Board of Supervisors

Thursday, August 20, 2026 - 3:00 PM
Gateway Services CDD Offices - Meeting Room, located at 13240 Griffin Drive, Fort Myers, FL 33913-7956

Click on the below link to listen to the meeting:
https://www.youtube.com/@GSCDD/streams

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF FINAL AGENDA**
5. **PUBLIC COMMENT**
6. **LOCAL ACHIEVEMENTS AND RECOGNITIONS**
7. **ADVISORY COMMITTEES ITEMS AND REPORTS**
   - **A.** Parks and Recreation Advisory Committee Monthly Report
   - **B.** Pelican Preserve Advisory Committee Monthly Report
8. **APPROVAL OF MINUTES**
   - **A.** June 8, 2026 Ponds Meeting Minutes
   - **B.** June 11, 2026 Pelican Preserve Advisory Committee Meeting Minutes
   - **C.** July 9, 2026 Pelican Preserve Advisory Committee Meeting Minutes
   - **D.** August 6, 2026 Board of Supervisor Workshop and Meeting Minutes
9. **CONSENT AGENDA ITEMS**
   - **A.** Resolution 2026-19: Update to the Establishment of Goals and Objectives
   - **B.** State Revolving Fund (SRF) WW360491 (Lower Hawthorn Well and Generator) Loan Amendment 3
   - **C.** MBS Capital Markets to Raymond James Merger - Investment Banking Agreement
10. **DISTRICT ENGINEER**
    - **A.** Tetra Tech Project(s) Update
11. **ADMINISTRATIVE AGENDA ITEMS**
12. **DISTRICT MANAGER ITEMS**
    - **A.** Monthly Reports
    - **B.** FPL Project Update
13. **DISTRICT ATTORNEY ITEMS**
    - **A.** District Attorney Project List Update
    - **B.** Contingency Fee Agreement related to claims associated with sewer main line breach by excavator

At times, members of various committees established by the Board of Supervisors (BOS) may be present at meetings of the BOS and the members of those committees may participate at meetings of the BOS as to matters being heard by the BOS. Such committees include, but are not limited to: Pelican Preserve Advisory Committee, Parks and Recreation Advisory Committee and any other committee or subcommittees that may be established by the BOS of the District. Further, at times, members of the BOS and members of various committees or subcommittees may be present at and may participate at meetings of other committees or subcommittees.

14. FUTURE BOARD BUSINESS

Next scheduled meeting: September 3, 2026

A. Agenda Management

15. PUBLIC HEARINGS

A. Public Hearing to Consider Adoption of FY2026/2027 Budget and Consider Approval and Adoption of Resolution 2026-20 - Adopting the District's FY2026/2027 Budget

B. Public Hearing For The Purpose Of Receiving Public Comment On and Public Hearing To Consider The Imposition Of Non-Ad Valorem Special Assessments On Lands Within The District To Fund The Fiscal Year 2026/2027 Proposed Final Budget; and The Adoption of a Final Non-Ad Valorem Special Assessment Roll; and To Provide For The Levy, Collection and Enforcement of The Special Assessments; and To Consider The Adoption Of Resolution 2026-21 - Making a Determination Of Special Benefit And Imposing Special Assessments And Certifying An Assessment Roll For The Adopted Fiscal Year 2026/2027 Budget.

16. SUPERVISOR COMMENTS AND REPORTS

17. ADJOURNMENT

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 7.A**

Parks and Recreation Advisory Committee Monthly Report

1. **Requested Motion**: **Meeting Date**: August 20, 2026

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADVISORY COMMITTEES ITEMS AND REPORTS	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

There is no update for this month due to no PRAC meeting for the month of July and August. The next meeting will be on September 1, 2026.

Attachments:

None.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 7.B**

Pelican Preserve Advisory Committee Monthly Report

1. **Requested Motion**: **Meeting Date**: August 20, 2026

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
ADVISORY COMMITTEES ITEMS AND REPORTS	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

The Board of Supervisors requested monthly reports from the committees.

Attachments:

1. PPAC update 8.10.2026.pdf

Gateway Services Board of Supervisors

Monthly Report
Prepared by: Peggy Hall, PPAC Chair
Date: 8/10/2026

Pelican Preserve Advisory Committee Overview

Summary:

- A recommendation to include Pond 21 in FY27 was moved to PPAC for final budget review. The benefits of pausing a year were fully discussed and the decision to continue with the restoration in 2027 was made.
- PPAC is continuing discussion on any budget adjustments to the high water approved amounts.
- All subcommittee budgets are tracking within expectations with the exception of Safety and Security. The overspend is due to unexpected signage expense and prior unknowns of road and striping expenses. Any new projects and expenses (where feasible) will be pushed to FY27.
- Milling and repaving of Pelican Preserve blvd is complete with final striping planned for mid-August.

Pelican Preserve Subcommittee Updates:

Landscaping

- No current activity within the Landscaping subcommittee during the rainy season.
- Discussion regarding the dead Washingtonia Palm trees at the 4-way stop is planned for the 8/13 PPAC meeting.

Ponds & Conservation Group

- Littoral enhancement on ponds 17, 18, 38, 41, 42, 43, 45 & 52 were completed in late July.
- Several instances of erosion and missed downspout installations are being addressed. A 5-house section in Bellagio will be addressed in FY27.
- The group is in the planning phase on storm drain inspections for 2027
- The wood bridges and boardwalk project to improve the top rails will be handled in house. A budget of 18k for materials was approved and Paul anticipates completion within 2026.

Safety and Security

- FPL Streetlights- After the heavy rains, there are reports of voids around some of the new streetlight poles. GSCDD is awaiting a response from FPL on this issue.
- Pelican Preserve BLVD Mill and Resurface and Bike Lane and Striping Projects – Completed in late July with temporary striping. Thermoplastic bike lane and all community road striping should be completed in mid-August. .
- Final phase of signage to address Manual on Uniform Traffic Control Devices (MUTCD) deficiencies in Pelican Preserve- signs received and installation has begun. This action will bring signage on PP roads up to code.
- Status of gatehouse repair- GSCDD staff is in contact with at-fault party insurance provider. Structural assessment is pending and bids for repair are being sought. Jay will develop an Agenda item and work with GSCDD staff to look at all feasible options for solutions to mitigate the ongoing damage issue and look at ways to improve vehicle flow efficiency thru the gate, such as possibly moving the outside lane gates back to align with the inside lane gate, improving gate guard efficiency.
- Front Entrance Electrical and Gate Arm Infrastructure Cleanup- The existing electrical infrastructure has had multiple modifications, expansions and additions to the gate arm, communication control, and landscape lighting systems. These conduits and control boxes have both high and low voltage, both existing and obsolete, disconnected wiring. This proposal is to separate these systems, remove old disconnected wiring and junction boxes, to “clean up” and map the electrical infrastructure. Two electrical contractors (1 for high voltage, 1 for low voltage) for a total of $12,475. The discussions about possibility of moving gate arms and barcode reader prompted the committee to vote to modify the electrical scope of work to include possible electrical work needed for this action. This bid will be an alternate/option to determine whether it is cost efficient to do all the work at the same time or not. Jay will work with Paul to refine scope and will report back to committee.
- A request from PPCA for a releasable copy of Post Orders regarding Weiser responsibilities of gate guards is in process. Intent is to address any mis-conceptions about duties and responsibilities and address any resident complaints. Jennifer Nisenoff is our point person and is working with Laura Leroy to provide this document.
- Bridge Inspection Program- Paul is working on this item. Proposal to be briefed start of FY27.
- Subcommittee will work on a Roles and Responsibilities document.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 8.A**

June 8, 2026 Ponds Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Review and approve the portion of the June 8, 2026 Ponds meeting minutes where there was participation by Mr. Geppert and Mrs. Pankau.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. 2026.06.08 Ponds minutes-Draft-GJ.pdf

7. **Staff Recommendations**:

Approve the June 8, 2026 Ponds Meeting Minutes.

MINUTES OF MEETING
PONDS SUBCOMMITTEE
Monday, June 8, 2026 at 8:30 a.m.
DRAFT

1. CALL TO ORDER

Mr. Latham called the meeting to order at 8:30 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Members:
Jim Latham - Chair
Harold Daigneau - Vice-Chair
Michael Causey
Jay Nemia

Absent:
Doug Ball
Richard Hennessey

Staff:
Paul Flores - Public Works Director
Matt Drake - Stormwater Environmental Specialist

Guests:
Bob Geppert, BOS
Carol Pankau, BOS
Peggy Hall, PPAC *(remote)*
Doug Zanter, PPAC
Louis Lemaire – Ponds - membership ended 5/9/26

4. PUBLIC COMMENT

Marilyn Kestler inquired about the littoral removal on Pond 39. Permission was granted, and a contractor had sprayed the littorals. Homeowner was instructed he could clean up the dead littorals.

Mr. Flores introduced Matt Drake, the District's new Stormwater Environmentalist Specialist, to the Subcommittee. Mr. Drake shared his professional background, including 5 years of experience with Solitude Lake Management.

5. APPROVAL OF MINUTES

A. April 13, 2026 Ponds Subcommittee Meeting Minutes

> On MOTION by Michael Causey seconded by Harold Daigneau, the April 13, 2026 Pond minutes were approved. 4/0

7. FINANCIAL REPORT

A. Financial Reports

The March and April financial reports were reviewed. On the April Financials, Mr. Latham questioned the $17,161 encumbrance under R&M Stormwater System. Mr. Flores will ask Ms. LeRoy and come back with a response.

Question was asked when the downspouts will be completed. Mr. Zanter responded, by the end of June, 2026.

7. ITEMS FOR DISCUSSION

A. Ratification of FY2026-10 Pond 21 Bank Restoration - Design and Bid Specifications.

> On MOTION by Michael Causey seconded by Harold Daigneau, ratification of Task Authorization 2026-10, Pond 21 restoration was approved. 4/0

B. Fiscal Year 2027 - Pelican Preserve Ponds Meeting Schedule

> On MOTION by Harold Daigneau seconded by Michael Causey the FY 2027 Ponds meeting schedule was approved. 4/0

C. Additional Inputs to the District's Pond Standards and Tentative Schedule

The subcommittee discussed consolidating the Ponds Standard manuals (Gateway and Pelican's) and to protect Pelican's tighter restrictions against easy littoral removal. Mr. Daigneau was assigned as liaison to work with District staff to assist with the Pond Standards and staff will bring back the revised manual to the October meeting.

D. Boardwalk Rail Maintenance and Future Repair Considerations

Multiple safety issues and warping have been reported on the composite top rails across the Boardwalk and other bridges. Mr. Daigneau will work with staff and secure contractor quotes for structural repairs for the Boardwalk and will bring back to the October meeting.

8. STAFF UPDATE

A. Staff Updates - June 2026

Mr. Flores gave updates on the following:

- Pond 47 and 48: 12- month warranty walkthroughs were completed. No issues found.
- 10559 Carena Circle: A formal violation letter was sent to resident regarding unauthorized littoral removal. Replacement costs will be billed back directly to the homeowner.
- Dead Tree along the Boardwalk: There is a dead Pine Tree inside the conservation area that poses a safety hazard near the Boardwalk. Staff recommends removal.

> On MOTION by Jim Latham seconded by Michael Causey, Coastline Tree Service to remove dead Pine Tree, in the preserve, in the amount of $2,950 was approved. 4/0

- Aerators at ponds 36 and 37: FPL and Bentley Electric troubleshot and replaced a severed underground aluminum line. The aerators are fully operational since June 5, 2026.
- Pond and Conservation Area Signage: Mr. Drake will oversee updating and installing signage.

9. MEMBER ITEMS AND REPORTS

Mr. Latham requested to move forward with seasonal littoral plantings to add variety and upper-bank stabilization.

> On MOTION by Michael Causey seconded by Harold Daigneau, a contract was approved with Superior Waterways, not to exceed $39,000, for littoral plantings for Ponds 18, 38, 41, 42, 43, 45, & 52, was approved. 4/0

Mr. Latham discussed storm water system inspections. Extreme Divers will be submitting a quote.

Mr. Latham discussed the fish grate maintenance will proceed as budgeted. No vote needed, this is a budgeted item.

Mr. Geppert suggested deferring the refurbishing of Pond 21 from FY27 to FY28. Mr. Zanter explained the reasoning after talking with Ms. LeRoy regarding deferring or not deferring the refurbishment.

> On MOTION by Michael Causey seconded by Harold Daigneau, to consider deferring Pond 21 bank restoration, from FY27 to FY28, was approved. 4/0

There was a controversy of what the motion was, deferring or consider deferring. The motion was to consider deferring, but Mr. Causey said he recommended deferring, after the fact. *No amended motion was made.*

Mr. Nemia updated the subcommittee that the fountain maintenance has transitioned from Pool Troopers to VIP Pool Care.

10. SET NEXT MEETING AGENDA

Next scheduled meeting: August 10, 2026 @ 8:30 a.m.

11. ADJOURNMENT

> On MOTION by Jay Nemia seconded by Jim Latham, meeting adjourned at 10:03 a.m. Approved. 4/0

Ponds

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

PPAC

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

BOS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

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Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 8.B**

June 11, 2026 Pelican Preserve Advisory Committee Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Review and approve the portion of the June 11, 2026 meeting minutes where there was participation by Mr. Geppert and Mrs. Pankau.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. 2026.06.11 PPAC Minutes - GJ.pdf

7. **Staff Recommendations**:

Approve the June 11, 2026 PPAC Minutes

MINUTES OF MEETING
PELICAN PRESERVE ADVISORY COMMITTEE
Boardroom, 13240 Griffin Drive, Fort Myers, FL 33913
YouTube: https://youtu.be/WMNkRv7dKek
Thursday, June 11, 2026 at 2:00 p.m.
DRAFT

1. CALL TO ORDER

Ms. Hall called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Present:
Peggy Hall, Chair
Ed Hedges, Vice-Chair
Marty Mantenfel
Tom Shaner
Doug Zanter
Patricia Zimmerman

Absent:
John Barry

Staff:
Laura LeRoy, Assistant District Manager
Georgia Johnson, Administrative Specialist, *(Remote)*

Guests:
Bob Geppert, BOS
Carol Pankau, BOS
Cece Haas, Safety & Security
Cindy Watterson, Landscape
Jim Latham, Ponds
Residents

4. PUBLIC COMMENT

Cindy Waterson addressed the Committee regarding electrical boxes and wiring located near the resident entrance gate. She stated she was on a fact-finding mission and wanted direction regarding whether the boxes contained live wiring, if the wires served any current function, and if the area could be cleaned up.

Discussion followed regarding the possibility that the wiring may serve irrigation, security, power, monument lighting, landscape lighting, and/or other electrical needs

near the entrance. Committee members and staff discussed whether the boxes should be lowered, covered, traced by an electrician, or otherwise made safer. Ms. LeRoy stated she would handle the matter and coordinate with the Safety and Security Subcommittee and any fees involved, would go towards their budget.

5. APPROVAL OF MINUTES

A. April 9, 2026 Pelican Preserve Advisory Committee Minutes
B. April 13, 2026 Ponds Subcommittee Meeting Minutes
C. April 23, 2026 Landscape Meeting Minutes
D. April 23, 2026 Safety & Security Meeting Minutes

On MOTION by Marty Mantenfel seconded by Ed Hedges, with all in favor, 5A, 5C, and 5D were approved. 6-0

Mr. Mantenfel requested to amend item 5B, April 13, 2026 Ponds Subcommittee minutes, to reflect the correct "Call to Order", removing Mr. Gann who was not in attendance and replacing with Mr. Latham.

On MOTION by Marty Mantenfel seconded by Tom Shaner, with all in favor, 5B was approved with the change of names to the "Call to Order". 6-0

Ms. Zimmerman asked whether the prior month's minutes could be included on the following month's meeting agenda, or whether the Committee should expect to remain approximately two months behind. Ms. LeRoy explained the current timing associated with outsourced minutes preparation and stated the District was exploring the possibility of all meeting minutes prepared internally going forward.

6. FINANCIAL REPORT

A. District Financial Report

Ms. LeRoy reviewed the April financial report, and then provided the May report (not in the packet) for discussion. Ms. LeRoy explained that an adjustment was made to the Ponds encumbrances because the purchase order line associated with additional staff gauges had been cancelled after the May reporting period.

Ms. Hall discussed capital outlay for the Administration building and Ms. LeRoy advised the expense was expected to occur within the current fiscal year while remaining bond funds were being used. Trustee fees associated with the 2023 bond series were also discussed. Staff noted that PPAC was running favorably and that revenues were largely collected for the year.

7. SUBCOMMITTEE UPDATE(S)

A. Landscape Update

The Landscape Subcommittee has not met since May 28, 2026.

PPAC received a brief Landscape update. Plant replacement work had been completed, and emergency irrigation repairs had occurred as needed. The Committee discussed the plaza/roundabout area and noted that Landscape activity was expected to be quiet during the summer while the subcommittee was not meeting.

B. Ponds Update

Mr. Latham gave an update on the Ponds Subcommittee. He referenced the update from the agenda packet including: littorals, pond signs, maintenance for the fountains, storm drains, the Gateway Pond Standards, the wood bridges and boardwalk railings, and ratification of pond 21 bank restoration.

The Committee discussed the pond signs and posts, including additional signs requested near Trentino and review of the existing signage. Discussion also addressed whether alligator warning signage should be considered near ponds and whether legal input should be obtained regarding sign placement and liability considerations. Ms. LeRoy took note of the request for further review.

Mr. Latham reported a new vendor was working on the entryway fountains and an electrician would be involved in restoring the lights and fountain function.

The Committee discussed the Pond 21 bank restoration. The discussion focused on whether the work should proceed in Fiscal Year 2027 or be deferred, whether funds should be borrowed from or placed into reserves, and how different scenarios could affect homeowners, the golf course, and future budget years. No action was taken at this time, and the item was identified for further budget-scenario review.

Pelican Preserve wants to add a clause in the Pond standards that mentions they are exempt from the littoral removal requests, they do not allow it in their community.

C. Safety & Security Update

Mr. Hedges gave the Committee an update on Safety and Security items. He reported that streetlight work was expected to be completed during the month of June, tree trimming would occur, touch-up paint would be applied to selected poles, and sod work was expected later in the month. Mr. Hedges also reported the roadway resurfacing and striping item would be discussed separately under the agenda item requiring action.

The roving patrol vehicle was discussed. Ms. LeRoy reported that Weiser had not yet taken over use of the District vehicle because Weiser remained obligated under its current lease through the end of September. The vehicle was moved to the garage for safety striping and lighting work, and letters had been selected for the vehicle doors to read "Roving Patrol." Ms. LeRoy stated the vehicle was expected to be placed into service after the current leased vehicle period ended.

Mr. Hedges provided an update regarding a medical incident on the golf course and related emergency access issues. Discussion included the need for the golf course to develop or update its emergency preparedness plan. If Gateway, PPAC, or the community association need to take supporting action, the golf course should coordinate those needs with the appropriate parties. Ms. LeRoy stated, an AED had been ordered following approval by Safety and Security.

A question was raised regarding yellow tape around certain light poles. Mr. Hedges explained the poles were marked for paint touch-up work.

8. ITEMS FOR DISCUSSION

A. Fiscal Year 2027 - Pelican Preserve Advisory Committee Meeting Schedule

The Committee discussed continuing regular meetings on the second Thursday of each month at 2:00 p.m. beginning in October for Fiscal Year 2027. Staff noted that meetings were anticipated to move to the new building when completed.

> On MOTION by Marty Mantenfel seconded by Doug Zanter, with all in favor, the Fiscal Year 2027 PPAC Meeting Schedule was approved as presented. 6-0

B. Landscape Subcommittee Member Recommendation

> On MOTION by Marty Mantenfel seconded by Patricia Zimmerman, with all in favor, the Committee recommended approval of Kathy Stites to serve on the Landscape Subcommittee. 6-0

C. Communications Review

Ms. Zimmerman provided a communications update regarding resident messaging related to solicitors. Discussion included whether residents should contact the guardhouse, the limitations of guardhouse responsibility, the public-road status of the community, permit requirements for solicitors, and the appropriateness of contacting the Fort Myers Police Department non-emergency line when necessary. Ms. LeRoy and

members discussed the need for factual and appropriately limited messaging to residents.

Ms. Zimmerman also discussed communications regarding the roving patrol vehicle, noting the vehicle would not be on the roads until October 1, 2026 as previously discussed.

Ms. Zimmerman discussed the high-water-mark budget notice and related resident communications were also discussed. Ms. LeRoy offered to work with Ms. Zimmerman on factual budget communication.

D. Recommendation of Award: ITB-26-02-PW - Pelican Preserve Roadway Resurfacing & Associated Markings

Mr. Hedges discussed the bids received for Pelican Preserve roadway resurfacing and associated markings. The committee reviewed the scope, which included milling and resurfacing from Treeline to the four-way stop, bike-lane implementation on Pelican Blvd., Cypress Grove Blvd., and Prato Blvd., and restriping of neighborhood stop bars, golf-cart crossings, and pedestrian crossings. The Committee discussed the Prato roundabout realignment, updated roadway signage considerations, and the relationship between the bid results and prior engineering estimates.

Mr. Hedges asked why Tetra Tech's initial estimate was significantly higher than the bid results and questioned whether the Committee should request an explanation. Ms. LeRoy will follow-up with Tetra Tech.

Ms. LeRoy advised that Southern Striping was recommended in the amount of $394,379.59, subject to receipt of the required anti-human-trafficking affidavit. The Committee discussed adding contingency authority to address potential curb and gutter repair quantities or change-order needs without delaying the project. Ms. LeRoy also explained that the recommendation would proceed to the Board because the contract amount exceeded staff spending authority.

> On MOTION by Ed Hedges seconded by Marty Mantenfeld, with all in favor, the Committee recommended acceptance of the Safety & Security recommendation to award ITB-26-02-PW to Southern Striping, contingent upon receipt of the required anti-human-trafficking affidavit, with authorization not to exceed $410,000; and, if the required documentation could not be resolved, to proceed with the next responsive bidder as discussed. 6-0

E. Subcommittee Roles & Responsibilities

Ms. LeRoy introduced the discussion regarding Subcommittee roles and responsibilities. She explained the Landscape Subcommittee had developed a detailed "roles and responsibilities" document and that the concept could be used to create consistent expectations for all PPAC Subcommittees. Ms. Hall requested each subcommittee liaison should review the draft with the applicable subcommittee and identify needed revisions.

The Committee discussed the value of defining the role of chairs, members, and liaisons; the need to review overlap among subcommittees; and whether the PPAC's own responsibilities required additional review. Members generally favored developing consistent expectations for the subcommittees and rolling out at the start of the fiscal year if possible. No motion was required, and no action was taken.

F. FY27 Budget Discussion

Ms. LeRoy presented the Fiscal Year 2027 budget approved by the Board as the published high-water-mark budget. She explained the high-water-mark budget could be reduced or adjusted but could not be increased above the published total. The Committee discussed the assessment impact associated with different budget lines, potential reserve use, and whether certain projects should be funded through current assessments or reserves.

A substantial portion of the discussion focused on Pond 21 bank restoration and whether the $650,000 budgeted amount should remain in Fiscal Year 2027, be deferred to Fiscal Year 2028, or be partially shifted to Ponds capital reserves. Ms. LeRoy described preliminary scenarios, including removing the Pond 21 project amount and adding either $500,000 or $400,000 to Ponds reserves, while also reviewing the Parks and Recreation allocation and use-of-funds treatment. Ms. LeRoy agreed to prepare scenarios showing both the Fiscal Year 2027 and Fiscal Year 2028 impacts so the Committee could compare alternatives at the next meeting.

The Committee also discussed inflation, reserve philosophy, the proper placement of budgeted funds, and the need to fund subcommittees at realistic levels without artificially inflating resident assessments. Mr. Latham stated that Pond 21 did not present an immediate safety risk and could be deferred if that minimized assessment impact to the next fiscal year. The Committee reached consensus to continue considering scenarios at the next meeting.

Ms. LeRoy summarized the scenarios to be prepared for the next meeting, including removing the full $650,000, preparing one scenario that adds $500,000 to the Ponds

Reserve, preparing another scenario that adds $400,000 to the Ponds Reserve, removing the approximately $149,000 Parks and Recreation reserve-related amount, and providing the total budget impact for both reserve scenarios so the Committee can evaluate the potential FY28 increase.

9. STAFF UPDATE

Staff reported that many staff updates had been incorporated throughout the meeting.

10. MEMBER ITEMS AND REPORT

Mr. Mantenfel will not be present for the July meeting.

Mr. Shaner will not be present for the August meeting.

Ms. Zimmerman will be remote for the July and August meeting.

Ms. LeRoy stated Ms. Johnson would follow up with absent members regarding future attendance as needed.

Ms. Hall asked for an update on the monument vendor. Ms. LeRoy reported that there is a new vendor now with a new agreement. The representative plans to present the designs at the July meeting.

The Committee discussed attending subcommittee meetings in addition to designated liaisons. Discussion included the Florida Sunshine Law considerations, the administrative burden of approving minutes when more than one member of another publicly noticed committee attends, and the difference between observing and participating in subcommittee discussions. The Committee discussed the importance of allowing subcommittees to conduct their work without undue influence while still ensuring that PPAC receives adequate information from liaisons and subcommittee reports.

Ms. LeRoy reported that there is a Parks and Recreation Advisory Committee vacancy and it was circulated to Pelican Preserve on May 5, 2026 and indicated that interested Pelican Preserve residents could apply.

11. SET NEXT MEETING AGENDA

Next scheduled meeting: July 9, 2026.

Items for agenda to include:

- The financial report
- Budget scenario discussion
- Monument signage presentation, if available

12. ADJOURNMENT

On MOTION by Marty Mantenfel seconded by Doug Zanter with all in favor, meeting adjourned at 3:46 p.m. Approved 6-0

PPAC

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

BOS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

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Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 8.C**

July 9, 2026 Pelican Preserve Advisory Committee Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Review and approve the portion of the July 9, 2026 meeting minutes where there was participation by Mr. Geppert and Mrs. Pankau.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. 2026.07.09 PPAC Draft-GJ.pdf

7. **Staff Recommendations**:

Approve the July 9, 2026 PPAC Meeting Minutes

MINUTES OF MEETING
PELICAN PRESERVE ADVISORY COMMITTEE
Thursday, July 9, 2026 at 2:00 p.m.
DRAFT

1. CALL TO ORDER
Ms. Hall called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was recited.

3. ROLL CALL
Present:
Peggy Hall, Chair
Ed Hedges, Vice-Chair
John Barry, *(remote)*
Tom Shaner
Doug Zanter
Patricia Zimmerman, *(remote)*

Absent:
Marty Mantenfel

Staff:
Laura LeRoy, Assistant District Manager
Georgia Johnson, Administrative Specialist, *(Remote)*

Guests:
Bob Geppert, BOS
Carol Pankau, BOS

> On MOTION by Peggy Hall seconded by Tom Shaner to allow Mr. Barry to participate remotely due to extenuating circumstances. was approved. 4/0

> On MOTION by Peggy Hall seconded by Tom Shaner to allow Ms. Zimmerman to participate remotely due to extenuating circumstances. was approved. 5/0

4. PUBLIC COMMENT
None.

5. APPROVAL OF MINUTES
A. May 14, 2026 Pelican Preserve Advisory Committee Meeting Minutes

> On MOTION by Ed Hedges seconded by Doug Zanter with all in favor the May 14, 2026 minutes were approved. 6/0

6. FINANCIAL REPORT

A. District Financial Report

Ms. LeRoy reviewed the June financial report (not in the packet).

7. SUBCOMMITTEE UPDATE(S)

A. Landscape Update

The Landscape Subcommittee has not met since May 28, 2026.

There was discussion regarding an email, for Landscaping, that Ms. Hall approved of work for landscaping from Mr. Eversman. This was not sent to Ms. LeRoy in error. The approval has since been granted and a PO has been issued.

There was discussion on the Washingtonia Palms that are continually getting struck by lightning. This topic will be brought back at the August 13 PPAC meeting. Ms. Hall will follow up with Mr. Eversman regarding suggestions for replacement prior to the next meeting.

B. Ponds Update

Mr. Zanter gave an update on the Ponds Subcommittee. There will be a membership vote at their August 10 meeting.

C. Safety & Security Update

Mr. Shaner gave an update on the Safety & Security Subcommittee. Ms. LeRoy commented that staff placed an order for MUTCD approved signs. The committee discussed the repairs at the gatehouse where a truck hit the roof at the guard gate. An update will be provided at the August meeting.

8. ITEMS FOR DISCUSSION

A. Communications Review

Ms. Zimmerman gave an update on a handout regarding the budget/assessment letter communication.

B. Monument Design Update

Ms. LeRoy notified the committee there will be an update at their August meeting regarding the design.

There has been no activity on the land for sale, and staff will discuss with the real estate agent the next course of action once contract expires.

C. FY27 Budget Discussion

Ms. LeRoy reviewed the approved budget. The committee and Mr. Geppert discussed the Ponds numbers. This will be taken back to the Ponds meeting on August 10 with 3 options and then to PPAC on August 13, with the final numbers going to the Board of Supervisors on August 20 for the hearing and adoption. The committee discussed ways to get the amount to 3% or less.

The 3 options are:

1. Keep budget at $650k.
2. Defer to FY28 and fund $510k into pond reserves.
3. Do it in FY27, fund $510k through assessments and offset remaining $140k with reserves (source TBD).

9. STAFF UPDATE

Ms. LeRoy gave an update on Tetra Tech and why the bids were so far off. Mr. Agape responded with an explanation of how they got their bids which was prices contractors had of previous bids of different ponds. The District made their decision to go out to bid for better pricing.

Ms. LeRoy discussed the status on the lease with Weiser and the light bar for the truck.

10. MEMBER ITEMS AND REPORT

None.

11. SET NEXT MEETING AGENDA

Next scheduled meeting: August 13, 2026.

Items for agenda to include:

- Broker update and suggestions.
- Budget.
- Ponds member approval.
- Entrance monument design.
- Washingtonia Palm discussion.

12. ADJOURNMENT

On MOTION by Tom Shaner seconded by Doug Zanter with all in favor meeting adjourned at 3:17 p.m. was approved. 6/0

PPAC

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

BOS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

- End of document

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 8.D**

August 6, 2026 Board of Supervisor Workshop and Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Review and approve the 8/6/2026 Workshop and Meeting Minutes.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
APPROVAL OF MINUTES	Approval of Minutes	Georgia Johnson

Attachments:

1. 2026.08.06 BOS Workshop DRAFT GJ-AP.pdf
2. 2026.08.06 BOS Meeting Minutes DRAFT GJ-AP.pdf

7. **Staff Recommendations**:

Approve the August 6, 2026 Board of Supervisor Workshop and Meeting Minutes

MINUTES OF PUBLIC WORKSHOP
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT

A public workshop of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, August 6, 2026, at 2:00 p.m. via a hybrid meeting procedure that included media technology communications using "YouTube", https://youtu.be/RUjdLTrZ3nI and in person attendance at the Gateway Services CDD Offices meeting room located at 13240 Griffin Drive, Fort Myers, FL 33913.

Attending and constituting a quorum were:

Flavia Walsh (in person)	Chair
Ed Tinkle (in person)	Vice Chair
Doug Banks *(remote)*	Assistant Secretary
Bob Geppert *(remote)*	Assistant Secretary
Carole Pankau (in person)	Assistant Secretary

Also present were:

Anthony Pires Jr.	District Counsel
Chelsea O'Riley	District Manager
Laura LeRoy	Assistant District Manager
Paul Flores *(remote)*	Public Works Director
Bill Shaw *(remote)*	Utilities Director
Georgia Johnson *(remote)*	Administrative Specialist
Guests and Residents	

A copy of the affidavit of publication of the notice of today's public workshop indicating it was duly and properly noticed is on file.

The following is a summary of the minutes of August 6, 2026, workshop of the Gateway Services Community Development District Board of Supervisors.

1. CALL TO ORDER

The public workshop was called to order at approximately 2:00 p.m.

On MOTION by Mrs. Pankau seconded by Mr. Tinkle, with all in favor, Mr. Geppert was permitted to participate remotely due to exceptional circumstances. Approved, 3-0

2. ITEMS FOR DISCUSSION

A. Budget Discussion

The Board discussed the proposed budget and anticipated recommendations from the Ponds Subcommittee and the Pelican Preserve Advisory Committee ("PPAC"). Staff noted the Ponds Subcommittee was expected to meet Monday, August 10, 2026 and provide a recommendation to PPAC on August 13, 2026. Staff further indicated that PPAC's recommendation would be incorporated and published for Board review in advance of the August 20, 2026 budget meeting. It was noted that any recommendation could not exceed 3.2%.

Mr. Tinkle discussed pool-related expenses and noted that the pool budget appeared lower than prior fiscal years. Ms. LeRoy explained that prior pool costs included large projects and staffing costs that had previously been charged entirely to the pool. She further explained that certain staff costs were moved under Parks and Recreation because part-time staff now support multiple facilities, including the Fun Park, Sherman Soccer Complex, Dog Park, and other Parks and Recreation areas.

Ms. LeRoy and Ms. O'Riley also discussed internet, trash removal, and other expenses that had been moved, shared, or absorbed under other District facilities or accounts.

The Board discussed pool usage and referenced approximately 816 total pool passes, with comments regarding the percentage of the overall community utilizing the pool.

On MOTION by Mrs. Walsh seconded by Mrs. Pankau with all in favor, Mr. Banks was permitted to participate remotely due to exceptional circumstances at 2:05 p.m. Approved, 3-0

Let the record show, Mr. Geppert's computer was muted and was not able to participate in the vote via Teams. He phoned in and provided comments.

Mr. Geppert expressed concern that Pelican Preserve would be paying twice if it continued to utilize Passarella while also contributing toward District-wide GIS services. If Pelican moves away from Passarella in FY 2028, then he won't have a problem.

Ms. LeRoy stated that she had a note to remove Passarella from the budget. Mr. Geppert disagreed with that.

Ms. O'Riley stated the District system is Cartegraph and maintains a District-wide GIS and asset database with Tetra Tech and Cartegraph. Ms. LeRoy added that the Pelican Preserve data has been added to Cartegraph.

Mr. Geppert added that Pelican was not to be added at the time. The Board discussed the matter further, with conflicting views.

Ms. LeRoy added her notes from the July 16, 2026 Board meeting were:

- GIS mapping
- No Passarella
- Remove from Subcommittee budgets, it's covered under the shared cost for Tetra Tech.

