,082	134
Engineering Fees	53,100	48,675	25,594	23,081	48.2%	19,334	(6,260)
Management Services	45,938	42,110	42,413	(304)	92.3%	49,401	6,987
Attorney Fees	38,350	35,154	30,301	4,854	79.0%	20,100	(10,201)
Auditing Services	12,095	12,095	11,210	885	92.7%	13,300	2,090
Public Officials Insurance	5,508	5,508	3,316	2,192	60.2%	3,679	364
Legal Advertising	5,930	5,436	6,084	(648)	102.6%	4,620	(1,465)
Dues, Licenses, Subscriptions	103	94	103	(9)	100.2%	158	54
<b>Total Administrative</b>	<b>176,267</b>	<b>163,045</b>	<b>132,359</b>	<b>30,686</b>	<b>75.1%</b>	<b>125,812</b>	<b>(6,547)</b>

**Operational Admin Services**

Payroll-Salaries	143,446	131,492	91,008	40,485	63.4%	137,922	46,914
Payroll Taxes	10,974	10,060	7,163	2,897	65.3%	10,551	3,388
Retirement Benefits	4,303	3,944	1,506	2,438	35.0%	4,043	2,537
Life and Health Insurance	30,618	28,067	14,024	14,042	45.8%	26,786	12,762
Workers' Compensation	4,996	4,996	1,390	3,606	27.8%	2,046	656
Professional Fees	26,550	24,338	9,396	14,942	35.4%	6,382	(3,014)
Payroll Fees	1,298	1,190	3,094	(1,904)	238.4%	1,274	(1,820)
Telephone/Fax/Internet Services	6,195	5,679	4,700	979	75.9%	3,395	(1,305)
Postage	1,475	1,352	7,712	(6,360)	522.8%	6,586	(1,126)
Cell Phone	3,835	3,515	5,436	(1,921)	141.8%	10,686	5,250
Building Utilities-Electricity	3,835	3,515	4,713	(1,197)	122.9%	3,089	(1,624)
Building Utilities-Water/Sewer	2,360	2,163	-	2,163	0.0%	-	-
Building Utilities-Other	3,835	3,515	2,964	552	77.3%	4,594	1,630
Rentals & Leases	2,655	2,434	2,652	(218)	99.9%	1,896	(755)

**Gateway Services Community Development District**

**Statement of Revenues, Expenses and Changes in Net Position**

**Enterprise Fund - Water and Sewer (400)**

For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
Insurance (Liab,Auto,Property)	23,069	23,069	13,887	9,182		60.2%	15,409	1,522
Building Maintenance & Repairs	17,110	15,684	6,049	9,635		35.4%	4,691	(1,358)
Vehicle Operations	8,449	7,745	11,029	(3,284)		130.5%	9,833	(1,195)
Vehicle Maintenance	14,354	13,158	8,598	4,560		59.9%	7,236	(1,361)
Printing	5,015	4,597	2,871	1,726		57.3%	2,921	49
Dues, Licenses, Subscriptions	2,360	2,163	3,342	(1,179)		141.6%	35	(3,307)
Office Supplies	6,195	5,679	5,950	(271)		96.0%	5,292	(658)
Computer Support	15,930	14,603	22,888	(8,286)		143.7%	20,482	(2,406)
Document Management	4,720	4,327	-	4,327		0.0%	541	541
Meeting Agendas & Minutes Prep.	4,720	4,327	-	4,327		0.0%	-	-
Computer Supplies/Equipment	3,540	3,245	1,031	2,214		29.1%	5,722	4,691
Website & Newsletter	2,360	2,163	378	1,785		16.0%	1,957	1,579
Team Uniforms	295	270	753	(482)		255.2%	122	(631)
Safety Equipment	2,037	1,867	1,864	3		91.5%	1,173	(691)
Education / Training	885	811	372	440		42.0%	2,436	2,065
Safety Training	885	811	797	14		90.1%	336	(461)
Operating Supplies	5,900	5,408	4,580	828		77.6%	9,985	5,405
<b>Total Oper. Admin Services</b>	<b>364,199</b>	<b>336,188</b>	<b>240,145</b>	<b>96,043</b>		<b>65.9%</b>	<b>307,421</b>	<b>67,276</b>
<b>Utility Services</b>								
Payroll-Salaries	573,762	525,949	461,666	64,283		80.5%	398,459	(63,207)
Payroll Taxes	39,762	36,449	37,913	(1,464)		95.3%	30,482	(7,430)
Retirement Benefits	15,593	14,294	6,039	8,254		38.7%	6,450	411
Life and Health Insurance	146,110	133,934	88,561	45,374		60.6%	78,409	(10,152)
Workers' Compensation	26,261	26,261	7,305	18,956		27.8%	8,507	1,202
Engineering Fees	141,000	129,250	77,790	51,460		55.2%	56,968	(20,822)
ProfServ-Dissemination Agent	1,000	1,000	-	1,000		0.0%	-	-
ProfServ-Trustee Fees	3,775	3,775	4,148	(373)		109.9%	8,497	4,348
Attorney Fees	40,000	36,667	3,810	32,857		9.5%	10,610	6,800
Professional Fees	51,500	47,208	6,873	40,335		13.3%	7,794	921
Education / Training - Field Staff	10,000	9,167	813	8,354		8.1%	6,283	5,470
Education / Training - Admin	3,000	2,750	87	2,663		2.9%	-	(87)
Printing-Billing	11,000	10,083	10,360	(277)		94.2%	3,441	(6,919)
Cell Service for Data Loggers	-	-	1,757	(1,757)		n/a	-	(1,757)
ProfServ-Arbitrage Rebate	1,300	1,300	-	1,300		0.0%	-	-
Contracts-Water Quality	10,000	9,167	1,995	7,172		20.0%	3,916	1,921
Water Qlty Analysis-Health Department	4,000	3,667	5,200	(1,533)		130.0%	4,630	(570)
Postage - Utility Billing	12,000	11,000	10,802	198		90.0%	16,794	5,992
Electricity	200,000	183,333	137,890	45,443		68.9%	136,671	(1,220)
Insurance	7,850	7,850	13,887	(6,037)		176.9%	6,541	(7,345)
Maint & Repairs-Water Distribution	90,000	82,500	21,880	60,620		24.3%	33,614	11,734

**Gateway Services Community Development District**

**Statement of Revenues, Expenses and Changes in Net Position**

**Enterprise Fund - Water and Sewer (400)**

For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance	% of	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)	Annual Budget	Year to Date Aug-19	Variance Fav (Unfav)
Maint & Repairs-Wastewater Collection	30,000	27,500	26,400	1,100	88.0%	97,960	71,560
Maint & Repairs-Irrigation Distribution	30,488	27,947	47,724	(19,777)	156.5%	25,417	(22,307)
R&M-Lift Station	42,968	39,387	56,027	(16,639)	130.4%	50,966	(5,061)
R&M-Equipment	7,500	6,875	-	6,875	0.0%	-	-
Fire Hydrant Repairs	25,000	22,917	17,257	5,660	69.0%	-	(17,257)
Generator & Bypass Pump Maint	10,000	9,167	9,642	(476)	96.4%	-	(9,642)
Pump & Well Maintenance	5,000	4,583	4,201	383	84.0%	8,118	3,917
Irrigation Wells Maintenance	62,500	57,292	12,449	44,842	19.9%	-	(12,449)
Manhole Maintenance & Repairs	17,340	15,895	18,718	(2,823)	107.9%	8,263	(10,454)
Contractual Svcs-Locate Services	2,200	2,017	2,170	(154)	98.7%	2,114	(57)
Contractual Svcs-Odor Control	33,000	30,250	31,878	(1,628)	96.6%	32,510	632
Bank Fees	24,000	22,000	5,727	16,273	23.9%	23,274	17,546
Dues, Licenses, Subscriptions	1,000	917	1,506	(589)	150.6%	407	(1,099)
County Agreement Obligation	172,335	157,974	157,974	0	91.7%	157,974	-
Billing IT Support	17,236	15,800	25,870	(10,071)	150.1%	10,414	(15,456)
Billing Supplies	2,500	2,292	169	2,123	6.8%	-	(169)
Meters & Supplies	80,000	73,333	92,974	(19,640)	116.2%	70,520	(22,453)
Meter Boxes	20,000	18,333	9,460	8,874	47.3%	-	(9,460)
Hurricane Supplies	3,000	2,750	393	2,357	13.1%	243	(150)
Computer Supplies/Equipment	3,500	3,208	2,599	609	74.3%	-	(2,599)
Inventory	35,000	32,083	17,140	14,943	49.0%	-	(17,140)
Team Uniforms	3,000	2,750	2,948	(198)	98.3%	3,127	180
Operating Supplies	-	-	1,199	(1,199)	n/a	-	(1,199)
Contracts-Bulk Potable Water	1,171,255	1,073,650	1,033,630	40,020	88.2%	1,008,597	(25,033)
Contracts-Bulk Wastewater	1,218,186	1,116,671	571,429	545,242	46.9%	531,569	(39,859)
Annual Lee County True-Up	80,000	73,333	80,645	(7,311)	100.8%	-	(80,645)
Trsf to Fixed Asset Reserve	2,805	27,804	-	27,804	0.0%	-	-
Bad Debt Expenses	-	-	17,593	(17,593)	n/a	-	(17,593)
<b>Total Utility Services</b>	<b>4,487,726</b>	<b>4,142,330</b>	<b>3,146,497</b>	<b>995,833</b>	<b>70.1%</b>	<b>2,849,537</b>	<b>(296,960)</b>
<b>Debt Service Expenses</b>							
Principal Debt Retirement	432,952	432,952	432,952	0	100.0%	425,260	(7,692)
Interest Expense	18,846	18,846	18,846	(0)	100.0%	27,327	8,481
<b>Total Debt Service</b>	<b>451,798</b>	<b>451,798</b>	<b>451,798</b>	<b>(0)</b>	<b>100.0%</b>	<b>452,587</b>	<b>789</b>
<b>TOTAL REVENUES</b>	<b>5,507,490</b>	<b>5,048,533</b>	<b>5,423,947</b>	<b>375,414</b>	<b>98.5%</b>	<b>5,065,002</b>	<b>358,946</b>
<b>TOTAL EXPENSES</b>	<b>5,479,990</b>	<b>5,093,361</b>	<b>3,970,799</b>	<b>1,122,562</b>	<b>72.5%</b>	<b>3,735,358</b>	<b>(235,442)</b>
Revenue Over (Under) Expenses	27,500	(44,827)	1,453,148	1,497,976	5284.2%	1,329,644	123,504
<b>OTHER FINANCING SOURCES (USES)</b>							
Operating Transfers-Out	-	-	(401,148)	(401,148)	n/a	(706,371)	305,223
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(401,148)</b>	<b>(401,148)</b>	<b>n/a</b>	<b>(706,371)</b>	<b>305,223</b>

**Gateway Services Community Development District**

**Statement of Revenues, Expenses and Changes in Net Position**

***Enterprise Fund - Water and Sewer (400)***

For the Period Ending August 31, 2020

(91.67% Yr Complete)

Description	Annual Budget	Year to Date Budget	Year to Date Actual	YTD Variance		% of Annual Budget	PRIOR YEAR	
				Bud vs. Act Fav (Unfav)			Year to Date Aug-19	Variance Fav (Unfav)
Net change in Assets	27,500	(44,827)	1,052,000	1,096,828		3825.5%	623,273	428,727
<b>Net Assets as of Oct 01</b>		25,803,756	25,803,756				25,683,372	120,384
<b>Net Assets as of Aug 31</b>		<u>\$ 25,758,929</u>	<u>\$ 26,855,756</u>				<u>\$ 26,306,645</u>	<u>\$ 549,112</u>

**Gateway Services Community Development District**  
**Notes to the Financial Statements**  
August 31, 2020

The notes below are intended to provide additional information helpful when reviewing the financial statements. Per the Adopted Budget, the expenditures should be at approximately 91.67% through August. Below is an analysis of expenditures that have significant variances compared to the budget.

<b>Variance Analysis</b>
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Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures - General Fund</b>				
<i><b>Operational Admin</b></i>				
Payroll Fees	\$594	\$1,416	238%	All payments for Paychex fees.
Cell Phone	\$1,755	\$2,488	142%	All payments for cell phone services.
Postage	\$675	\$3,491	517%	All payments to FedEx and Inframark for postage and notice mailing.
Vehicle Operations	\$2,700	\$4,472	166%	All payments for vehicle operations.
Vehicle Maintenance	\$2,700	\$3,935	146%	All payments for vehicle maintenance.
Dues, Licences, Subscriptions	\$1,080	\$1,529	142%	Includes \$1,080 for Florida Associates of Special District membership fee.
Computer Support	\$7,290	\$10,794	148%	All payments to Junopi for computer support and Onsolve for code red.
Team Uniforms	\$135	\$344	255%	All payments for uniforms.
Safety Equipment	\$270	\$853	316%	All payments for safety equipment.

**Gateway Services Community Development District**  
**Notes to the Financial Statements**  
August 31, 2020

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b>Expenditures - General Fund (continued)</b>				
<b><u>Landscape Services</u></b>				
Utility Fees	\$38,000	\$41,312	109%	Includes irrigation fees for twelve months.
<b><u>Waterway Management Services</u></b>				
Engineering Fees	\$35,000	\$42,597	122%	All payments to Tetra Tech for waterway management projects.
Stormwater System-Pipe & Catch Basin Cleaning	\$250,000	\$277,652	111%	All payments for storm drain cleaning.
Aerators-Maintenance	\$20,000	\$25,232	126%	All payments to Solitude Lake Management for aerator repairs.
Maintenance & Repairs	\$5,000	\$6,024	120%	All payments for various waterway repairs.
Education/Training	\$500	\$500	100%	All payments for training.
Utilities - Aerators	\$5,000	\$9,524	190%	All payments to FPL for aerator electric.
<b><u>Parks &amp; Recreation</u></b>				
Utility-Irrigation	\$12,000	\$19,693	164%	All payments to Gateway for irrigation.
Soccer Complex Janitorial Service	\$9,540	\$10,373	109%	All payments to Clean 17 for soccer complex janitorial service.
Maintenance & Repairs	\$30,000	\$56,338	188%	All payments for various soccer maintenance and repairs.
Dog Park	\$5,000	\$7,822	156%	All payments for dog park expenses.

**Gateway Services Community Development District**  
**Notes to the Financial Statements**  
August 31, 2020

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures - General Fund (continued)</b>				
<b><u>Parks &amp; Recreation</u></b>				
Resurface Basketball-Fun Park	\$25,000	\$29,953	120%	Includes \$9,360 for dog park shade structures, \$1,906 for drinking fountain, \$3,650 for soccer field GPS as built field layout and \$11,435 for soccer complex PA system.
<b><u>Swimming Pool</u></b>				
Dues, Licenses, Subscriptions	\$250	\$375	150%	All payments for pool permits.
Utility-Other	\$2,400	\$3,579	149%	All payments to WastePro and ADT Security. Also includes \$2,160 for backflow replacement at the commons pool.
Utility-Irrigation	\$7,000	\$9,318	133%	All payments to Gateway for irrigation.
Maintenance & Repairs	\$20,000	\$29,735	149%	Includes \$14,004 for chemical wireless controller, \$7,162 for pool deck painting, \$6,150 for robotic vacuum and various other pool maintenance and repairs.
Operating Supplies - Pool Chemicals	\$6,500	\$9,059	139%	All payments for pool chemicals.
<b><u>Special Events</u></b>				
Misc-Special Events	\$16,000	\$19,543	122%	Includes \$19,435 for holiday event.
<b><u>Roadway Services</u></b>				
Attorney Fees	\$2,500	\$4,020	161%	All payments to Woodward Pires.
Maintenance & Repairs	\$50,000	\$64,158	128%	All payments for road repairs.