Mr. Geppert disagreed with Ms. LeRoy's notes. The Board agreed to wait for PPAC to have their meeting on August 13, 2026, and discuss the subject matter.

The Board stated Pelican can drop Passarella but not the District wide GIS system.

The Board discussed whether Passarella-related costs should remain in subcommittee budgets and whether certain services should be competitively solicited as professional services.

Mr. Banks provided written comments supporting movement toward one solution while also noting the need for Pelican Preserve buy-in and a sunset plan is needed for Passarella.

Following discussion, staff was directed to place GIS and the proposed transition from Passarella to the District-wide system as a specific item on the upcoming PPAC agenda, in addition to the budget discussion. Staff stated the PPAC agenda would be updated and published and that additional outreach would be made to Ed Hedges. The Board indicated that PPAC's feedback should be available for the August 20, 2026 Public Hearing.

Mrs. Pankau inquired about the Administration Building project. Ms. O'Riley stated the anticipated substantial completion date is the end of October and clarified that the building and park were under one contract with one substantial completion date.

3. ADJOURNMENT

The workshop meeting adjourned at 2:30 p.m.

BOS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

MINUTES OF MEETING
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT
DRAFT

A regular meeting of the Board of Supervisors of the Gateway Services Community Development District (GSCDD) was held on Thursday, August 6, 2026, and called to order at approximately 3:00 p.m. via a hybrid meeting procedure that included media technology communications using "YouTube", https://youtu.be/iWjqOGzkcyY and in-person attendance at the GSCDD Office meeting room located at 13240 Griffin Drive, Fort Myers, FL 33913.

Attending and constituting a quorum were:

Flavia Walsh *(in person)*	Chair
Ed Tinkle *(in person)*	Vice-Chair
Doug Banks *(remote)*	Assistant Secretary
Bob Geppert *(remote)*	Assistant Secretary
Carole Pankau *(in person)*	Assistant Secretary

Also present were:

Anthony Pires Jr.	District Counsel
Chelsea O'Riley	District Manager
Laura LeRoy	Assistant District Manager
Bill Shaw *(remote)*	Utilities Director
Paul Flores *(remote)*	Public Works Director
Austin Minoli *(remote)*	Utilities Assistant Manager
Georgia Johnson *(remote)*	Administrative Specialist
Several Guests and Residents	

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.

The following is a summary of the minutes of the August 6, 2026, meeting of the Gateway Services Community Development District Board of Supervisors.

1. CALL TO ORDER

The meeting was called to order at 3:01 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

A physical quorum was established consisting of Supervisors Walsh, Tinkle and Pankau. Mr. Geppert participated remotely. The Board considered allowing Mr. Geppert to fully participate remotely due to exceptional circumstances.

> On MOTION by Mrs. Walsh seconded by Mrs. Pankau with all in favor, Mr. Geppert was authorized to fully participate in the meeting remotely due to exceptional circumstances. Motion passed 3-0.

4. APPROVAL OF FINAL AGENDA

> On MOTION by Mrs. Pankau seconded by Mr. Tinkle with all in favor, the final agenda was approved. Motion passed 3-0.

Mrs. Walsh later noted Mr. Banks joined online at 3:04 p.m., and the Board considered allowing him to fully participate remotely due to exceptional circumstances.

> On MOTION by Mrs. Walsh seconded by Mrs. Pankau with all in favor, Mr. Banks was authorized to fully participate in the meeting remotely due to exceptional circumstances. Motion passed 3-0.

5. PUBLIC COMMENT

Avery Dimmig of Hampton Park addressed the Board regarding the FPL Orange River-Puma Project, identified in the discussion as project number T36419. He expressed concerns about communication from FPL, the lack of publicly available plan details, potential impacts to Hampton Park and Gateway residents, and the need for the District to help communicate official information to the broader community.

The Board discussed the District's available communication tools, including the website, Code Red, Constant Contact, and coordination with HOA leadership. The Board also discussed limitations on the District's ability to provide information it has not received from FPL and emphasized that the District should avoid creating information or representations that have not been confirmed by FPL.

Charlie Smith, a Hampton Park resident, addressed the Board regarding vegetation preservation along the FPL easement and requested Board support in efforts to preserve vegetation to the minimum clearance required. He discussed possible outreach to elected officials, regulatory agencies, media, environmental agencies, FPL representatives, and contractors. He also requested involvement in communications and meetings relating to the easement affecting Hampton Park.

Board discussion followed regarding the appropriate liaison role. The Board stated that District representatives, including the District Manager, District Counsel, and/or the Board, would speak on behalf of the District. The Board discussed asking FPL to attend a public presentation or town hall meeting and discussed sending a letter on behalf of the Board requesting that FPL participate and provide information to the community. Staff was

directed to coordinate with the Hampton Park group regarding any specific requests they wished to include before the letter was sent.

Bill Farabaugh, of 12221 Eagle Point Circle, addressed the Board regarding his request for a letter of no objection related to a vacation or release of easement involving a lanai extension that encroached into a private easement associated with Jones Interloop Cable/Comcast Xfinity. Because the item was also listed under the Administrative Agenda, the Board proceeded to address it during public comment while Mr. Farabaugh was present.

> On MOTION by Mrs. Pankau seconded by Mr. Tinkle with all in favor, the Board approved issuance of a letter of no objection for Mr. Farabaugh regarding the vacation/release of easement, subject to staff and District Counsel review as appropriate. Motion passed 5-0.

6. PUBLIC HEARING

A. Public Hearing - Fee Schedule for District Facilities and Services

Mr. Pires stated the agenda packet included the affidavit of publication for the public hearing regarding the proposed fee schedule for District facilities and services. He noted the proposed schedule had been advertised and that it was appropriate for the Board to open the public hearing.

> On MOTION by Mrs. Pankau seconded by Mr. Tinkle with all in favor, the public hearing on the District Facilities and Services Fee Schedule was opened. Motion passed 5-0.

Rod Senior of Gateway Greens addressed the Board regarding the proposed fee schedule and District parks. His comments included concerns regarding park usage, projected facility utilization, program and league revenues, whether user fees should support staffing, lighting, and maintenance costs, and the need for financial transparency and controls related to recreational programming and soccer complex users. He also commented on swim lesson solicitations using District branding and asked that the District serve as the primary collector of program revenues, with vendors or instructors paid by the District rather than collecting directly from residents.

Ms. O'Riley responded the Board had decided to sunset the Fun Park by the end of the 2026 fiscal year. She also stated District staff was implementing CivicRec so the District could collect revenues for programs and then issue payments to instructors or vendors under the applicable arrangement.

> On MOTION by Mrs. Pankau seconded by Mr. Tinkle with all in favor, the public hearing on the District Facilities and Services Fee Schedule was closed. Motion passed 5-0.

The Board then discussed proposed revisions to the fee schedule language. Staff recommended clarifying family membership definitions by inserting the word "any" before dependent children under 18 residing in the same household. Discussion followed regarding

whether additional wording such as “related” or “legally resides” should be included, and District Counsel advised that “residing” was sufficient. Staff also clarified the CivicRec surcharge, noting it was intended to reflect actual costs, including administrative and credit-card processing costs. The Board discussed changing the Recreation Membership Family additional charge language from “Additional Adult” to “Additional Person.”

> On MOTION by Mrs. Pankau seconded by Mr. Tinkle with all in favor, Resolution 2026-24, amending the schedule of rates, fees, rentals, and charges for the use of District parks and recreational facilities and District facilities and services, was approved and adopted as further revised at the meeting. Motion passed 5-0.

7. LOCAL ACHIEVEMENTS AND RECOGNITIONS

There were no local achievements or recognitions reported.

8. ADVISORY COMMITTEES ITEMS AND REPORTS

There were no advisory committee items or reports presented.

9. APPROVAL OF MINUTES

A. May 21, 2026 Board of Supervisor Meeting Minutes

B. June 4, 2026 Board of Supervisor Workshop and Meeting Minutes

C. June 18, 2026 Board of Supervisor Meeting Minutes

D. June 25, 2026 Safety and Security Meeting Minutes

E. July 16, 2026 Board of Supervisor Workshop and Meeting Minutes

Mr. Tinkle asked whether any of the minutes were AI-assisted. Ms. LeRoy explained, yes, they were generated with AI and reviewed by staff for accuracy and readability.

> On MOTION by Mrs. Pankau seconded by Mr. Tinkle with all in favor, meeting minutes 9A through 9E were approved. Motion passed 5-0.

10. CONSENT AGENDA ITEMS

A. Resolution 2026-22 to Adopt the Fiscal Sustainability Plan for the FY25 Lakes, Project SW3604H

B. Consideration Acceptance of Maintenance Responsibilities for Conservation Area CA-28/Worthington Commerce Park Tract CA-4

> On MOTION by Mrs. Pankau seconded by Mr. Tinkle, with all in favor, Consent Agenda Items 10A and 10B were approved. Motion passed 5-0.

Following approval of the Consent Agenda, the Board continued discussion regarding Conservation Area CA-28/Worthington Commerce Park Tract CA-4. District Counsel explained that, to clarify acceptance of title and maintenance responsibilities, the

Board could authorize preparation and execution of a resolution formally accepting title and the deed to the property referenced as CA-28 or Tract CA-4. The Board discussed stormwater flow, Daniels Parkway Apartments improvements, conservation area responsibilities, and the need to ensure that related downstream conveyance issues were understood.

> On MOTION by Mrs. Pankau seconded by Mrs. Walsh, with all in favor, the Board authorized preparation and signing of a resolution formally accepting title and the deed to the property known as Conservation Area CA-28/Worthington Commerce Park Tract CA-4, as prepared by Mr. Pires. Motion passed 5-0.

11. DISTRICT ENGINEER

There were no District Engineer items presented under this agenda item.

12. ADMINISTRATIVE AGENDA ITEMS

A. Gateway Church Parking Lot Concept

Ms. O'Riley presented the Gateway Church parking lot concept and stated that the church was developing a proposed expansion and additional parking concept under the FPL easement. She requested Board feedback before the church or its representatives spent additional time or expense pursuing the design. The Board discussed the need for FPL consent, potential District use of the additional parking as overflow parking for the soccer complex or District events when not being used by the church, long-term use rights, possible crosswalk needs, utility conflicts, and development order requirements.

Rob Fowler of Fowler Construction, representing Gateway Church, stated that the plan was conceptual and could be adjusted as needed. He noted Lee County had discussed access, crosswalks, and related criteria during a pre-application meeting. The Board expressed consensus support for the concept, subject to further review, FPL approval, development permitting, and negotiation of appropriate long-term shared-use rights.

B. Letter of No Objection - Vacation of Easement at 12221 Eagle Point Circle - Bill Farabaugh

This item was addressed during Public Comment while Mr. Farabaugh was present. The Board approved issuance of a letter of no objection, subject to staff and District Counsel review as appropriate.

C. Style Guide: Color Application Standards

Ms. O'Riley presented the Style Guide color application standards discussion. She recommended use of Repose Gray and Tricorn Black for monument signage moving forward, referencing the Daniels Parkway monument sign. The Board discussed consistency with the brand style guide, readability, the existing monument colors, the Westlake Business Park monument, and future applications for District signage and monuments. The Board provided direction supporting the proposed color approach for future monument signage.

D. Budget Discussion

The Board noted that budget discussion would wait for Pelican Preserve Advisory Committee's recommendations from their upcoming meeting.

E. Discussion of the Draft Parks and Recreation Guidelines

The Board discussed the draft Parks and Recreation Guidelines, including the definition and use of permits, enforcement questions, the need for formal rules to support enforcement and liability protection, firearm language, procedures for facility reservations, and the need for facility-specific posted rules. Mr. Pires explained that the Guidelines should be adopted through the rulemaking process and that the Board could authorize publication of a notice of rule development while staff and the Parks and Recreation Advisory Committee continue reviewing and refining the document.

> On MOTION by Mrs. Pankau seconded by Mrs. Walsh with all in favor, staff was authorized to prepare and publish a notice of rule development relating to the Parks and Recreation Guidelines. Motion passed 5-0.

13. DISTRICT MANAGER ITEMS

A. FPL Project Update

Ms. O'Riley provided an update regarding the FPL project and recent communications with Hampton Park representatives. She stated that she had met with Hampton Park representatives and discussed the project, FPL communications, easement rights, the original easement documents, vegetation concerns, potential clear-cutting, and the need to determine specific requested outcomes. The Board discussed continued posting of confirmed information on the District website, continued coordination with Hampton Park representatives, requesting that FPL provide a meeting or public presentation, and asking FPL for plans, design status, and permit information when available.

Staff reported that FPL had been asked for plans/design status and permit information and that a response had not yet been received. The Board discussed escalating communications to FPL representatives, external affairs, or other appropriate contacts, and the potential role of the Public Service Commission or other oversight entities. Staff stated that the District would continue sharing available information and communicating with the Hampton Park ad hoc group.

14. DISTRICT ATTORNEY ITEMS

There were no District Attorney items presented beyond those discussed under prior agenda items

15. FUTURE BOARD BUSINESS

The next scheduled meeting is August 20, 2026, at 3:00 p.m. and the Public Hearing at 6 p.m. Agenda Management items were reviewed.

Ms. O'Riley requested the Board consider canceling the September 17, 2026 Board meeting to allow staff time for annual reviews and end-of-year staff evaluations. The Board discussed the September 3 and September 17 meetings and proceeded with canceling the September 17, 2026 meeting.

On MOTION by Mrs. Pankau seconded by Mr. Tinkle with all in favor, the September 17, 2026 Board of Supervisors meeting was canceled. Motion passed 5-0.

Mrs. Walsh discussed Board Meeting and Workshop compensation, with Ms. LeRoy noting that payroll would be reviewed and adjusted as appropriate based on applicable attendance and compensation rules.

16. SUPERVISOR COMMENTS AND REPORTS

Mrs. Pankau requested that staff continue outreach to C5 and explore whether District information could be included in C5 newsletters on a recurring basis to help residents understand District amenities and services. Staff was asked to follow up with C5 management.

No additional Supervisor comments were stated by Mr. Banks or Mr. Tinkle. Mr. Geppert did not provide additional comments.

17. ADJOURNMENT

On MOTION by Mrs. Pankau seconded by Mr. Tinkle, with all in favor, the meeting was adjourned at 4:39 p.m. Motion passed 5-0.

BOS

Adopted: _____ with/without changes. Motion by: _____
(DATE)

Vote: _____ Signature: _____

• End of document

Gateway Services Community Development District
Agenda Item Summary **Blue Sheet Number: 9.A**

Resolution 2026-19: Update to the Establishment of Goals and Objectives

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Approve Resolution 2026-19 Updating the Establishment of the Goals and Objectives of the District for FY 2026 as required by Florida Law and authorize the District Manager to take appropriate action.

Why the action is necessary:
Required by Florida Law.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
CONSENT AGENDA ITEMS	Consent Agenda Items	Georgia Johnson

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5. **Background**:

Ch. 2024- 136, Laws of Florida Section 7, Creating Section 189.0694, F.S.; Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency for all special districts (including community development districts), the Florida Legislature has new and additional reporting requirements during its 2024 legislative session. Starting October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district had to establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives.

Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

The full text of this new legislation is below:
Section 7. Section 189.0694, Florida Statutes, is created to read:
189.0694 Special districts; performance measures and standards.—
(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:
(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this

determination.
(b) Any goals or objectives the district failed to achieve.

Key/major categories to focus on for Fiscal Year 2025 need to be identified and statutorily compliant goals developed. Some possible areas/examples may include:
• Community Communication and Engagement
• Infrastructure and Facilities Maintenance
• Financial Transparency and Accountability

Attachments:
1. DM_FY_2025_Annual_Report.pdf
2. 2026-19 -Establishment_of_Goals_and_Objectives_with_Exhibit_A.pdf

Financial Impact:
Cost of reporting annually.

6. **Alternative Action**:
Do not approve.

7. **Staff Recommendations**:
Approve the Goals and Objectives to meet the requirements of Florida Law for Special Districts.

DISTRICT MANAGER PROGRESS REPORT

2025









GATEWAY SERVICES CDD

Prepared by: CHELSEA O'RILEY

Letter from the DM

Dear Board Members and Team,

As District Manager for Gateway Services Community Development District, I am pleased to present an overview of our progress over the past year. Guided by the direction of the Board of Supervisors, this year's efforts have remained focused on executing established priorities, improving communication, advancing critical projects, and positioning the District for long-term success.

A key focus has been delivering on major initiatives that directly impact service reliability, infrastructure sustainability, and community amenities. From utility system improvements to ongoing capital projects, staff has worked diligently to move projects forward while maintaining high service levels across all operations.

Notably, the District has made significant progress toward the completion of the Meter Replacement Project. While challenges were encountered along the way, continued coordination and problem-solving have kept the project moving forward, bringing the District one step closer to delivering a technologically advanced metering system that will enhance both operations and community visibility to usage.

Vision for the Future

By aligning resources, strengthening internal processes, and maintaining a focus on Board-directed goals, we have continued to make measurable progress across key priority areas while laying the groundwork for future initiatives.



Best,
Chelsea O'Riley
District Manager

FINANCIAL TRANSPARENCY

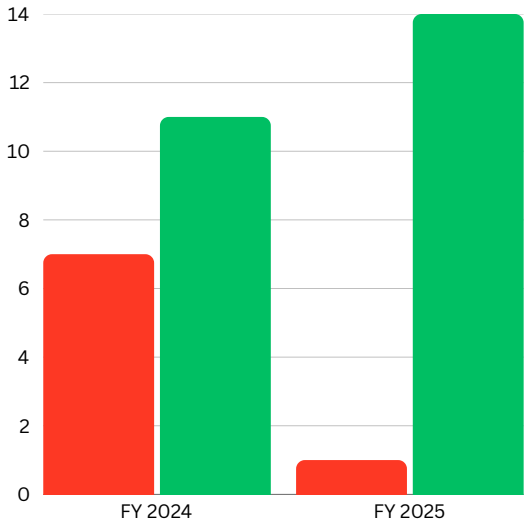
- The District maintained a strong commitment to fiscal responsibility, transparency, and long-term financial sustainability.
- Achieved a clean FY2025 audit with no findings, demonstrating strong internal controls. No material weaknesses were identified in internal control over financial reporting, and no instances of noncompliance were reported under Government Auditing Standards.
- Strengthened financial oversight through strategic staffing and cross-training.
- Transitioned Accounts Payable processes to SharePoint, improving transparency and workflow efficiency.
- Advanced digital transformation efforts, increasing accessibility and operational efficiency.
- Identified and implemented cost-saving measures, including approximately $40,000 in annual savings from service adjustments.
- Reduced operational costs by bringing select services in-house while improving service quality.
- Negotiated health insurance premiums, resulting in over $40,000 in savings.
- Evaluated insurance markets and operational efficiencies to reduce expenditures.
- Implemented a new assessment methodology in coordination with consultants and legal counsel to ensure compliance and long-term stability.
- Explored alternative revenue sources, including premium parking, to offset operational costs.
- General Fund operating reserves remained at a minimum of 3 months of operating costs.
- Secured over $17,000 in sponsorships for Winterfest 2025.
- Obtained approximately $200,000 through the Hazard Mitigation Grant Program (HMGP) to fund generator installations at lift stations.
- Coordinated and led grant acquisition efforts to enhance infrastructure resilience and long-term utility system reliability.

BID SOLICITATIONS

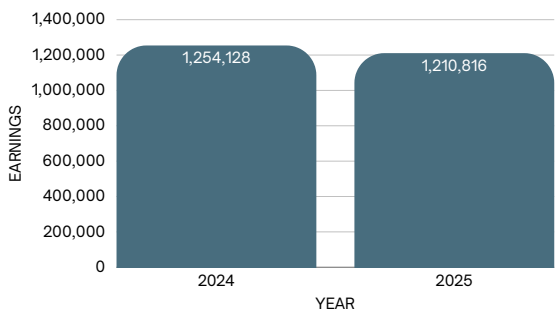
The District awarded more bids in FY 2025 than in FY 2024. The only unawarded bid was the initial solicitation for the meter box replacement project, which was subsequently awarded under a separate solicitation. These figures also include ITQs issued within the same timeframe.

NOT AWARDED

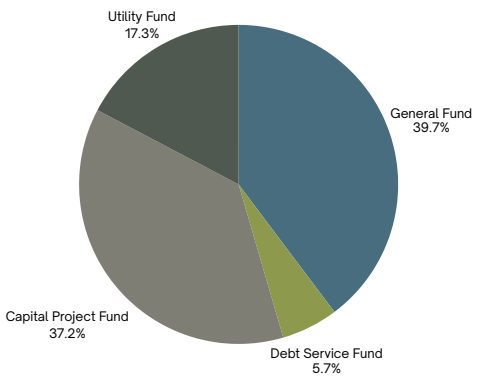
AWARDED



INVESTMENT EARNINGS FY 24 & 25



FY 25 INVESTMENT EARNINGS BY FUND



COMMUNITY ENGAGEMENT











- Expanded the event sponsorship program and strengthened relationships with local businesses, increasing both financial support and community participation while fostering local economic activity through District-hosted events.
- Hosted a wide range of community events throughout the year, including Winterfest, Eggventure Hunt, Red, White & Pool, Youth Fishing Derby, Back to School Bash, Movies on the Field, and the Farmers Market, creating consistent opportunities for resident engagement.
- Partnered with Gateway Church to host the Jingle Jog 5K along the Linear Park, further activating District spaces and strengthening community collaboration.
- Launched and hosted a Lee Health Lecture Series in the Boardroom, providing residents with access to educational programming on a variety of health and wellness topics.
- Increased District leadership presence within the community to enhance awareness, improve communication, and strengthen relationships with residents and stakeholders.
- Continued monthly school recognition initiatives in coordination with the Board, highlighting local students and strengthening ties with area schools.
- Completed significant pool facility enhancements, including restroom improvements and upgraded amenities to improve the resident experience.
- Advanced efforts to onboard a concessionaire and expand programming to generate revenue thus increasing utilization of recreational facilities.
- Improved parks and recreational facilities through amenity upgrades and safety enhancements.
- Increased use of digital signage along Griffin Drive to promote upcoming events and improve real-time communication with residents.
- Enhanced online registration and engagement tools to support communication, participation tracking, and future outreach efforts.
- Actively engaged residents through town halls, community meetings, and presentations on key initiatives, including the Meter Box Replacement Project, District responsibilities, and service offerings.
- Leveraged community partnerships to encourage sponsorship and participation to increase awareness of organizations within Gateway.









MAINTAINING PUBLIC INFRASTRUCTURE

















- Located and documented a previously unidentified manhole, improving system mapping accuracy and supporting ongoing infrastructure planning.
- Managed multiple utility system turnovers, ensuring compliance with District standards and proper documentation.
- Continued progress on the Street Lighting Conversion Project, improving system reliability and operational efficiency.
- Advanced the Meter Box Replacement Program and Smart Meter Pilot toward full-scale deployment.
- Completed the FGUA interconnect project, strengthening system redundancy and operational flexibility.
- Conducted Year 1 CCTV inspections of the sanitary sewer system to proactively identify maintenance needs and system deficiencies.
- Advanced lift station repairs, resiliency planning efforts to improve long-term system performance.
- Completed multiple pond restoration projects across Gateway and Pelican Preserve communities to improve water quality and environmental conditions.
- Enhanced GIS capabilities to improve asset tracking, mapping accuracy, and data-driven decision-making.
- Continued coordination and progress on the administrative building and commons project while maintaining stakeholder alignment and project continuity.
- Supported economic development efforts through infrastructure planning, system capacity analysis, and coordination with developers to ensure long-term service readiness.
- Completed generator installation project for critical infrastructure to improve resiliency during storm events.
- Implemented a District-wide quarterly roadway inspection program, ensuring roadway issues are identified and addressed internally or referred to the appropriate agency.
- Removed park hazards, including unsafe recreational equipment such as basketball court elements within Fun Park, to improve public safety.
- Completed design work for new monument signage at District administrative facilities.
- Conducted bridge inspections at Pelican Preserve and issued repair recommendations based on identified deficiencies.
- Transitioned portions of mowing services in-house, including Linear Park mowing, and descoped portions of the Mainscape contract, resulting in approximately $35,000 in annual savings while maintaining service levels.
- Continued irrigation and landscape design efforts for system replacement projects, with no disruption to project continuity despite external coordination challenges.
- Issued design and bid solicitation for staff gauges used to monitor water level fluctuations in District stormwater ponds.
- Advanced preparation of bid specifications for Pelican Preserve Boulevard mill and resurfacing project by incorporating updated signage and bike lane markings to reduce mobilization costs and improve project efficiency.
- Completed implementing Pelican Preserve's entrance operation system for the community.
- Installed drainage improvements, including flat surface drain flumes to address standing water conditions along pedestrian pathways.
- Installed new "No Parking" signage along Westlinks Drive and Commonwealth Drive to improve traffic control and safety. Completed inventory of street signs requiring replacement.
- Completed Towne Lake Drive mill and resurfacing project planning.
- Completed repainting of The Commons Pool building, including newly installed doors, improving facility appearance and condition.
- Conducted annual fish stocking activities to support pond health and ecological balance.
- Completed swale reclamation work at Soccer Drive to improve stormwater flow and drainage performance.
- Advanced permitting efforts for the Soccer Complex parking lot expansion project.
- Applied for various grant opportunities for utilities and erosion resiliency.

PERSONNEL MANAGEMENT

- Implemented a new Human Resources Information System (BambooHR), improving onboarding, recordkeeping, and overall employee management efficiency.
- Established standardized workforce training and certification requirements across all departments to ensure consistency and operational readiness.
- Strengthened financial operations and continuity by adding a AP/Payroll Manager and implementing cross-training between key financial roles.
- Maintained operational continuity during multiple staff retirements while sustaining service levels and organizational performance.
- Promoted a strong organizational culture through staff engagement initiatives, recognition programs, and internal team-building activities.
- Hosted monthly safety trainings focused on workplace hazards, improving awareness and reinforcing safe work practices across all departments.
- Conducted regular "Lunch and Learn" sessions covering topics such as heat stress prevention, workplace hazards, and operational risk reduction.
- Organized internal staff engagement activities and friendly competitions to strengthen morale, collaboration, and workplace culture.
- Coordinated with insurance providers and Lee Health to ensure employees had access to no-cost annual physicals and preventative health screenings at GSCDD office through a mobile health unit.
- Completed a comparative benefits analysis of peer organizations and presented findings to the Board to support data-driven decisions on retention and recruitment strategies.
- Received $5,000 reimbursement from insurance carrier for safety-related expenditures that impact personnel.
- Of the current 36 full-time employees, 51 percent have worked for the District for 0 – 3 years, 16 percent for 3 – 5 years, 30 percent for 5 – 10 years, and 3 percent for more than 10 years.







PUBLIC SAFETY

- Removed hazards in parks and public spaces to enhance safety for residents.
- Transitioned ROW parking enforcement coordination to the Florida Fish and Wildlife Conservation Commission (FWC), improving coverage and response.
- Participated in the Local Mitigation Strategy (LMS) Working Group to support regional resilience planning.
- Served on the Lee County Disaster Advisory Council, contributing to emergency preparedness initiatives.
- Secured grant funding to enhance infrastructure resilience during storm events.
- Successfully resolved liability risks, including a trip and fall case, protecting District interests.
- Continued extra-duty detail services with Lee County Sheriff's Office for GSCDD assets and within communities.
- Continued extra-duty detail services with City of Fort Myers Police Department within the Pelican Preserve community.

BY THE NUMBERS

432

SeeClickFix requests processed

11%

increase in Facebook followers

$29K

Health insurance reimbursement received

9 community events

with an estimated

8,000

people in attendance

14,713

work orders completed

73

annual Parks & Rec reservations

Managed

$1MM

in grant funding

On average

75

calls answered per day

PROJECT OUTLOOK

PELICAN BLVD. ROADWAY IMPROVEMENTS

The project includes milling and resurfacing Pelican Preserve Boulevard, along with updated pavement markings and roadway striping. Work may also include installing designated bike lanes and restriping additional District roadways. The contractor will handle permitting and inspections, and traffic will be maintained throughout construction to reduce impacts to residents. During construction, please be aware of the speed and workers. Ant. Start: Summer 2026





ADMINISTRATION OFFICES & PARK IMPROVEMENTS

On November 26, 2024, the Board of Supervisors approved construction of the Administrative Offices and park components. The project includes office space, a boardroom, an Emergency Operations Center, an LCSO office, pickleball courts, additional court sports, and a trailhead. Construction is underway with anticipated completion in Fall 2026.

METER REPLACEMENT PROJECT

GSCDD has completed the pilot project for new meters, and full deployment is set to begin across the District. The meter box replacement program is ongoing as part of the full rollout, while meter installation will replace existing meters only. Once fully implemented, customers will have access to enhanced usage data through the customer portal. The project is funded through water rates and a low-interest State Revolving Fund loan, with completion expected by Fall 2026.





POND BANK RESTORATION

The pond bank restoration project includes the remediation of the identified and classified stormwater pond banks throughout the Gateway Services CDD. Ponds requiring restoration were identified by GSCDD's District Engineer and staff based on the severity level and proximity to residential properties. In 2025, the District completed the following ponds: 43, 75, 81. Funding of these projects was a low interest loan from the State Revolving Fund loan and for Pelican Preserve, self-funded through current assessments.

IRRIGATION SYSTEM REPLACEMENT

As part of the 2023 Bond Series, the Board of Supervisors identified the need to replace the District-owned irrigation within Gateway. As such, the Board decided to convert all battery power irrigation nodes along Gateway Boulevard, Griffin Drive, Soccer Drive and a few others to a "smart" system that can be controlled via an app. This project will be completed in 2026.

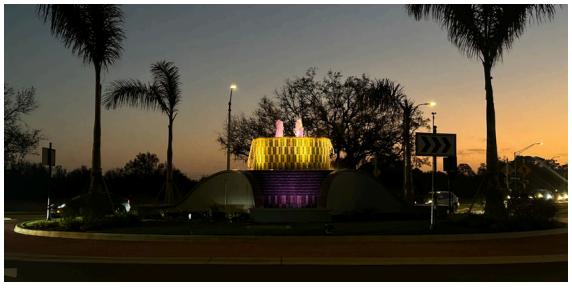


Looking Forward

Our District exists not only to meet statutory requirements, but to educate, support, and provide essential services that enhance the quality of life for our residents. This purpose drives everything we do, from utility services and infrastructure improvements to customer service and community engagement.

Looking forward, we are entering a period of continued growth and opportunity. Ongoing initiatives such as infrastructure upgrades, operational enhancements, and proactive maintenance efforts reflect our commitment to efficiency, reliability, and long-term sustainability. These efforts are more than projects, they are investments in the future of our community.

As District Manager, I am confident that our strength lies in our people. The professionalism, accountability, and dedication demonstrated across our administrative, utility, and public works teams are what allow us to deliver at a high level every day. Together, we support a system that keeps our community running smoothly and positions us for continued success.







GATEWAY

SERVICES CDD

GATEWAYDISTRICT.ORG

RESOLUTION NUMBER 2026-19

A RESOLUTION OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, ("DISTRICT") ESTABLISHING GOALS AND OBJECTIVES OF THE DISTRICT AS REQUIRED BY FLORIDA STATUTES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, Recently adopted Chapter 2024-136, Laws of Florida, Section 7, Creating Section 189.0694 F.S.

WHEREAS, the District is required to adopt goals and objectives that are measurable; and,

WHEREAS, Staff has drafted the Goals and Objectives and are attached hereto as **"Exhibit A"**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, AS FOLLOWS:

SECTION I. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION II. The Board of Supervisors authorizes and approves Exhibit A, Goals and Objectives.

SECTION III. All resolutions or part of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION IV. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION V. This Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED this 20th Day of August, 2026.

ATTEST:

_____
Secretary/Assistant Secretary

Gateway Services Community Development District:

_____
Chair/Vice Chair, Board of Supervisors

APPROVED AS TO LEGAL FORM:

_____
District Attorney

Exhibit A: Performance Measures/Standards & Annual Reporting Form

EXHIBIT A

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

PERFORMANCE MEASURES/STANDARDS & ANNUAL REPORTING FORM

OCTOBER 1, 2026 – SEPTEMBER 30, 2027

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

GOAL 1.1: Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor Meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: YES ____ NO ____

GOAL 1.2: Notices of Meetings Compliance

Objective: Provide public notice of each meeting at least seven (7) days in advance, as specified in Section 190.007(1), using at least two (2) communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with seven (7) days' notice per statute on at least two mediums (i.e. newspaper, CDD website, electronic communications)

Achieved: YES ____ NO ____

GOAL 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: YES ____ NO ____

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

GOAL 2.1: District Infrastructure and Facilities Inspection – Potable Water System

Objective: The District will maintain a potable water system in compliance with the Florida Department of Environmental Protection (FDEP) and Environmental Protection Agency (EPA) requirements.

Measurement: Perform all FDEP and EPA required monitoring and compliance functions
Standard: Complete all FDEP and EPA requirements.

Achieved: YES ____ NO ____

District Infrastructure and Facilities Inspection – Sewer System

GOAL 2.2: **Objective:** The District will maintain a potable water system in compliance with the Florida Department of Environmental Protection (FDEP) and Environmental Protection Agency (EPA) requirements.

Measurement: Perform all FDEP and EPA required monitoring and compliance functions.

Standard: Complete all FDEP and EPA requirements.

Achieved: YES ____ NO ____

District Infrastructure and Facilities Inspection – Stormwater System

GOAL 2.3: **Objective:** The District will comply with all applicable South Florida Water Management District (SFWMD) and Florida Department of Environmental Protection (FDEP) permit requirements.

Measurement: Perform all SFWMD and FDEP required permit functions.

Standard: Complete all SFWMD and FDEP permit requirements.

Achieved: YES ____ NO ____

District Infrastructure and Facilities Inspection – Irrigation System

GOAL 2.4: **Objective:** The District will maintain a potable water system in compliance with the Florida Department of Environmental Protection (FDEP) and Environmental Protection Agency (EPA) requirements.

Measurement: Perform all FDEP and EPA required monitoring and compliance functions.

Standard: Complete all FDEP and EPA requirements.

Achieved: YES ____ NO ____

District Infrastructure and Facilities Inspection – Roads

GOAL 2.5: **Objective:** The District will maintain roads to a safe and satisfactory level.

Measurement: Use best management practices to maintain, repair, and/or replace any defective roadway or traffic control devices.

Standard: Complete all routine maintenance and required repairs.