**Gateway Services Community Development District**  
**Notes to the Financial Statements**  
August 31, 2020

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures - Pelican Preserve (002)</b>				
<b><u>Operational Admin Services</u></b>				
Payroll Fees	\$308	\$734	238%	All payments for Paychex fees.
Postage	\$350	\$1,821	520%	All payments to FedEx and Inframark for postage and notice mailing.
Cell Phone	\$910	\$1,290	142%	All payments for cell phone services.
Vehicle Operations	\$1,400	\$2,300	164%	All payments for vehicle operations.
Vehicle Maintenance	\$1,400	\$2,040	146%	All payments for vehicle maintenance.
Dues, Licences, Subscriptions	\$600	\$793	132%	Includes \$560 for Florida Associates of Special District membership fee.
Computer Support	\$3,780	\$5,109	135%	All payments to Junopi for computer support and Onsolve for code red.
Team Uniforms	\$70	\$179	256%	All payments for uniforms.
Safety Equipment	\$140	\$442	316%	All payments for safety equipment.
<b><u>Operating Expenses</u></b>				
Bridge Repair	\$0	\$222,425	0%	Includes \$222,425 for bridge replacement.
Impr - Trellis Structures	\$0	\$35,058	0%	Includes \$35,058 for trellis replacement.
R&M - Boardwalks	\$0	\$24,230	0%	Includes \$24,230 for boardwalk repairs.
Miscellaneous Services	\$5,000	\$35,708	714%	Includes \$26,260 to paint columns at Veneto Drive.

**Gateway Services Community Development District**  
**Notes to the Financial Statements**  
August 31, 2020

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b>Expenditures - Pelican Preserve (002) continued</b>				
<b><u>Waterway Management Services</u></b>				
Littoral Restoration	\$25,000	\$68,477	274%	All payments to Solitude Lake Management and Woods & Wetlands for littoral restoration.
Downspouts Initiative	\$100,000	\$500,710	501%	All payments to Copeland Southern for drainage repairs.
GIS Web Portal	\$15,000	\$18,298	122%	All payments for GIS services.
<b>Expenditures - Stoneybrook (004)</b>				
<b><u>Operational Admin Services</u></b>				
Attorney Fees	\$1,000	\$1,170	117%	Payment to Woodward Pires for fees relating to Stoneybrook.
<b><u>Landscape Services</u></b>				
Utility Fees	\$26,000	\$39,620	152%	Includes irrigation for twelve months.
Misc-Maintenance	\$3,000	\$8,258	275%	All payments for tree maintenance.
<b><u>Roadway Services</u></b>				
Maintenance & Repairs	\$4,000	\$5,075	127%	All payments for signs and sidewalk repairs.
<b><u>Public Safety Services</u></b>				
Contractual Services	\$152,500	\$150,061	98%	All payments for gatehouse security services.
Gatehouse Repair & Maintenance	\$4,000	\$5,084	127%	All payments for gate and gatehouse repairs.

**Gateway Services Community Development District**  
**Notes to the Financial Statements**  
August 31, 2020

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
<b>Expenditures - Enterprise (400)</b>				
<b><u>Operational Admin Services</u></b>				
Payroll Fees	\$1,298	\$3,094	238%	All payments for Paychex fees.
Postage	\$1,475	\$7,712	523%	All payments to FedEx and Inframark for postage and notice mailing.
Cell Phone	\$3,835	\$5,436	142%	All payments for cell phone services.
Vehicle Operations	\$8,449	\$11,029	131%	All payments for vehicle operations.
Dues, Licences, Subscriptions	\$2,360	\$3,342	142%	Includes \$2,360 for Florida Associates of Special District membership fee.
Office Supplies	\$6,195	\$5,950	96%	All payments for office supplies.
Computer Support	\$15,930	\$22,888	144%	All payments to Junopi for computer support and Onsolve for code red.
Team Uniforms	\$295	\$753	255%	All payments for uniforms.
<b><u>Utility Services</u></b>				
Prof Serv-Trustee Fees	\$3,775	\$4,148	110%	Includes annual trustee fee for Series 2014-2.
Printing - Billing	\$11,000	\$10,360	94%	All payments to Infosend for utility bill printing.
Water Quality Analysis- Health Department	\$4,000	\$5,200	130%	All payments to Florida Department of Health for water analysis reports.
Maintenance & Repairs- Irrigation Distribution	\$30,488	\$47,724	157%	All payments for various repairs and maintenance items.
R&M-Lift Station	\$42,968	\$56,027	130%	All payments for various repairs and maintenance items at the lift stations.

**Gateway Services Community Development District**  
**Notes to the Financial Statements**  
August 31, 2020

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<i><b>Utility Services (continued)</b></i>				
Generator & Bypass Pump Maintenance	\$10,000	\$9,642	96%	All payments for generator and bypass pump maintenance.
Manhole Maintenance & Repairs	\$17,340	\$18,718	108%	Includes \$17,340 for six manhole rehabs.
Contractual Services-Odor Control	\$33,000	\$31,878	97%	All payments for odor control.
Dues, Licenses, Subscriptions	\$1,000	\$1,506	151%	Includes \$560 for membership to Florida Rural Water Association.
Billing IT Support	\$17,236	\$25,870	150%	Includes \$14,236 to Zenner Performance Meter for hosting service and system maintenance and \$11,634 to Continental Utility Solutions for annual maintenance and additional user fees.
Meters & Supplies	\$80,000	\$92,974	116%	All payments for meters and other supplies.
Team Uniforms	\$3,000	\$2,948	98%	All payments for team uniforms.
Annual Lee County True-Up	\$80,000	\$80,645	101%	All payments to Lee County Utilities for true-up.

**Gateway Services  
Community Development District**

Supporting Schedules

August 31, 2020

**Gateway Services Community Development District**  
**Treasurer's Report**  
August 31, 2020

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Maturity</u>	<u>Balance</u>
<b>General Fund</b>				
Checking Account - Operating	Iberia Bank	0.30%	n/a	\$ 1,270,537
Money Market Account	Iberia Bank	0.30%	n/a	345
Money Market Account - ICS	Iberia Bank	0.55%	n/a	918,187
		<b>Subtotal</b>		<b>\$ 2,189,069</b>
<b>Pelican Preserve Fund</b>				
Checking Account - Operating	Iberia Bank	0.30%	n/a	765
Certificate of Deposit - 6 Months	BankUnited	1.05%	09/06/20	105,068
Certificate of Deposit - 6 Months	Valley	1.20%	09/09/20	105,563
				<b>\$ 210,632</b>
Certificate of Deposit - 12 Months	BankUnited	1.62%	01/10/21	263,357
Certificate of Deposit - 12 Months	BankUnited	1.60%	02/18/21	256,849
Certificate of Deposit - 12 Months	Valley	1.65%	02/26/21	154,377
		<b>Subtotal</b>		<b>\$ 674,584</b>
Money Market Account	Iberia Bank	0.30%	n/a	386,796
Money Market Account - ICS	Iberia Bank	0.55%	n/a	3,187,694
		<b>Subtotal</b>		<b>\$ 4,460,471</b>
<b>Stoneybrook Fund</b>				
Checking Account - Operating	Iberia Bank	0.30%	n/a	239,014
		<b>Subtotal</b>		<b>\$ 239,014</b>
<b>Town Lakes Fund</b>				
Checking Account - Operating	Iberia Bank	0.30%	n/a	59,530
		<b>Subtotal</b>		<b>\$ 59,530</b>

**Gateway Services Community Development District**  
**Treasurer's Report**  
 August 31, 2020

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Maturity</u>	<u>Balance</u>
<b>Series 2013 Debt Service Fund</b>				
Series 2013 Reserve	US Bank	0.02%	n/a	50,000 (1)
Series 2013 Revenue	US Bank	0.02%	n/a	157,430 (1)
			<b>Subtotal</b>	<u>\$ 207,430</u>
<b>Series 2017 Debt Service Fund</b>				
Checking Account - Operating	Iberia Bank	0.30%	n/a	2,093
Money Market Account - ICS	Iberia Bank	0.55%	n/a	610,684
Series 2017 Cost of Issuance	Regions	0.96%	n/a	25 (2)
Series 2017 Revenue	Regions	0.96%	n/a	102 (2)
			<b>Subtotal</b>	<u>\$ 612,904</u>
<b>Series 2013 Capital Projects Fund</b>				
Series 2013 Construction	US Bank	0.02%	n/a	312,905 (1)
			<b>Subtotal</b>	<u>\$ 312,905</u>
<b>Enterprise Fund</b>				
Checking Account - Operating	Iberia Bank	0.00%	n/a	864,123
Checking Account - Connection Fee	Iberia Bank	0.30%	n/a	1,997,715
Money Market Account	Iberia Bank	0.30%	n/a	408,443
Money Market Account - ICS	Iberia Bank	0.55%	n/a	4,782,078
Series 2014-2 Interest	US Bank	0.02%	n/a	6,182 (1)
Series 2014-2 Reserve	Iberia Bank	0.30%	n/a	116,949
Series 2014-2 Sinking	US Bank	0.02%	n/a	130,776 (1)
			<b>Subtotal</b>	<u>\$ 8,306,266</u>
			<b>Total</b>	<u><u>\$ 16,387,589</u></u>

Note 1 - Invested in First American Government Obligation Fund - rating Aaa / AAAM

Note 2 - Invested in Goldman Sachs Treasury Obligations Fund

**Gateway Services Community Development District**  
**Capital Projects Reserve Schedule**

August 31, 2020

Description	General Fund	Pelican Preserve Fund	Stoneybrook Fund	Enterprise Fund	Total
<b>Fiscal Year 2020</b>					
Beginning Reserve Balance	825,492	2,860,000	99,594	483,465	4,268,551
Interfund Transfer In	-	-	-	401,148	401,148
Actual Spending through August 2020	(323,217)	-	-	(884,613)	(1,207,830)
<b>Subtotal</b>	<b>502,275</b>	<b>2,860,000</b>	<b>99,594</b>	<b>0</b>	<b>3,461,869</b>
Additions to Reserve - FY2020	250,000	365,000	10,000	246,761	871,761
Remaining Committed Amount	(47,183)	-	-	(107,793)	(154,976)
Remaining Expected Spending - FY2020	(41,900)	-	-	(138,969)	(180,868)
<b>Projected Ending Balance - FY20</b>	<b>663,192</b>	<b>3,225,000</b>	<b>109,594</b>	<b>(0)</b>	<b>3,997,786</b>

(1)

**Notes**

(1) Assumes all proposed capital projects are approved and spent.

**Gateway Services Community Development District**  
**Capital Projects - Spending Report**  
**General Fund**  
 August 31, 2020

Fund/Department Project Description	Project Status	FY 2020 Budget	Amount Spent to Date	Remaining Amount Committed (1)	Remaining Amount Planned (2)	Budgeted Amount Remaining to Spend
<b>GENERAL FUND</b>						
<b>Administrative Services</b>						
Vehicle, Pickup Truck	complete	7,500	9,013	-	-	-
GIS Mapping	in progress	75,000	62,840	12,160		-
Excavator	in progress	22,500	15,010	35,023		-
Utility Trailer	in progress	-	28	-	-	-
Sever Replacement	complete	-	4,200	-	-	-
Office Building Expansion	in progress	-	75,369	-	-	-
<b>Parks &amp; Recreation</b>						
Bocce Ball Courts	complete	25,000	25,420	-	-	-
Soccer Park Ballasts Boxes	in progress	75,000	90,386	-	-	-
Dog Park Upgrades	in progress	35,000	12,900	-	-	<b>22,100</b>
<b>Landscape Services</b>						
Refurbishing of Irrigation Zones Ctrl System	not started	19,800	-	-	-	<b>19,800</b>
<b>Waterway Management</b>						
Aerators	complete	30,000	28,050	-	-	-
<b>Total General Fund</b>		<b>289,800</b>	<b>323,217</b>	<b>47,183</b>	<b>-</b>	<b>41,900</b>

Notes:

- (1) Amounts based on approved contracts.
- (2) Amounts estimated for FY 2020.

**Gateway Services Community Development District**  
**Capital Projects - Spending Report**  
**Enterprise Fund**  
August 31, 2020

Fund/Department Project Description	Project Status	FY 2020 Budget	Amount Spent to Date	Remaining Amount Committed (1)	Remaining Amount Planned (2)	Budgeted Amount Remaining to Spend
<b>ENTERPRISE FUND</b>						
<b>Administrative Services</b>						
Vehicle, Pickup Truck	complete	17,500	21,031	-	-	-
GIS Mapping	in progress	25,000	20,965	4,035	-	-
Excavator	in progress	52,500	35,023	-	-	-
Utility Trailer	complete	-	66	-	-	-
Sever Replacement	complete	-	9,800	-	-	-
Office Building Expansion	in progress	-	177,331	-	-	-
<b>Utility Services</b>						
GIS Mapping Software	in progress	-	12,458	-	-	-
Irrigation System High Service Pumps	in progress	-	102,892	-	-	-
Fire Hydrant Replacement Repair	in progress	25,000	165	-	-	24,835
Wastewater Pump Station Replacement (2 lift stations per year)	in progress	125,000	66,257	103,758	-	-
Wastewater Lift Station Pumps 10HP/20HP	in progress	45,750	35,945	-	-	9,805
Pump Station Telemetry Equipment Replacement and Upgrade	in progress	125,000	117,551	-	-	7,449
Rehab of Irrigation Ground Water Wells	complete	18,600	32,127	-	-	-
Liftstation Driveways	complete	25,000	30,468	-	-	-
Emergency By-Pass Pump	in progress	100,000	67,063	-	-	32,937
Mobile Emergency By-Pass Pump	complete	55,000	49,911	-	-	5,089
GPR Sled	complete	10,000	18,687	-	-	-
Concrete Trailer	complete	6,000	1,805	-	-	4,195
Trailer Mounted Fuel Tank	complete	12,000	3,542	-	-	8,458
12" FPL Bypass Force Main	not started	700,000	-	-	-	-
20" Parallel Force Main-Soccer Drive	not started	150,000	-	-	-	-
Valve Replacement	complete	75,000	74,080	-	-	-
Generator for Irrigation Pumps	not started	400,000	-	-	-	-
Hawthorne Wells	not started	1,500,000	-	-	-	-
FPL Spray Irrigation System	not started	850,000	-	-	-	-
Contingencies	in progress	-	7,448	-	-	-
<b>Total Enterprise Fund</b>		<b>4,363,550</b>	<b>884,613</b>	<b>107,793</b>	<b>-</b>	<b>138,969</b>
<b>Total All Capital Projects</b>		<b>4,653,350</b>	<b>1,207,830</b>	<b>154,976</b>	<b>-</b>	<b>180,868</b>

**Notes:**

(1) Amounts based on approved contracts.

(2) Amounts estimated for FY 2020.

**Gateway Services Community Development District**  
**Series 2013 Capital Projects Fund - Recap of Activity**  
August 31, 2020

Sources of Funds:

Refunding Bonds Issued (Construction Accounts)	\$1,670,129
Due from Fund 202	\$1,551
Interest Earned	<u>\$16,365</u>
<b>Total Sources</b>	<b>\$1,688,045</b>

Uses of Funds:

Transfer to Escrow Series 2003 Pelican Preserve	(\$163,922)
Due to Fund 002	(\$7,869)
<u>Disbursements:</u>	
Aquagenix	(\$200,334)
Gateway CDD (reimbursement)	(\$743,383)
Morris-Riley Development	(\$33,370)
Pavement Maintenance	(\$85,787)
Other	<u>(\$146,792)</u>
<b>Total Uses</b>	<b><u>(\$1,209,666)</u></b>
	<b>(\$1,381,458)</b>

**Adjusted Balance in Construction Account August 31, 2020**

**\$306,587**

## Gateway Services Community Development District

### Series 2013 Capital Projects Fund - Requisition List

August 31, 2020

Req. #	Date	Payee	Amount
1	03/31/14	Aquagenix	\$97,794
2	05/27/14	Aquagenix	\$84,890
3	05/27/14	Morris-Riley Development	\$8,450
4	05/27/14	Gateway Services CDD	\$7,870
5	06/09/14	Aquagenix	\$17,650
<b>Total FY 2014</b>			<b>\$216,654</b>
<b>Total FY 2015</b>			<b>\$0</b>
<b>Total FY 2016</b>			<b>\$0</b>
6	02/07/17	Gateway CDD	\$729,178
7		Void	\$0
8	02/15/17	Phillip Burnett	\$2,100
9	03/14/17	Lainhart Excavating	\$975
10	03/14/17	Morris-Riley Development	\$1,650
11	04/12/17	Morris-Riley Development	\$2,000
12	04/20/17	Morris-Riley Development	\$3,125
13	05/04/17	FEI-Ft. Myers	\$738
14	05/10/17	Morris-Riley Development	\$4,005
15	05/11/17	FEI-Ft. Myers	\$7,927
16	05/18/17	Extreme Golf Course	\$10,737
17	06/23/17	Extreme Golf Course	\$10,737
18	06/23/17	Morris-Riley Development	\$1,560
19	07/10/17	FEI-Ft. Myers	\$2,393
20	07/19/17	Morris-Riley Development	\$1,560
21	07/19/17	Pavement Maintenance	\$85,787
22	08/10/17	Copeland Southern	\$15,775
23	08/21/17	Morris-Riley Development	\$9,520
24	08/21/17	Copeland Southern	\$10,175
<b>Total FY 2017</b>			<b>\$899,942</b>
25	11/22/17	Morris-Riley Development	\$500
26		Void	
27	02/14/18	Morris-Riley Development	\$1,000
<b>Total FY 2018</b>			<b>\$1,500</b>