Achieved: YES ____ NO ____

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

GOAL 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within District records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: YES ____ NO ____

GOAL 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, Current Fiscal Year Budget with any amendments and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: YES ____ NO ____

GOAL 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: YES ____ NO ____

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 9.B**

State Revolving Fund (SRF) WW360491 (Lower Hawthorn Well and Generator) Loan Amendment 3

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Approve and sign the final amendment to this loan.

Why the action is necessary:

The project is complete and the amount of the loan needs to be adjusted to reflect the actual costs of the project.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
CONSENT AGENDA ITEMS	Administrative Agenda Items	Laura LeRoy

---

5. **Background**:

SRF loan WW360491 was for the Lower Hawthorn Well and pump house generator. The project was closed out at the end of June 2026 and came in $331,405 under budget. The loan amount and resulting payments need to be reduced to reflect this decrease in cost.

Attachments:

1. WW360491 Loan Amendment 3 - FINAL.pdf

Financial Impact:

Semi annual payments of $54,533.38 beginning August 15, 2026.

6. **Alternative Action**:

Do not approve.

7. **Staff Recommendations**:

Approve and sign the final amendment to this loan.

STATE REVOLVING FUND
AMENDMENT 3 TO LOAN AGREEMENT WW360491
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, FLORIDA, (District) existing as an independent special district under the laws of the State of Florida. Collectively, the Department and the District shall be referred to as "Parties" or individually as "Party".

The Department and the District entered into a State Revolving Fund Loan Agreement, Number WW360491, as amended, authorizing a Loan amount of $2,149,200, excluding Capitalized Interest; and

The Loan Amount, Semiannual Loan Payment amount, Loan Service Fee, and Project costs need adjustment to reflect actual costs; and

Certain provisions of the Agreement need to be revised.

The Parties hereto agree as follows:

1. The total amount awarded is reduced by $331,405. The revised total amount awarded is $1,817,795.

2. The Loan Service Fee is $36,356. The fee represents two percent of the Loan amount excluding Capitalized Interest; that is, two percent of $1,817,795.

3. The total amount of the Loan to be repaid is $1,871,253.68. This consists of $1,817,795.00 disbursed to the District, plus accrued Capitalized Interest of $17,102.68 and service fee charges of $36,356.00.

4. The Semiannual Loan Payment amount is hereby revised and shall be in the amount of $54,533.38. Such payments shall be received by the Department on August 15, 2026 and semiannually thereafter on February 15 and August 15 of each year until all amounts due hereunder have been fully paid.

5. Subsection 2.03(1) of the Agreement is deleted and replaced as follows:

(1) The financial assistance authorized pursuant to this Loan Agreement consists of the following:

Federal Resources, Including State Match, Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
4C-02D38022-0	EPA	66.458	Capitalization Grants for State Revolving Funds	$1,817,795	140131

6. Project Costs are revised as follows:

The District and the Department acknowledge that changes in Project costs may occur as a result of an audit. Unless this Agreement is amended subsequent to an audit, the following Project disbursements shall be final.

CATEGORY	PROJECT COSTS ($)
Construction and Demolition	1,705,056.00
Technical Services	112,739.00
SUBTOTAL (Disbursable Amount)	1,817,795.00
Capitalized Interest	17,102.68
TOTAL (Loan Principal Amount)	1,834,897.68

7. All other terms and provisions of the Loan Agreement shall remain in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Amendment 3 to Loan Agreement WW360491 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Secretary or Designee and the District has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Department.

for
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson

Attest:

_____
District Clerk

SEAL

Approved as to form and legal sufficiency:

_____
District Attorney

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____
Secretary or Designee

_____
Date

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 9.C**

MBS Capital Markets to Raymond James Merger - Investment Banking Agreement

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Review and approve the Investment Banking Agreement with MBS Capital Markets/Raymond James for the 2026 Bond Series, contingent upon District Counsel review and authorize the District Manager and District Counsel to take appropriate action.

Why the action is necessary:

Merger between MBS Capital Markets and Raymond James.

2. **Agenda**: CONSENT AGENDA ITEMS

3. **Requirement/Purpose**: Consent Agenda Items

4. **Submitter of Information**: Chelsea O'Riley

Attachments:

1. Gateway Services CDD Request to Engage RJ as Investment Banker 081226.pdf
2. Gateway Services CDD_MBS-RJA_IBA_Final.pdf

Financial Impact:

None

6. **Alternative Action**:

Do nothing and seek alternative Investment Banker.

7. **Staff Recommendations**:

Approve as requested.

MBS CAPITAL MARKETS | RAYMOND JAMES

August 12, 2026

Board of Supervisors
Gateway Services Community Development District

Dear Supervisors:

I am submitting this letter to notify the Supervisors of the Gateway Services Community Development District that the MBS banking team has joined Raymond James & Associates, Inc. ("RJA"). The team will operate as MBS Capital Markets | Raymond James within RJA, with Brett Sealy and Ed Bulleit serving as co-heads of the national land-secured finance group practice. Upon hitting a growth inflection point, we had two paths to pursue which entailed further scaling up MBS or hitching our banking platform to another firm with an extensive national public finance presence. After significant consideration and vetting of prospects, we decided that the latter would not only provide us with the resources to continue to grow here in Florida as well as nationally, but more importantly to continue to serve our existing clients at the level of service they have been accustomed to and deserve.

However, we have determined that the best way we can serve our clients that are in the middle of a financing is to request that the District retain MBS and enter into a similar Investment Banking Agreement with RJA, MBS/RJ acting as co-managers of the District's proposed Series 2026 Bonds. There will be no additional cost to the District, and the District will benefit from the expertise and distribution of both firms.

Rhonda Mossing who has served the District as investment banker for many years will represent MBS, and Edwin Bulleit is dual licensed with both firms will represent MBS and RJA.

If this arrangement is acceptable to the District, we respectively request that this letter and IBA with RJA be included on the Agenda of the District's upcoming board meeting. We are extremely appreciative of the relationship and look forward to working with the team on this transaction.

If there are any questions or you need additional information, please do not hesitate to call me at (813) 784-2945.

Edwin Bulleit

Edwin Bulleit
Managing Director

880 Carillon Parkway // St. Petersburg, FL 33716
T 727.567.2868

Raymond James & Associates, Inc., member New York Stock Exchange/SIPC. All products and services are provided solely through Raymond James.

AGREEMENT FOR UNDERWRITING SERVICES
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

August 13, 2026

Board of Supervisors
Gateway Services Community Development District

Dear Supervisors:

Raymond James & Associates, Inc. ("RJA" or the "Underwriter") is pleased to submit this agreement (the "Agreement") to the Gateway Services Community Development District (the "District") to serve as underwriter or placement agent to the District. This Agreement relates to the proposed issuance of bonds (the "Bonds") to acquire and/or construct certain public infrastructure improvements for the District's capital improvement plan. This Agreement will cover the engagement for the Series 2026 issuance of Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** The Underwriter intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below, as applicable.

    - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
    - Preparation of rating strategies and presentations related to the issue being underwritten.
    - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
    - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
    - Assistance to the District in its preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
    - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
    - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
    - Preparation of post-sale reports for the issue, if any.
    - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel, whose fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of $50,000 or 1.5% of the par amount of Bonds issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.

4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.

5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.

6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other District officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the District's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the District by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

7. **Accuracy of Information.** The District understands that the consummation of the transaction will be based upon, among other things, the truth, accuracy and completeness of the information included in the official statement or other offering document or otherwise provided to RJA.

8. **Obligations Contingent; Not Municipal Advisor.** Nothing in this Agreement is an expressed or an implied commitment by RJA to provide financing or to place, purchase or underwrite the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the underwriting or placement of the Bonds. Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and then-prevailing market conditions.

The District acknowledges and agrees that RJA is being retained to act solely as underwriter or placement agent for the Bonds, and not as advisor or in any other capacity as agent. RJA shall act as an independent contractor under this Agreement, and not in any other capacity, including as a fiduciary. The District acknowledges and agrees that: (i) the transaction contemplated by this

Agreement is an arm's length, commercial transaction between District and RJA in which RJA is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary to the District; (ii) RJA has not assumed any advisory or fiduciary responsibility to the District with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether RJA has provided other services or is currently providing other services to the District on other matters); (iii) the only obligations RJA has to the District with respect to the transaction contemplated hereby expressly are set forth in this Agreement; and (iv) the District has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate.

9. **Conflicts.** You should be aware that RJA or its affiliates may have trading and other business relationships with other participants in the proposed transaction, including with potential purchasers of the Bonds. These relationships include, but may not be limited to, trading lines, frequent purchases and sales of securities and other engagements through which RJA may have, among other things, an economic interest. In addition, you should be aware that the primary role of an underwriter or placement agent is to purchase, or arrange for the placement of, respectively, securities in an arm's-length commercial transaction between the issuer and (i) RJA, strictly in our capacity as Underwriter, or (ii) the purchaser, strictly in our capacity as Placement Agent, and that the RJA has financial and other interests that differ from those of the District. Notwithstanding the foregoing, RJA will not receive any compensation with respect to the services provided hereunder other than as set forth in paragraph 2 above or otherwise disclosed in writing to District. RJA is involved in a wide range of activities from which conflicting interests or duties may arise. Information which is held elsewhere within RJA, but of which none of our personnel involved in the proposed transaction actually has knowledge, will not for any purpose be taken into account in determining RJA's responsibilities to you.

10. **General Terms**. No opinion or advice of RJA shall be reproduced, disseminated, quoted or referred to at any time without the prior written consent of RJA. Upon the completion of the financing, we will be entitled to advertise the transaction in publications and at times selected by us at our own expense. Notwithstanding the foregoing, nothing in this Agreement shall limit or impair the District's obligations under Chapter 119 (Public Records) or Section 286.011 (Sunshine Law), Florida Statutes, or its disclosure obligations under applicable securities laws, and no consent of RJA shall be required for any disclosure required thereby.

No waiver, amendment or other modification of this Agreement shall be effective unless in writing and signed by each party hereto.

Any dispute arising under this Agreement shall be brought exclusively in the state courts located in Lee County, Florida. The construction and interpretation of this Agreement shall be governed by the substantive law of the State of Florida, without regard to its conflicts of laws principles. Nothing in this Agreement shall be construed as a waiver by the District of sovereign immunity beyond the limited waiver set forth in Section 768.28, Florida Statutes, or of any other right or immunity afforded to the District under Florida law.

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

Please sign below to evidence acceptance of the terms of this Agreement and return one executed copy to me. We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,

Raymond James & Associates, Inc.

Edwn Bulleit

Ed Bulleit
Managing Director

Approved and Accepted By:

Gateway Services Community Development District

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

The District has engaged Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter, RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

The following G-17 conflict of interest disclosures are now broken down into three types, including: (I) dealer-specific conflicts of interest disclosures (if applicable), (II) transaction-specific disclosures (if applicable), and (III) standard disclosures.

I. Dealer-Specific Conflicts of Interest Disclosures

RJA has identified the following potential or actual dealer-specific material conflicts or business relationships we wish to call to your attention. When we refer to *potential* material conflicts herein, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the District (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the District. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

Additionally, in the ordinary course of its business, RJA and its affiliates may have engaged, and may in the future engage, in transactions with, and perform services for, the District and its affiliates, including without limitation, investment bidding agent services, for which they received or will receive customary fees and expenses.

Further, we understand that the District may, in certain situations, use a portion of the proceeds from the issuance of the Bonds to refund certain of the District's outstanding securities (the "Refunded Bonds"). To the extent that RJA or an affiliate thereof owns Refunded Bonds, RJA or its affiliate, as the case may be, would receive a portion of the proceeds from the issuance of the Bonds.

II. Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:
    - Because we have not recommended to the District a financing structure that may be a "complex municipal securities financing" for purposes of MSRB Rule G-17, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

III. Standard Disclosures

- Disclosures Concerning the Underwriter's Role:
    - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both the District and investors.
    - The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the District. The underwriter has financial and other interests that differ from those of the District.
    - Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests.
    - The District may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the District's interest in this transaction.
    - The underwriter has a duty to purchase the Bonds from the District at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
    - The underwriter will review the official statement for the Bonds in accordance with, and a part of, its responsibility to investors under the federal securities laws, as applied to the facts and circumstances of this transaction. Under federal securities law, the District has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter is solely for purposes of satisfying the underwriter's obligations under the federal securities laws and such review should not be construed by the District as a guarantee of the accuracy or completeness of the information in the official statement.
- Disclosures Concerning the Underwriter's Compensation:
    - The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage

of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Depending on the structure of the transaction that the District decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 10.A**

Tetra Tech Project(s) Update

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Receive an update from the District Engineer regarding District Projects.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
DISTRICT ENGINEER	Informational Items	Georgia Johnson

Attachments:

1. August_2026.pdf

August 2026 STATUS OF DISTRICT ENGINEER TASK AUTHORIZATIONS

Task Name	Tetra Tech Activities	Next Step	Authorization Date	TA End Date	Anticipated Completion Date
Irrigation and Force Main Improvements	Respond to HMGP/CDBG RAIs as they come in. None outstanding	District secured SRF funding and is awaiting potential grant funding from HMGP and/or CDBG to offset costs to District.	**6/24/2021**	**4/5/2022**	**12/15/2026**
Lake Bank Restoration HMGP	Awaiting permit reviews from Lee County and HMGP review	Pending HMGP approval begin bidding in Fall/winter	**3/25/2025**	**3/25/2026**	**10/1/2026**
Pelican Preserve Blvd Mill & Overlay	Construction Inspections. Contractor has completed milling and overlay and has started striping.	Contractor to finish striping	**10/9/2025**	**10/9/2026**	**10/9/2026**
~~**Public Works Storage Building**~~ **Sherman Soccer Complex Parking Expansion**	Incorporated side bank filter design from Ferguson Waterworks into permit drawings. Revised hydraulic calculations and adjusted proposed grades. DO response has been submitted to Lee County	Respond to SFWMD RFI. Prepare bid documents.	**7/15/2023**	~~**11/3/2026**~~ **11/24/2026**	~~**10/13/2024**~~ ~~**4/11/2025**~~ ~~**5/19/2025**~~ ~~**6/16/2025**~~ ~~**8/4/2025**~~ ~~**12/30/2025**~~ ~~**11/3/2026 per CO #2**~~ **1/26/2027**
Public Works Building Relocation - Site Plan	Received approval from Lee County and SFWMD. Working on bid documents	Finalize bid documents and begin bidding process.	**6/11/2025**	~~**9/19/2026**~~ **12/11/2026**	~~**9/19/2026**~~ **4/22/2027**
Gateway Commons Park and Admin Building	Tt and Bowman remain primarily engaged in the review of submittals and answering RFIs as well as construction observation. As of latest pay request, construction is 72% complete.	Tt and Bowman will continue reviewing contractor submittals and answering RFIs as well as part-time CEI. Commence DO close-out. Contractor's schedule shows final completion for late October.	**1/16/2024**	**1/18/2026**	**10/28/2026**
CCTV Storm	Phase 1 field work is complete. Tetra Tech is developing report from inspections.	Finalize review of phase 1 inspections. Await start of phase 2.	**8/14/2024**	**11/12/2025**	**11/12/2025**
Griffin Drive Sidewalk	Received comments from LCDOT and are revising plans now.	Finalize plans and submit permit applications. Submit LDO application 8/28	**3/11/2026**	**8/8/2026**	**11/4/2026**
Treeline Sidewalk	Drafting plans for staff and LCDOT preliminary review. First draft is anticipated by 8/28.	Submit first draft for Gateway and LCDOT review by 8/28	**3/11/2026**	**8/8/2026**	**12/4/2026**
Gravity Rehab	Awaiting bidding process	Advertise for bid.	**3/11/2026**	**12/6/2026**	**12/6/2026**
2026 NPDES Annual Report	Preparing annual report.	Finalize annual report.	**5/27/2026**	**9/24/2026**	**9/24/2026**
Irrigation System Replacement	Kapur is working towards 100% design for landscaping and irrigation.	Kapur to submit final plans on 12/31/26 Begin bidding process in February 2027 Commence construction in May 2027	**6/5/2026**	**8/13/2029**	**8/13/2029**
Pelican Preserve PP 21	Drafting construction plans.	Site visit and finalize design 8/20	**5/27/2026**	**2/21/2027**	**2/21/2027**
Supplemental Engineer's Report	Awaiting additional comments/revisions	Submit final report	**6/18/2026**	**12/15/2026**	**9/1/2026**
GIS Support Services	Tetra Tech has created an HOA Directory Map and Contact details to be published on the GSCDD Site. All new Meter Box Locations have been mapped and connected to the work order system.	Finalize the GSCDD and Pelican Preserve Web Map for publishing on GSCDD site. Continue mapping easements from Official records and plats	**5/19/2025**	**10/26/2025**	**8/14/2026**
Development Updates	Daniels Parkway Apartments: Construction inspections. Installation of stormwater and gravity mains				
	Santa luz construction ongoing. Punchlist closeout waiting for Lennar to complete work				
	Cayo Pelon: In review				
	Driving Range Pond: in review				
	Grace Community School: Recommendation for approval.				
	Garett FM (Alta Rezone): Construction is concluding conducting inspections monthly.				

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 12.A**

Monthly Reports

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Review reports

Why the action is necessary:

Provide written reports to the Board of Supervisors from staff regarding accomplishments/tasks completed from the previous month.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
DISTRICT MANAGER ITEMS	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

Monthly Reports were submitted from the following Departments:

- Administration- includes Financials
- Public Works
- Utilities

Attachments:

1. Admin Report July.pdf
2. Utilities Department Report - July 2026.pdf
3. Public Works Report - July 2026.pdf

Financial Impact:

None

7. **Staff Recommendations**:

Review the reports.

Admin Report

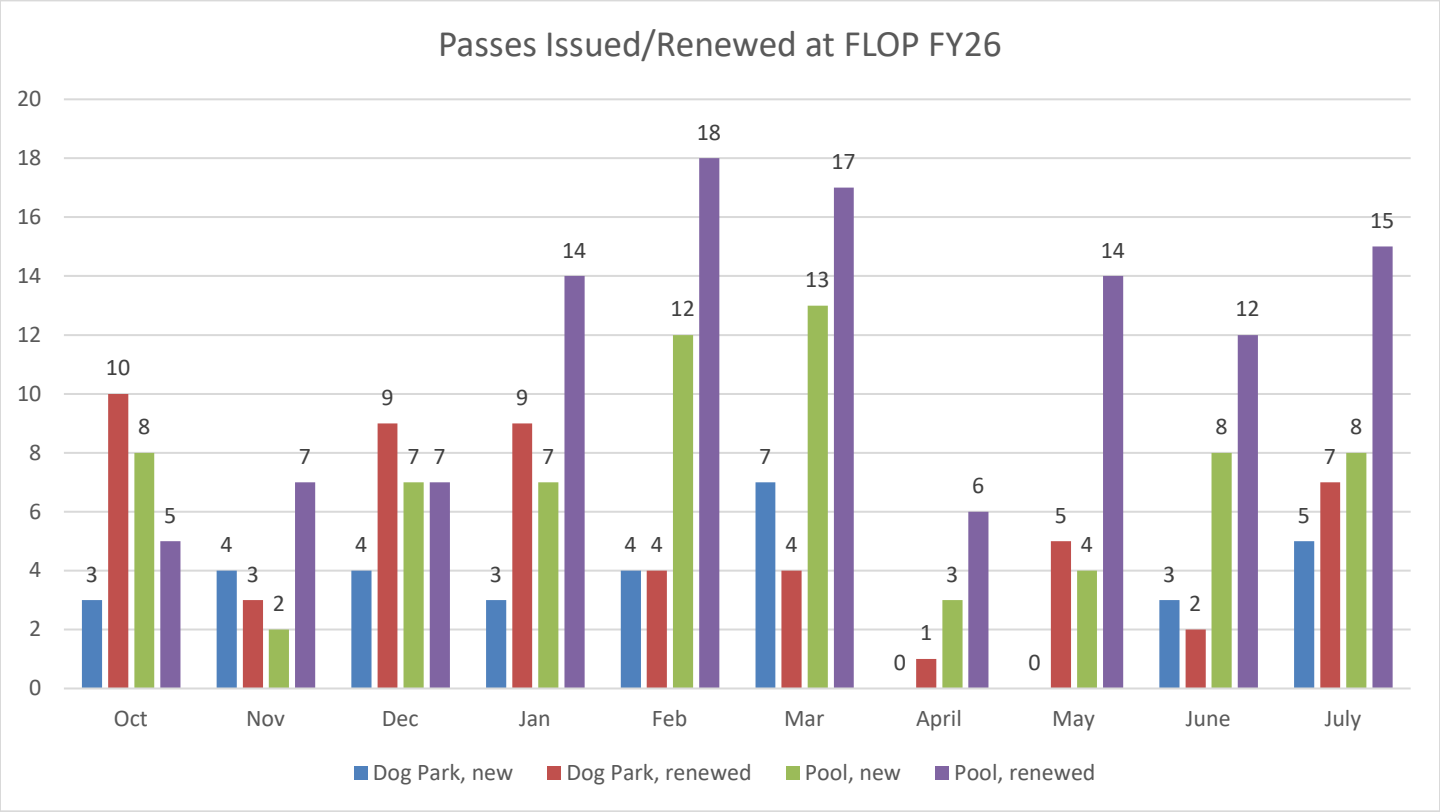
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
ADMINISTRATION
11922 Fairway Lakes Drive, Suite 1, Fort Myers, FL 33913
PHONE: (239) 561-1313 FAX: (239) 561-1350

MEMORANDUM

DATE: August 20, 2026
TO: Board of Supervisors
THROUGH: Chelsea O'Riley, District Manager
FROM: Laura LeRoy, Assistant District Manager
RE: July 2026 Monthly Report

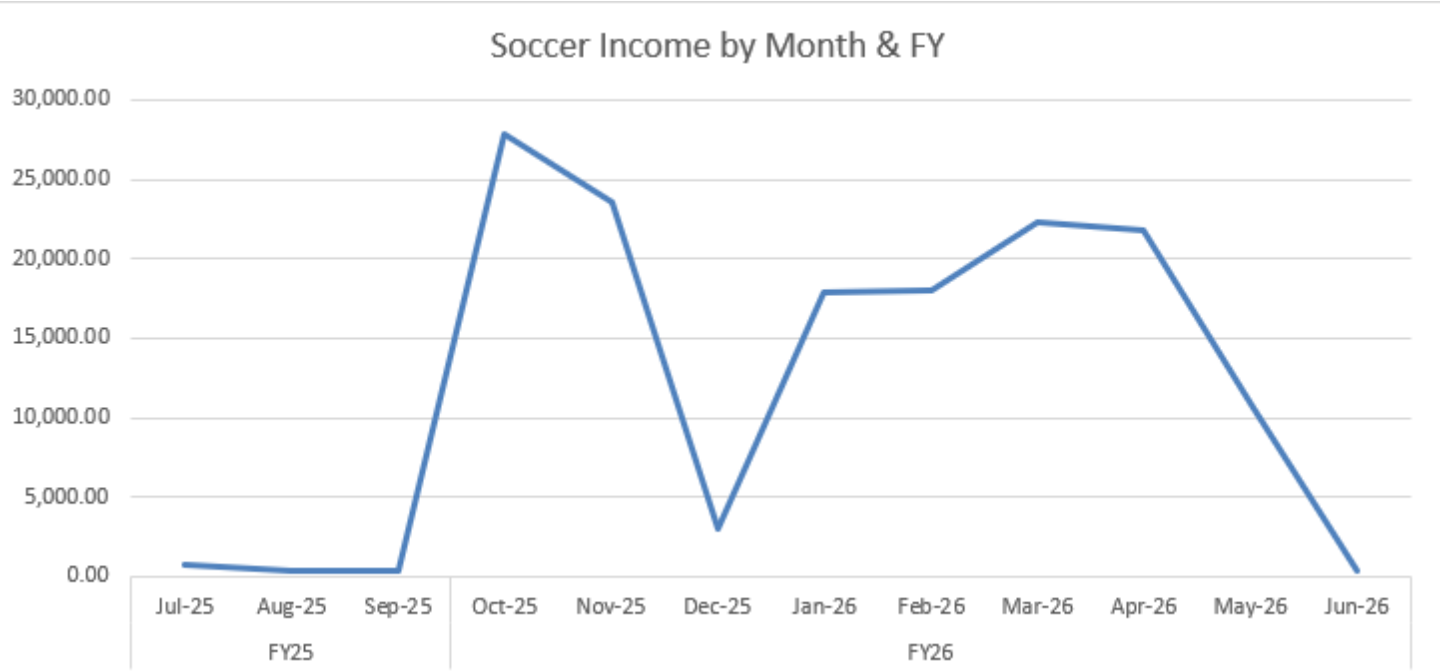
GENERAL ADMINISTRATION:

- Actively recruiting to fill the Program Coordinator position.
- There are no patrol reports for July.
- 4 HOA meetings in the Boardroom in July.
- Admin staff has issued/renewed 12 dog park passes and 23 pool passes from July 1 – July 31. As of 8/3/2026, we have 102 Dog Park Users.



FINANCIALS:

- See attached report from Inframark as well as the summary report.
- Soccer Revenue for the previous 12 months by date of payment, not reservation date.



CONTRACTS:

- Continued discussions regarding District-issued vehicle use for Weiser roving patrols; awaiting feedback from insurance provider regarding required coverages and risk mitigation recommendations.
- Everbridge public alerting agreement remains under review by the District Attorney as part of the District's evaluation of transitioning from CodeRED. CodeRED has been notified of the termination of agreement.
- Obtained an ORI number for the District to facilitate background screening requirements for recreational programming as required by state statute.
- Attended CivicRec implementation meeting for District parks and amenities; working with administration to import residency data into the system.
- Premium Parking sign installation is scheduled to begin on August 12, 2026 in the soccer parking lot. All staff members have added their information to the list of exempt vehicles. Parks & Rec employees with be trained soon after sign installation.
- Began coordination with the Lee County Sheriff's Office regarding extension or renewal of the Outreach Office agreement, which is set to expire at the end of the fiscal year. Awaiting feedback from legal.

BIDS:

- ITB-26-02-PW (Pelican Preserve Roadway Maintenance & Associated Markings): Awarded to Southern Striping, L-LC. Contract execution documents are completed and the project is under way.

- ITB-26-06-UT Bid documents are being developed by Tetra Tech and the project should start the bid process later this month.

COMMUNICATIONS:

- Coordinated with the PPAC Communications Liaison to distribute updates regarding committee openings and ongoing GSCDD projects.
- Continued coordination with Lee Designs on monument signage concepts for the Gateway Boulevard/Commerce Drive roundabout. Awaiting Board direction regarding monument branding colors before proceeding with final design development.
- Communicated concerns regarding the readability and color scheme of the new administrative building sign. Awaiting Board direction on monument branding colors before proceeding with revisions.
- Completed Gateway Boulevard/Daniels Parkway monument logo replacement improvements, including sealcoating, repainting, and repairs to identified areas of concern to reduce water intrusion. Continued coordination on irrigation head relocation at the monument nearest the Gartner building.
- Met with Tetra Tech to review updates to the community directory map and submitted comments to correct inaccurate information prior to full deployment.
- Coordinated a sponsorship strategy meeting with the Parks Supervisor, District Manager, and Subcommittee member to discuss opportunities for attracting sponsorships and community partnerships.
- Completed the Premium Parking signage review and, following District Manager review, selected installation methods that minimize asphalt impacts by utilizing fencing and grassy areas where feasible. Installation at the Fun Park and Sherman Soccer Complex is scheduled for August 2026.
- Finalized Premium Parking marketing brochure for printing and distribution.
- Developed phased communication plans for the Premium Parking system. Parking information will initially be distributed to select groups, including resident leagues, as part of a soft launch prior to broader community rollout in September. Staff enforcement training is scheduled for August 2026.
- Continued public communications regarding the Griffin Drive and Gateway Boulevard lane closure through project completion.
- Continued promotion of the Program Coordinator position through social media and community groups to expand recruitment efforts.
- Notified residents and guests regarding Commons Pool closures and access impacts associated with ongoing construction activities within the Commons.
- Presented revisions to the Parks and Recreation Fee Schedule to the Board of Supervisors and incorporated recommended changes. Public hearing scheduled for the first Board meeting in August 2026.
- Finalized Parks and Recreation Guidelines for presentation at a public hearing before the Board of Supervisors. The guidelines are intended to establish operational expectations and facility rules in anticipation of Commons Park opening and the possibility of PRAC not meeting beforehand.

- Continued capturing drone imagery of the Sherman Soccer Complex fields to document field conditions throughout maintenance and recovery activities.
- Created the "Utilities-Learn More" social media series to educate customers on common causes of high utility bills, frequently asked questions, and methods to reduce water consumption. Awaiting feedback from utilities department.
- Developed an EyeOnWater informational flyer for utility customers to accompany future customer enrollment and outreach efforts.
- Developed public-facing CivicRec promotional and instructional materials for facility reservations and parks and recreation program registration.
- Developed communications for commercial and non-residential utility customers regarding water service interruptions associated with meter replacement installations.
- Communicated an unplanned irrigation service interruption and provided to utility billing to sent to customers.

Financials Summary

Summary Financial Report
Gateway Services Community Development District
Period For: October 2025 - July 2026

Balance Sheet Data:		In Investments	Change from Last Month	Prev YTD	Change from Last Year
General Fund (001)	$ 7,889,446	$ 1,853,638	$ (794,707)	$ 8,104,345	$ (214,899)
Pelican Preserve (002)	$ 5,036,645	$ 4,936,471	$ (127,290)	$ 4,529,713	$ 506,932
Towne Lakes (005)	$ 21,715		$ 54	$ 97,980	$ (76,265)
Lake Bank Restoration (006)	$ 1,686,224		$ 16,702	$ 4,000,706	$ (2,314,482)
Enterprise Fund (400)	$ 5,102,882	$ 4,104,423	$ (1,043,238)	$ 5,439,531	$ (336,649)
General Fund Capital (300)	$ 349,579		$ (34,419)	$ 618,983	$ (269,404)
Enterprise Fund Capital (301)	$ 1,404,390		$ (701,486)	$ 263,603	$ 1,140,787
Pelican Preserve Capital Fund (302)	$ -		$ -	$ -	$ -
General Fund 2023-1 Bonds (307)	$ 7,201,486		$ 21,914	$ 7,591,712	$ (390,226)
Pelican Preserve 2023-2 Bonds (308)	$ 587,082		$ 1,867	$ 441,141	$ 145,941
Enterprise Fund 2023-1 Bonds (309)	$ 1,657,118		$ (123,515)	$ 1,940,737	$ (283,619)
Total Current Assets	**$ 30,936,567**	**$ 10,894,532**	**$ (2,784,118)**	**$ 33,275,166**	**$ (2,338,599)**

GSCDD Total Revenue

Account Description	Annual Budget	YTD Actual	Variance Bud vs Act	% of Budget	Change from Last Month	Prev YTD	Change from Last Year
General Fund (001)	$ 6,128,170	$ 5,736,195	$ (391,975)	93.6%	$ 86,589	$ 5,478,510	$ 257,685
Pelican Preserve (002)	$ 3,586,469	$ 3,609,380	$ 22,911	100.6%	$ 64,435	$ 3,280,130	$ 329,250
Towne Lakes (005)	$ -	$ 939	$ 939	n/a	$ 54	$ 10,385	$ (9,446)
Lake Bank Restoration (006)	$ -	$ -	$ -	n/a	$ -	$ -	$ -
General Fund Capital (300)	$ -	$ 32	$ 32	n/a	$ -	$ 43	$ (11)
Enterprise Fund Capital (301)	$ 4,635,405	$ -	$ (4,635,405)	0.0%	$ -	$ -	$ -
Pelican Preserve Capital Fund (302)	$ -	$ -	$ -	n/a	$ -	$ 2,498	$ (2,498)
General Fund 2023-1 Bonds (307)	$ 489,702	$ 282,745	$ (206,957)	57.7%	$ 21,914	$ 286,108	$ (3,363)
Pelican Preserve 2023-2 Bonds (308)	$ -	$ 10,218	$ 10,218	n/a	$ 1,868	$ 17,158	$ (6,940)
Enterprise Fund 2023-1 Bonds (309)	$ -	$ 44,766	$ 44,766	n/a	$ 6,249	$ 74,845	$ (30,079)
Enterprise Fund (400)	$ 12,866,405	$ 7,541,939	$ (5,324,466)	58.6%	$ 853,154	$ 7,139,794	$ 402,145
Total Revenue	**$ 27,706,151**	**$ 17,226,732**	**$ (5,154,953)**	**62.2%**	**$ 1,034,263**	**$ 16,640,299**	**$ 586,433**

GSCDD Total Expenses

Account Description	Annual Budget	YTD Actual	Remaining Balance	% of Budget Remaining	Change from Last Month	Prev YTD	Change from Last Year
General Fund (001)	$ 10,767,499	$ 3,431,312	$ 7,336,187	68.1%	$ 418,119	$ 3,384,023	$ 47,289
Pelican Preserve (002)	$ 4,756,269	$ 2,381,949	$ 2,374,320	49.9%	$ 250,099	$ 2,685,349	$ (303,400)
Towne Lakes (005)	$ 8,100	$ 90,124	$ (82,024)	-1012.6%	$ 9,239	$ 7,429	$ 82,695
Lake Bank Restoration (006)	$ 1,000,000	$ 1,120,350	$ (120,350)	-12.0%	$ 16,701	$ 3,345,800	$ (2,225,450)
General Fund Capital (300)	$ 261,500	$ 273,577	$ (12,077)	-4.6%	$ 10,268	$ 300,953	$ (27,376)
Enterprise Fund Capital (301)	$ 15,693,474	$ 6,738,152	$ 8,955,322	57.1%	$ 1,411,337	$ 5,249,439	$ 1,488,713
Pelican Preserve Capital Fund (302)	$ -	$ -	$ -	n/a	$ -	$ -	$ -
General Fund 2023-1 Bonds (307)	$ 9,521,830	$ 2,607,673	$ 6,914,157	72.6%	$ 423,934	$ 713,616	$ 1,894,057
Pelican Preserve 2023-2 Bonds (308)	$ 961,011	$ 376,774	$ 584,237	60.8%	$ 67,060	$ 59,368	$ 317,406
Enterprise Fund 2023-1 Bonds (309)	$ 4,049,974	$ 1,587,825	$ 2,462,149	60.8%	$ 282,607	$ 217,289	$ 1,370,536
Enterprise Fund (400)	$ 6,637,029	$ 4,525,255	$ 2,111,774	31.8%	$ 652,020	$ 4,242,294	$ 282,961
Total Expenses	**$ 53,656,686**	**$ 23,132,991**	**$ 28,411,921**	**53.0%**	**$ 3,541,384**	**$ 20,500,452**	**$ 2,632,539**

July Financials

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Gateway Services Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



Gateway Services
Community Development District

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Gateway Services Community Development District

Balance Sheet

July 31, 2026

Account Description	General Fund	Pelican Preserve Fund	Towne Lakes Fund	Lake Bank Restoration Fund	Total
Assets					
Current Assets					
Cash In Bank	$ 3,363,944	$ 174	$ 21,715	$ -	$ 3,385,833
Cash On Hand/Petty Cash	2,000	-	-	-	2,000
Equity in Pooled Cash	2,669,489	-	-	-	2,669,489
Due From Other Gov'tl Units	-	-	-	1,686,224	1,686,224
Investments:					
Brokerage Investment Account	321	330	-	-	651
ICS	128	490	-	-	618
Money Market Account	87	119,443	-	-	119,530
Treasury Bills (5 Months)	299,669	300,649	-	-	600,318
Treasury Bills (6 Months)	1,553,433	4,615,559	-	-	6,168,992
Utility Deposits - TECO	375	-	-	-	375
Total Current Assets	7,889,446	5,036,645	21,715	1,686,224	14,634,030
Total Assets	**$ 7,889,446**	**$ 5,036,645**	**$ 21,715**	**$ 1,686,224**	**$ 14,634,030**
Liabilities					
Current Liabilities					
Accounts Payable	$ 270,405	$ 80,194	$ 9,239	$ 16,600	$ 376,438
Accrued Expenses	12,730	9,360	-	-	22,090
Credit Card Payable	1,995	15,930	-	-	17,925
Due To Other Gov'tl Units	1,030	719	2	-	1,751
Sales Tax Payable	32	-	-	-	32
Accrued FSA Payable	10,285	3,691	-	-	13,976
Accrued Retirement Account Payable	2,241	707	-	-	2,948
Deposits	38,698	-	-	-	38,698
Due To Other Funds	131,042	161,421	5,723	1,669,624	1,967,810
Total Current Liabilities	468,458	272,022	14,964	1,686,224	2,441,668
Total Liabilities	**468,458**	**272,022**	**14,964**	**1,686,224**	**2,441,668**
Fund Balances / Retained Earnings					
Nonspendable:					
Deposits	375	-	-	-	375
Committed to:					
Emergency Reserve Fund	700,000	-	-	-	700,000
Assigned to:					
Reserves - Capital	-	2,336,300	-	-	2,336,300
Reserves - Emergency	-	100,000	-	-	100,000
Reserves - Landscape	-	405,934	-	-	405,934
Reserves - Safety & Security	-	291,340	-	-	291,340
Reserves - Ponds	-	16,745	-	-	16,745
Unassigned:	6,720,613	1,614,304	6,751	-	8,341,668
Total Fund Bal. / Ret. Earnings	**$ 7,420,988**	**$ 4,764,623**	**$ 6,751**	**$ -**	**$ 12,192,362**
Total Liab. & Fund Bal. / Ret. Earnings	**$ 7,889,446**	**$ 5,036,645**	**$ 21,715**	**$ 1,686,224**	**$ 14,634,030**

Gateway Services Community Development District

Balance Sheet

July 31, 2026

Account Description	Series 2017 Debt Service Fund (Srl)	Series 2023-1 Debt Service Fund (Gw)	Series 2023-2 Debt Service Fund (Pp)	Total
Assets				
Current Assets				
Cash In Bank	$ 69	$ -	$ -	$ 69
Investments:				
ICS	609	-	-	609
Money Market Account	83,439	-	-	83,439
SRL Account	848,636	-	-	848,636
SRL Reserve Account	562,724	-	-	562,724
Interest Account	-	43	4	47
Revenue Fund	-	417,727	53,134	470,861
Sinking fund	-	81	8	89
Total Current Assets	1,495,477	417,851	53,146	1,966,474
Total Assets	**$ 1,495,477**	**$ 417,851**	**$ 53,146**	**$ 1,966,474**
Liabilities				
Current Liabilities				
Accounts Payable	$ -	$ -	$ -	$ -
Due To Other Gov'tl Units	132	-	-	132
Total Current Liabilities	132	-	-	132
Total Liabilities	**132**	**-**	**-**	**132**
Fund Balances / Retained Earnings				
Fund Balances				
Restricted for:				
Debt Service	1,495,345	417,851	53,146	1,966,342
Total Fund Bal. / Ret. Earnings	**$ 1,495,345**	**$ 417,851**	**$ 53,146**	**$ 1,966,342**
Total Liab. & Fund Bal. / Ret. Earnings	**$ 1,495,477**	**$ 417,851**	**$ 53,146**	**$ 1,966,474**

Gateway Services Community Development District

Balance Sheet

July 31, 2026

Account Description	Capital Projects - General Fund	Capital Projects - Enterprise Fund	Series 2023-1 Capital Projects Fund (Gw)	Series 2023-2 Capital Projects Fund (Pp)	Series 2023-1 Capital Projects Fund (Enterprise)	Enterprise Fund	Total
Assets							
Current Assets							
Cash In Bank	$ 1,429	$ -	$ -	$ -	$ -	$ 1,299,295	$ 1,300,724
Equity in Pooled Cash	(1,595,684)	1,404,390	-	-	(213,844)	(2,264,352)	(2,669,490)
Accounts Receivable	-	-	-	-	-	1,001,786	1,001,786
Connection Fees Receivable	-	-	-	-	-	85,202	85,202
Allow-Doubtful Collections	-	-	-	-	-	(85,202)	(85,202)
Due From Other Funds	1,943,834	-	-	-	-	551,314	2,495,148
Investments:							
Brokerage Investment Account	-	-	-	-	-	351	351
ICS	-	-	-	-	-	460	460
Money Market Account	-	-	-	-	-	9,963	9,963
SRL Account	-	-	-	-	-	47,665	47,665
Acquisition & Construction Account	-	-	7,201,486	587,082	-	-	7,788,568
Construction Fund A	-	-	-	-	1,870,962	-	1,870,962
Interest Account	-	-	-	-	-	373	373
Sinking fund	-	-	-	-	-	13	13
Suboordinate Ob Debt Service	-	-	-	-	-	64,936	64,936
Treasury Bills (6 Months)	-	-	-	-	-	3,980,662	3,980,662
Accrued Revenue	-	-	-	-	-	410,416	410,416
Total Current Assets	349,579	1,404,390	7,201,486	587,082	1,657,118	5,102,882	16,302,537
Noncurrent Assets							
Fixed Assets							
Water Sewer Lines	-	-	-	-	-	32,180,201	32,180,201
Accum Depr - Wtr Swr Lines	-	-	-	-	-	(16,353,794)	(16,353,794)
Plant & Equipment	-	-	-	-	-	3,257,241	3,257,241
Accum Depr - Plant and Equip	-	-	-	-	-	(1,438,056)	(1,438,056)
Infrastructure	-	-	-	-	-	1,374,464	1,374,464
Accum Depr - Infrastructure	-	-	-	-	-	(160,538)	(160,538)
Meters	-	-	-	-	-	355,395	355,395
Accum Depr - Meters	-	-	-	-	-	(335,354)	(335,354)
Equipment and Furniture	-	-	-	-	-	3,077,046	3,077,046
Accum Depr - Equip/Furniture	-	-	-	-	-	(2,115,762)	(2,115,762)
Construction Work In Process	-	-	-	-	-	9,012,150	9,012,150
Total Noncurrent Assets	-	-	-	-	-	28,852,993	28,852,993
Total Assets	**$ 349,579**	**$ 1,404,390**	**$ 7,201,486**	**$ 587,082**	**$ 1,657,118**	**$ 33,955,875**	**$ 45,155,530**

Gateway Services Community Development District

Balance Sheet

July 31, 2026

Account Description	Capital Projects - General Fund	Capital Projects - Enterprise Fund	Series 2023-1 Capital Projects Fund (Gw)	Series 2023-2 Capital Projects Fund (Pp)	Series 2023-1 Capital Projects Fund (Enterprise)	Enterprise Fund	Total
Liabilities							
Current Liabilities							
Accounts Payable	$ 27,469	$ 1,404,389	$ 395,730	$ 67,089	$ 282,733	$ 442,265	$ 2,619,675
Accrued Expenses	-	-	-	-	-	159,661	159,661
Credit Card Payable	-	-	721	-	-	4,770	5,491
Accrued Interest Payable	-	-	-	-	-	1,523	1,523
Accrued Vacation	-	-	-	-	-	72,776	72,776
Accrued FSA Payable	-	-	-	-	-	2,604	2,604
Accrued Retirement Account Payable	-	-	-	-	-	2,941	2,941
Deposits	-	-	-	-	-	309,314	309,314
Deferred Revenue	-	-	-	-	-	4,791	4,791
Due To Other Funds	-	-	457,714	63,956	5,669	-	527,339
Total Current Liabilities	27,469	1,404,389	854,165	131,045	288,402	1,000,645	3,706,115
Long-Term Liabilities							
Note Payable (SRF)	-	-	-	-	-	1,426,459	1,426,459
Notes Payable-LT	-	-	-	-	-	65,500	65,500
Total Long-Term Liabilities	-	-	-	-	-	1,491,959	1,491,959
Total Liabilities	**27,469**	**1,404,389**	**854,165**	**131,045**	**288,402**	**2,492,604**	**5,198,074**
Fund Balances / Retained Earnings							
Fund Balances							
Restricted for:							
Capital Projects	322,110	1	6,347,321	456,037	1,368,716	-	8,494,185
Net Assets							
Invested in capital assets, net of related debt	-	-	-	-	-	28,787,493	28,787,493
Restricted for Debt Service	-	-	-	-	-	63,799	63,799
Restricted for Infrastructure Expansion	-	-	-	-	-	3,139,368	3,139,368
Reserved for Maintenance (R&R)	-	-	-	-	-	991,751	991,751
Unrestricted/Unreserved	-	-	-	-	-	(1,519,140)	(1,519,140)
Total Fund Bal. / Ret. Earnings	**$ 322,110**	**$ 1**	**$ 6,347,321**	**$ 456,037**	**$ 1,368,716**	**$ 31,463,271**	**$ 39,957,456**
Total Liab. & Fund Bal. / Ret. Earnings	**$ 349,579**	**$ 1,404,390**	**$ 7,201,486**	**$ 587,082**	**$ 1,657,118**	**$ 33,955,875**	**$ 45,155,530**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	5,462,939	5,462,941	2	100.0%	5,224,204	238,738
Special Assmnts- Discounts	(218,518)	(197,476)	21,042	90.4%	(189,362)	(8,114)
Soccer Park Use	150,000	162,311	12,311	108.2%	166,330	(4,019)
Dog Park Revenue	7,000	7,672	672	109.6%	6,456	1,216
Other Miscellaneous Revenues	62,047	30,996	(31,051)	50.0%	6,841	24,154
Interest - Investments	175,000	215,526	40,526	123.2%	207,728	7,798
Filing Fee Revenue	-	-	-	n/a	64	(64)
Impact Fee	489,702	-	(489,702)	0.0%	-	-
Stormwater/Road Review Fees	-	24,015	24,015	n/a	20,253	3,762
Insurance Reimbursements	-	5,210	5,210	n/a	30,697	(25,487)
Donations	-	25,000	25,000	n/a	5,300	19,700
TOTAL REVENUE	**6,128,170**	**5,736,195**	**(391,975)**	**93.6%**	**5,478,510**	**257,685**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	8,000	6,467	1,533	80.8%	5,562	(905)
Payroll - Taxes	612	495	117	80.8%	426	(69)
Attorney Fees	15,000	21,694	(6,694)	144.6%	22,190	496
Engineering Fees	11,667	7,241	4,426	62.1%	13,598	6,357
Management & Accounting Services	18,667	14,837	3,830	79.5%	10,032	(4,804)
Auditing Services	9,333	9,240	93	99.0%	4,994	(4,246)
Public Officials Insurance	4,375	2,190	2,185	50.1%	3,373	1,183
Legal Advertising	5,000	1,517	3,483	30.3%	3,003	1,486
Training - Board of Supervisors	-	-	-	n/a	245	245
Dues, Licenses, Subscriptions	5,000	270	4,730	5.4%	309	39
Total Administrative	**77,654**	**63,950**	**13,704**	**82.4%**	**63,731**	**(218)**
Operational Admin Services						
Payroll - Salaries	610,344	436,772	173,572	71.6%	199,031	(237,741)
Payroll - Overtime	667	1,662	(995)	249.2%	371	(1,291)
Payroll - Market Adjustments	20,011	-	20,011	0.0%	-	-
Payroll - PTO buyout	30,551	16,574	13,977	54.3%	9,888	(6,686)
Payroll - Processing Fee	4,000	4,407	(407)	110.2%	4,652	245
Payroll - Bonus	11,667	3,318	8,349	28.4%	3,302	(16)
Payroll - Taxes	51,503	34,000	17,503	66.0%	16,484	(17,516)
Retirement Benefits	33,662	9,535	24,127	28.3%	6,380	(3,155)
Health and Life Insurance	107,117	67,741	39,376	63.2%	26,505	(41,236)
Workers' Compensation	14,045	8,418	5,627	59.9%	2,390	(6,028)
Professional Fees	6,667	4,055	2,612	60.8%	2,255	(1,800)
Professional Fees - HR Fees	3,000	173	2,827	5.8%	1,867	1,694
Telephone/Fax/Internet Services	900	1,216	(316)	135.1%	747	(469)
Postage	333	137	196	41.1%	118	(19)
Cellular Service	7,667	5,734	1,933	74.8%	4,727	(1,007)
Internet Fiber Service	2,000	901	1,099	45.0%	958	58

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Utilities - Lift Stations	500	318	182	63.6%	140	(178)
Building Utilities-Electricity	5,333	4,204	1,129	78.8%	3,065	(1,139)
Building Utilities-Water/Sewer	2,000	1,237	763	61.9%	956	(281)
Building Utilities-Other	3,333	1,255	2,078	37.7%	1,724	469
Rentals & Leases	2,333	1,442	891	61.8%	1,226	(215)
Admin Office Rent Expense	10,333	9,161	1,172	88.7%	6,458	(2,703)
Insurance (Liab,Auto,Property)	66,667	33,397	33,270	50.1%	40,288	6,891
Vehicle Maintenance	7,333	10,844	(3,511)	147.9%	7,625	(3,218)
License Plate Readers	-	-	-	n/a	7,101	7,101
R&M - Building	13,333	5,022	8,311	37.7%	5,330	307
Printing	500	-	500	0.0%	-	-
Marketing Expenses	3,333	345	2,988	10.3%	264	(80)
Meeting Minutes Prep	3,667	1,401	2,266	38.2%	2,119	718
Website & Newsletter	1,667	-	1,667	0.0%	-	-
Team Events	1,667	1,297	370	77.8%	1,181	(116)
Safety Training	-	-	-	n/a	19	19
Computer Support	35,000	29,788	5,212	85.1%	19,766	(10,022)
Agenda & Document Hosting	2,167	134	2,033	6.2%	830	696
Office Supplies	667	350	317	52.5%	371	21
Computer Equipment & Peripherals	13,333	4,680	8,653	35.1%	4,835	155
Vehicle Operations	15,000	13,520	1,480	90.1%	7,839	(5,681)
Emergency Supplies	1,333	42	1,291	3.2%	83	41
Education / Training	3,333	700	2,633	21.0%	1,468	768
Software License Fees & Renewals	17,833	21,023	(3,190)	117.9%	15,404	(5,619)
Dues, Licenses, Subscriptions	2,000	782	1,218	39.1%	1,132	350
Capital Projects Reserve	62,047	-	62,047	0.0%	-	-
Admin Building O&M	60,333	-	60,333	0.0%	6	6
Microsoft Dynamics Business Central	-	-	-	n/a	5,416	5,416
GIS Mapping	19,667	13,690	5,977	69.6%	-	(13,690)
Operating Supplies	5,000	2,730	2,270	54.6%	2,047	(683)
Total Oper. Admin Services	**1,263,846**	**752,005**	**511,841**	**59.5%**	**416,370**	**(335,635)**
Public Safety Services						
Contr Svcs - Police Patrol	25,000	13,611	11,389	54.4%	15,016	1,405
Total Public Safety Services	**25,000**	**13,611**	**11,389**	**54.4%**	**15,016**	**1,405**
Landscape Services						
Payroll - Salaries	-	-	-	n/a	10,194	10,194
Payroll - Overtime	-	-	-	n/a	0	0
Payroll - PTO buyout	-	-	-	n/a	1,543	1,543
Payroll - Taxes	-	-	-	n/a	890	890
Retirement Benefits	-	-	-	n/a	226	226
Health and Life Insurance	-	-	-	n/a	863	863
Workers' Compensation	-	-	-	n/a	1,354	1,354
Contr Svsc - Landscaping	1,157,500	797,048	360,452	68.9%	620,550	(176,498)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Utility Fees	120,000	104,457	15,543	87.0%	88,774	(15,683)
R&M-Other Landscape	-	-	-	n/a	18,163	18,163
Tree Trimming Services	156,500	92,175	64,325	58.9%	57,784	(34,391)
Tree Replacement Program	55,000	1,390	53,611	2.5%	3,344	1,955
Landscape - Mulch	135,000	89,351	45,649	66.2%	112,055	22,704
Plant Replacement Program	135,000	58,420	76,580	43.3%	71,716	13,296
R&M - Landscaping Irrigation	30,000	68,725	(38,725)	229.1%	34,062	(34,662)
Licenses, Training	2,000	-	2,000	0.0%	-	-
Total Landscape Services	**1,791,000**	**1,211,565**	**579,435**	**67.6%**	**1,021,521**	**(190,045)**
Waterway Management Services						
Payroll - Salaries	-	-	-	n/a	98,119	98,119
Payroll - Overtime	-	-	-	n/a	445	445
Payroll - PTO buyout	-	-	-	n/a	2,402	2,402
Payroll - Taxes	-	-	-	n/a	7,969	7,969
Retirement Benefits	-	-	-	n/a	3,526	3,526
Health and Life Insurance	-	-	-	n/a	14,717	14,717
Workers' Compensation	-	-	-	n/a	1,398	1,398
Attorney Fees	10,000	15,803	(5,803)	158.0%	11,790	(4,013)
Engineering Fees	15,000	1,080	13,920	7.2%	-	(1,080)
Cell Service for Data Loggers	4,500	4,515	(15)	100.3%	-	(4,515)
Utilities - Aerators	20,000	22,053	(2,053)	110.3%	20,047	(2,007)
Stock Fish	10,000	10,000	-	100.0%	-	(10,000)
R&M-Fountain	-	164	(164)	n/a	12,991	12,827
Shared Flowway Maintenance	17,287	-	17,287	0.0%	-	-
Lake Maintenance	180,000	134,260	45,740	74.6%	113,346	(20,914)
Tools and Equipment	10,000	9,175	825	91.8%	-	(9,175)
Wetland Maintenance	111,000	92,738	18,262	83.5%	55,661	(37,077)
Wetland Plantings	15,000	-	15,000	0.0%	1,845	1,845
R&M - Aerators	50,000	28,563	21,437	57.1%	35,496	6,933
Littoral Restoration	25,000	-	25,000	0.0%	11,735	11,735
Stormwater System-Pipe & Catch Basin Clng	-	-	-	n/a	37,822	37,822
Wetlands - Surveying, Encroachments, Dispos	2,000	490	1,510	24.5%	-	(490)
Stormwater Basin/Valley Gutter Repair	-	-	-	n/a	3,353	3,353
Maintenance for Data Loggers	48,000	13,525	34,475	28.2%	18,178	4,653
Water Quality Testing & Supplies	25,000	18,910	6,090	75.6%	18,093	(817)
Drone Equipment & Training	15,000	14,000	1,000	93.3%	-	(14,000)
NPDES Compliance	600	560	40	93.3%	560	-
Licenses, Training	2,500	294	2,206	11.8%	-	(294)
Capital Projects	23,500	-	23,500	0.0%	-	-
Capital Projects Reserve	48,099	-	48,099	0.0%	-	-
Total Waterway Mgmt Services	**632,486**	**366,131**	**266,355**	**57.9%**	**469,493**	**103,362**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Parks & Recreation						
Payroll - Salaries	245,490	159,838	85,652	65.1%	132,788	(27,050)
Payroll - Overtime	2,455	274	2,181	11.2%	693	419
Payroll - Market Adjustments	8,049	-	8,049	0.0%	-	-
Payroll - PTO buyout	12,274	3,683	8,591	30.0%	3,333	(350)
Payroll - Taxes	20,523	12,387	8,136	60.4%	10,640	(1,747)
Retirement Benefits	13,413	2,889	10,524	21.5%	2,926	38
Health and Life Insurance	21,235	19,989	1,246	94.1%	21,661	1,673
Workers' Compensation	7,420	4,447	2,973	59.9%	2,349	(2,099)
Attorney Fees	2,500	7,634	(5,134)	305.4%	-	(7,634)
Contr Svcs - Security Services	55,000	-	55,000	0.0%	-	-
Contr Svsc - Landscaping	210,000	158,075	51,925	75.3%	185,729	27,654
Utility - Trash Removal	5,600	6,130	(530)	109.5%	459	(5,671)
Utility - Irrigation	23,000	27,481	(4,481)	119.5%	17,219	(10,262)
Utility - Electric	26,000	15,831	10,169	60.9%	16,072	241
R&M Fun Park	18,000	6,596	11,404	36.6%	9,000	2,404
R&M-Irrigation	20,000	19,539	461	97.7%	20,415	875
R&M-Signage	7,500	861	6,639	11.5%	3,738	2,877
Tools and Equipment	5,000	2,011	2,989	40.2%	555	(1,456)
Maintenance & Repairs	90,000	65,211	24,789	72.5%	69,776	4,565
Sod Installation-Dog Park	20,000	-	20,000	0.0%	13	13
Sod Replacement-Soccer Field	70,000	51,172	18,828	73.1%	43,327	(7,845)
District Events	50,000	27,634	22,366	55.3%	40,700	13,066
Meeting Minutes Prep	3,000	729	2,271	24.3%	236	(493)
Holiday Lighting & Decorations	15,000	17,500	(2,500)	116.7%	25,000	7,500
Team Uniforms	1,000	1,118	(118)	111.8%	-	(1,118)
Education / Training	2,500	814	1,686	32.6%	-	(814)
Capital Projects	208,000	-	208,000	0.0%	-	-
Capital Projects Reserve	56,745	-	56,745	0.0%	-	-
Commons Park O&M	300,000	-	300,000	0.0%	-	-
Total Parks & Recreation	**1,519,704**	**611,844**	**907,860**	**40.3%**	**606,630**	**(5,214)**
Public Works						
Payroll - Salaries	-	-	-	n/a	191,863	191,863
Payroll - Overtime	-	-	-	n/a	383	383
Payroll - PTO buyout	-	-	-	n/a	14,506	14,506
Payroll - Taxes	-	-	-	n/a	15,916	15,916
Retirement Benefits	-	-	-	n/a	3,729	3,729
Health and Life Insurance	-	-	-	n/a	33,223	33,223
Workers' Compensation	-	-	-	n/a	3,396	3,396
Attorney Fees	5,000	1,131	3,869	22.6%	2,047	916
Engineering Fees	15,000	-	15,000	0.0%	-	-
Electricity - Fountain	9,500	7,410	2,090	78.0%	6,096	(1,313)
FPL Expenses- Streetlights	100,000	200,487	(100,487)	200.5%	92,004	(108,483)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
R&M-Signage	7,500	9,506	(2,006)	126.8%	21,733	12,227
Tools and Equipment	10,000	10,119	(119)	101.2%	5,148	(4,971)
Street Sweeping Services	11,000	2,961	8,039	26.9%	9,755	6,794
Griffin Roundabout Fountain R&M	6,000	1,064	4,936	17.7%	-	(1,064)
License Plate Readers	-	3,000	(3,000)	n/a	-	(3,000)
Safety Equipment	4,000	1,035	2,965	25.9%	4,354	3,319
Team Uniforms	5,200	1,873	3,327	36.0%	3,906	2,033
Education / Training	4,000	932	3,068	23.3%	2,309	1,377
Capital Projects	30,000	-	30,000	0.0%	-	-
Capital Projects Reserve	112,109	-	112,109	0.0%	-	-
R&M Streetlights	10,000	-	10,000	0.0%	-	-
Total Public Works	**329,309**	**239,518**	**89,791**	**72.7%**	**410,369**	**170,851**
Swimming Pool						
Payroll - Salaries	-	-	-	n/a	98,201	98,201
Payroll - Overtime	-	-	-	n/a	1,357	1,357
Payroll - PTO buyout	-	-	-	n/a	1,369	1,369
Payroll - Taxes	-	-	-	n/a	7,828	7,828
Retirement Benefits	-	-	-	n/a	1,452	1,452
Health and Life Insurance	-	-	-	n/a	8,474	8,474
Workers' Compensation	-	-	-	n/a	3,022	3,022
Attorney Fees	2,500	-	2,500	0.0%	-	-
Contr Svsc - Landscaping	40,700	33,752	6,948	82.9%	33,311	(441)
Telephone/Fax/Internet Services	1,600	1,169	431	73.1%	1,544	375
Utility - Trash Removal	4,000	2,258	1,742	56.5%	2,547	289
Utility - Irrigation	14,000	16,170	(2,170)	115.5%	12,091	(4,079)
Utility - Electric	12,000	10,238	1,762	85.3%	9,712	(527)
Propane /Natural Gas	20,000	16,879	3,121	84.4%	15,487	(1,392)
Maintenance & Repairs	75,000	75,579	(579)	100.8%	94,213	18,634
Total Swimming Pool	**169,800**	**156,045**	**13,755**	**91.9%**	**290,607**	**134,562**
Other Fees & Charges						
ProfServ-Trustee Fees	7,000	3,500	3,500	50.0%	3,500	-
ProfServ-Assessment Methodology	-	-	-	n/a	36,569	36,569
Misc-Assessment Collection Cost	12,670	11,588	1,082	91.5%	11,625	38
Misc. Contingency	40,000	512	39,488	1.3%	34,084	33,572
Misc - Board/Resident Requests	-	-	-	n/a	4,508	4,508
Main District Building Construction	2,234,576	-	2,234,576	0.0%	-	-
Gateway Commons Construction	3,952,331	1,043	3,951,288	0.0%	-	(1,043)
Total Other Fees & Charges	**6,246,577**	**16,642**	**6,229,935**	**0.3%**	**90,286**	**73,644**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
TOTAL REVENUES	**6,128,170**	**5,736,195**	**(391,975)**	**93.6%**	**5,478,510**	**257,685**
TOTAL EXPENDITURES	**12,055,376**	**3,431,312**	**8,624,064**	**28.5%**	**3,384,023**	**(47,289)**
Revenue Over (Under) Expenditures	(5,927,206)	2,304,883	8,232,089		2,094,487	210,396
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	632	632	n/a	152,770	(152,137)
Use of Series 2023-1 Bond Proceeds	2,905,248	-	(2,905,248)	0.0%	-	-
Use of Fund Balance	1,734,080	-	(1,734,080)	0.0%	-	-
Operating Transfers-Out	-	(2,136,855)	(2,136,855)	n/a	-	(2,136,855)
TOTAL OTHER SOURCES (USES)	**4,639,328**	**(2,136,223)**	**(6,775,551)**	**-46.0%**	**152,770**	**(2,288,992)**
Net change in Fund Balance	-	168,660	168,660	n/a	2,247,257	(2,078,597)
Fund balance as of Oct 01		7,252,327			5,499,303	1,753,024
Fund Balance as of Jul 31		**$ 7,420,987**			**$ 7,746,560**	**$ (325,573)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Pelican Preserve (002)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	3,631,739	3,631,488	(251)	100.0%	3,229,321	402,167
Special Assmnts- Delinquent	-	124	124	n/a	-	124
Special Assmnts- Discounts	(145,270)	(131,272)	13,998	90.4%	(117,054)	(14,219)
Interest - Investments	100,000	107,611	7,611	107.6%	145,512	(37,901)
Other Miscellaneous Revenues	-	-	-	n/a	0	(0)
Settlements	-	-	-	n/a	10,000	(10,000)
Insurance Reimbursements	-	1,429	1,429	n/a	12,350	(10,921)
TOTAL REVENUE	**3,586,469**	**3,609,380**	**22,911**	**100.6%**	**3,280,130**	**329,250**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	3,999	3,233	766	80.9%	2,884	(349)
Payroll - Taxes	306	247	59	80.8%	221	(27)
Attorney Fees	7,500	11,176	(3,676)	149.0%	10,666	(509)
Engineering Fees	5,833	3,730	2,103	63.9%	7,051	3,321
Management & Accounting Services	9,333	7,643	1,690	81.9%	4,667	(2,976)
Auditing Services	4,667	4,760	(93)	102.0%	2,589	(2,171)
Public Officials Insurance	2,188	1,095	1,093	50.1%	1,749	654
Legal Advertising	2,500	781	1,719	31.3%	1,456	675
Dues, Licenses, Subscriptions	2,500	139	2,361	5.6%	160	21
Total Administrative	**38,826**	**32,806**	**6,020**	**84.5%**	**31,444**	**(1,361)**
Operational Admin Services						
Payroll - Salaries	305,172	218,386	86,786	71.6%	98,131	(120,255)
Payroll - Overtime	333	831	(498)	249.6%	310	(521)
Payroll - Market Adjustments	10,006	-	10,006	0.0%	-	-
Payroll - PTO buyout	15,275	8,287	6,988	54.3%	6,961	(1,327)
Payroll - Processing Fee	2,000	1,923	77	96.1%	2,412	489
Payroll - Bonus	5,833	1,709	4,124	29.3%	1,712	3
Payroll - Taxes	25,751	17,000	8,751	66.0%	8,262	(8,738)
Retirement Benefits	16,831	4,768	12,063	28.3%	3,302	(1,465)
Health and Life Insurance	53,559	29,728	23,831	55.5%	11,966	(17,762)
Workers' Compensation	7,022	4,209	2,813	59.9%	1,232	(2,976)
Professional Fees	3,333	2,097	1,236	62.9%	1,169	(928)
Professional Fees - HR Fees	1,500	89	1,411	5.9%	968	879
Telephone/Fax/Internet Services	450	626	(176)	139.2%	388	(239)
Postage	167	54	113	32.6%	61	7
Cellular Service	3,833	2,954	879	77.1%	2,410	(544)
Internet Fiber Service	1,000	464	536	46.4%	340	(124)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Pelican Preserve (002)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Utilities - Lift Stations	250	164	86	65.6%	73	(91)
Building Utilities-Electricity	2,667	2,167	500	81.3%	1,590	(577)
Building Utilities-Water/Sewer	1,000	637	363	63.7%	496	(142)
Building Utilities-Other	1,667	647	1,020	38.8%	656	9
Rentals & Leases	1,167	726	441	62.2%	657	(68)
Admin Office Rent Expense	5,167	4,719	448	91.3%	3,349	(1,371)
Insurance (Liab,Auto,Property)	33,333	3,527	29,806	10.6%	20,890	17,363
Vehicle Maintenance	3,667	5,546	(1,879)	151.3%	2,734	(2,813)
License Plate Readers	-	-	-	n/a	3,682	3,682
R&M - Building	6,667	2,587	4,080	38.8%	2,749	162
Printing	250	-	250	0.0%	-	-
Marketing Expenses	1,667	178	1,490	10.6%	123	(54)
Meeting Minutes Prep	1,833	722	1,111	39.4%	139	(583)
Website & Newsletter	833	-	833	0.0%	-	-
Team Events	833	668	165	80.2%	612	(56)
Safety Training	-	-	-	n/a	10	10
Computer Support	17,500	15,281	2,219	87.3%	10,249	(5,032)
Agenda & Document Hosting	1,083	69	1,014	6.4%	430	362
Office Supplies	333	174	159	52.2%	192	19
Computer Equipment & Peripherals	6,667	2,411	4,256	36.2%	2,507	96
Operating Supplies	2,500	1,355	1,145	54.2%	1,062	(294)
Vehicle Operations	7,500	6,908	592	92.1%	4,063	(2,845)
Emergency Supplies	667	22	645	3.3%	43	21
Education / Training	1,667	360	1,307	21.6%	761	401
Software License Fees & Renewals	8,917	10,830	(1,913)	121.5%	7,987	(2,843)
Dues, Licenses, Subscriptions	1,000	403	597	40.3%	587	184
Admin Building O&M	30,667	-	30,667	0.0%	3	3
Microsoft Dynamics Business Central	-	-	-	n/a	2,808	2,808
GIS Mapping	9,833	7,052	2,781	71.7%	-	(7,052)
Total Oper. Admin Services	**601,400**	**360,279**	**241,121**	**59.9%**	**208,076**	**(152,202)**
Operating Expenses						
Payroll - Salaries	-	-	-	n/a	69,608	69,608
Payroll - Overtime	-	-	-	n/a	209	209
Payroll - PTO buyout	-	-	-	n/a	4,042	4,042
Payroll - Taxes	-	-	-	n/a	5,600	5,600
Retirement Benefits	-	-	-	n/a	876	876
Health and Life Insurance	-	-	-	n/a	15,089	15,089
Workers' Compensation	-	-	-	n/a	1,793	1,793
ProfServ-Trustee Fees	-	-	-	n/a	3,500	3,500
Attorney Fees	20,000	6,451	13,549	32.3%	12,509	6,058
Professional Fees	-	-	-	n/a	13,421	13,421