**Gateway Services Community Development District**

**Series 2013 Capital Projects Fund - Requisition List**

August 31, 2020

Req. #	Date	Payee	Amount
Total FY 2019			\$0
28	06/05/20	Gateway CDD	\$3,305
29	06/05/20	Gateway CDD	\$10,900
30	06/30/20	Solitude Lake Management	\$38,683
31	07/10/20	Solitude Lake Management	\$38,683
Total FY 2020			\$91,571
<b>Grand Total</b>			<b>\$1,209,666</b>

**Gateway Services Community Development District**  
**Lake Bank Restoration - Recap of Activity**  
August 31, 2020

Sources of Funds:

State Revolving Fund Loan	\$9,744,037
Assessment Revenue	\$2,033,275
Interest	\$10,525
	<hr/>
Total Sources	\$11,787,837

Uses of Funds:

## Non-construction Costs:

Bond Counsel	(\$45,029)
Regions Trustee/Bank Fees	(\$12,000)
Closing Costs	(\$7,850)
Principal & Interest	(\$1,021,130)
Assessment Collection Costs	(\$2,854)

Total Other Costs: (\$1,088,863)

## Construction Costs:

Propex	(\$457,748)
Metro	(\$6,540,569)
Mettauer Environmental	(\$1,612,619)
Other Construction Costs	(\$587,510)
Attorney Fees	(\$18,272)
Professional Fees	(\$64,429)
Engineering Fees	(\$804,923)

Total Construction Costs: (\$10,086,069)

Total Uses (\$11,174,933)

**Fund Balance as of August 31, 2020**

**\$612,904**

**Gateway Services Community Development District**  
**Lake Bank Restoration - Drawdown from Centerstate Requisition List**  
August 31, 2020

Draw #	Date	Payee	Description	Amount
		Closing costs	Closing costs	\$7,850
1	04/06/17	Propex	Lake 116 bank restoration	\$73,650
1	04/06/17	Propex	Lake 116 bank restoration	\$3,677
1	04/06/17	Metro	Lake 116 bank restoration	\$105,255
2	04/14/17	Mettauer Environmental	Lake 118 bank restoration	\$13,658
2	04/14/17	Propex	Lake 116 bank restoration	\$152,942
3	04/30/17	Propex	Lake 116 bank restoration	\$53,218
3	04/30/17	Propex	Lake 116 bank restoration	\$10,556
3	04/30/17	Propex	Lake 116 bank restoration	\$9,916
4	05/17/17	Meattauer	Lake 118 bank restoration	\$145,663
4	05/17/17	Metro	Lake 116 bank restoration	\$372,344
5	05/19/17	Mettauer Environmental	Lake 118 bank restoration	\$97,713
5	05/19/17	Hagan Engineering	Lake bank construction management	\$19,025
5	05/19/17	Hagan Engineering	Lake bank construction management	\$8,698
5	05/19/17	Metro	Lake 116 bank restoration	\$93,915
6	05/23/17	Metro	Lake 116 bank restoration	\$683,729
7	05/29/17	Hagan Engineering	Lake bank construction management	\$20,682
7	05/29/17	Propex	Lake 116 bank restoration	\$2,123
8	06/16/17	Propex	Lake 116 bank restoration	\$75,600
8	06/16/17	Propex	Lake 116 bank restoration	\$48,663
8	06/16/17	Mettauer Environmental	Lake 87 bank restoration	\$70,308
8	06/16/17	Mettauer Environmental	Lake 87 bank restoration	\$49,544
8	06/16/17	Metro	Lake 126 bank restoration	\$921,275
8	06/16/17	Metro	Lake 85 bank restoration	\$63,450
9	08/04/17	Hagan Engineering	Lake bank construction management	\$21,999
9	08/04/17	Propex	Tie down pin & washer	\$27,405
9	08/04/17	Metro	Lake 86 bank restoration	\$576,697
10	08/16/17	Mettauer Environmental	Lake 87 bank restoration	\$29,887
10	08/16/17	Hagan Engineering	Lake bank construction management	\$13,273
10	08/16/17	Metro	Lake 86 bank restoration	\$33,692
11	09/20/17	Hagan Engineering	Lake bank construction management	\$3,304
11	09/20/17	Metro	Lake 125 bank restoration	\$53,431
11	09/20/17	Mettauer Environmental	Lake 87 bank restoration	\$70,810
<b>Total FY 2017 (Drawdown)</b>				<b>\$3,933,951</b>
<b>Grand Total</b>				<b>\$3,933,951</b>

**Gateway Services Community Development District**  
**Lake Bank Restoration - Additional Project Invoice List**  
August 31, 2020

Invoice #	Date	Payee	Description	Amount
	04/05/17	Centerstate Bank of Florida	Interest on loan	\$16
	05/05/17	Centerstate Bank of Florida	Interest on loan	\$1,033
	06/06/17	Centerstate Bank of Florida	Interest on loan	\$3,989
	07/06/17	Centerstate Bank of Florida	Interest on loan	\$6,310
	08/04/17	Centerstate Bank of Florida	Interest on loan	\$7,285
	09/06/17	Centerstate Bank of Florida	Interest on loan	\$8,060
		Propex (refund)	Refund for over payment	(\$1,469)
	04/30/17	Woodward Pires	SRF loan fees	\$2,259
2-3/17	05/15/17	Woodward Pires	SRF loan fees	\$2,588
107	05/24/17	Woodward Pires	SRF loan fees	\$180
3	06/16/17	Woodward Pires	SRF loan fees	\$257
118	04/07/17	George Russell Weyer	Consulting fee	\$7,500
	05/03/17	Florida Municipal Insurance Trust	Bond for right of way	\$100
128	06/09/17	Real Estate Econometrics, Inc.	Assessment process fees	\$4,533
22477	08/03/17	Inframark	Notice letters mailing	\$8,020
23431	09/13/17	Inframark	Notice letters mailing	\$5,963
M2335	09/30/17	Guardian Community Resources Mgmt	SRF grant fees	\$4,280
51158779	03/16/17	Tetra Tech	Engineering fees	\$1,365
51171049	04/20/17	Tetra Tech	Engineering fees	\$3,320
51171048	04/20/17	Tetra Tech	Engineering fees	\$11,488
	04/30/17	Tetra Tech	Engineering fees	\$3,255
51181990	05/22/17	Tetra Tech	Engineering fees	\$525
51182161	06/01/17	Tetra Tech	Engineering fees	\$10,150
51182160	06/01/17	Tetra Tech	Engineering fees	\$3,340
1214597	06/19/17	Stantec Consulting	Lake bank restoration & inspection	\$2,500
1214597	06/19/17	Stantec Consulting	Lake bank restoration & inspection	\$700
51191326	06/21/17	Tetra Tech	Engineering fees	\$1,385
51191346	06/21/17	Tetra Tech	Engineering fees	\$7,025
51191345	06/21/17	Tetra Tech	Engineering fees	\$173
51191344	06/29/17	Tetra Tech	Engineering fees	\$440
51203141	07/31/17	Tetra Tech	Engineering fees	\$1,735
51203143	08/31/17	Tetra Tech	Engineering fees	\$17,115
51212515	09/30/17	Tetra Tech	Engineering fees	\$13,650
1182-A	09/30/17	Christopher D Hagan	Lake bank construction management	\$202
38761	03/06/17	Fort Myers Digital	Lake plans prints	\$492
411855475	03/06/17	Mobile Mini	Container rental	\$372
411855472	03/06/17	Mobile Mini	Container rental	\$372
411855474	03/06/17	Mobile Mini	Container rental	\$372
411855473	03/06/17	Mobile Mini	Container rental	\$372
1329775	03/06/17	FEI	Wire flags	\$60
1329775-1	03/09/17	FEI	Wire flags	\$140