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Pelican Preserve (002)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Engineering Fees	40,000	-	40,000	0.0%	2,686	2,686
FPL Expenses- Streetlights	-	-	-	n/a	82,542	82,542
Utility - Irrigation	12,000	10,015	1,985	83.5%	10,243	228
Electricity-Signs	7,200	1,937	5,263	26.9%	1,782	(155)
Vehicle Maintenance	2,500	-	2,500	0.0%	1,566	1,566
Tools and Equipment	4,000	851	3,149	21.3%	993	142
Meeting Minutes Prep	9,000	1,944	7,056	21.6%	2,668	724
Vehicle Operations	4,000	-	4,000	0.0%	682	682
Total Operating Expenses	**98,700**	**21,198**	**77,502**	**21.5%**	**229,807**	**208,609**
Safety & Security						
Contr Svcs - Security Services	350,000	291,671	58,329	83.3%	296,616	4,945
Contr Svcs - Police Patrol	15,000	15,208	(208)	101.4%	7,756	(7,452)
FPL Expenses- Streetlights	157,400	85,119	72,281	54.1%	-	(85,119)
Utilities - Gatehouse	10,500	4,816	5,684	45.9%	4,364	(451)
Propane /Natural Gas	-	-	-	n/a	53	53
R&M-Sidewalks	40,000	1,070	38,930	2.7%	1,201	131
R&M-Signage	17,500	41,721	(24,221)	238.4%	3,107	(38,614)
R&M Roadway	30,000	30,337	(337)	101.1%	4,793	(25,545)
Safety & Security-Other	40,000	9,018	30,982	22.5%	6,487	(2,531)
Speed Monitoring Devices	-	28,908	(28,908)	n/a	-	(28,908)
Street Sweeping Services	9,000	6,523	2,477	72.5%	9,973	3,450
R&M - Gatehouse	63,000	39,633	23,367	62.9%	26,946	(12,688)
Speed Calming Devices	-	-	-	n/a	29,285	29,285
R&M Streetlights	70,000	152,871	(82,871)	218.4%	174,650	21,779
Cap Outlay - Vehicles	-	28,209	(28,209)	n/a	-	(28,209)
Cap Outlay-Roads	400,000	43,487	356,513	10.9%	157,804	114,317
GIS Web Portal	15,000	6,460	8,540	43.1%	14,746	8,285
Total Safety & Security	**1,217,400**	**785,051**	**432,349**	**64.5%**	**737,780**	**(47,271)**
Landscape Services						
Contr Svsc - Landscaping	388,447	317,085	71,362	81.6%	457,337	140,253
R&M-Other Landscape	30,000	38,415	(8,415)	128.1%	46,462	8,047
Plant Replacement Program	-	-	-	n/a	60,484	60,484
Annual Tree Trimming	144,000	112,126	31,874	77.9%	-	(112,126)
Monuments and Signs	15,000	5,522	9,478	36.8%	28,410	22,888
Tree/Sod Replacement	-	-	-	n/a	1,700	1,700
Landscape Replacement	85,000	45,856	39,144	53.9%	-	(45,856)
Shared Entry Feature	16,000	-	16,000	0.0%	-	-
Irrigation Maintenance	14,000	6,949	7,051	49.6%	8,600	1,650
Holiday Lighting & Decorations	25,000	25,000	-	100.0%	25,000	-
GIS Web Portal	15,000	12,213	2,787	81.4%	14,833	2,620
Total Landscape Services	**732,447**	**563,166**	**169,281**	**76.9%**	**642,826**	**79,661**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Pelican Preserve (002)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Waterway Management Services						
Contr Svcs - Lakes	135,000	96,589	38,411	71.5%	99,940	3,351
R&M-Stormwater System	10,000	17,225	(7,225)	172.2%	105,494	88,270
Basin 6 Flowway	12,000	-	12,000	0.0%	-	-
Shared Flowway Maintenance	8,218	6,135	2,083	74.7%	-	(6,135)
Fish Gate & Aerator Maint.	10,000	-	10,000	0.0%	-	-
Vine Control & Removal	10,000	-	10,000	0.0%	-	-
Littoral Restoration	40,000	985	39,015	2.5%	22,000	21,015
Pond Aeration	147,000	104,731	42,269	71.2%	111,622	6,891
R&M Drain Boxes	25,000	30,825	(5,825)	123.3%	-	(30,825)
Conservation & Wetlands	90,000	58,244	31,756	64.7%	54,643	(3,601)
Pond Bank Improvements	600,000	283,454	316,546	47.2%	414,566	131,112
GIS Web Portal	20,000	10,039	9,961	50.2%	18,553	8,514
Total Waterway Mgmt Services	**1,107,218**	**608,226**	**498,992**	**54.9%**	**826,818**	**218,592**
Other Fees & Charges						
ProfServ-Trustee Fees	3,500	3,500	-	100.0%	-	(3,500)
ProfServ-Assessment Methodology	-	-	-	n/a	1,411	1,411
Misc-Assessment Collection Cost	9,767	7,724	2,043	79.1%	7,186	(538)
Cap Outlay - Admin Bldg Construction	454,211	-	454,211	0.0%	-	-
Main District Building Construction	772,280	-	772,280	0.0%	-	-
Total Other Fees & Charges	**1,239,758**	**11,224**	**1,228,534**	**0.9%**	**8,597**	**(2,627)**
TOTAL REVENUES	**3,586,469**	**3,609,380**	**22,911**	**100.6%**	**3,280,130**	**329,250**
TOTAL EXPENDITURES	**5,035,749**	**2,381,949**	**2,653,800**	**47.3%**	**2,685,349**	**350,671**
Revenue Over (Under) Expenditures	(1,449,280)	1,227,431	2,676,711	**-84.7%**	594,781	679,921
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	-	n/a	236,372	(236,372)
Use of Series 2023-2 Bond Proceeds	506,800	-	(506,800)	0.0%	-	-
Use of Fund Balance	263,000	-	(263,000)	0.0%	-	-
Use of Cash Reserves	400,000	-	(400,000)	0.0%	-	-
Operating Transfers-Out	-	(542,480)	(542,480)	n/a	(962,874)	420,394
TOTAL OTHER SOURCES (USES)	**1,169,800**	**(542,480)**	**(1,712,280)**	**-46.4%**	**(726,503)**	**184,023**
Net change in Fund Balance	(279,480)	684,951	964,431	-245.1%	(131,722)	816,673
Fund balance as of Oct 01		4,079,673			4,507,959	(428,286)
Fund Balance as of Jul 31		**$ 4,764,624**			**$ 4,376,237**	**$ 388,387**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Stoneybrook (004)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	-	-	-	n/a	355,227	(355,227)
Special Assmnts- Discounts	-	-	-	n/a	(12,876)	12,876
Interest - Investments	517	518	1	100.2%	8,477	(7,959)
TOTAL REVENUE	**517**	**518**	**1**	**100.2%**	**350,828**	**(350,311)**
EXPENDITURES						
Operational Admin Services						
Payroll - Salaries	-	-	-	n/a	4,761	4,761
Payroll - Overtime	-	-	-	n/a	0	0
Payroll - PTO buyout	-	-	-	n/a	245	245
Payroll - Taxes	-	-	-	n/a	382	382
Retirement Benefits	-	-	-	n/a	250	250
Health and Life Insurance	-	-	-	n/a	900	900
Workers' Compensation	-	-	-	n/a	243	243
Attorney Fees	-	-	-	n/a	4,823	4,823
Total Oper. Admin Services	**-**	**-**	**-**	**n/a**	**11,604**	**11,604**
Public Safety Services						
Contr Svcs - Security Services	-	-	-	n/a	222,836	222,836
Utilities - Gatehouse	-	-	-	n/a	1,303	1,303
Total Public Safety Services	**-**	**-**	**-**	**n/a**	**224,139**	**224,139**
Public Works						
FPL Expenses- Streetlights	-	-	-	n/a	37,676	37,676
Total Public Works	**-**	**-**	**-**	**n/a**	**37,676**	**37,676**
Other Fees & Charges						
Misc-Assessment Collection Cost	-	-	-	n/a	790	790
O&M Reimbursement	-	-	-	n/a	5,566	5,566
Reserve - Capital Projects	-	-	-	n/a	4,765	4,765
Reserve - Gatehouse	-	-	-	n/a	10,352	10,352
Total Other Fees & Charges	**-**	**-**	**-**	**n/a**	**21,473**	**21,473**
TOTAL EXPENDITURES	**-**	**-**	**-**	**n/a**	**294,892**	**294,892**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Stoneybrook (004)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Revenue Over (Under) Expenditures	517	518	1	100.2%	55,936	(55,418)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(632)	(632)	(0)	100.1%	-	(632)
TOTAL OTHER SOURCES (USES)	**(632)**	**(632)**	**(0)**	**100.1%**	**-**	**(632)**
Net change in Fund Balance	(115)	(115)	0	99.7%	55,936	(56,051)
Fund balance as of Oct 01		115			156,322	(156,207)
Fund Balance as of Jul 31		**$ -**			**$ 212,258**	**$ (212,258)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Towne Lakes (005)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	-	-	-	n/a	7,625	(7,625)
Special Assmnts- Discounts	-	-	-	n/a	(276)	276
Interest - Investments	-	939	939	n/a	3,036	(2,097)
TOTAL REVENUE	**-**	**939**	**939**	**n/a**	**10,385**	**(9,446)**
EXPENDITURES						
Operational Admin Services						
Attorney Fees	100	-	100	0.0%	531	531
Misc-Assessment Collection Cost	50	-	50	0.0%	17	17
Total Oper. Admin Services	**150**	**-**	**150**	**0.0%**	**548**	**548**
Landscape Services						
Contractual Services	4,100	6,714	(2,614)	163.8%	1,982	(4,732)
Utility Fees	2,750	3,795	(1,045)	138.0%	3,425	(371)
Irrigation Maintenance	1,100	8,248	(7,148)	749.8%	-	(8,248)
Total Landscape Services	**7,950**	**18,757**	**(10,807)**	**235.9%**	**5,407**	**(13,351)**
Roadway Services						
Maintenance & Repairs	71,367	71,367	-	100.0%	1,475	(69,892)
Total Roadway Services	**71,367**	**71,367**	**-**	**100.0%**	**1,475**	**(69,892)**
TOTAL EXPENDITURES	**79,467**	**90,124**	**(10,657)**	**113.4%**	**7,429**	**(82,695)**
Revenue Over (Under) Expenditures	(79,467)	(89,185)	(9,718)	112.2%	2,956	(92,141)
Net change in Fund Balance	-	(89,185)	(89,185)	n/a	2,956	(92,141)
Fund balance as of Oct 01		95,936			93,017	2,919
Fund Balance as of Jul 31		**$ 6,751**			**$ 95,973**	**$ (89,222)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Lake Bank Restoration (006)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
TOTAL REVENUE	**-**	**-**	**-**	**n/a**	**-**	**-**
EXPENDITURES						
Waterway Mgmt Services						
Impr - Lake Bank Restoration	1,000,000	1,115,350	(115,350)	111.5%	3,345,800	2,230,450
Auditing Services	-	5,000	(5,000)	n/a	-	(5,000)
Total Waterway Mgmt Services	**1,000,000**	**1,120,350**	**(120,350)**	**112.0%**	**3,345,800**	**2,225,450**
TOTAL EXPENDITURES	**1,000,000**	**1,120,350**	**(120,350)**	**112.0%**	**3,345,800**	**2,225,450**
Revenue Over (Under) Expenditures	(1,000,000)	(1,120,350)	(120,350)	112.0%	(3,345,800)	2,225,450
OTHER FINANCING SOURCES (USES)						
Loan/Note Proceeds	1,000,000	2,132,964	1,132,964	213.3%	4,000,706	(1,867,742)
TOTAL OTHER SOURCES (USES)	**1,000,000**	**2,132,964**	**1,132,964**	**213.3%**	**4,000,706**	**(1,867,742)**
Net change in Fund Balance	-	1,012,614	1,012,614	n/a	654,906	357,708
Fund balance as of Oct 01		(1,012,614)			(654,906)	(357,707)
Fund Balance as of Jul 31		**$ 0**			**$ (0)**	**$ 1**

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 July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	981,693	981,693	0	100.0%	811,890	169,804
Special Assmnts- Discounts	(39,268)	(35,487)	3,781	90.4%	(29,429)	(6,058)
Interest - Investments	-	38,982	38,982	n/a	38,767	215
TOTAL REVENUE	**942,425**	**985,189**	**42,764**	**104.5%**	**821,228**	**163,961**
EXPENDITURES						
Administrative Services						
ProfServ-Trustee Fees	5,500	3,500	2,000	63.6%	3,500	-
Auditing Services	2,500	-	2,500	0.0%	-	-
Total Administrative Services	**8,000**	**3,500**	**4,500**	**43.8%**	**3,500**	**-**
Debt Service Payments						
Principal Debt Retirement	820,832	377,292	443,540	46.0%	354,321	(22,971)
Interest Expense	113,593	120,708	(7,115)	106.3%	53,448	(67,260)
Total Debt Service Payments	**934,425**	**498,000**	**436,425**	**53.3%**	**407,769**	**(90,231)**
Other Fees and Charges						
Misc-Assessment Collection Cost	-	1,242	(1,242)	n/a	1,081	(161)
Reserve - Other	140,164	-	140,164	0.0%	-	-
Total Other Fees and Charges	**140,164**	**1,242**	**138,922**	**0.9%**	**1,081**	**(161)**
TOTAL EXPENDITURES	**1,082,589**	**502,742**	**579,847**	**46.4%**	**412,350**	**(90,392)**
Revenue Over (Under) Expenditures	(140,164)	482,447	622,611	-344.2%	408,878	73,569
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	-	n/a	(147,391)	147,391
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**n/a**	**(147,391)**	**147,391**
Net change in Fund Balance	-	482,447	482,447	n/a	261,488	220,960
Fund balance as of Oct 01		1,012,897			910,576	102,321
Fund Balance as of Jul 31		**$ 1,495,344**			**$ 1,172,064**	**$ 323,280**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2023-1 Debt Service Fund - Gateway (207)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	921,014	921,014	(0)	100.0%	921,014	0
Special Assmnts- Discounts	(36,841)	(33,293)	3,548	90.4%	(33,384)	91
Interest - Investments	-	16,474	16,474	n/a	13,802	2,672
TOTAL REVENUE	**884,173**	**904,195**	**20,022**	**102.3%**	**901,432**	**2,763**
EXPENDITURES						
Debt Service Payments						
Misc-Assessment Collection Cost	32,235	1,203	31,032	3.7%	1,226	23
Principal Debt Retirement	425,000	425,000	-	100.0%	410,000	(15,000)
Interest Expense	423,900	430,806	(6,906)	101.6%	444,131	13,325
Total Debt Service Payments	**881,135**	**857,009**	**24,126**	**97.3%**	**855,357**	**(1,652)**
Other Fees and Charges						
Misc-Assessment Collection Cost	-	(46)	46	n/a	-	46
Total Other Fees and Charges	**-**	**(46)**	**46**	**n/a**	**-**	**46**
TOTAL EXPENDITURES	**881,135**	**856,964**	**24,171**	**97.3%**	**855,357**	**(1,606)**
Revenue Over (Under) Expenditures	3,038	47,231	44,193	1554.7%	46,074	1,157
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	287	287	n/a	321,498	(321,211)
TOTAL OTHER SOURCES (USES)	**-**	**287**	**287**	**n/a**	**321,498**	**(321,211)**
Net change in Fund Balance	3,038	47,518	44,480	1564.1%	367,572	(320,054)
Fund balance as of Oct 01		370,332			-	370,332
Fund Balance as of Jul 31		**$ 417,850**			**$ 367,572**	**$ 50,277**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2023-2 Debt Service Fund - Pelican Preserve (208)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	101,315	101,276	(39)	100.0%	101,276	(0)
Special Assmnts- Discounts	(4,053)	(3,661)	392	90.3%	(3,671)	10
Interest - Investments	-	1,955	1,955	n/a	1,544	411
TOTAL REVENUE	**97,262**	**99,569**	**2,307**	**102.4%**	**99,149**	**421**
EXPENDITURES						
Debt Service Payments						
Misc-Assessment Collection Cost	3,546	132	3,414	3.7%	135	3
Principal Debt Retirement	45,000	45,000	-	100.0%	45,000	-
Interest Expense	45,141	45,816	(675)	101.5%	47,166	1,350
Total Debt Service Payments	**93,687**	**90,949**	**2,738**	**97.1%**	**92,301**	**1,353**
Other Fees and Charges						
Misc-Assessment Collection Cost	-	(5)	5	n/a	-	5
Total Other Fees and Charges	**-**	**(5)**	**5**	**n/a**	**-**	**5**
TOTAL EXPENDITURES	**93,687**	**90,944**	**2,743**	**97.1%**	**92,301**	**1,358**
Revenue Over (Under) Expenditures	3,575	8,626	5,051	241.3%	6,848	1,778
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	15	15	n/a	37,330	(37,315)
TOTAL OTHER SOURCES (USES)	**-**	**15**	**15**	**n/a**	**37,330**	**(37,315)**
Net change in Fund Balance	3,575	8,641	5,066	241.7%	44,177	(35,536)
Fund balance as of Oct 01		44,506			-	44,506
Fund Balance as of Jul 31		**$ 53,147**			**$ 44,177**	**$ 8,970**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Capital Projects Fund - General Fund (300)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	32	32	n/a	43	(11)
TOTAL REVENUE	**-**	**32**	**32**	**n/a**	**43**	**(11)**
EXPENDITURES						
Administrative Services						
Motorola Radios	-	-	-	n/a	15,059	15,059
Total Administrative	**-**	**-**	**-**	**n/a**	**15,059**	**15,059**
Waterway Mgmt Services						
Staff Gauges	20,000	51,268	(31,268)	256.3%	-	(51,268)
Pond Bank Point Repairs & Maintenance	-	-	-	n/a	47,743	47,743
Cap Outlay - ATV Dump Trailer	3,500	41	3,459	1.2%	-	(41)
Total Waterway Mgmt Services	**23,500**	**51,309**	**(27,809)**	**218.3%**	**47,743**	**(3,567)**
Roadway Services						
R&M Roadway	-	2,500	(2,500)	n/a	-	(2,500)
Tractor w/Mower & Front End Attachments	-	-	-	n/a	72,970	72,970
Cap Outlay - Skidsteer	-	-	-	n/a	296	296
Cap Outlay - Vehicles	30,000	1,162	28,838	3.9%	52,376	51,214
Cap Outlay - Sidewalks	-	16,578	(16,578)	n/a	-	(16,578)
Total Roadway Services	**30,000**	**20,240**	**9,760**	**67.5%**	**125,643**	**105,403**
Parks & Recreation						
Dumpster Enclosure	-	-	-	n/a	8,550	8,550
FPL Linear Park Improvements	25,000	3,375	21,625	13.5%	-	(3,375)
Playground Equipment	-	-	-	n/a	81,148	81,148
Perimeter Fencing	-	-	-	n/a	11,900	11,900
Cap Outlay - Pool Deck Resurfacing	160,000	173,209	(13,209)	108.3%	-	(173,209)
Cap Outlay - Pool Vacuum	13,000	10,896	2,104	83.8%	-	(10,896)
Cap Outlay - Bleachers	10,000	-	10,000	0.0%	-	-
Cap Outlay - Toro Groundmaster 3505-D	-	8,985	(8,985)	n/a	-	(8,985)
Cap Outlay - Mower	-	5,562	(5,562)	n/a	-	(5,562)
Gateway Commons Construction	-	-	-	n/a	10,911	10,911
Total Parks & Recreation	**208,000**	**202,028**	**5,972**	**97.1%**	**112,509**	**(89,518)**
TOTAL EXPENDITURES	**261,500**	**273,577**	**(12,077)**	**104.6%**	**300,953**	**27,377**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Capital Projects Fund - General Fund (300)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Revenue Over (Under) Expenditures	(261,500)	(273,545)	(12,077)	104.6%	(300,910)	27,366
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	261,500	-	(261,500)	0.0%	-	-
Transfer In - Future Reserve	279,000	-	(279,000)	0.0%	-	-
TOTAL OTHER SOURCES (USES)	**540,500**	**-**	**(540,500)**	**0.0%**	**-**	**-**
Net change in Fund Balance	**279,000**	**(273,545)**	**(528,391)**	**-98.0%**	**(300,910)**	**27,366**
Fund balance as of Oct 01		595,654			907,116	(311,462)
Fund Balance as of Jul 31		322,110			606,206	(284,096)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Capital Projects Fund - Enterprise Fund (301)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	-	-	n/a	-	-
Grant Proceeds	4,635,405	-	(4,635,405)	0.0%	-	-
Loan/Note Proceeds	-	-	-	n/a	-	-
TOTAL REVENUE	**4,635,405**	**-**	**(4,635,405)**	**0.0%**	**-**	**-**
EXPENDITURES						
Administrative Services						
Billing IVR Service	-	-	-	n/a	4,000	4,000
SCADA System Upgrades	40,000	-	40,000	0.0%	-	-
Utilities Maintenance Bldg	-	27,376	(27,376)	n/a	180,063	152,686
Kubota U35 Excavator	-	-	-	n/a	2,950	2,950
Motorola Radios	-	-	-	n/a	32,906	32,906
Vac Trailer	-	-	-	n/a	70,304	70,304
Cap Outlay - Variable Message Board	-	-	-	n/a	13,941	13,941
Cap Outlay - Software	-	-	-	n/a	30,000	30,000
Cap Outlay - Vehicles	90,000	82,727	7,273	91.9%	152,751	70,023
GPR Unit	-	-	-	n/a	24,773	24,773
Meter Pilot Program	-	-	-	n/a	635	635
Total Administrative	**130,000**	**110,104**	**19,896**	**84.7%**	**512,323**	**402,219**
Utility Services						
Generator for Irrigation Pumps	-	-	-	n/a	1,245	1,245
Meter Pilot Program	-	-	-	n/a	80,404	80,404
Meter Replacement Project	-	-	-	n/a	802,569	802,569
Total General	**-**	**-**	**-**	**n/a**	**884,218**	**884,218**
Water						
Insertion Valve	250,000	-	250,000	0.0%	-	-
Meter Replacement Project	10,134,069	6,213,447	3,920,622	61.3%	3,013,078	(3,200,369)
Total Water	**10,384,069**	**6,213,447**	**4,170,622**	**59.8%**	**3,013,078**	**(3,200,369)**
Wastewater						
Lift Station Panels	30,000	-	30,000	0.0%	97,122	97,122
Cap Outlay - Lift Stations (General/Panel/Motors)	50,000	45,173	4,827	90.3%	24,737	(20,436)
Cap Outlay - Lift Stations (Rehabilitation)	150,000	182,128	(32,128)	121.4%	104,829	(77,299)
Cap Outlay - Lift Station	-	-	-	n/a	12,962	12,962
Cap Outlay - Odor Control Stations	97,000	8,800	88,200	9.1%	-	(8,800)
Cap Outlay - Master Manhole Lid Replacement Prog	12,000	-	12,000	0.0%	-	-
Cap Outlay - Sewer Jetting Trailer	80,000	80,106	(106)	100.1%	-	(80,106)
Emergency By-Pass Pump	125,000	71,939	53,061	57.6%	120,826	48,887
12" FPL Bypass Force Main	4,635,405	-	4,635,405	0.0%	-	-
Total Wastewater	**5,179,405**	**388,146**	**4,791,259**	**7.5%**	**360,476**	**(27,671)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Capital Projects Fund - Enterprise Fund (301)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Irrigation						
Generator for Irrigation Pumps	-	-	-	n/a	110	110
Hawthorn Wells	-	320	(320)	n/a	284,820	284,500
Generator for Irrigation Pumps	-	26,135	(26,135)	n/a	1,675	(24,460)
Meter Replacement Project	-	-	-	n/a	191,740	191,740
Total Irrigation	**-**	**26,455**	**(26,455)**	**n/a**	**478,345**	**451,890**
TOTAL EXPENDITURES	**15,693,474**	**6,738,152**	**8,955,322**	**42.9%**	**5,248,439**	**(1,489,713)**
Revenue Over (Under) Expenditures	(11,058,069)	(6,738,152)	8,955,322	60.9%	(5,248,439)	(1,489,713)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	7,882,777	7,882,777	n/a	5,254,142	2,628,635
Use of Capital Reserves	924,000	-	(924,000)	0.0%	-	-
Debt Proceeds	10,134,069	-	(10,134,069)	0.0%	-	-
Use of Series 2023-1 Bond Proceeds	-	-	-	n/a	-	-
					-	-
TOTAL OTHER SOURCES (USES)	**11,058,069**	**7,882,777**	**(3,175,292)**	**71.3%**	**5,254,142**	**2,628,635**
Net change in Fund Balance	-	1,144,625	1,144,625	n/a	5,703	1,138,922
Fund balance as of Oct 01		(1,144,624)			(5,703)	(1,138,921)
Fund Balance as of Jul 31		**$ 0**			**$ (0)**	**$ 1**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2023-1 Capital Projects Fund - Gateway (307)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	201,597	201,597	n/a	286,108	(84,511)
Impact Fee	489,702	81,148	(408,554)	16.6%	-	81,148
TOTAL REVENUE	**489,702**	**282,745**	**(206,957)**	**57.7%**	**286,108**	**(3,363)**
EXPENDITURES						
Capital Improvements						
Utilities Maintenance Bldg	-	-	-	n/a	31,282	31,282
Cap Outlay-ADA Requirements	60,000	-	60,000	0.0%	-	-
Microsoft Dynamics Business Central	-	-	-	n/a	(91)	(91)
Main District Building Construction	1,853,378	732,355	1,121,023	39.5%	99,529	(632,827)
GIS Mapping	-	-	-	n/a	18,863	18,863
R&M-Stormwater System	428,000	133,761	294,239	31.3%	49,780	(83,981)
Bathymetric Study	124,000	-	124,000	0.0%	-	-
Pond Bank Point Repairs & Maintenance	116,000	32,757	83,243	28.2%	55,991	23,234
Aerators	179,000	-	179,000	0.0%	-	-
R&M-Sidewalks	210,000	38,278	171,722	18.2%	-	(38,278)
R&M Roadway	195,800	41,777	154,023	21.3%	-	(41,777)
Curb & Gutter Replacement	93,000	-	93,000	0.0%	-	-
Utilities Maintenance Bldg	800,000	77,915	722,085	9.7%	-	(77,915)
Streetlight Pole & Fixture Replacement	-	8,000	(8,000)	n/a	39,719	31,719
Master Irrigation Renovation	2,240,000	10,460	2,229,540	0.5%	139,475	129,015
Parks & Rec Fields & Amenities	-	19,742	(19,742)	n/a	2,500	(17,242)
Landscaping/Monument Signs	-	8,058	(8,058)	n/a	19,350	11,292
Gateway Commons Construction	3,222,652	1,504,570	1,718,082	46.7%	257,219	(1,247,351)
Total Capital Improvements	**9,521,830**	**2,607,673**	**6,914,157**	**27.4%**	**713,616**	**(1,894,057)**
TOTAL EXPENDITURES	**9,521,830**	**2,607,673**	**6,914,157**	**27.4%**	**713,616**	**(1,894,057)**
Revenue Over (Under) Expenditures	(9,032,128)	(2,324,928)	6,707,200	25.7%	(427,508)	(1,897,420)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	2,136,855	2,136,855	n/a	-	2,136,855
Use of Series 2023-1 Bond Proceeds	7,291,048	-	(7,291,048)	0.0%	-	-
Operating Transfers-Out	-	(287)	(287)	n/a	(321,498)	321,211
TOTAL OTHER SOURCES (USES)	**7,291,048**	**2,136,568**	**(5,154,480)**	**29.3%**	**(321,498)**	**2,458,066**
Net change in Fund Balance	(1,741,080)	(188,359)	1,552,721	10.8%	(749,006)	560,647
Fund balance as of Oct 01		6,535,680			8,270,036	(1,734,356)
Fund Balance as of Jul 31		**$ 6,347,321**			**$ 7,521,031**	**$ (1,173,709)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2023-2 Capital Projects Fund - Pelican Preserve (308)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	10,218	10,218	n/a	17,158	(6,940)
TOTAL REVENUE	**-**	**10,218**	**10,218**	**n/a**	**17,158**	**(6,940)**
EXPENDITURES						
Administrative						
Motorola Radios	-	-	-	n/a	7,808	7,808
Microsoft Dynamics Business Central	-	-	-	n/a	(47)	(47)
Main District Building Construction	961,011	376,774	584,237	39.2%	51,607	(325,166)
Total Administrative	**961,011**	**376,774**	**584,237**	**39.2%**	**59,368**	**(317,405)**
TOTAL EXPENDITURES	**961,011**	**376,774**	**584,237**	**39.2%**	**59,368**	**(317,405)**
Revenue Over (Under) Expenditures	(961,011)	(366,556)	594,455	38.1%	(42,210)	(324,346)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	542,480	542,480	n/a	-	542,480
Use of Series 2023-2 Bond Proceeds	506,800	-	(506,800)	0.0%	-	-
Use of Cash Reserves	191,211	-	(191,211)	0.0%	-	-
Operating Transfers-Out	-	(15)	(15)	n/a	(37,330)	37,315
TOTAL OTHER SOURCES (USES)	**698,011**	**542,465**	**(155,546)**	**0.0%**	**(37,330)**	**579,795**
Net change in Fund Balance	(263,000)	175,909	438,909	-66.9%	(79,540)	255,449
Fund balance as of Oct 01		280,128			496,474	(216,346)
Fund Balance as of Jul 31		**$ 456,038**			**$ 416,935**	**$ 39,103**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2023 Capital Projects Fund - Enterprise (309)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	44,766	44,766	n/a	74,845	(30,078)
TOTAL REVENUE	**-**	**44,766**	**44,766**	**n/a**	**74,845**	**(30,078)**
EXPENDITURES						
Capital Improvements						
Microsoft Dynamics Business Central	-	-	-	n/a	(199)	(199)
Main District Building Construction	4,049,974	1,587,825	2,462,149	39.2%	217,488	(1,370,337)
Total Capital Improvements	**4,049,974**	**1,587,825**	**2,462,149**	**39.2%**	**217,289**	**(1,370,536)**
TOTAL EXPENDITURES	**4,049,974**	**1,587,825**	**2,462,149**	**39.2%**	**217,289**	**(1,370,536)**
Revenue Over (Under) Expenditures	(4,049,974)	(1,543,059)	2,506,915	38.1%	(142,444)	(1,400,615)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	1,550,999	1,550,999	n/a	-	1,550,999
Use of Series 2023-1 Bond Proceeds	2,135,800	-	(2,135,800)	0.0%	-	-
Use of Loan Proceeds - First Horizon	1,264,620	-	(1,264,620)	0.0%	-	-
TOTAL OTHER SOURCES (USES)	**3,400,420**	**1,550,999**	**(1,849,421)**	**45.6%**	**-**	**1,550,999**
Net change in Fund Balance	(649,554)	7,940	657,494	-1.2%	(142,444)	150,384
Fund balance as of Oct 01		1,360,776			2,078,777	(718,001)
Fund Balance as of Jul 31		**$ 1,368,716**			**$ 1,936,333**	**$ (567,617)**

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Grant Proceeds	4,635,405	-	(4,635,405)	0.0%	-	-
Water Revenue	3,226,700	3,353,816	127,116	103.9%	2,831,162	522,655
Irrigation Revenue	1,381,500	1,484,281	102,781	107.4%	1,194,622	289,660
Sewer Revenue	3,138,800	2,464,386	(674,414)	78.5%	2,383,046	81,340
Meter Fees	15,000	2,897	(12,103)	19.3%	7,651	(4,754)
Penalties	25,000	58,503	33,503	234.0%	38,406	20,096
Availablity Fee Revenue	25,000	-	(25,000)	0.0%	-	-
Interest - Investments	109,000	152,247	43,247	139.7%	138,664	13,583
Other Miscellaneous Revenues	10,000	16,470	6,470	164.7%	-	16,470
Insurance Reimbursements	-	539	539	n/a	4,226	(3,687)
Connection Fees - W/S	300,000	8,800	(291,200)	2.9%	542,018	(533,218)
TOTAL REVENUE	**12,866,405**	**7,541,939**	**(5,324,466)**	**58.6%**	**7,139,794**	**402,145**
EXPENSES						
Administrative						
P/R-Board of Supervisors	11,998	9,700	2,298	80.8%	12,154	2,454
Payroll - Taxes	918	742	176	80.8%	930	188
Attorney Fees	22,500	32,869	(10,369)	146.1%	44,952	12,082
Engineering Fees	17,500	10,971	6,529	62.7%	29,714	18,743
Management & Accounting Services	28,000	22,480	5,520	80.3%	19,669	(2,810)
Auditing Services	14,000	14,000	-	100.0%	10,912	(3,088)
Public Officials Insurance	6,563	3,285	3,278	50.1%	7,370	4,085
Legal Advertising	7,500	2,298	5,202	30.6%	6,137	3,839
Dues, Licenses, Subscriptions	-	410	(410)	n/a	676	267
Total Administrative	**108,979**	**96,755**	**12,224**	**88.8%**	**132,514**	**35,759**
Operational Admin Services						
Payroll - Salaries	387,705	303,311	84,394	78.2%	264,054	(39,257)
Payroll - Overtime	1,000	1,809	(809)	180.9%	362	(1,447)
Payroll - Market Adjustments	36,935	-	36,935	0.0%	-	-
Payroll - PTO buyout	19,435	14,967	4,468	77.0%	18,377	3,410
Payroll - Processing Fee	6,000	5,655	345	94.2%	10,165	4,510
Payroll - Bonus	17,500	5,027	12,473	28.7%	7,215	2,188
Payroll - Taxes	35,387	24,479	10,908	69.2%	22,385	(2,094)
Retirement Benefits	23,129	11,889	11,240	51.4%	10,109	(1,780)
Health and Life Insurance	46,337	40,146	6,192	86.6%	34,391	(5,755)
Workers' Compensation	8,499	5,094	3,405	59.9%	5,889	795
Professional Fees	10,000	7,707	2,293	77.1%	4,928	(2,779)
Professional Fees - HR Fees	4,500	262	4,238	5.8%	4,080	3,818
Telephone/Fax/Internet Services	1,350	1,842	(492)	136.5%	1,633	(209)
Postage	500	160	340	32.0%	259	99
Cellular Service	11,500	8,688	2,812	75.6%	10,157	1,469
Internet Fiber Service	3,000	1,365	1,635	45.5%	1,432	67
Utilities - Lift Stations	750	482	268	64.3%	306	(176)

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Building Utilities-Electricity	8,000	6,521	1,479	81.5%	6,694	173
Building Utilities-Water/Sewer	3,000	1,875	1,125	62.5%	2,089	215
Building Utilities-Other	5,000	1,902	3,098	38.0%	2,764	863
Rentals & Leases	3,500	2,134	1,366	61.0%	2,771	636
Admin Office Rent Expense	15,500	13,880	1,620	89.5%	14,112	232
Insurance (Liab,Auto,Property)	100,000	50,096	49,904	50.1%	88,037	37,942
Vehicle Maintenance	11,000	16,313	(5,313)	148.3%	11,520	(4,793)
License Plate Readers	-	-	-	n/a	15,517	15,517
R&M - Building	20,000	7,609	12,391	38.0%	11,585	3,976
Printing	750	-	750	0.0%	-	-
Marketing Expenses	5,000	522	4,478	10.4%	519	(3)
Meeting Minutes Prep	5,500	2,123	3,377	38.6%	586	(1,538)
Website & Newsletter	2,500	-	2,500	0.0%	-	-
Team Events	2,500	1,964	536	78.6%	2,580	616
Safety Training	-	-	-	n/a	41	41
Computer Support	52,500	34,604	17,896	65.9%	43,192	8,588
Agenda & Document Hosting	3,250	203	3,047	6.2%	1,814	1,611
Office Supplies	1,000	485	515	48.5%	811	327
Computer Equipment & Peripherals	20,000	7,091	12,909	35.5%	10,566	3,475
Operating Supplies	7,500	3,985	3,515	53.1%	4,812	827
Vehicle Operations	22,500	20,337	2,163	90.4%	17,258	(3,080)
Emergency Supplies	2,000	64	1,936	3.2%	182	118
Education / Training	5,000	1,060	3,940	21.2%	3,208	2,148
Software License Fees & Renewals	26,750	42,193	(15,443)	157.7%	33,661	(8,532)
Dues, Licenses, Subscriptions	3,000	1,185	1,816	39.5%	2,473	1,289
Admin Building O&M	109,000	-	109,000	0.0%	14	14
Microsoft Dynamics Business Central	-	-	-	n/a	11,834	11,834
GIS Mapping	29,500	20,743	8,758	70.3%	-	(20,743)
Total Oper. Admin Services	**1,077,777**	**669,771**	**408,006**	**62.1%**	**684,382**	**14,611**
Utility Services						
Payroll - Salaries	738,812	553,846	184,966	75.0%	-	(553,846)
Payroll - Overtime	34,000	17,099	16,902	50.3%	-	(17,099)
Payroll - PTO buyout	36,941	18,482	18,459	50.0%	-	(18,482)
Payroll - Taxes	2,826	44,942	(42,116)	1590.3%	-	(44,942)
Retirement Benefits	24,952	13,681	11,271	54.8%	-	(13,681)
Health and Life Insurance	145,149	91,074	54,075	62.7%	80	(90,995)
Workers' Compensation	23,443	14,051	9,392	59.9%	-	(14,051)
ProfServ-Trustee Fees	8,300	13,621	(5,321)	164.1%	10,996	(2,624)
Attorney Fees	45,000	14,399	30,601	32.0%	30,134	15,735
Professional Fees	10,000	-	10,000	0.0%	123	123
Billing IT Support	30,000	43,878	(13,878)	146.3%	17,603	(26,275)
Billing IT Support - Asset Management	-	-	-	n/a	1,591	1,591
Engineering Fees	43,000	18,043	24,958	42.0%	18,555	512
Billing IT Support - AMI Zenner	15,500	682	14,818	4.4%	16,250	15,568

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Engineering - SRF Projects	-	-	-	n/a	3,434	3,434
Contracts-Bulk Potable Water	1,512,500	1,256,740	255,760	83.1%	1,097,140	(159,600)
Contracts-Bulk Wastewater	1,149,500	731,695	417,805	63.7%	676,294	(55,401)
Contractual Svcs-Locate Services	1,500	935	565	62.3%	1,016	81
Contractual Svcs-Odor Control	90,000	48,015	41,985	53.4%	26,080	(21,935)
Water Qlty Analysis-Health Department	12,000	6,690	5,310	55.8%	6,070	(620)
Water Quality Testing	20,000	3,425	16,575	17.1%	9,404	5,979
Water Quality Testing Supplies	5,000	4,263	737	85.3%	2,763	(1,500)
Contr Svcs - Landscaping (Lift Stations)	11,500	9,530	1,970	82.9%	9,530	-
Postage - Utility Billing	17,000	15,041	1,959	88.5%	13,349	(1,692)
Cell Service for Tablet Devices	2,200	1,734	466	78.8%	1,586	(148)
Cell Service for Data Loggers	-	-	-	n/a	8,004	8,004
Cell Service for Metering Services	1,300	12,900	(11,600)	992.3%	1,897	(11,002)
Cell Service for SCADA	7,600	6,179	1,421	81.3%	-	(6,179)
Electricity	210,000	172,768	37,232	82.3%	147,880	(24,888)
R&M-Equipment	10,000	5,865	4,135	58.7%	6,680	814
R&M-Lift Station	45,000	4,673	40,327	10.4%	43,770	39,097
R&M SCADA System	-	-	-	n/a	14,652	14,652
Tools and Equipment	20,000	10,070	9,930	50.3%	25,425	15,355
R&M AMI Metering	9,000	1,592	7,408	17.7%	13,133	11,541
R&M AMI Non Warranty	25,000	4,756	20,244	19.0%	21,444	16,688
R&M Sanitary Sewer Manholes	20,000	5,555	14,445	27.8%	-	(5,555)
Video Inspections	150,000	65,536	84,464	43.7%	32,846	(32,690)
Irrigation Maintenance	50,000	31,775	18,225	63.6%	19,017	(12,758)
R&M - Water Distribution	75,000	12,881	62,119	17.2%	11,415	(1,466)
R&M - Wastewater Collection	100,000	241,975	(141,975)	242.0%	15,870	(226,106)
R&M - Irrigation Distribution	75,000	26,585	48,415	35.4%	88,147	61,563
Fire Hydrant Repairs	40,000	384	39,616	1.0%	9,486	9,102
Generator & Bypass Pump Maint	20,000	6,446	13,554	32.2%	7,904	1,458
Printing-Billing	9,950	4,596	5,354	46.2%	6,433	1,838
Bank Fees	4,000	8,650	(4,650)	216.3%	4,089	(4,562)
Safety Equipment	3,000	1,598	1,402	53.3%	3,072	1,474
Lee Cty Agreement Obligation	172,500	143,612	28,888	83.3%	143,612	-
Annual Lee County True-Up	100,000	-	100,000	0.0%	26,625	26,625
Sanitary Sewer Jetting	40,000	-	40,000	0.0%	-	-
Computer Equipment & Peripherals	-	-	-	n/a	14,844	14,844
Inventory	175,000	19,006	155,995	10.9%	26,543	7,537
Meter Boxes	5,000	-	5,000	0.0%	-	-
Meters & Supplies	100,000	4,352	95,648	4.4%	13,418	9,066
Team Uniforms	16,000	8,803	7,197	55.0%	9,812	1,009
Billing Supplies	1,300	416	884	32.0%	382	(35)
R&M Meters & Supplies	2,500	13,870	(11,370)	554.8%	4,030	(9,840)
Inventory-Electric	30,000	12,460	17,540	41.5%	14,328	1,868
Education / Training	10,000	5,518	4,482	55.2%	4,353	(1,165)
Dues, Licenses, Subscriptions	3,000	4,042	(1,042)	134.7%	1,705	(2,337)
12" FPL Bypass Force Main	4,635,405	-	4,635,405	0.0%	-	-

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Main District Building Construction	5,168,784	-	5,168,784	0.0%	-	-
Meter Replacement Project	10,134,069	-	10,134,069	0.0%	-	-
Total Utility Services	**25,447,531**	**3,758,728**	**21,688,803**	**14.8%**	**2,682,809**	**(1,075,919)**
Water Utility Services						
Payroll - Salaries	-	-	-	n/a	191,178	191,178
Payroll - Overtime	-	-	-	n/a	8,158	8,158
Payroll - PTO buyout	-	-	-	n/a	8,322	8,322
Payroll - Taxes	-	-	-	n/a	16,150	16,150
Retirement Benefits	-	-	-	n/a	4,322	4,322
Health and Life Insurance	-	-	-	n/a	38,341	38,341
Workers' Compensation	-	-	-	n/a	5,569	5,569
Total Water Utility Services	**-**	**-**	**-**	**n/a**	**272,041**	**272,041**
Wastewater Utility Services						
Payroll - Salaries	-	-	-	n/a	141,979	141,979
Payroll - Overtime	-	-	-	n/a	7,578	7,578
Payroll - PTO buyout	-	-	-	n/a	5,684	5,684
Payroll - Taxes	-	-	-	n/a	12,057	12,057
Retirement Benefits	-	-	-	n/a	3,192	3,192
Health and Life Insurance	-	-	-	n/a	27,886	27,886
Workers' Compensation	-	-	-	n/a	4,196	4,196
Total Wastewater Utility Services	**-**	**-**	**-**	**n/a**	**202,572**	**202,572**
Irrigation Utility Services						
Payroll - Salaries	-	-	-	n/a	188,381	188,381
Payroll - Overtime	-	-	-	n/a	7,941	7,941
Payroll - PTO buyout	-	-	-	n/a	8,218	8,218
Payroll - Taxes	-	-	-	n/a	15,909	15,909
Retirement Benefits	-	-	-	n/a	4,280	4,280
Health and Life Insurance	-	-	-	n/a	37,765	37,765
Workers' Compensation	-	-	-	n/a	5,483	5,483
Total Irrigation Utility Services	**-**	**-**	**-**	**n/a**	**267,976**	**267,976**
TOTAL OPERATING REVENUES	**12,866,405**	**7,541,939**	**(5,324,466)**	**58.6%**	**7,139,794**	**402,145**
TOTAL OPERATING EXPENSES	**26,634,287**	**4,525,255**	**22,109,032**	**17.0%**	**4,242,294**	**(282,960)**
Operating Income	**(13,767,882)**	**3,016,684**	**16,784,566**	**-21.9%**	**2,897,500**	**119,185**
Debt Service Expenses						
Principal Debt Retirement	125,182	14,766	110,416	11.8%	166,894	152,128
Interest Expense	166,889	3,996	162,893	2.4%	3,086	(910)
Cost of Issuance	-	44,263	(44,263)	n/a	65,500	21,237
Total Debt Service	**292,071**	**63,025**	**229,046**	**21.6%**	**235,480**	**172,454**

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending July 31, 2026

(83.33% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jul-25	PRIOR YEAR Variance Fav (Unfav)
Reserves						
Capital Reserve	924,000	-	924,000	0.0%	-	-
Reserve - Capital Projects	742,900	-	742,900	0.0%	-	-
Reserve - Maintenance Program	500,000	-	500,000	0.0%	-	-
Total Reserves	**2,166,900**	**-**	**2,166,900**	**0.0%**	**-**	**-**
Other Financing Sources / (Uses)						
Use of Capital Reserves	924,000	-	(924,000)	0.0%	-	-
Use of Series 2023-1 Bond Proceeds	2,135,800	-	(2,135,800)	0.0%	-	-
Use of Loan Proceeds - First Horizon	1,264,620	-	(1,264,620)	0.0%	-	-
Use of Fund Balance	590,554	-	(590,554)	0.0%	-	-
Loan/Note Proceeds	10,134,069	5,766,893	(4,367,176)	56.9%	604,739	5,162,154
Bond Proceeds	-	-	-	n/a	65,500	(65,500)
Operating Transfers-Out	-	(9,433,776)	(9,433,776)	n/a	(5,254,142)	(4,179,634)
Total Other Financing Sources / (Uses)	**15,049,043**	**(3,666,883)**	**(18,715,926)**	**-24.4%**	**(4,583,903)**	**917,020**
Net change in Assets	(1,177,810)	(713,224)	464,586	60.6%	(1,921,883)	863,750
Net Assets as of Oct 01		32,176,495			28,213,442	3,963,053
Net Assets as of Jul 31		**$ 31,463,271**			**$ 26,291,559**	**$ 4,826,804**

Gateway Services Community Development District
Treasurer's Report
July 31, 2026

Account Name	Bank Name	Yield	Maturity	Balance	
General Fund					
Checking Account - Operating	First Horizon	2.990%	n/a	$ 3,363,944	
Money Market Account	First Horizon	0.000%	n/a	87	
Money Market Account - ICS	First Horizon	0.050%	n/a	128	
Brokerage Investment Account	LPL Financial	1.740%	n/a	321	
Treasury Bills (6 Months)	LPL Financial	3.463%	08/06/26	299,823	
Treasury Bills (5 Months)	LPL Financial	3.404%	09/03/26	299,669	
Treasury Bills (6 Months)	LPL Financial	3.458%	10/01/26	298,820	
Treasury Bills (6 Months)	LPL Financial	3.458%	10/29/26	100,063	
Treasury Bills (6 Months)	LPL Financial	3.478%	11/12/26	227,401	
Treasury Bills (6 Months)	LPL Financial	3.507%	12/03/26	346,443	
Treasury Bills (6 Months)	LPL Financial	3.691%	01/28/27	280,884	
		Subtotal		$ 5,217,581	
Pelican Preserve Fund					
Checking Account - Operating	First Horizon	0.000%	n/a	174	
Money Market Account	First Horizon	2.990%	n/a	119,443	
Money Market Account - ICS	First Horizon	0.050%	n/a	490	
Brokerage Investment Account	LPL Financial	1.740%	n/a	330	(3)
Treasury Bills (6 Months)	LPL Financial	3.463%	08/06/26	299,823	
Treasury Bills (6 Months)	LPL Financial	3.396%	08/06/26	354,135	
Treasury Bills (6 Months)	LPL Financial	3.398%	08/13/26	391,370	
Treasury Bills (5 Months)	LPL Financial	3.408%	09/03/26	300,649	
Treasury Bills (6 Months)	LPL Financial	3.436%	09/17/26	365,843	
Treasury Bills (6 Months)	LPL Financial	3.454%	10/01/26	299,808	
Treasury Bills (6 Months)	LPL Financial	3.359%	09/24/26	364,136	
Treasury Bills (6 Months)	LPL Financial	3.458%	10/29/26	300,188	
Treasury Bills (6 Months)	LPL Financial	3.478%	11/12/26	312,207	
Treasury Bills (6 Months)	LPL Financial	3.510%	11/27/26	259,434	
Treasury Bills (6 Months)	LPL Financial	3.497%	11/28/26	299,829	
Treasury Bills (6 Months)	LPL Financial	3.507%	12/03/26	390,669	
Treasury Bills (6 Months)	LPL Financial	3.602%	12/31/26	260,325	
Treasury Bills (6 Months)	LPL Financial	3.658%	01/07/27	343,731	
Treasury Bills (6 Months)	LPL Financial	3.691%	01/28/27	374,061	
		Subtotal		$ 5,036,646	
Towne Lakes Fund					
Checking Account - Operating	First Horizon	2.990%	n/a	21,715	
		Subtotal		$ 21,715	
Series 2017 Debt Service Fund					
Checking Account - Operating	First Horizon	0.000%	n/a	69	
Money Market Account	First Horizon	2.990%	n/a	83,439	
Money Market Account - ICS	First Horizon	0.050%	n/a	609	
SRF Repayment	Regions	3.300%	n/a	848,636	
SRF Contingency Reserve	Regions	3.300%	n/a	562,724	
		Subtotal		$ 1,495,477	

Gateway Services Community Development District
Treasurer's Report
July 31, 2026

Account Name	Bank Name	Yield	Maturity	Balance	
Series 2023-1 Debt Service Fund					
Interest	Regions	3.300%	n/a	43	
Revenue	Regions	3.300%	n/a	417,727	
Sinking	Regions	3.300%	n/a	81	
		Subtotal		$417,851	
Series 2023-2 Debt Service Fund					
Interest	Regions	3.300%	n/a	4	
Revenue	Regions	3.300%	n/a	53,134	
Sinking	Regions	3.300%	n/a	8	
		Subtotal		$ 53,146	
Capital Projects-General Fund					
Debt Service Loan Disbursements	First Horizon	2.990%	n/a	1,429	
		Subtotal		$ 1,429	
Series 2023-1 Capital Projects Fund					
Series 2023-1 Construction	Regions	3.300%	n/a	7,201,486	(2)
		Subtotal		$ 7,201,486	
Series 2023-1 Capital Projects Fund (Enterprise)					
Series 2023-1 Utility Construction	Regions	3.300%	n/a	1,870,962	(2)
		Subtotal		$ 1,870,962	
Series 2023-2 Capital Projects Fund					
Series 2023-2 Construction	Regions	3.300%	n/a	587,082	(2)
		Subtotal		$ 587,082	
Enterprise Fund					
Checking Account - Operating	First Horizon	0.000%	n/a	579,953	
Checking Account - Connection Fee	First Horizon	2.990%	n/a	719,342	
Money Market Account	First Horizon	2.990%	n/a	9,963	
Money Market Account - ICS	First Horizon	0.050%	n/a	460	
Series 2024 Suboordinate Obligation	US Bank	3.280%	n/a	64,936	
Series 2025 Interest	US Bank	3.280%	n/a	373	(1)
Series 2025 Sinking	US Bank	3.280%	n/a	13	(1)
SRF Repayment	Regions	3.300%	n/a	47,665	
Brokerage Investment Account	LPL Financial	1.740%	n/a	351	(3)
Treasury Bills (6 Months)	LPL Financial	3.436%	09/17/26	335,006	
Treasury Bills (6 Months)	LPL Financial	3.441%	10/01/26	900,465	
Treasury Bills (6 Months)	LPL Financial	3.451%	10/08/26	580,020	
Treasury Bills (6 Months)	LPL Financial	3.439%	10/15/26	339,183	
Treasury Bills (6 Months)	LPL Financial	3.478%	11/19/26	682,202	
Treasury Bills (6 Months)	LPL Financial	3.479%	11/27/26	572,023	
Treasury Bills (6 Months)	LPL Financial	3.571%	12/26/26	571,762	
		Subtotal		$ 5,403,718	
		Total		$ 27,307,093	

Note 1 - Invested in First American Government Obligation Fund - rating Aaa / AAAm
Note 2 - Invested in Goldman Sachs Financial Square Government Fund
Note 3 - Invested in JP Morgan US Government Money Market Fund

Gateway Services Community Development District

Non-Ad Valorem Special Assessments
(Lee County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND: General Fund	Pelican Preserve Fund	Series 2017 Debt Service Fund (SRL)	Series 2023-1 Debt Service Fund (GW)	Series 2023-2 Debt Service Fund (PP)
Assessments Levied				$ 11,098,407	$ 5,462,939	$ 3,631,486	$ 981,693	$ 921,014	$ 101,276
Allocation %				100%	49%	33%	9%	8%	1%
11/12/25	$ 123,523	$ 6,968	$ 14,499 (1)	$ 144,991	$ 71,368	$ 47,442	$ 12,825	$ 12,032	$ 1,323
11/21/25	$ 1,723,243	$ 71,802	$ -	$ 1,795,044	$ 883,570	$ 587,353	$ 158,778	$ 148,964	$ 16,380
12/11/25	$ 6,610,394	$275,338	$ -	$ 6,885,733	$ 3,389,346	$ 2,253,066	$ 609,067	$ 571,420	$ 62,834
12/24/25	$ 938,720	$ 36,628	$ -	$ 975,348	$ 480,093	$ 319,142	$ 86,273	$ 80,940	$ 8,900
01/16/26	$ 301,580	$ 9,297	$ -	$ 310,877	$ 153,022	$ 101,721	$ 27,498	$ 25,798	$ 2,837
02/12/26	$ 206,159	$ 4,531	$ -	$ 210,690	$ 103,707	$ 68,939	$ 18,636	$ 17,484	$ 1,923
03/11/26	$ 228,569	$ 3,650	$ -	$ 232,219	$ 114,305	$ 75,984	$ 20,541	$ 19,271	$ 2,119
04/15/26	$ 293,070	$ 94	$ -	$ 293,164	$ 144,303	$ 95,926	$ 25,931	$ 24,329	$ 2,675
05/13/26	$ 71,720	$ (1,709)	$ -	$ 70,011	$ 34,461	$ 22,908	$ 6,193	$ 5,810	$ 639
06/11/26	$ 40,048	$ (1,166)	$ -	$ 38,882	$ 19,139	$ 12,722	$ 3,439	$ 3,227	$ 355
07/15/26	$ 145,697	$ (4,244)	$ -	$ 141,454	$ 69,627	$ 46,285	$ 12,512	$ 11,739	$ 1,291
TOTAL	**$ 10,682,723**	**$401,189**	**$ 14,499**	**$ 11,098,412**	**$ 5,462,941**	**$ 3,631,488**	**$ 981,693**	**$ 921,014**	**$ 101,276**
% COLLECTED				100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
TOTAL OUTSTANDING				**$ (5)**	**$ (2)**	**$ (2)**	**$ (0)**	**$ (0)**	**$ (0)**

(1) Amount paid to the Tax Collector for his or her necessary administrative costs.

Pelican Preserve

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
DEPARTMENT NAME: ADMINISTRATIVE						
Annual Budget						$32,793
Jul-26 YTD Actual						$32,806
% of Annual Budget						100.04%
Account Name: P/R-Board of Supervisors						
10/10/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	166.67
10/24/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	166.67
10/31/25	511001-51302	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	6.22
10/31/25	511001-51302	JE006924	Journal Entry		R/C First Hor Cc Pi041725- Bus Card For Board	(6.22)
11/07/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	100.00
11/21/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	500.00
12/05/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	166.67
12/19/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	200.00
01/30/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	166.67
02/13/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	166.67
02/27/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	133.33
03/13/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	166.67
03/27/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	166.67
04/10/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	166.67
04/24/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	133.33
05/22/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	166.67
06/05/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	166.67
06/18/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	166.67
07/03/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	166.67
07/31/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	166.67
					Total P/R-Board Of Supervisors:	**$3,233.37**
Account Name: Payroll - Taxes						
10/10/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	12.75
10/24/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	12.75
11/07/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	7.65
11/21/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	38.25
12/05/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	12.75
12/19/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	15.30
01/30/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	12.75
02/13/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	12.75
02/27/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	10.20
03/13/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	12.75
03/27/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	12.75
04/10/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	12.75
04/24/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	10.20
05/22/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	12.75
06/05/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	12.75
06/18/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	12.75
07/03/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	12.75
07/31/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	12.75
					Total Payroll - Taxes:	**$247.35**
Account Name: Attorney Fees						
11/12/25	531058-51302	55698	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041743	1,018.42
11/12/25	531058-51302	55704	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041749	406.96
12/19/25	531058-51302	56826	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041967	596.04
12/19/25	531058-51302	56832	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041973	225.42
01/14/26	531058-51302	57254	Vendor	Woodward, Pires & Lombardo Pa	Invoice 57254	19.89
01/15/26	531058-51302	57412	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042118	442.00
01/20/26	531058-51302	57411	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042119	76.08
02/17/26	531058-51302	58139	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042333	1,024.70
03/11/26	531058-51302	54354	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042529	1,046.31
03/11/26	531058-51302	58882	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042530	1,138.31
04/14/26	531058-51302	59718	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042898	495.64
04/14/26	531058-51302	59720	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042901	576.68
04/15/26	531058-51302	59716	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042923	1,085.80
05/19/26	531058-51302	60459	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043282	811.27
06/17/26	531058-51302	61698	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043573	987.34
07/17/26	531058-51302	62486	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043931	207.19
07/17/26	531058-51302	62483	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043933	1,017.55
					Total Attorney Fees:	**$11,175.60**
Account Name: Engineering Fees						
11/14/25	531092-51302	52508672	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	162.35
11/14/25	531092-51302	52508674	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	218.45
12/31/25	531092-51302	52524571	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	212.50
12/31/25	531092-51302	52524573	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	194.65
01/23/26	531092-51302	52538705	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	112.20
01/23/26	531092-51302	52538707	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	142.80
02/23/26	531092-51302	52551685	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	214.51
03/20/26	531092-51302	52560384	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	728.45
04/27/26	531092-51302	52578520	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	234.91
04/27/26	531092-51302	52578520	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	201.14
06/30/26	531092-51302	52605477	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	627.31
07/24/26	531092-51302	52617591	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	547.40
07/24/26	531092-51302	52617590	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	133.45
					Total Engineering Fees:	**$3,730.12**
Account Name: Management & Accounting Services						
10/27/25	531093-51302	160860	Vendor	Inframark, Llc - Eft	Invoice Pi041613	764.31
11/30/25	531093-51302	ACCRUAL-PP	Journal Entry		Accrue Nov25 Exp- Inframark	764.31
12/01/25	531093-51302	ACCRUAL-PP	Journal Entry		Accrue Nov25 Exp- Inframark	(764.31)
12/03/25	531093-51302	165599	Vendor	Inframark, Llc - Eft	Invoice Pi041861	126.44
12/03/25	531093-51302	165599	Vendor	Inframark, Llc - Eft	Invoice Pi041861	71.13
12/03/25	531093-51302	165599	Vendor	Inframark, Llc - Eft	Invoice Pi041861	128.99
12/03/25	531093-51302	165599	Vendor	Inframark, Llc - Eft	Invoice Pi041861	437.75
12/31/25	531093-51302	ACCRUAL-PP	Journal Entry		Accrue Nov25 Exp- Inframark	764.31
01/01/26	531093-51302	ACCRUAL-PP	Journal Entry		Accrue Nov25 Exp- Inframark	(764.31)
01/05/26	531093-51302	167723	Vendor	Inframark, Llc - Eft	Invoice Pi042009	126.44
01/05/26	531093-51302	167723	Vendor	Inframark, Llc - Eft	Invoice Pi042009	71.13
01/05/26	531093-51302	167723	Vendor	Inframark, Llc - Eft	Invoice Pi042009	128.99
01/05/26	531093-51302	167723	Vendor	Inframark, Llc - Eft	Invoice Pi042009	437.75

Date	Account #	Document #		Vendor Name	Description	Amount
01/21/26	531093-51302	163473	Vendor	Inframark, Llc - Eft	Invoice Pi042151	764.30
02/03/26	531093-51302	170571	Vendor	Inframark, Llc - Eft	Invoice Pi042220	126.44
02/03/26	531093-51302	170571	Vendor	Inframark, Llc - Eft	Invoice Pi042220	71.13
02/03/26	531093-51302	170571	Vendor	Inframark, Llc - Eft	Invoice Pi042220	128.99
02/03/26	531093-51302	170571	Vendor	Inframark, Llc - Eft	Invoice Pi042220	437.75
03/02/26	531093-51302	172969	Vendor	Inframark, Llc - Eft	Invoice Pi042422	764.31
04/01/26	531093-51302	175367	Vendor	Inframark, Llc - Eft	Invoice Pi042759	764.31
05/07/26	531093-51302	178408	Vendor	Inframark, Llc - Eft	Invoice Pi043118	764.31
06/03/26	531093-51302	180917	Vendor	Inframark, Llc - Eft	Invoice Pi043428	764.31
07/06/26	531093-51302	183676	Vendor	Inframark, Llc - Eft	Invoice Pi043815	764.31
					Total Management & Accounting Services:	**$7,643.09**
Account Name: Auditing Services						
10/01/25	532002-51302	28129	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	2,125.00
10/31/25	532002-51302	28216	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	340.00
01/05/26	532002-51302	28428	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	680.00
02/03/26	532002-51302	28585	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	850.00
02/28/26	532002-51302	28786	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	765.00
					Total Auditing Services:	**$4,760.00**
Account Name: Public Officials Insurance						
10/01/25	545008-51302	INSUR ALLO	Journal Entry		Expense Pgit Fy 2026 Insurance	1,095.31
					Total Public Officials Insurance:	**$1,095.31**
Account Name: Legal Advertising						
11/30/25	548002-51302	0007454457	Vendor	Usa Today Media Corp- Eft	Invoice Pi041862	55.50
03/09/26	548002-51302	0007597716	Vendor	Usa Today Media Corp- Eft	Invoice Pi042454	34.82
05/31/26	548002-51302	0007734163	Vendor	Usa Today Media Corp- Eft	Invoice Pi043424	155.59
07/31/26	548002-51302	0007823120	Vendor	Usa Today Media Corp- Eft	Invoice Pi044137	(60.67)
07/31/26	548002-51302	0007823120	Vendor	Usa Today Media Corp- Eft	Invoice Pi044137	60.10
07/31/26	548002-51302	0007823120	Vendor	Usa Today Media Corp- Eft	Invoice Pi044137	536.10
					Total Legal Advertising:	**$781.44**
Account Name: Dues, Licenses, Subscriptions						
02/28/26	554020-51302	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	139.23
					Total Dues, Licenses, Subscriptions:	**$139.23**
					Total Administrative:	**$32,805.51**

DEPARTMENT NAME: OPERATIONAL ADMIN SERVICES

Annual Budget	$175,382
Jul-26 YTD Actual	$360,279
% of Annual Budget	205.43%

Account Name: Payroll - Salaries						
10/01/25	512001-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(6,886.60)
10/10/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	9,838.00
10/24/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	11,006.41
11/07/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	10,064.38
11/21/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	10,854.84
12/05/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	10,721.84
12/19/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	10,831.97
12/31/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	10,443.26
01/16/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	9,785.35
01/30/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	9,733.91
02/13/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	10,095.90
02/27/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	10,340.00
03/13/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	10,236.28
03/27/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	10,381.88
04/10/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	9,986.19
04/24/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	10,542.33
05/08/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	9,761.19
05/22/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	9,857.60
06/05/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	10,506.70
06/18/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	9,846.57
07/03/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	10,481.82
07/17/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/12/2026, P/D 07/17/2026	9,773.76
07/31/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	10,182.35
					Total Payroll - Salaries:	**$218,385.93**
Account Name: Payroll - Overtime						
10/01/25	512010-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(56.68)
10/10/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	80.97
10/24/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	126.84
11/07/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	32.52
11/21/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	20.93
12/05/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	19.26
12/19/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	124.78
12/31/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	8.48
01/16/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	26.85
01/30/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	7.46
02/13/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	27.42
02/27/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	7.13
03/13/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	29.81
03/27/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	31.76
04/10/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	20.68
04/24/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	60.20
05/08/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	54.29
05/22/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	52.84
06/05/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	21.25
06/18/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	28.50
07/03/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	42.03
07/17/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/12/2026, P/D 07/17/2026	22.18
07/31/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	41.53
					Total Payroll - Overtime:	**$831.03**

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
Account Name: Payroll - PTO buyout						
12/05/25	512062-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	3,609.46
07/03/26	512062-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	4,677.67
					Total Payroll - Pto Buyout:	**$8,287.13**
Account Name: Payroll - Processing Fee						
10/03/25	512080-51303	INV02528917	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi041380	7.96
10/08/25	512080-51303	HE FEE	Journal Entry		Pelican Preserve	15.30
10/10/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	44.40
10/24/25	512080-51303	INV02551482	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi041598	111.90
10/24/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	16.74
10/31/25	512080-51303	GF BANK2	Journal Entry		Pelican Preserve	41.99
11/07/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	27.41
11/10/25	512080-51303	HE FEE	Journal Entry		Pelican Preserve	15.30
11/24/25	512080-51303	INV02585492	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi041823	111.90
11/30/25	512080-51303	GF BANK2	Journal Entry		Pelican Preserve	55.25
12/05/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	45.42
12/08/25	512080-51303	HE FEE	Journal Entry		Pelican Preserve	15.30
12/19/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	60.70
12/31/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	45.42
01/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	16.58
01/26/26	512080-51303	INV02653990	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi042175	109.09
02/09/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	16.58
02/13/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	46.60
02/24/26	512080-51303	INV02687713	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi042378	114.69
03/09/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	17.43
03/13/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	45.41
03/31/26	512080-51303	INV02721870	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi042800	111.90
04/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	17.00
04/10/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	45.41
04/10/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	42.50
04/23/26	512080-51303	INV02754104	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi042996	69.36
04/24/26	512080-51303	INV02755859	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi043002	109.09
05/08/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	45.41
05/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	15.30
05/26/26	512080-51303	INV02789462	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi043324	118.60
06/05/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	43.39
06/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	16.15
06/18/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	1.70
06/24/26	512080-51303	INV02822976	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi043647	118.60
07/03/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	45.41
07/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	16.15
07/24/26	512080-51303	INV02856329	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi044004	124.64
07/31/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	0.68
					Total Payroll - Processing Fee:	**$1,922.66**
Account Name: Payroll - Bonus						
10/10/25	515001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	935.00
06/05/26	515001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	774.25
					Total Payroll - Bonus:	**$1,709.25**
Account Name: Payroll - Taxes						
10/01/25	521004-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(531.96)
10/10/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	759.94
10/24/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	833.84
11/07/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	754.56
11/21/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	814.14
12/05/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	1,079.97
12/19/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	820.34
12/31/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	776.44
01/16/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	727.51
01/30/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	722.09
02/13/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	751.31
02/27/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	768.43
03/13/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	762.23
03/27/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	773.52
04/10/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	742.41
04/24/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	788.99
05/08/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	728.78
05/22/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	736.05
06/05/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	829.74
06/18/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	733.34
07/03/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	1,140.82
07/17/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/12/2026, P/D 07/17/2026	728.01
07/31/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	759.49
					Total Payroll - Taxes:	**$16,999.99**
Account Name: Retirement Benefits						
10/01/25	522020-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(183.05)
10/10/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	261.50
10/24/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	248.20
11/07/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	223.31
11/21/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	223.17
12/05/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	285.34
12/19/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	226.06
12/31/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	223.18
01/16/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	224.71
01/30/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	224.44
02/13/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	224.41
02/27/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	225.60
03/13/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	224.68
03/27/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	224.91
04/10/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	183.06
04/24/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	162.07
05/08/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	195.84
05/22/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	195.93
06/05/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	215.81
06/18/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	197.70
07/03/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	322.90
07/17/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/12/2026, P/D 07/17/2026	216.13
07/31/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	221.65