**Gateway Services Community Development District**  
**Lake Bank Restoration - Additional Project Invoice List**  
August 31, 2020

Invoice #	Date	Payee	Description	Amount
1329775-2	03/10/17	FEI	Wire flags	\$100
9001931720	03/20/17	Mobile Mini	Container rental	\$144
9001931721	03/20/17	Mobile Mini	Container rental	\$144
9001931722	03/20/17	Mobile Mini	Container rental	\$144
9001931723	03/20/17	Mobile Mini	Container rental	\$144
9001931724	03/20/17	Mobile Mini	Container rental	\$144
9001790063	03/27/17	Mobile Mini	Container rental	\$372
	04/11/17	Iberia Bank-Visa	Pipe	\$365
9002072913	04/17/17	Mobile Mini	Container rental	\$165
9002072911	04/17/17	Mobile Mini	Container rental	\$165
9002072912	04/17/17	Mobile Mini	Container rental	\$165
9002072915	04/17/17	Mobile Mini	Container rental	\$165
9002072914	04/17/17	Mobile Mini	Container rental	\$165
50029476-0001	04/17/17	Neff Rental	Forklift	\$2,443
	04/30/17	Easement Credit to Utility Account	Easement Credit to Utility Account	\$400
	04/30/17	Easement Credit to Utility Account	Easement Credit to Utility Account	\$400
	04/30/17	Easement Credit to Utility Account	Easement Credit to Utility Account	\$400
	04/30/17	Easement Credit to Utility Account	Easement Credit to Utility Account	\$400
	05/03/17	Gateway Trinity Lutheran Church	Sanctuary & sound tech for public hearing	\$350
	05/11/17	Iberia Bank-Visa	Lee County permit	\$30
50029476-0003	05/15/17	Neff Rental	Forklift	\$2,243
9002215050	05/15/17	Mobile Mini	Container rental	\$144
9002215052	05/15/17	Mobile Mini	Container rental	\$144
9002215053	05/15/17	Mobile Mini	Container rental	\$144
9002215054	05/15/17	Mobile Mini	Container rental	\$144
9002215051	05/25/17	Mobile Mini	Container rental	\$144
50029476-0004	06/12/17	Neff Rental	Forklift	\$2,243
9002358894	06/12/17	Mobile Mini	Container rental	\$165
9002358897	06/12/17	Mobile Mini	Container rental	\$165
9002358898	06/12/17	Mobile Mini	Container rental	\$165
9002358896	06/12/17	Mobile Mini	Container rental	\$165
412424303	06/12/17	Mobile Mini	Container rental	\$165
50029476-0005	07/10/17	Neff Rental	Forklift	\$2,243
9002503772	07/10/17	Mobile Mini	Container rental	\$144
9002503770	07/10/17	Mobile Mini	Container rental	\$144
9002503771	07/10/17	Mobile Mini	Container rental	\$144
9002503769	07/10/17	Mobile Mini	Container rental	\$144
9002503773	07/10/17	Mobile Mini	Container rental	\$144
9464	07/11/17	Paul Bode Landscape	Lake 118	\$2,130
9462	07/11/17	Paul Bode Landscape	Lake 87	\$4,817
9463	07/11/17	Paul Bode Landscape	Lake 116	\$10,089
9461	07/11/17	Paul Bode Landscape	Lake 86	\$4,217

**Gateway Services Community Development District**  
**Lake Bank Restoration - Additional Project Invoice List**  
August 31, 2020

Invoice #	Date	Payee	Description	Amount
9465	07/11/17	Paul Bode Landscape	Lake 126	\$4,136
	07/11/17	Iberia Bank-Visa	Video for public hearing	\$420
202040	07/26/17	Ecological Laboratories	Microbe lift	\$505
88022793	07/31/17	Vertex Water Features	Reinstall fountain	\$555
9002651965	08/07/17	Mobile Mini	Container rental	\$165
9002651967	08/07/17	Mobile Mini	Container rental	\$165
9002651966	08/07/17	Mobile Mini	Container rental	\$165
9002651964	08/07/17	Mobile Mini	Container rental	\$165
50029476-0005	08/07/17	Neff Rental	Forklift/handler	\$2,243
9002651968	08/07/17	Mobile Mini	Container rental	\$165
136	08/08/17	Real Estate Econometrics, Inc.	Assessment process fees	\$912
50029476-0007	08/23/17	Neff Rental	Forklift	\$969
9002803266	09/04/17	Mobile Mini	Container rental	\$165
9002803264	09/04/17	Mobile Mini	Container rental	\$165
9002803262	09/04/17	Mobile Mini	Container rental	\$165
9002803263	09/04/17	Mobile Mini	Container rental	\$165
9002803265	09/04/17	Mobile Mini	Container rental	\$165
50032059-0001	09/15/17	Neff Rental	Forklift	\$2,443
M2316	09/25/17	Guardian Community Resources Mgmt	SRF grant fees	\$8,505
50032059-0002	09/30/17	Neff Rental	Forklift	\$932
	09/30/17	Assessment Collection Costs	Assessment Collection Costs	\$988
<b>Total FY 2017</b>				<b>\$202,753</b>

**Gateway Services Community Development District**  
**Lake Bank Restoration - Additional Project Invoice List**  
August 31, 2020

Invoice #	Date	Payee	Description	Amount
	10/23/17	Centerstate Bank of Florida	Interest on loan	\$7,964
	11/06/17	Centerstate Bank of Florida	Interest on loan	\$8,266
	12/06/17	Centerstate Bank of Florida	Interest on loan	\$7,999
	12/15/17	SRF Loan - Interest	SRF Loan - Interest	\$2,295
	12/15/17	SRF Loan - Principal	SRF Loan - Principal	\$8,543
	01/05/18	Centerstate Bank of Florida	Interest on loan	\$8,266
	02/06/18	Centerstate Bank of Florida	Interest on loan	\$8,266
24531	10/24/17	Inframark	Notice letters mailing	\$5,813
	12/15/17	Assessment Collection Costs	Assessment Collection Costs	\$590
	12/11/17	Iberia Bank-Visa		\$1,273
M2415	02/21/18	Guardian Community Resources Mgmt	SRF grant fees	\$1,938
51282807	02/15/18	Tetra Tech	Engineering fees	\$215
53373	10/17/17	Fort Myers Digital	Lake bank design prints	\$1,209
232572	11/13/17	Ecological Laboratories	Microbe lift	\$731
	01/05/18	Lee County Community Development	Permit fee	\$1,100
	02/12/18	Iberia Bank-Visa	Permit fee	\$1,100
	03/23/18	Tetra Tech	Engineering fees	\$3,113
	03/31/18	Centerstate Bank of Florida	Interest on loan	\$8,266
	03/05/18	Fort Myers Digital	Lake bank design prints	\$70
	04/17/18	Woodward Pires	Lake bank restoration matters	\$155
M2440	04/17/18	Guardian Community Resources Mgmt	SRF grant fees	\$2,750
	04/25/18	Iberia Bank-Visa		\$100
	04/20/18	Earth View	Irrigation around pond	\$760
	04/30/18	Iberia Bank-Visa	Permit fee	\$1,100
	04/30/18	Metro Equipment	Lake 110 restoration	\$55,733
	05/25/18	Centerstate Bank of Florida	Interest on loan	\$16,531
	05/29/18	Centerstate Bank of Florida	Interest on loan	\$1,066
9989399	05/15/18	Squire Patton Boggs	Bond counsel	\$45,029
	05/25/18	Regions	Trustee/Bank fees	\$12,000
41790	05/14/18	Woodward Pires	Lake bank restoration matters	\$745
89041-010918	05/31/18	Woodward Pires	Lake bank restoration matters	\$12,089
M2467	05/31/18	Guardian Community Resources Mgmt	SRF grant fees	\$656
51314573	05/22/18	Tetra Tech	Engineering fees	\$750
51314576	05/22/18	Tetra Tech	Engineering fees	\$1,000
51314575	05/22/18	Tetra Tech	Engineering fees	\$9,550
	05/14/18	Metro Equipment	Lake 10 restoration	\$393,237
	05/14/18	Metro Equipment	Lake 60 restoration	\$44,280
	06/15/18	SRF Loan - Interest	SRF Loan - Interest	\$1,008
	06/15/18	SRF Loan - Principal	SRF Loan - Principal	\$9,830
51306121	06/08/18	Tetra Tech	Engineering fees	\$4,050
51306124	06/08/18	Tetra Tech	Engineering fees	\$935
51325968	06/26/18	Tetra Tech	Engineering fees	\$9,145