Gateway ServicesCommunity Development District
Expenditure Report -
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(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
					Total Retirement Benefits:	**$4,767.55**
Account Name: Health and Life Insurance						
10/01/25	523001-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(37.43)
10/01/25	523001-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	137.73
10/10/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	53.48
10/10/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	(196.76)
10/15/25	523001-51303	ACH	Journal Entry		Medcom- Cobra Payments	(12.17)
10/20/25	523001-51303	00656454 OCTOBER 2025	Vendor	Cigna Health And Life Insurance Company	Invoice Pi041700	3,046.22
10/24/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	53.48
10/24/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	(182.23)
10/31/25	523001-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	17.15
10/31/25	523001-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	43.06
11/07/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	53.48
11/07/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	(182.23)
11/10/25	523001-51303	00656454 NOVEMBER 2025	Vendor	Cigna Health And Life Insurance Company	Invoice Pi041742	2,464.72
11/17/25	523001-51303	1133540-10001 NOV 2025	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi041785	544.33
11/20/25	523001-51303	179764	Journal Entry		Brown & Brown Ins- Return Premium For V Davies	(32.46)
11/21/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	53.48
11/21/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	(182.23)
11/30/25	523001-51303	JE006954	Journal Entry		Pelican Preserve	(6.53)
12/01/25	523001-51303	1133540_10001 12-01-25	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi041786	524.98
12/05/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	53.48
12/05/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	(182.23)
12/08/25	523001-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	97.12
12/10/25	523001-51303	00656454 DEC 2025	Vendor	Cigna Health And Life Insurance Company	Invoice Pi041922	2,990.45
12/17/25	523001-51303	JE007047	Journal Entry		Medcom- Cobra Reimbursement	(12.17)
12/19/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	53.48
12/19/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	(182.23)
12/31/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	61.16
12/31/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	(216.24)
12/31/25	523001-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	259.36
01/01/26	523001-51303	1133540-10001 01-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi041956	632.62
01/01/26	523001-51303	FSA ANNUAL	Journal Entry		Record Annual Fy 2026 Fsa Contribution	2,534.33
01/12/26	523001-51303	00656454 JAN 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi042089	2,798.74
01/16/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	61.16
01/16/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	(216.24)
01/20/26	523001-51303	1133540-10001 01-17-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi042121	672.52
01/30/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	61.16
01/30/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	(216.24)
01/31/26	523001-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	68.00
02/11/26	523001-51303	FEBRUARY 2026	Vendor	Cigna Health And Life Insurance Company	Order Po11758	3,534.94
02/13/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	61.16
02/13/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	(216.24)
02/13/26	523001-51303	PRJNL	Journal Entry		Pelican Preserve	7.73
02/18/26	523001-51303	JE007161	Journal Entry		Pelican Preserve	(13.82)
02/27/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	61.16
02/27/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	(216.24)
02/28/26	523001-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	17.00
03/01/26	523001-51303	1133540-10001 03-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi042332	599.47
03/11/26	523001-51303	00656454 MARCH 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi042536	2,369.35
03/13/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	61.16
03/13/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	(216.24)
03/19/26	523001-51303	JE007252	Journal Entry		Pelican Preserve	(6.91)
03/27/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	61.16
03/27/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	(216.24)
04/01/26	523001-51303	JE007234	Journal Entry		R/C Principal Pi042615- Life & Health Insurance	769.93
04/10/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	61.16
04/10/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	(216.24)
04/13/26	523001-51303	00656454 APRIL 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi042873	1,446.41
04/17/26	523001-51303	GF BANK8	Journal Entry		Pelican Preserve	(6.91)
04/24/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	61.16
04/24/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	(216.24)
04/24/26	523001-51303	PRJNL	Journal Entry		Pelican Preserve	48.77
04/30/26	523001-51303	CHERI-AZ-04-28-26-400.00	Vendor	Amazon- Pcard	Invoice Pi043113	68.00
05/01/26	523001-51303	1133540-10001 05-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi042946	697.67
05/08/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	35.14
05/08/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	(216.24)
05/12/26	523001-51303	00656464 MAY 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi043195	1,419.64
05/22/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	35.14
05/22/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	(216.24)
06/01/26	523001-51303	1133540-10001 06-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi043266	700.19
06/05/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	35.14
06/05/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	(216.24)
06/10/26	523001-51303	LAURA-ST-06-10-26-497.50	Vendor	Slacker Tees & Hats, Llc - Pcard	Invoice Pi043534	84.58
06/11/26	523001-51303	00656464 JUNE 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi043501	880.27
06/18/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	35.14
06/18/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	(214.85)
06/18/26	523001-51303	JE007438	Journal Entry		Pelican Preserve	(188.35)
07/01/26	523001-51303	1133540-10001 07-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi043560	699.99
07/03/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	35.14
07/03/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/28/2026, P/D 07/03/2026	(214.85)
07/13/26	523001-51303	00656454 JULY 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi043866	3,351.34
07/17/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/12/2026, P/D 07/17/2026	35.14
07/17/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/12/2026, P/D 07/17/2026	(214.85)
07/31/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	35.14
07/31/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 07/26/2026, P/D 07/31/2026	(244.74)
07/31/26	523001-51303	JE007512	Journal Entry		Pelican Preserve	(6.91)
					Total Health And Life Insurance:	**$29,728.17**
Account Name: Workers' Compensation						
10/01/25	524001-51303	INSUR ALLO	Journal Entry		Expense Pgit Fy 2026 W/C Insurance	3,359.88
03/27/26	524001-51303	67918	Vendor	Preferred Governmental Insurance Trust	Invoice Pi042708	848.86
					Total Workers' Compensation:	**$4,208.74**
Account Name: Professional Fees						
10/03/25	531084-51303	E 2025000265811	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041390	45.55
10/06/25	531084-51303	E 2025000265969	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041395	10.87
10/06/25	531084-51303	E 20250000266113	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041394	10.75
10/31/25	531084-51303	ROYAL GREENS 10-03-25	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041701	35.44
10/31/25	531084-51303	8085	Vendor	Total Reporting, Llc - Eft	Invoice Pi041704	11.05

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
10/31/25	531084-51303	8085	Vendor	Total Reporting, Llc - Eft	Invoice Pi041704	49.94
11/05/25	531084-51303	2025000293917	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041702	13.76
11/14/25	531084-51303	52508669	Vendor	Tetra Tech Inc-Eft	Order Po11347	2.10
11/14/25	531084-51303	52508669	Vendor	Tetra Tech Inc-Eft	Order Po11347	5.60
11/14/25	531084-51303	52508669	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,201.20
12/17/25	531084-51303	8191	Vendor	Total Reporting, Llc - Eft	Invoice Pi041948	11.05
12/31/25	531084-51303	52524568	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,722.10
12/31/25	531084-51303	MOVE AMOUNT FROM 531084 TO 564301	Vendor	Tetra Tech Inc-Eft	Order Po11347	(1,722.10)
01/07/26	531084-51303	8251	Vendor	Total Reporting, Llc - Eft	Invoice Pi042073	20.95
01/27/26	531084-51303	9976354	Vendor	Florida Department Of Revenue	Invoice Pi042195	467.96
02/10/26	531084-51303	10719 PRATO	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042286	15.21
02/10/26	531084-51303	10719 PRATO	Vendor	Simplifile, Llc - Ach Auto	Credit Memo Pcr000563	(0.12)
02/12/26	531084-51303	8336	Vendor	Total Reporting, Llc - Eft	Invoice Pi042298	27.29
02/18/26	531084-51303	9976354 02-07-26	Vendor	Florida Department Of Revenue	Invoice Pi042336	46.33
02/20/26	531084-51303	ECHELON UTILITY EASEMENT	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042363	32.55
02/20/26	531084-51303	ECHELON UTILITY EASEMENT	Vendor	Simplifile, Llc - Ach Auto	Credit Memo Pcr000566	(0.12)
03/09/26	531084-51303	SILVERLAKES 03-09-26	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042499	15.21
03/16/26	531084-51303	8411	Vendor	Total Reporting, Llc - Eft	Invoice Pi042593	16.53
04/17/26	531084-51303	19859	Vendor	Inframark, Llc - Eft	Credit Memo Pcr000574	(4.70)
04/20/26	531084-51303	11644 MAHOGANY EUA	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042963	18.10
04/20/26	531084-51303	11644 MAHOGANY EUA	Vendor	Simplifile, Llc - Ach Auto	Credit Memo Pcr000590	(0.12)
04/21/26	531084-51303	8488	Vendor	Total Reporting, Llc - Eft	Invoice Pi042974	3.40
05/13/26	531084-51303	8581	Vendor	Total Reporting, Llc - Eft	Invoice Pi043223	19.64
06/09/26	531084-51303	8665	Vendor	Total Reporting, Llc - Eft	Invoice Pi043451	21.63
					Total Professional Fees:	**$2,097.05**
Account Name: Professional Fees - HR Fees						
10/31/25	531099-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	23.01
07/08/26	531099-51303	8749	Vendor	Total Reporting, Llc - Eft	Invoice Pi043830	66.13
					Total Professional Fees - Hr Fees:	**$89.14**
Account Name: Telephone/Fax/Internet Services						
10/09/25	541009-51303	853510021294223 09-28-25	Vendor	Comcast-Auto Pay	Invoice Pi041408	40.21
10/31/25	541009-51303	8535100211294223 10-28-25	Vendor	Comcast-Auto Pay	Invoice Pi041666	40.21
10/31/25	541009-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	10.98
12/02/25	541009-51303	8535100211294223	Vendor	Comcast-Auto Pay	Invoice Pi041847	41.60
12/08/25	541009-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	11.31
12/31/25	541009-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	10.93
01/02/26	541009-51303	8535100211294223 12-28-25	Vendor	Comcast-Auto Pay	Invoice Pi041993	41.60
01/30/26	541009-51303	8535100211294223 01-28-26	Vendor	Comcast-Auto Pay	Invoice Pi042213	41.60
01/31/26	541009-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	14.49
02/28/26	541009-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	20.32
02/28/26	541009-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	13.62
03/01/26	541009-51303	AP-VOXTELESYS-03-01-26-69.51	Vendor	Voxtelesys - Pcard	Invoice Pi042482	11.82
03/02/26	541009-51303	8535100211294223 02-28-26	Vendor	Comcast-Auto Pay	Invoice Pi042412	41.60
04/01/26	541009-51303	8535100211294223 03-28-26	Vendor	Comcast-Auto Pay	Invoice Pi042730	41.60
04/07/26	541009-51303	AP-VOX-04-01-26-86.56	Vendor	Voxtelesys - Pcard	Invoice Pi042838	14.72
05/06/26	541009-51303	8535100211294223 04-28-26	Vendor	Comcast-Auto Pay	Invoice Pi043084	41.60
05/07/26	541009-51303	INV-22200	Vendor	Junopi, Llc - Eft	Invoice Pi043119	67.15
05/08/26	541009-51303	AP-VX-05-01-26-80.07	Vendor	Voxtelesys - Pcard	Invoice Pi043163	13.61
06/01/26	541009-51303	8535100211294223 05-28-26	Vendor	Comcast-Auto Pay	Invoice Pi043382	41.60
06/01/26	541009-51303	AP-VX-06-01-26-69.59	Vendor	Voxtelesys - Pcard	Invoice Pi043469	11.83
07/01/26	541009-51303	8535100211294223 06-28-26	Vendor	Comcast-Auto Pay	Invoice Pi043729	41.60
07/02/26	541009-51303	AP-VOX-07-02-26-72.92	Vendor	Voxtelesys - Pcard	Invoice Pi043818	12.40
					Total Telephone/Fax/Internet Services:	**$626.40**
Account Name: Postage						
11/30/25	541010-51303	9-080-58982	Vendor	Fedex	Invoice Pi041885	5.32
12/31/25	541010-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	20.23
04/23/26	541010-51303	CHERI-USPS-04-21-26-119.50	Vendor	Usps - Pcard	Invoice Pi043000	20.32
05/28/26	541010-51303	GEORGIA-PS-05-28-26-18.86	Vendor	Pack N Ship - Pcard	Invoice Pi043398	3.21
05/29/26	541010-51303	GEORGIA-PS-05-29-26-18.86	Vendor	Pack N Ship - Pcard	Invoice Pi043409	3.21
06/01/26	541010-51303	CHERI-PS-06-01-26-12.70	Vendor	Pack N Ship - Pcard	Invoice Pi043425	2.16
					Total Postage:	**$54.45**
Account Name: Cellular Service						
10/03/25	541015-51303	613000073792	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi041381	44.46
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	119.56
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	67.07
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	6.37
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	26.75
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	13.39
10/31/25	541015-51303	336000074578	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi041703	46.09
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	119.56
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	67.07
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	6.37
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	26.75
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	13.39
12/08/25	541015-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	3.57
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	128.05
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	67.07
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	6.37
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	26.75
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	13.39
12/31/25	541015-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	4.59
01/06/26	541015-51303	633000088098	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042064	46.27
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	119.56
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	67.07
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	6.37
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	26.75
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	13.39
01/31/26	541015-51303	63000076283	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042230	46.27
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	125.92
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	60.70
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	6.37
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	26.75
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	13.39
03/03/26	541015-51303	336000078735	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042423	46.27
03/04/26	541015-51303	382000076914	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042799	46.27
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	125.92
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	60.70

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	6.37
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	26.75
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	13.39
04/02/26	541015-51303	611000087752	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042802	38.71
04/07/26	541015-51303	LAURA-AZ-04-01-26-44.98	Vendor	Amazon- Pcard	Invoice Pi042835	7.65
04/21/26	541015-51303	LAURA-AZ-04-16-26-37.98	Vendor	Amazon- Pcard	Invoice Pi042969	6.46
04/21/26	541015-51303	LAURA-AZ-04-16-26-44.95	Vendor	Amazon- Pcard	Invoice Pi042970	7.64
04/28/26	541015-51303	LAURA-AZ-04-24-26-44.95	Vendor	Amazon- Pcard	Credit Memo Pcr000588	(7.64)
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	125.87
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	60.67
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	6.36
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	26.74
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	13.39
04/30/26	541015-51303	386000080369	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi043086	49.21
05/14/26	541015-51303	LAURA-AZ-05-14-26-53.49	Vendor	Amazon- Pcard	Invoice Pi043260	9.09
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	125.90
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	60.68
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	6.36
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	26.75
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	13.39
05/31/26	541015-51303	625000073867	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi043403	50.70
06/09/26	541015-51303	LAURA-AZ-06-09-26-95.18	Vendor	Amazon- Pcard	Invoice Pi043524	16.18
06/16/26	541015-51303	LAURA-AZ-06-16-26-19.69	Vendor	Amazon- Pcard	Invoice Pi043598	3.35
06/29/26	541015-51303	LAURA-AZ-06-29-26-80.96	Vendor	Amazon- Pcard	Invoice Pi043781	13.76
06/30/26	541015-51303	372000096199	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi043758	59.09
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	7.43
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	125.90
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	60.69
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	6.36
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	26.75
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	13.39
07/20/26	541015-51303	LAURA-AZ-07-20-26-16.18	Vendor	Amazon- Pcard	Invoice Pi043973	2.75
07/29/26	541015-51303	6149341143	Vendor	Verizon Wireless - Ach Auto	Invoice Pi044056	125.92
07/29/26	541015-51303	6149341143	Vendor	Verizon Wireless - Ach Auto	Invoice Pi044056	60.70
07/29/26	541015-51303	6149341143	Vendor	Verizon Wireless - Ach Auto	Invoice Pi044056	6.37
07/29/26	541015-51303	6149341143	Vendor	Verizon Wireless - Ach Auto	Invoice Pi044056	33.12
07/29/26	541015-51303	6149341143	Vendor	Verizon Wireless - Ach Auto	Invoice Pi044056	13.39
07/31/26	541015-51303	633000094779	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi044136	59.90
					Total Cellular Service:	**$2,954.08**
Account Name: Internet Fiber Service						
11/14/25	541018-51303	760493909	Vendor	Centurylink - Auto Pay	Invoice Pi041768	51.56
01/28/26	541018-51303	768511966	Vendor	Centurylink - Auto Pay	Invoice Pi042208	51.56
01/28/26	541018-51303	764507644	Vendor	Centurylink - Auto Pay	Invoice Pi042207	51.56
02/13/26	541018-51303	772507661	Vendor	Centurylink - Auto Pay	Invoice Pi042305	51.56
03/17/26	541018-51303	776511771	Vendor	Centurylink - Auto Pay	Invoice Pi042612	51.56
04/15/26	541018-51303	780537228	Vendor	Centurylink - Auto Pay	Invoice Pi042924	51.56
05/13/26	541018-51303	784498343	Vendor	Centurylink - Auto Pay	Invoice Pi043217	51.56
06/30/26	541018-51303	788506910	Vendor	Centurylink - Auto Pay	Invoice Pi043726	51.56
07/14/26	541018-51303	792504592	Vendor	Centurylink - Auto Pay	Invoice Pi043890	51.56
					Total Internet Fiber Service:	**$464.04**
Account Name: Utilities - Lift Stations						
10/31/25	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	30.75
12/31/25	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	33.63
02/28/26	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	32.81
04/30/26	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	33.86
06/30/26	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	32.88
					Total Utilities - Lift Stations:	**$163.93**
Account Name: Building Utilities-Electricity						
10/31/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	120.00
11/01/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(120.00)
11/18/25	543068-51303	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	244.28
11/30/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	120.00
12/01/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(120.00)
12/15/25	543068-51303	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	210.17
12/31/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	120.00
01/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(120.00)
01/13/26	543068-51303	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	203.26
01/31/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	120.00
02/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(120.00)
02/17/26	543068-51303	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	206.74
03/17/26	543068-51303	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	204.81
03/31/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	120.00
04/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(120.00)
04/27/26	543068-51303	APRIL 2026-2	Vendor	Florida Power And Light - Ach Man	Invoice Pi043033	21.71
04/27/26	543068-51303	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	189.31
04/30/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	120.00
05/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(120.00)
05/11/26	543068-51303	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	237.88
05/31/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	120.00
06/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(120.00)
06/09/26	543068-51303	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	255.90
06/30/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	120.00
07/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	(120.00)
07/10/26	543068-51303	84410-19539 07-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043861	273.05
07/31/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Jul Exp- Fpl	120.00
					Total Building Utilities-Electricity:	**$2,167.11**
Account Name: Building Utilities-Water/Sewer						
10/31/25	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	116.31
12/31/25	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	106.79
02/28/26	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	126.83
04/30/26	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	155.50
06/30/26	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	131.94
					Total Building Utilities-Water/Sewer:	**$637.37**
Account Name: Building Utilities-Other						
10/28/25	543073-51303	0006394624	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi041619	56.54
10/31/25	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	44.17

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
11/24/25	543073-51303	0006516348	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi041822	39.92
12/30/25	543073-51303	0006633322	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi041988	39.92
12/31/25	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	46.30
01/31/26	543073-51303	0006752351	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi042232	39.92
02/24/26	543073-51303	0006873994	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi042381	39.92
02/28/26	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	47.63
03/24/26	543073-51303	0006995405	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi042681	39.92
04/23/26	543073-51303	0007118596	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi042989	39.92
04/30/26	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	48.14
05/26/26	543073-51303	0007173632	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi043321	39.92
06/23/26	543073-51303	0007365827	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi043626	11.46
06/30/26	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	63.82
07/22/26	543073-51303	0007487996	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi043976	49.10
					Total Building Utilities-Other:	**$646.60**
Account Name: Rentals & Leases						
10/22/25	544025-51303	967435	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041593	11.32
10/22/25	544025-51303	967435	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041593	21.74
10/22/25	544025-51303	967435	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041593	15.58
10/22/25	544025-51303	967435	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041593	23.90
11/03/25	544025-51303	2755910	Vendor	D.T. Water, Llc - Eft	Invoice Pi041681	5.61
11/20/25	544025-51303	970288	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041791	75.28
12/02/25	544025-51303	1276976	Vendor	D.T. Water, Llc - Eft	Invoice Pi041843	5.61
12/29/25	544025-51303	973823	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041986	66.45
01/23/26	544025-51303	976222	Vendor	J.M. Todd, Inc. - Eft	Order Po11723	62.79
02/18/26	544025-51303	979408	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi042338	71.86
02/26/26	544025-51303	2813687	Vendor	D.T. Water, Llc - Eft	Invoice Pi042382	5.61
03/17/26	544025-51303	982445	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi042596	65.50
03/30/26	544025-51303	2832788	Vendor	D.T. Water, Llc - Eft	Invoice Pi042736	5.61
04/02/26	544025-51303	2850846	Vendor	D.T. Water, Llc - Eft	Invoice Pi042784	5.61
04/15/26	544025-51303	985552	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi042919	74.36
05/08/26	544025-51303	2870848	Vendor	D.T. Water, Llc - Eft	Invoice Pi043150	5.61
05/14/26	544025-51303	988537	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi043233	60.78
06/01/26	544025-51303	2889095	Vendor	D.T. Water, Llc - Eft	Invoice Pi043379	5.61
06/17/26	544025-51303	991561	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi043568	65.49
07/17/26	544025-51303	994371	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi043917	65.80
07/24/26	544025-51303	2907665	Vendor	D.T. Water, Llc - Eft	Invoice Pi044013	5.61
					Total Rentals & Leases:	**$725.73**
Account Name: Admin Office Rent Expense						
10/01/25	544034-51303	JE006857	Journal Entry		Pelican Preserve	427.07
10/01/25	544034-51303	JE006873	Journal Entry		Expense Oct Rent Admin Bldg	427.07
10/01/25	544034-51303	JE006857	Journal Entry		Pelican Preserve	(427.07)
11/01/25	544034-51303	NOVEMBER 2025	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi041502	427.07
12/01/25	544034-51303	DECEMBER 2025	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi041770	427.07
01/01/26	544034-51303	JANUARY	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi041940	427.07
01/01/26	544034-51303	JANUARY ADDITIONAL	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi041984	441.39
02/01/26	544034-51303	FEBRUARY 01-15-26	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi042110	428.24
03/01/26	544034-51303	MARCH 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi042331	428.24
04/01/26	544034-51303	APRIL 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi042661	428.24
05/01/26	544034-51303	MAY 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi042925	428.24
06/01/26	544034-51303	JUNE 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi043231	428.24
07/01/26	544034-51303	JULY 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi043539	428.24
					Total Admin Office Rent Expense:	**$4,719.11**
Account Name: Insurance (Liab,Auto,Property)						
10/01/25	545020-51303	INSUR ALLO	Journal Entry		Expense Pgit Fy 2026 Insurance	3,515.19
06/26/26	545020-51303	25415729	Vendor	Risk Management Associates, Inc	Invoice Pi043673	12.19
					Total Insurance (Liab,Auto,Property):	**$3,527.38**
Account Name: Vehicle Maintenance						
10/31/25	546104-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	156.70
10/31/25	546104-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	172.23
10/31/25	546104-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	50.09
12/08/25	546104-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	168.86
12/31/25	546104-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	86.14
01/21/26	546104-51303	27022	Vendor	Global Finance & Insurance - Eft	Quote Prq11320	(62.61)
01/21/26	546104-51303	27022	Vendor	Global Finance & Insurance - Eft	Quote Prq11320	1,055.63
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	58.30
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	32.63
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	23.44
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	5.25
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	18.50
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	84.65
02/28/26	546104-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	63.65
02/28/26	546104-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	305.29
03/03/26	546104-51303	JOE-SAMGALLOWAY-03-03-26-173.71	Vendor	Sam Galloway Ford South, Ltd	Invoice Pi042485	29.53
03/03/26	546104-51303	FLEET-TIMDODGE-03-03-26-3309.33	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042488	562.59
03/03/26	546104-51303	FLEET-TIMDODGE-03-03-26-1237.59	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042489	210.39
03/03/26	546104-51303	FLEET-TIMDODGE-03-03-26-328.47	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042490	55.84
03/04/26	546104-51303	LAURA-TIMDODGE-03-04-26-702.11	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042491	119.36
03/04/26	546104-51303	LAURA-TIMDODGE-03-04-26-99.50	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042493	16.92
03/17/26	546104-51303	FLEET-AA-03-13-26-71.99	Vendor	Advance Auto Parts	Invoice Pi042610	12.24
03/17/26	546104-51303	FLEET-AA-03-13-26-83.00	Vendor	Advance Auto Parts	Invoice Pi042611	14.11
03/23/26	546104-51303	FLEET-CREEL-03-19-26-1777.76	Vendor	Creel Tractor Company	Invoice Pi042670	302.22
03/27/26	546104-51303	KERRY-TIRES-03-18-26-379.96	Vendor	Amazon- Pcard	Invoice Pi042717	64.59
03/30/26	546104-51303	JOE-IB-03-30-26-251.95	Vendor	Interstate Batteries - Pcard	Invoice Pi042794	42.83
04/16/26	546104-51303	FLEET-LEALS-04-14-26-103.00	Vendor	Leal'S Tires - Pcard	Invoice Pi042936	17.51
04/16/26	546104-51303	FLEET-CREEL-04-14-26-1349.74	Vendor	Creel Tractor Company	Invoice Pi042937	229.46
04/28/26	546104-51303	FLEET-SG-04-24-26-389.94	Vendor	Sam Galloway Ford	Invoice Pi043045	66.29
05/01/26	546104-51303	MARK-AZ-05-01-26-96.98	Vendor	Amazon- Pcard	Invoice Pi043202	16.49
05/08/26	546104-51303	JOE-AA-05-05-26-43.98	Vendor	Advance Auto Parts	Invoice Pi043165	3.94
05/08/26	546104-51303	FLEET-SG-05-05-26-1277.16	Vendor	Sam Galloway Ford	Invoice Pi043167	217.12
05/11/26	546104-51303	MARK-AMZ-05-11-26-96.98	Vendor	Amazon- Pcard	Invoice Pi043221	16.49
05/13/26	546104-51303	FLEET-SG-04-30-26-81.79	Vendor	Sam Galloway Ford	Invoice Pi043220	13.90
05/13/26	546104-51303	FLEET-SG-04-30-26-5.00CR	Vendor	Sam Galloway Ford	Credit Memo Pcr000594	(0.85)
05/13/26	546104-51303	MARK-AZ-05-13-26-369.95	Vendor	Amazon- Pcard	Invoice Pi043250	62.89
05/14/26	546104-51303	JOE-HD-05-14-26-82.83	Vendor	Home Depot - Pcard	Invoice Pi043269	4.66
05/26/26	546104-51303	FLEET-SDW-05-26-26-539.00	Vendor	Same Day Windshield - Pcard	Invoice Pi043392	95.25
06/03/26	546104-51303	FLEET-SG-06-03-26-575.63	Vendor	Sam Galloway Ford	Invoice Pi043460	97.86
06/04/26	546104-51303	JAMES-HD-06-04-26-149.29	Vendor	Home Depot - Pcard	Invoice Pi043483	4.21

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(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
06/05/26	546104-51303	FLEET-TD-06-05-26-207.47	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi043482	35.27
06/05/26	546104-51303	FLEET-LEALS-06-05-26-26.00	Vendor	Leal'S Tires - Pcard	Invoice Pi043481	4.42
06/09/26	546104-51303	FLEET-AA-06-09-26-72.94	Vendor	Advance Auto Parts	Invoice Pi043519	12.40
06/09/26	546104-51303	MARK-HD-06-09-26-54.20	Vendor	Home Depot - Pcard	Invoice Pi043540	9.21
06/10/26	546104-51303	ISAAC-TD-06-10-26-537.04	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi043543	91.30
06/17/26	546104-51303	FLEET-SG-06-17-26-266.20	Vendor	Sam Galloway Ford	Invoice Pi043610	45.25
06/18/26	546104-51303	FLEET-AA-06-18-26-112.55	Vendor	Advance Auto Parts	Invoice Pi043638	19.13
06/22/26	546104-51303	FLEET-TD-06-22-26-607.60	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi043650	103.29
06/23/26	546104-51303	FLEET-TD-06-23-26-1433.70	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi043681	243.73
06/29/26	546104-51303	FLEET-ER-06-29-26-312.87	Vendor	Elite Equipment Rentals - Pcard	Invoice Pi043755	53.19
07/14/26	546104-51303	JOE-HD-07-14-26-269.69	Vendor	Home Depot - Pcard	Invoice Pi043920	2.12
07/15/26	546104-51303	MIKE-OR-07-15-26-27.68	Vendor	O'Reilly Auto Parts - Pcard	Invoice Pi043927	4.71
07/22/26	546104-51303	FLEET-AA-07-22-26-19.58	Vendor	Advance Auto Parts	Invoice Pi044005	3.33
07/22/26	546104-51303	FLEET-TD-07-22-26-151.88	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi044006	25.82
07/23/26	546104-51303	FLEET-SG-07-23-26-2091.18	Vendor	Sam Galloway Ford South, Ltd	Invoice Pi044038	355.50
07/29/26	546104-51303	ISAAC-AA-07-29-26-58.14	Vendor	Advance Auto Parts	Invoice Pi044163	9.88
07/30/26	546104-51303	FLEET-TD-7-30-26-196.06	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi044101	33.33
					Total Vehicle Maintenance:	**$5,546.47**
Account Name: R&M - Building						
10/01/25	546925-51303	33069	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
10/01/25	546925-51303	33069	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
10/20/25	546925-51303	621217801	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	21.56
10/31/25	546925-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	20.21
11/03/25	546925-51303	08-45-26-00-0001.2060 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041695	3.87
11/03/25	546925-51303	08-45-26-00-00001.2050 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041696	7.00
11/03/25	546925-51303	08-45-26-00-00001.2020 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041697	52.24
11/03/25	546925-51303	07-45-26-00-00001.1230 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041698	2.74
11/03/25	546925-51303	35-44-25-P3-001R2.0010 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041694	3.03
11/14/25	546925-51303	621341099	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	21.56
11/24/25	546925-51303	24795	Vendor	Florida Utility Solutions, Inc - Eft	Invoice Pi041824	144.33
11/26/25	546925-51303	33818	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
11/26/25	546925-51303	33818	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
11/30/25	546925-51303	25-2892-1639	Vendor	South Trail Fire & Rescue District	Invoice Pi041863	40.80
12/04/25	546925-51303	621463245	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	21.56
12/08/25	546925-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	84.83
12/12/25	546925-51303	3715	Vendor	Legacy Fire & Technologies, Llc - Eft	Invoice Pi041939	21.25
12/17/25	546925-51303	34463	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
12/17/25	546925-51303	34463	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
12/18/25	546925-51303	621463356	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	20.40
12/31/25	546925-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	19.55
01/21/26	546925-51303	35560	Vendor	Clean 17, Inc - Eft	Invoice Pi042134	50.15
01/23/26	546925-51303	D536179	Vendor	Marmic Fire & Safety Co., Inc	Invoice Pi042161	42.25
01/26/26	546925-51303	35132	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
01/26/26	546925-51303	35132	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
01/31/26	546925-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	155.60
02/06/26	546925-51303	10372	Vendor	Kevin Kobie Ii	Invoice Pi042271	9.52
02/18/26	546925-51303	621677946	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	22.54
02/18/26	546925-51303	621809298	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	22.54
02/28/26	546925-51303	35828	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
02/28/26	546925-51303	35828	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
03/16/26	546925-51303	621921624	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	22.54
03/17/26	546925-51303	70411143780326	Vendor	The Sherwin-Williams Company	Invoice Pi042595	69.62
03/19/26	546925-51303	MARK-03-11-26-39.17	Vendor	Amazon- Pcard	Invoice Pi042635	6.66
03/19/26	546925-51303	MARK-03-12-26-28.99	Vendor	Amazon- Pcard	Invoice Pi042634	4.93
03/30/26	546925-51303	621921734	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	20.40
03/30/26	546925-51303	MIKE-HD-03-25-26-129.06	Vendor	Home Depot - Pcard	Invoice Pi042742	21.94
03/31/26	546925-51303	36531	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
03/31/26	546925-51303	36531	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
04/06/26	546925-51303	9865123427	Vendor	Grainger - Eft	Invoice Pi042811	6.52
04/07/26	546925-51303	74215143780326	Vendor	The Sherwin-Williams Company	Invoice Pi042833	37.55
04/29/26	546925-51303	37185	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
04/29/26	546925-51303	37185	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
04/30/26	546925-51303	4054	Vendor	Legacy Fire & Technologies, Llc - Eft	Invoice Pi043122	73.44
05/08/26	546925-51303	SCOTT-HD-04-28-26-246.19	Vendor	Home Depot - Pcard	Invoice Pi043152	38.63
05/14/26	546925-51303	JOE-HD-05-14-26-82.83	Vendor	Home Depot - Pcard	Invoice Pi043269	3.65
05/15/26	546925-51303	D656391	Vendor	Marmic Fire & Safety Co., Inc	Invoice Pi043252	15.30
05/15/26	546925-51303	D656391	Vendor	Marmic Fire & Safety Co., Inc	Invoice Pi043252	15.30
05/15/26	546925-51303	D656400	Vendor	Marmic Fire & Safety Co., Inc	Invoice Pi043253	12.75
05/31/26	546925-51303	37895	Vendor	Clean 17, Inc - Eft	Invoice Pi043383	71.40
06/17/26	546925-51303	MARK-AZ-06-17-26-45.99	Vendor	Amazon- Pcard	Invoice Pi043607	7.82
06/24/26	546925-51303	622317706	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	20.40
06/26/26	546925-51303	9249773974	Vendor	Hd Supply, Inc.	Quote Prq11531	5.71
06/29/26	546925-51303	AP-SW-06-29-26-2388.17	Vendor	The Sherwin-Williams Company	Invoice Pi043752	405.99
06/30/26	546925-51303	38625	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
06/30/26	546925-51303	38625	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
07/09/26	546925-51303	622444878	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	22.54
07/14/26	546925-51303	JOE-HD-07-14-26-269.69	Vendor	Home Depot - Pcard	Invoice Pi043920	31.61
07/14/26	546925-51303	JOE-HD-07-14-26-5.96	Vendor	Home Depot - Pcard	Invoice Pi043921	1.01
07/15/26	546925-51303	I58489	Vendor	Diversified Plumbing Services Of Sw Florida, Inc - Eft	Invoice Pi043908	118.15
07/23/26	546925-51303	4291	Vendor	Legacy Fire & Technologies, Llc - Eft	Invoice Pi043983	21.25
07/24/26	546925-51303	39288	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
07/24/26	546925-51303	39288	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
07/24/26	546925-51303	4125	Vendor	Legacy Fire & Technologies, Llc - Eft	Order Po11804	102.00
					Total R&M - Building:	**$2,587.24**
Account Name: Marketing Expenses						
12/08/25	548003-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	15.35
12/31/25	548003-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	20.10
03/31/26	548003-51303	RANDY-FB-03-28-26-7.94	Vendor	Facebook/Meta - Pcard	Invoice Pi042769	1.35
04/16/26	548003-51303	STEPHANIE-GR-04-14-26-123.72	Vendor	Grainger - Eft	Invoice Pi042935	5.10
04/16/26	548003-51303	STEPHANIE-GR-04-14-26-123.72	Vendor	Grainger - Eft	Invoice Pi042935	15.93
04/30/26	548003-51303	RANDY-FB-04-28-26-19.96	Vendor	Facebook/Meta - Pcard	Invoice Pi043125	3.39
05/11/26	548003-51303	29789562	Vendor	Greenwire Llc - Eft	Invoice Pi043182	107.14
05/12/26	548003-51303	RANDY-VP-04-30-26-56.25	Vendor	Vistaprint - Pcard	Invoice Pi043200	9.14
					Total Marketing Expenses:	**$177.50**
Account Name: Meeting Minutes Prep						
12/23/25	549919-51303	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	65.66
12/23/25	549919-51303	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	18.70
01/22/26	549919-51303	166683	Vendor	Inframark, Llc - Eft	Invoice Pi042152	131.33