**Gateway Services Community Development District**  
**Lake Bank Restoration - Additional Project Invoice List**  
August 31, 2020

Invoice #	Date	Payee	Description	Amount
51325966	06/26/18	Tetra Tech	Engineering fees	\$3,665
51325969	06/26/18	Tetra Tech	Engineering fees	\$5,585
	06/15/18	Metro Equipment	Lake 60 restoration	\$451,312
4025539	06/23/18	Aquagenix	Removal of aeration system	\$1,985
51335130	07/23/18	Tetra Tech	Engineering fees	\$4,080
51335132	07/23/18	Tetra Tech	Engineering fees	\$6,400
51335131	07/23/18	Tetra Tech	Engineering fees	\$1,050
	07/11/18	Lee County Community Development	Permit fee	(\$1,100)
	07/11/18	Iberia Bank-Visa	Postage to mail SRF agreement	\$46
009	07/30/18	Hagan and Maxwell	Lake review	\$2,197
1221129	08/14/18	Mainscape	Replace petunias	\$1,095
	08/31/18	Iberia Bank	Service charge	\$10
51345159	08/20/18	Tetra Tech	Engineering fees	\$8,115
51345160	08/20/18	Tetra Tech	Engineering fees	\$3,650
51355322	09/20/18	Tetra Tech	Engineering fees	\$61,110
51355323	09/20/18	Tetra Tech	Engineering fees	\$2,115
51363931	09/30/18	Tetra Tech	Engineering fees	\$3,655
51363932	09/30/18	Tetra Tech	Engineering fees	\$1,080
<b>Total FY 2018</b>				<b>\$1,255,565</b>
51377045	11/13/18	Tetra Tech	Engineering fees	\$3,500
51377047	11/13/18	Tetra Tech	Engineering fees	\$1,568
	11/30/18	Assessment Collection Costs	Assessment Collection Costs	\$441
	12/14/18	Assessment Collection Costs	Assessment Collection Costs	\$441
	12/15/18	SRF Loan - Interest	SRF Loan - Interest	\$99,668
	12/15/18	SRF Loan - Principal	SRF Loan - Principal	\$21,138
51390637	12/18/18	Tetra Tech	Engineering fees	\$1,516
51390635	12/18/18	Tetra Tech	Engineering fees	\$17,828
M2505	12/31/18	Guardian	SRF Grant fees	\$1,563
51400129	01/17/19	Tetra Tech	Engineering fees	\$9,750
51400131	01/17/19	Tetra Tech	Engineering fees	\$5,649
1	01/10/19	Metro Equipment	Lake 92 restoration	\$90,225
2	01/25/19	Metro Equipment	Lake 92 restoration	\$417,880
51412921	02/22/19	Tetra Tech	Engineering fees	\$2,760
51412917	02/22/19	Tetra Tech	Engineering fees	\$405
51412920	02/22/19	Tetra Tech	Engineering fees	\$4,807
7763	02/01/19	Signs in One Day	Signs	\$864
	02/15/19	SRF Loan - Interest	SRF Loan - Interest	\$3,711
	02/15/19	SRF Loan - Principal	SRF Loan - Principal	\$83,569
51421875	03/20/19	Tetra Tech	Engineering fees	\$5,244
51421874	03/20/19	Tetra Tech	Engineering fees	\$6,218
3	03/06/19	Metro Equipment	Lake 92 restoration	\$502,224

## Gateway Services Community Development District

### Lake Bank Restoration - Additional Project Invoice List

August 31, 2020

Invoice #	Date	Payee	Description	Amount
1-1902	03/09/19	Metro Equipment	Lake 124 restoration	\$112,500
M2618	03/10/19	Guardian	SRF Grant fees	\$1,750
4	03/13/19	Metro Equipment	Lake 92 restoration	\$53,175
	03/13/19	Johnnie J. Fischer	Lake 90 restoration	\$102,530
	03/26/19	Credit to Utility Accounts	Credit to Utility Accounts	\$1,600
M2564	03/31/19	Guardian	SRF Grant fees	\$750
51432769	04/18/19	Tetra Tech	Engineering fees	\$7,915
51432768	04/18/19	Tetra Tech	Engineering fees	\$9,785
51432772	04/18/19	Tetra Tech	Engineering fees	\$917
51441825	04/30/19	Tetra Tech	Engineering fees	\$1,577
51441822	04/30/19	Tetra Tech	Engineering fees	\$7,955
51441821	04/30/19	Tetra Tech	Engineering fees	\$6,732
0002282402	04/01/19	The News Press	Notice to contractor	\$378
2-1901	04/15/19	Metro Equipment	Lake 124 restoration	\$682,382
TEWAY-042419	04/24/19	Mettauer Environmental	Lake 121 restoration	\$60,654
042419-LAKE 61	04/24/19	Mettauer Environmental	Lake 121 restoration	\$57,989
031319-LAKE 90	04/30/19	Johnnie J. Fischer	Lake 90 restoration	\$102,530
M2661	04/30/19	Guardian	SRF Grant fees	\$2,938
51400132	05/24/19	Tetra Tech	Engineering fees	\$344
3-5.10.19	05/10/19	Metro Equipment	Lake 124 restoration	\$176,985
2	05/23/19	Mettauer Environmental	Lake 61 restoration	\$141,201
2-2019-296	05/24/19	Mettauer Environmental	Lake 121 restoration	\$44,641
2019-295	05/28/19	Johnnie J. Fischer	Lake 119 restoration	\$122,466
	05/31/19	Regions Bank	Trustee Fees	\$3,500
	06/15/19	SRF Loan - Interest	SRF Loan - Interest	\$21,970
	06/15/19	SRF Loan - Principal	SRF Loan - Principal	\$98,836
51456123	07/01/19	Tetra Tech	Engineering fees	\$8,674
51456126	07/01/19	Tetra Tech	Engineering fees	\$490
51456122	07/01/19	Tetra Tech	Engineering fees	\$9,890
42206	07/22/19	Tetra Tech	Engineering fees	\$3,020
51467980	07/23/19	Tetra Tech	Engineering fees	\$13,790
51467982	07/23/19	Tetra Tech	Engineering fees	\$1,318
51467979	07/23/19	Tetra Tech	Engineering fees	\$16,272
63019	07/01/19	The Club At Gateway, Llc	Turf installation	\$3,975
70119	07/01/19	Johnnie J. Fischer Jr	Lake 119 restoration	\$122,466
70319	07/03/19	Lee County Permitting	Submittal fee	\$1,100
M2691	07/13/19	Guardian	SRF Grant fees	\$875
73119	07/31/19	The Club At Gateway, Llc	Turf installation	\$71
51475052	08/12/19	Tetra Tech	Engineering fees	\$7,300
51475828	08/14/19	Tetra Tech	Engineering fees	\$3,388
51475827	08/14/19	Tetra Tech	Engineering fees	\$6,742
51475831	08/14/19	Tetra Tech	Engineering fees	\$785

**Gateway Services Community Development District**  
**Lake Bank Restoration - Additional Project Invoice List**  
August 31, 2020

Invoice #	Date	Payee	Description	Amount
51475830	08/14/19	Tetra Tech	Engineering fees	\$629
3	08/12/19	Johnnie J. Fischer Jr	Lake 90 restoration	\$23,535
3-119	08/12/19	Johnnie J. Fischer Jr	Lake 119 restoration	\$27,714
	08/15/19	SRF Loan - Interest	SRF Loan - Interest	\$106,364
	08/15/19	SRF Loan - Principal	SRF Loan - Principal	\$5,931
51487970	09/16/19	Tetra Tech	Engineering fees	\$3,899
51489335	09/19/19	Tetra Tech	Engineering fees	\$2,361
51489337	09/19/19	Tetra Tech	Engineering fees	\$31,643
51502359	09/30/19	Tetra Tech	Engineering fees	\$564
51508022	09/30/19	Tetra Tech	Engineering fees	\$9,284
51502360	09/30/19	Tetra Tech	Engineering fees	\$36,349
	09/30/19	Assessment Collection Costs	Assessment Collection Costs	<b>(\$330)</b>
<b>Total FY 2019</b>				<b>\$3,553,067</b>
51514622	11/07/19	Tetra Tech	Engineering fees	\$17,823
51521365	12/01/19	Tetra Tech	Engineering fees	\$15,402
	12/15/19	SRF Loan - Interest	SRF Loan - Interest	\$21,372
	12/15/19	SRF Loan - Principal	SRF Loan - Principal	\$99,434
51533973	12/20/19	Tetra Tech	Engineering fees	\$8,149
51535710	12/24/19	Tetra Tech	Engineering fees	\$19,308
	12/31/19	Assessment Collection Costs	Assessment Collection Costs	\$725
4591	01/29/20	Anchor Tree Service	Lift Oak Tree	\$250
	02/15/20	SRF Loan - Interest	SRF Loan - Interest	\$19,237
	02/15/20	SRF Loan - Principal	SRF Loan - Principal	\$14,499
	02/15/20	SRF Loan - Service Fee	SRF Loan - Service Fee	\$77,934
51554127	02/14/20	Tetra Tech	Engineering fees	\$11,938
51554129	02/14/20	Tetra Tech	Engineering fees	\$3,430
51554128	02/14/20	Tetra Tech	Engineering fees	\$2,139
51544732	02/19/20	Tetra Tech	Engineering fees	\$20,464
51542311	02/19/20	Tetra Tech	Engineering fees	\$4,560
51556536	02/20/20	Tetra Tech	Engineering fees	\$3,982
51557035	02/21/20	Tetra Tech	Engineering fees	\$5,200
1	04/03/20	Metro Equipment	Lake 83	\$49,050
2	04/29/20	Metro Equipment	Lake 83	\$447,418
M2860	04/30/20	Guardian	SRF Grant fees	\$3,900
51579298	05/27/20	Tetra Tech	Engineering fees	\$7,697
51580310	05/27/20	Tetra Tech	Engineering fees	\$9,663
51579299	05/27/20	Tetra Tech	Engineering fees	\$2,127
TEWAY-042920	05/31/20	Mettauer Environmental	Lake 101	\$230,081
42920	05/31/20	Mettauer Environmental	Lake 91	\$208,890
	06/15/20	SRF Loan - Interest	SRF Loan - Interest	\$20,770

**Gateway Services Community Development District**  
**Lake Bank Restoration - Additional Project Invoice List**  
August 31, 2020

Invoice #	Date	Payee	Description	Amount
	06/15/20	SRF Loan - Principal	SRF Loan - Principal	\$100,036
51590841	06/01/20	Tetra Tech	Engineering fees	\$5,101
51590843	06/30/20	Tetra Tech	Engineering fees	\$5,190
51590844	06/30/20	Tetra Tech	Engineering fees	\$11,720
51591078	06/30/20	Tetra Tech	Engineering fees	\$6,854
51590842	06/30/20	Tetra Tech	Engineering fees	\$11,002
M2867	06/20/20	Guardian	SRF Grant fees	\$1,950
PI-A00408970	06/30/20	Solitude Lake Management	Lake 83	\$5,136
2 07022020	06/30/20	Mettauer Environmental	Lakd 103	\$105,534
3 07022020	06/30/20	Mettauer Environmental	Lake 101	\$26,175
51604048	07/29/20	Tetra Tech	Engineering fees	\$21,407
51601644	07/29/20	Tetra Tech	Engineering fees	\$23,836
51601571	07/29/20	Tetra Tech	Engineering fees	\$19,450
51601570	07/30/20	Tetra Tech	Engineering fees	\$11,751
51601569	07/30/20	Tetra Tech	Engineering fees	\$5,609
51567536	07/31/20	Tetra Tech	Engineering fees	\$3,446
1-06.03.2020	07/29/20	Mettauer Environmental	Lake 103	\$259,871
2144	07/29/20	Jeff Allen Wheeler	Lake 91	\$3,100
	08/15/20	SRF Loan - Interest	SRF Loan - Interest	\$22,292
	08/15/20	SRF Loan - Principal	SRF Loan - Principal	\$89,378
44944	08/11/20	Ground Effects Of South West Florida, Inc	Lake 83	\$1,040
08172020-3	08/17/20	Metro Equipment	Lake 83	\$160,380
M2899	08/17/20	Guardian	SRF Grant fees	\$1,950
M2885	08/26/20	Guardian	SRF Grant fees	\$1,950
<b>Total FY 2020</b>				<b>\$2,229,597</b>
<b>Total Project Costs</b>				<b>\$11,174,933</b>

**Gateway Services Community Development District**

Non-Ad Valorem Special Assessments  
 (Lee County Tax Collector - Monthly Collection Distributions)  
 For the Fiscal Year Ending September 30, 2020

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND						
					General Fund	Pelican Preserve Fund	Stoneybrook Fund	Towne Lakes Fund	Series 2013 Debt Service Fund	Series 2007 Debt Service Fund	Series 2017 Debt Service Fund (SRL)
Assessments Levied				\$7,394,231	\$ 3,464,919	\$ 2,717,575	\$ 424,761	\$ 7,291	\$ 241,572	\$ 43,000	\$ 495,113
Allocation %				100%	47%	37%	6%	0%	3%	1%	7%
11/15/19	\$ 128,592	\$ 5,824	\$ -	\$ 134,417	\$ 62,987	\$ 49,402	\$ 7,722	\$ 133	\$ 4,391	\$ 782	\$ 9,000
11/29/19	\$ 1,360,354	\$ 56,888	\$ 5,413 (1)	\$ 1,422,655	\$ 666,653	\$ 522,863	\$ 81,724	\$ 1,403	\$ 46,479	\$ 8,273	\$ 95,260
12/16/19	\$ 4,432,292	\$ 184,834	\$ 5,413 (1)	\$ 4,622,539	\$ 2,166,111	\$ 1,698,905	\$ 265,541	\$ 4,558	\$ 151,020	\$ 26,882	\$ 309,522
12/30/19	\$ 306,090	\$ 11,649	\$ -	\$ 317,739	\$ 148,892	\$ 116,778	\$ 18,253	\$ 313	\$ 10,381	\$ 1,848	\$ 21,276
01/15/20	\$ 154,460	\$ 4,779	\$ -	\$ 159,239	\$ 74,619	\$ 58,524	\$ 9,147	\$ 157	\$ 5,202	\$ 926	\$ 10,663
02/14/20	\$ 341,625	\$ 7,537	\$ -	\$ 349,162	\$ 163,616	\$ 128,326	\$ 20,058	\$ 344	\$ 11,407	\$ 2,030	\$ 23,380
03/13/20	\$ 95,669	\$ 1,021	\$ -	\$ 96,690	\$ 45,309	\$ 35,536	\$ 5,554	\$ 95	\$ 3,159	\$ 562	\$ 6,474
04/15/20	\$ 127,093	\$ 99	\$ -	\$ 127,192	\$ 59,602	\$ 46,747	\$ 7,307	\$ 125	\$ 4,155	\$ 740	\$ 8,517
05/15/20	\$ 43,215	\$ (359)	\$ -	\$ 42,856	\$ 20,082	\$ 15,751	\$ 2,462	\$ 42	\$ 1,400	\$ 249	\$ 2,870
06/15/20	\$ 125,322	\$ (3,575)	\$ -	\$ 121,747	\$ 57,050	\$ 44,745	\$ 6,994	\$ 120	\$ 3,978	\$ 708	\$ 8,152
<b>TOTAL</b>	<b>\$ 7,114,712</b>	<b>\$ 268,698</b>	<b>\$ 10,826</b>	<b>\$ 7,394,235</b>	<b>\$ 3,464,921</b>	<b>\$ 2,717,576</b>	<b>\$ 424,761</b>	<b>\$ 7,291</b>	<b>\$ 241,572</b>	<b>\$ 43,000</b>	<b>\$ 495,113</b>
% COLLECTED				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>TOTAL OUTSTANDING</b>				<b>\$ (4)</b>	<b>\$ (2)</b>	<b>\$ (1)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>

(1) Amount paid to the Tax Collector for his or her necessary administrative costs.