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
01/22/26	549919-51303	169025	Vendor	Inframark, Llc - Eft	Invoice Pi042153	234.39
03/20/26	549919-51303	173915	Vendor	Inframark, Llc - Eft	Invoice Pi042656	253.09
04/27/26	549919-51303	177130	Vendor	Inframark, Llc - Eft	Invoice Pi043029	18.70
					Total Meeting Minutes Prep:	**$721.87**
Account Name: Team Events						
10/31/25	549922-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	99.45
10/31/25	549922-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	12.81
10/31/25	549922-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	21.25
10/31/25	549922-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	91.02
12/08/25	549922-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	15.12
12/31/25	549922-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	83.50
02/11/26	549922-51303	PUBLIX	Vendor	Randy Paniagua	Invoice Pi042292	10.34
02/28/26	549922-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	15.16
03/02/26	549922-51303	BILL-SAUCYMEATBALL-03-02-26-73.20	Vendor	Saucy Meatball - Pcard	Invoice Pi042486	12.44
03/09/26	549922-51303	LAURA-PUBLIX-03-05-26-212.76	Vendor	Publix - Pcard	Invoice Pi042504	36.17
03/23/26	549922-51303	CHELSEA-SM-03-19-26-127.39	Vendor	Saucy Meatball - Pcard	Invoice Pi042667	21.66
03/31/26	549922-51303	RANDY-AMZ-03-29-26-49.63	Vendor	Amazon- Pcard	Invoice Pi042761	8.44
03/31/26	549922-51303	RANDY-LOWES-03-29-26-28.16	Vendor	Lowes - Pcard	Invoice Pi042773	4.79
04/06/26	549922-51303	RANDY-PX-04-02-26-215.39	Vendor	Publix - Pcard	Invoice Pi042818	36.62
04/06/26	549922-51303	RANDY-PX-04-02-26-37.03	Vendor	Publix - Pcard	Invoice Pi042819	6.30
04/13/26	549922-51303	RANDY-JZ-04-02-26-771.00	Vendor	Jonesez - Pcard	Invoice Pi042875	131.07
04/21/26	549922-51303	RANDY-PX-04-17-26-38.99	Vendor	Publix - Pcard	Invoice Pi042971	6.63
05/11/26	549922-51303	RANDY-PX-05-11-26-39.99	Vendor	Publix - Pcard	Invoice Pi043254	6.80
05/13/26	549922-51303	RANDY-PX-05-13-26-93.17	Vendor	Publix - Pcard	Invoice Pi043255	15.84
06/10/26	549922-51303	BILL-DOMINOS-06-10-26-157.78	Vendor	Dominos - Pcard	Invoice Pi043577	26.82
07/10/26	549922-51303	GEORGIA-PX-07-10-26-33.61	Vendor	Publix - Pcard	Invoice Pi043879	5.71
					Total Team Events:	**$667.94**
Account Name: Computer Support						
10/22/25	549930-51303	INV-19610	Vendor	Junopi, Llc - Eft	Order Po11532	922.25
10/31/25	549930-51303	INV-19878	Vendor	Junopi, Llc - Eft	Invoice Pi041682	357.04
11/03/25	549930-51303	INV-20006	Vendor	Junopi, Llc - Eft	Order Po11532	927.01
11/30/25	549930-51303	INV-20235	Vendor	Junopi, Llc - Eft	Invoice Pi041849	153.09
12/02/25	549930-51303	INV-20351	Vendor	Junopi, Llc - Eft	Invoice Pi041848	923.78
12/29/25	549930-51303	21564	Vendor	Prenticeworx Llc - Eft	Invoice Pi041983	28.69
01/05/26	549930-51303	20586	Vendor	Junopi, Llc - Eft	Invoice Pi042008	180.23
01/05/26	549930-51303	INV-20708	Vendor	Junopi, Llc - Eft	Order Po11532	917.66
01/22/26	549930-51303	CLOSE FY25 PO11430	Vendor	Junopi, Llc - Eft	Quote Prq11084	(776.02)
01/22/26	549930-51303	CLOSE FY25 PO11430	Vendor	Junopi, Llc - Eft	Quote Prq11084	776.02
01/23/26	549930-51303	21791	Vendor	Prenticeworx Llc - Eft	Invoice Pi042164	9.56
01/31/26	549930-51303	INV-20965	Vendor	Junopi, Llc - Eft	Invoice Pi042270	230.04
02/03/26	549930-51303	INV-21092	Vendor	Junopi, Llc - Eft	Order Po11532	898.96
02/28/26	549930-51303	INV-21350	Vendor	Junopi, Llc - Eft	Invoice Pi042411	422.39
03/02/26	549930-51303	INV-21465	Vendor	Junopi, Llc - Eft	Order Po11532	871.93
03/23/26	549930-51303	22257	Vendor	Prenticeworx Llc - Eft	Invoice Pi042665	19.13
03/24/26	549930-51303	JE007210	Journal Entry		R/C Opengov Inv23105- Annual Cartagraph Subscription	3,515.77
03/31/26	549930-51303	INV-21734	Vendor	Junopi, Llc - Eft	Invoice Pi042767	228.19
04/01/26	549930-51303	INV-21849	Vendor	Junopi, Llc - Eft	Order Po11532	891.82
04/27/26	549930-51303	22518	Vendor	Prenticeworx Llc - Eft	Invoice Pi043009	47.81
04/30/26	549930-51303	INV-22117	Vendor	Junopi, Llc - Eft	Invoice Pi043102	198.42
05/07/26	549930-51303	INV-22232	Vendor	Junopi, Llc - Eft	Order Po11532	896.92
05/26/26	549930-51303	22754	Vendor	Prenticeworx Llc - Eft	Invoice Pi043325	28.69
06/01/26	549930-51303	INV-22578	Vendor	Junopi, Llc - Eft	Order Po11532	900.15
06/01/26	549930-51303	INV-22465	Vendor	Junopi, Llc - Eft	Invoice Pi043385	242.68
06/30/26	549930-51303	INV-22850	Vendor	Junopi, Llc - Eft	Invoice Pi043735	270.61
07/01/26	549930-51303	INV-22963	Vendor	Junopi, Llc - Eft	Order Po11532	908.48
07/31/26	549930-51303	INV-23232	Vendor	Junopi, Llc - Eft	Invoice Pi044085	261.12
07/31/26	549930-51303	23293	Vendor	Prenticeworx Llc - Eft	Invoice Pi044147	28.69
					Total Computer Support:	**$15,281.11**
Account Name: Agenda & Document Hosting						
05/04/26	549932-51303	363927	Vendor	Civicplus, Llc - Eft	Invoice Pi043078	68.88
					Total Agenda & Document Hosting:	**$68.88**
Account Name: Office Supplies						
10/31/25	551002-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	2.07
10/31/25	551002-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	9.23
12/08/25	551002-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	2.41
12/31/25	551002-51303	512230014	Vendor	Marco Office Supply Furniture And Printing Inc	Invoice Pi041999	29.21
12/31/25	551002-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	0.90
01/31/26	551002-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	30.32
02/28/26	551002-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	11.18
02/28/26	551002-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	12.90
03/01/26	551002-51303	GEORGIA-AMAZON-02-27-26-8.54	Vendor	Amazon- Pcard	Invoice Pi042478	1.45
03/02/26	551002-51303	LAURA-AMAZON-03-02-26-134.46	Vendor	Amazon- Pcard	Invoice Pi042470	22.86
03/27/26	551002-51303	PRJNL	Journal Entry		Pelican Preserve	(2.38)
03/27/26	551002-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026- Reimb For P-Card Charge	(6.57)
03/31/26	551002-51303	KERRY-AZ-3-31-26-23.39	Vendor	Amazon- Pcard	Invoice Pi042795	3.98
03/31/26	551002-51303	KERRY-AZ-03-31-26-23.42	Vendor	Amazon- Pcard	Invoice Pi042796	3.98
04/17/26	551002-51303	LAURA-AZ-04-15-26-19.85	Vendor	Amazon- Pcard	Invoice Pi042949	3.37
05/26/26	551002-51303	605210006	Vendor	Marco Office Supply Furniture And Printing Inc	Invoice Pi043329	31.25
06/16/26	551002-51303	GEORGIA-AZ-06-16-26-6.75	Vendor	Amazon- Pcard	Invoice Pi043597	1.15
06/17/26	551002-51303	GEORGIA-AZ-06-17-26-12.19	Vendor	Amazon- Pcard	Invoice Pi043643	2.07
06/18/26	551002-51303	KERRY-AZ-06-18-26-25.36	Vendor	Amazon- Pcard	Invoice Pi043658	4.31
06/19/26	551002-51303	KERRY-AZ-06-19-26-35.88	Vendor	Amazon- Pcard	Invoice Pi043657	6.10
07/07/26	551002-51303	GEORGIA-AZ-07-07-26-23.74	Vendor	Amazon- Pcard	Invoice Pi043843	4.04
					Total Office Supplies:	**$173.83**
Account Name: Computer Equipment & Peripherals						
11/05/25	551015-51303	20254	Vendor	Global Fiber Optics	Invoice Pi041705	102.43
12/08/25	551015-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	68.84
12/31/25	551015-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	13.60
01/31/26	551015-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	2.74
02/17/26	551015-51303	INV-20051	Vendor	Junopi, Llc - Eft	Order Po11642	68.00
02/17/26	551015-51303	INV-20788	Vendor	Junopi, Llc - Eft	Order Po11731	244.80
02/17/26	551015-51303	INV-20788	Vendor	Junopi, Llc - Eft	Order Po11731	688.50
02/17/26	551015-51303	INV-20789	Vendor	Junopi, Llc - Eft	Order Po11732	81.60
02/17/26	551015-51303	INV-20789	Vendor	Junopi, Llc - Eft	Order Po11732	315.69
02/28/26	551015-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	3.40
03/02/26	551015-51303	LAURA-AMAZON-03-02-26-79.98	Vendor	Amazon- Pcard	Invoice Pi042468	13.60

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
03/03/26	551015-51303	LAURA-AMAZON-03-03-26-187.60	Vendor	Amazon- Pcard	Invoice Pi042479	31.89
03/09/26	551015-51303	INV-21163	Vendor	Junopi, Llc - Eft	Order Po11777	163.20
03/09/26	551015-51303	INV-21163	Vendor	Junopi, Llc - Eft	Order Po11777	525.30
04/06/26	551015-51303	LAURA-AZ-04-01-26-9.49	Vendor	Amazon- Pcard	Invoice Pi042815	1.61
07/08/26	551015-51303	LAURA-AZ-07-08-26-199.98	Vendor	Amazon- Pcard	Invoice Pi043869	34.00
07/28/26	551015-51303	LAURA-AZ-07-28-26-189.95	Vendor	Amazon- Pcard	Invoice Pi044098	32.29
07/28/26	551015-51303	LAURA-AZ-07-28-26-113.95	Vendor	Amazon- Pcard	Invoice Pi044116	19.37
					Total Computer Equipment & Peripherals:	**$2,410.86**
Account Name: Operating Supplies						
10/15/25	552025-51303	NOTARY REIMBURSEMENT	Vendor	Cheri Russ	Invoice Pi041503	21.42
10/31/25	552025-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	74.80
10/31/25	552025-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	29.70
10/31/25	552025-51303	JE006924	Journal Entry		R/C First Hor Cc Pi041725- Bus Card For Board	6.22
10/31/25	552025-51303	JE006925	Journal Entry		R/C First Hor Cc Pi041725- Bus Card For Board	6.50
10/31/25	552025-51303	JE006929	Journal Entry		R/C First Hor Cc Pi041725	5.73
12/08/25	552025-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	26.10
12/12/25	552025-51303	JE007070	Journal Entry		R/C Kathleen Robbins Inv 969 & 970	38.36
12/31/25	552025-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	38.50
01/26/26	552025-51303	58897	Vendor	Lit & More Inc	Invoice Pi042178	382.50
01/31/26	552025-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	88.37
02/28/26	552025-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	40.77
02/28/26	552025-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	0.86
02/28/26	552025-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	6.86
03/11/26	552025-51303	GEORGIA-COSTCO-03-06-26-216.50	Vendor	Costco - Pcard	Invoice Pi042537	36.81
03/17/26	552025-51303	AUSTIN-AMAZON-03-10-26-346.64	Vendor	Amazon- Pcard	Invoice Pi042600	58.93
03/24/26	552025-51303	GEORGIA-COSTCO-03-23-26-9.27	Vendor	Costco - Pcard	Invoice Pi042692	1.58
03/27/26	552025-51303	GEORGIA-CC-03-19-26-459.99	Vendor	Costco - Pcard	Invoice Pi042713	78.20
03/27/26	552025-51303	LAURA-AMAZON-03-25-26-49.70	Vendor	Amazon- Pcard	Invoice Pi042720	8.45
03/27/26	552025-51303	STEPHANIE-AMAZON-03-24-26-120.22	Vendor	Amazon- Pcard	Invoice Pi042724	20.44
03/30/26	552025-51303	GEORGIA-ALDI-03-26-26-6.38	Vendor	Aldi - Pcard	Invoice Pi042738	1.08
04/13/26	552025-51303	GEORGIA-GFS-04-01-26-8.99	Vendor	Gordon Food Service - Pcard	Invoice Pi042880	1.53
04/14/26	552025-51303	GEORGIA-CO-04-10-26-28.22	Vendor	Costco - Pcard	Invoice Pi042891	4.80
04/14/26	552025-51303	GEORGIA-CO-04-10-26-50.04	Vendor	Costco - Pcard	Invoice Pi042892	8.51
04/15/26	552025-51303	JE007342	Journal Entry		R/C Kathleen Robbins Inv 1272	21.48
05/14/26	552025-51303	GEORGIA-CC-05-14-26-459.99	Vendor	Costco - Pcard	Invoice Pi043275	78.20
05/19/26	552025-51303	KERRY-AZ-05-19-26-133.38	Vendor	Amazon- Pcard	Invoice Pi043332	22.67
05/21/26	552025-51303	LAURA-AZ-05-21-26-98.83	Vendor	Amazon- Pcard	Invoice Pi043350	16.80
06/02/26	552025-51303	GEORGIA-CCO-06-02-26-50.04	Vendor	Costco - Pcard	Invoice Pi043446	8.51
06/02/26	552025-51303	GEORGIA-CC-06-02-26-217.51	Vendor	Costco - Pcard	Invoice Pi043463	36.98
06/04/26	552025-51303	LAURA-AZ-06-04-26-75.16	Vendor	Amazon- Pcard	Invoice Pi043474	12.78
06/05/26	552025-51303	LAURA-AZ-06-05-26-37.86	Vendor	Amazon- Pcard	Invoice Pi043475	6.44
06/07/26	552025-51303	LAURA-AZ-06-07-26-37.86	Vendor	Amazon- Pcard	Invoice Pi043476	6.44
06/08/26	552025-51303	GEORGIA-AZ-06-08-26-14.79	Vendor	Amazon- Pcard	Invoice Pi043485	2.51
06/19/26	552025-51303	GEORGIA-CC-06-19-26-136.76	Vendor	Costco - Pcard	Invoice Pi043649	6.80
06/23/26	552025-51303	AUSTIN-FDEP-06-23-26-25.00	Vendor	Florida Department Of	Invoice Pi043748	4.25
06/30/26	552025-51303	LAURA-AZ-06-30-26-132.93	Vendor	Amazon- Pcard	Invoice Pi043782	22.60
07/06/26	552025-51303	GEORGIA-CC-07-06-26-459.99	Vendor	Costco - Pcard	Invoice Pi043880	78.20
07/12/26	552025-51303	GEORGIA-ALDI-07-12-26-9.98	Vendor	Aldi - Pcard	Invoice Pi043878	1.70
07/15/26	552025-51303	GEORGIA-AZ-07-15-26-51.83	Vendor	Amazon- Pcard	Invoice Pi043959	8.81
07/17/26	552025-51303	GEORGIA-AZ-07-17-26-8.03	Vendor	Amazon- Pcard	Invoice Pi043958	1.37
07/22/26	552025-51303	GEORGIA-AZ-07-22-26-46.49	Vendor	Amazon- Pcard	Invoice Pi044010	7.90
07/22/26	552025-51303	GEORGIA-800-07-22-26-71.33	Vendor	800-Flowers - Pcard	Invoice Pi044060	12.13
07/23/26	552025-51303	GEORGIA-AZ-07-23-26-14.13	Vendor	Amazon- Pcard	Invoice Pi044042	2.40
07/28/26	552025-51303	GEORGIA-AZ-07-24-26-46.49	Vendor	Amazon- Pcard	Credit Memo Pcr000608	(7.90)
07/29/26	552025-51303	LAURA-AZ-07-29-26-73.88	Vendor	Amazon- Pcard	Invoice Pi044099	12.56
07/30/26	552025-51303	MARK-AZ-07-30-26-25.99	Vendor	Amazon- Pcard	Invoice Pi044169	4.42
					Total Operating Supplies:	**$1,355.07**
Account Name: Vehicle Operations						
10/01/25	552040-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/11 For P/E 10/6	(11.88)
10/10/25	552040-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	16.97
10/31/25	552040-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	486.10
12/08/25	552040-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	362.47
12/31/25	552040-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	475.05
01/31/26	552040-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	1.02
01/31/26	552040-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	471.77
01/31/26	552040-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	40.61
02/27/26	552040-51303	TIM-GAS-02-27-26-126.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042455	21.42
02/27/26	552040-51303	MARY-GAS-02-27-26-45.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042456	7.65
02/28/26	552040-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	468.57
03/02/26	552040-51303	ALEX-GAS-03-02-26-78.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042464	13.37
03/02/26	552040-51303	KRISTINA-GAS-03-02-26-34.53	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042472	5.87
03/02/26	552040-51303	RICK-GAS-03-02-26-96.99	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042484	16.49
03/02/26	552040-51303	BILL-GAS-03-02-26-44.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042487	7.52
03/09/26	552040-51303	NOMAR-GAS-03-03-26-35.85	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042501	6.09
03/09/26	552040-51303	ANGELO-GAS-03-03-26-12.39	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042502	2.11
03/09/26	552040-51303	TIM-GAS-03-05-26-124.16	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042503	21.11
03/09/26	552040-51303	JOE-GAS-03-05-26-67.09	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042506	11.41
03/11/26	552040-51303	ADRIAN-GAS-03-06-26-156.68	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042539	26.64
03/11/26	552040-51303	MARY-GAS-03-06-26-41.68	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042540	7.09
03/11/26	552040-51303	RICK-GAS-03-06-26-105.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042543	17.90
03/11/26	552040-51303	NOMAR-GAS-03-06-26-41.38	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042544	7.03
03/11/26	552040-51303	ANGELO-GAS-03-06-26-28.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042545	4.79
03/11/26	552040-51303	ISAAC-GAS-03-06-26-118.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042548	20.06
03/11/26	552040-51303	POOL-GAS-03-07-26-17.08	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042553	2.90
03/11/26	552040-51303	POOL-GAS-03-04-26-17.53	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042552	2.98
03/16/26	552040-51303	4080858-00	Vendor	Certified Slings, Inc - Eft	Quote Prq11421	323.00
03/16/26	552040-51303	TIM-GAS-03-10-26-89.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042566	15.13
03/16/26	552040-51303	MARY-GAS-03-11-26-42.83	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042567	7.28
03/16/26	552040-51303	ANGELO-GAS-03-10-26-45.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042570	7.74
03/16/26	552040-51303	ALEX-GAS-03-09-26-94.09	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042571	16.00
03/16/26	552040-51303	ALEX-GAS-03-10-26-76.46	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042574	13.00
03/16/26	552040-51303	KRISTINA-GAS-03-11-26	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042575	6.67
03/16/26	552040-51303	ANGELO-GAS-3/12/26-17.78	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042576	3.02
03/16/26	552040-51303	ISAAC-GAS-03-02-26-126.82	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042589	21.56
03/17/26	552040-51303	PAUL-GAS-03-13-26-68.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042598	11.56
03/17/26	552040-51303	BILL-GAS-03-13-26-57.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042602	9.82
03/17/26	552040-51303	JOE-GAS-03-13-26-72.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042603	12.24
03/17/26	552040-51303	RICK-GAS-03-13-26-117.07	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042607	19.90
03/17/26	552040-51303	ALEX-GAS-03-13-26-34.92	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042608	5.94

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
03/17/26	552040-51303	ANGELO-GAS-03-16-26-18.57	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042609	3.16
03/19/26	552040-51303	ISAAC-GAS-03-17-26-120.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042631	20.40
03/19/26	552040-51303	KRISTINA-GAS-03-17-26-42.74	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042628	7.27
03/19/26	552040-51303	ANDREW-GAS-03-16-26-63.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042629	10.80
03/19/26	552040-51303	MARY-GAS-03-17-26-40.87	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042630	6.95
03/19/26	552040-51303	ADRIAN-GAS-03-17-26-168.70	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042632	28.68
03/19/26	552040-51303	STEPHANIE-GAS-03-16-26-150.38	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042627	25.56
03/19/26	552040-51303	POOL-GAS-03-15-26-15.71	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042624	2.67
03/19/26	552040-51303	POOL-GAS-03-11-26-19.91	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042622	3.38
03/20/26	552040-51303	STEPHANIE-03-05-26-219.11	Vendor	Equipment Decals.Com - Pcard	Invoice Pi042653	37.25
03/20/26	552040-51303	BILL-03-09-26-36.99	Vendor	Vision Ace Hardware - Pcard	Invoice Pi042654	6.29
03/20/26	552040-51303	ANGELO-03-16-26-20.18	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042662	3.43
03/23/26	552040-51303	NOMAR-GAS-03-12-26-41.31	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042666	7.02
03/23/26	552040-51303	RICK-GAS-03-18-26-124.99	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042669	21.25
03/24/26	552040-51303	LESLIE-GAS-03-20-26-30.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042685	5.10
03/24/26	552040-51303	MARY-GAS-03-20-26-41.35	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042686	7.03
03/24/26	552040-51303	NOMAR-GAS-03-20-26-35.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042687	5.95
03/24/26	552040-51303	JOE-GAS-03-20-26-19.36	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042689	3.29
03/24/26	552040-51303	JOE-GAS-03-20-26-26.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042688	4.55
03/24/26	552040-51303	FABIAN-GAS-03-19-26-170.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042690	28.90
03/27/26	552040-51303	POOL-GAS-03-19-26-19.34	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042709	3.29
03/27/26	552040-51303	ANGELO-GAS-03-23-26-20.34	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042712	3.46
03/27/26	552040-51303	RICK-GAS-03-24-26-118.94	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042714	20.22
03/27/26	552040-51303	JAMES-GAS-03-25-26-56.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042718	9.52
03/27/26	552040-51303	ALEX-GAS-03-25-26-117.35	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042719	19.95
03/27/26	552040-51303	BILL-GAS-03-25-26-68.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042721	11.56
03/27/26	552040-51303	ANGELO-GAS-03-25-26-40.85	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042722	6.94
03/27/26	552040-51303	ADRIAN-GAS-03-23-26-167.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042710	28.49
03/27/26	552040-51303	ANGELO-GAS-3/26/26-40.85	Vendor	Wawa - Pcard	Invoice Pi042726	6.94
03/27/26	552040-51303	KRISTINA-GAS-03-23-26-46.56	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042711	7.92
03/30/26	552040-51303	POOL-GAS-03-25-26-21.80	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042739	3.71
03/30/26	552040-51303	MARY-GAS-03-26-26-48.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042740	8.25
03/30/26	552040-51303	GEORGIA-GAS-03-30-26-43.55	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042789	7.40
03/30/26	552040-51303	ADRIAN-GAS-03-30-26-184.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042790	31.33
03/30/26	552040-51303	MARY-GAS-03-30-26-42.42	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042792	7.21
03/31/26	552040-51303	KRISTINA-GAS-03-27-26-48.64	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042752	8.27
03/31/26	552040-51303	FABIAN-GAS-03-27-26-188.48	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042755	32.04
03/31/26	552040-51303	ANGELO-GAS-03-27-26-30.14	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042756	5.12
03/31/26	552040-51303	ANDREW-GAS-03-23-25-92.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042763	15.65
03/31/26	552040-51303	RICK-GAS-03-30-26-127.22	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042770	21.63
03/31/26	552040-51303	JOE-GAS-03-30-26-53.22	Vendor	Racetrac - Pcard	Invoice Pi042771	9.05
03/31/26	552040-51303	NOMAR-GAS-03-30-26-40.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042772	6.80
03/31/26	552040-51303	POOL-GAS-03-29-26-17.69	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042774	3.01
03/31/26	552040-51303	ISAAC-GAS-03-31-26-255.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042791	43.35
04/06/26	552040-51303	ANGELO-GAS-04-02-26-20.65	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042816	3.51
04/07/26	552040-51303	BILL-GAS-04-03-26-117.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042834	20.02
04/07/26	552040-51303	MARY-GAS-04-02-26-46.02	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042836	7.82
04/08/26	552040-51303	KRISTINA-GAS-04-06-26-41.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042848	7.02
04/08/26	552040-51303	FABIAN-GAS-04-06-26-160.03	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042849	27.21
04/09/26	552040-51303	BILL-GAS-04-06-26-60.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042852	10.33
04/09/26	552040-51303	MIKE-GAS-04-07-06-33.45	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042853	5.69
04/09/26	552040-51303	NOMAR-GAS-04-07-26-40.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042862	6.80
04/09/26	552040-51303	ANGELO-GAS-04-06-26-33.98	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042863	5.78
04/10/26	552040-51303	ADRIAN-GAS-04-07-26-182.15	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042869	30.97
04/13/26	552040-51303	POOL-GAS-04-09-26-22.86	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042876	3.89
04/13/26	552040-51303	ANGELO-GAS-04-08-26-20.80	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042879	3.54
04/14/26	552040-51303	MARY-GAS-04-10-26-40.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042894	6.91
04/14/26	552040-51303	KRISTINA-GAS-04-10-26-45.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042895	7.75
04/15/26	552040-51303	ADRIAN-GAS-04-13-26-173.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042921	29.50
04/16/26	552040-51303	ANGELO-GAS-04-13-26-65.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042934	11.14
04/16/26	552040-51303	DANNY-GAS-04-14-26-133.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042938	22.64
04/16/26	552040-51303	MARK-GAS-04-14-26-36.37	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042942	6.18
04/16/26	552040-51303	FABIAN-GAS-04-14-26-186.45	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042943	31.70
04/16/26	552040-51303	POOL-GAS-04-12-26-14.77	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042945	2.51
04/17/26	552040-51303	JOE-GAS-04-15-26-19.04	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042947	3.24
04/17/26	552040-51303	KERRY-GAS-04-14-26-68.73	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042948	11.68
04/20/26	552040-51303	KRISTINA-GAS-04-15-26-48.83	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042958	8.30
04/20/26	552040-51303	ALEX-GAS-04-16-26-18.13	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042957	3.08
04/20/26	552040-51303	ALEX-GAS-04-16-121.06	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042956	20.58
04/20/26	552040-51303	POOL-GAS-04-02-26-20.82	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042959	3.54
04/20/26	552040-51303	BILL-GAS-04-16-26-60.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042962	10.24
04/21/26	552040-51303	ANGELO-GAS-04-17-26-24.97	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042967	4.24
04/21/26	552040-51303	DANNY-GAS-04-17-26-141.40	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042968	24.04
04/21/26	552040-51303	MARY-GAS-04-17-26-36.91	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042973	6.27
04/21/26	552040-51303	POOL-GAS-04-17-26-22.22	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042975	3.78
04/22/26	552040-51303	NOMAR-GAS-04-15-26-48.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042985	8.25
04/23/26	552040-51303	ISAAC-GAS-04-14-26-181.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042991	30.77
04/23/26	552040-51303	ISAAC-GAS-04-16-26-109.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042992	18.53
04/23/26	552040-51303	ADRIAN-GAS-04-20-26-179.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042993	30.43
04/28/26	552040-51303	JOE-GAS-04-22-26-99.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043041	16.83
04/28/26	552040-51303	BILL-GAS-04-24-26-66.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043042	11.26
04/28/26	552040-51303	AUSTIN-GAS-04-21-26-64.41	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043043	10.95
04/28/26	552040-51303	ANGELO-GAS-4-22-26-48.04	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043046	8.17
04/28/26	552040-51303	DANNY-GAS-04-23-26-137.10	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043048	23.31
04/28/26	552040-51303	SCOTT-GAS-04-21-26-28.78	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043049	4.89
04/28/26	552040-51303	JAMES-GAS-4-22-26-36.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043051	6.23
04/28/26	552040-51303	ISAAC-GAS-04-23-26-119.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043052	20.23
04/28/26	552040-51303	KRISTINA-GAS-04-21-26-42.61	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043053	7.24
04/28/26	552040-51303	FABIAN-GAS-04-24-26-182.94	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043054	31.10
04/28/26	552040-51303	NOMAR-GAS-04-24-26-45.94	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043044	7.81
04/29/26	552040-51303	POOL-GAS-04-23-26-20.92	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043069	3.56
04/29/26	552040-51303	POOL-GAS-04-27-26-17.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043070	2.94
04/29/26	552040-51303	KRISTINA-GAS-04-27-26-47.82	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043073	8.13
04/29/26	552040-51303	ANGELO-GAS-04-28-26-32.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043074	5.54
04/30/26	552040-51303	ANDREW-GAS-04-21-26-55.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043104	9.35
04/30/26	552040-51303	MARY-GAS-04-22-26-52.09	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043105	8.86
04/30/26	552040-51303	MARY-GAS-04-27-26-42.13	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043106	7.16
04/30/26	552040-51303	JOE-GAS-04-28-26-40.70	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043107	6.92
04/30/26	552040-51303	DANNY-GAS-04-28-26-128.44	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043108	21.83
04/30/26	552040-51303	ADRIAN-GAS-04-28-26-159.20	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043109	27.06
04/30/26	552040-51303	MARK-GAS-04-28-26-60.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043115	10.20

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
04/30/26	552040-51303	ANDREW-GAS-04-22-26-135.61	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043124	23.05
05/06/26	552040-51303	DANNY-GAS-05-06-26-146.33	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043199	24.88
05/06/26	552040-51303	NOMAR-GAS-05-06-26-51.07	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043203	8.68
05/07/26	552040-51303	ADRIAN-GAS-05-07-26-172.36	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043205	29.30
05/07/26	552040-51303	MARY-GAS-05-07-26-40.72	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043208	6.92
05/07/26	552040-51303	ANDREW-GAS-05-07-26-120.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043298	20.40
05/08/26	552040-51303	ANGELO-GAS-04-30-26-33.81	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043151	5.75
05/08/26	552040-51303	ISAAC-GAS-04-29-26-98.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043153	16.77
05/08/26	552040-51303	MARY-GAS-04-29-26-45.21	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043154	7.69
05/08/26	552040-51303	KRISTINA-GAS-05-01-26-55.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043155	9.50
05/08/26	552040-51303	FABIAN-GAS-05-04-26-144.86	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043164	24.63
05/08/26	552040-51303	BILL-GAS-05-04-26--73.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043166	12.54
05/08/26	552040-51303	ANGELO-GAS-05-05-26-26.36	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043168	4.48
05/08/26	552040-51303	ANGELO-GAS-05-05-26-23.96	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043169	4.07
05/08/26	552040-51303	POOL-GAS-05-01-26-22.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043171	3.85
05/08/26	552040-51303	MARY-GAS-05-02-26-45.22	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043172	7.69
05/08/26	552040-51303	POOL-GAS-05-06-26-26.09	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043173	4.44
05/08/26	552040-51303	MARY-GAS-05-05-26-39.39	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043174	6.70
05/08/26	552040-51303	ALEX-GAS-05-01-26-107.72	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043178	18.31
05/08/26	552040-51303	ISAAC-GAS-05-08-26-124.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043207	21.08
05/11/26	552040-51303	NOMAR-GAS-05-11-26-53.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043222	9.08
05/11/26	552040-51303	MARY-GAS-05-11-26-51.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043234	8.71
05/11/26	552040-51303	DANNY-GAS-05-11-26-146.77	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043243	24.95
05/12/26	552040-51303	DANNY-GAS-04-30-26-143.59	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043198	24.41
05/12/26	552040-51303	NOMAR-GAS-04-30-26-49.10	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043197	8.35
05/12/26	552040-51303	JOE-GAS-05-12-26-19.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043244	3.24
05/12/26	552040-51303	ANGELO-GAS-05-12-26-32.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043248	5.44
05/12/26	552040-51303	POOL-GAS-05-12-26-24.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043278	4.11
05/13/26	552040-51303	ADRIAN-GAS-05-13-26-51.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043249	8.70
05/13/26	552040-51303	ADRIAN-GAS-05-13-26-141.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043261	23.97
05/14/26	552040-51303	ANGELO-GAS-05-14-26-22.02	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043262	3.74
05/14/26	552040-51303	BILL-GAS-05-14-26-85.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043270	14.54
05/14/26	552040-51303	MARY-GAS-05-14-26-42.55	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043276	7.23
05/14/26	552040-51303	ANGELO-GAS-05-14-26-20.89	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043300	3.55
05/15/26	552040-51303	DANNY-AH-05-15-26-36.99	Vendor	Vision Ace Hardware - Pcard	Invoice Pi043272	6.29
05/15/26	552040-51303	ALEX-GAS-05-15-26-162.91	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043274	27.69
05/15/26	552040-51303	KRISTINA-GAS-05-15-26-52.48	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043277	8.92
05/18/26	552040-51303	DANNY-GAS-05-18-26-133.87	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043273	22.76
05/18/26	552040-51303	ADRIAN-GAS-05-18-26-125.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043289	21.40
05/19/26	552040-51303	ANGELO-GAS-05-19-26-31.52	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043301	5.36
05/19/26	552040-51303	DANNY-GAS-05-19-26-140.52	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043331	23.89
05/20/26	552040-51303	MARY-GAS-05-20-26-47.44	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043317	8.06
05/20/26	552040-51303	POOL-GAS-05-20-26-28.79	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043318	4.89
05/20/26	552040-51303	ALEX-GAS-05-20-26-111.29	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043319	18.92
05/20/26	552040-51303	ANGELO-GAS-05-20-26-18.81	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043320	3.20
05/20/26	552040-51303	NOMAR-GAS-05-20-26-60.59	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043330	10.30
05/20/26	552040-51303	JAYDEN-GAS-05-20-26-158.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043333	26.89
05/21/26	552040-51303	ANGELO-GAS-05-21-26-31.23	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043347	5.31
05/21/26	552040-51303	DANNY-GAS-05-21-26-136.66	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043348	23.23
05/21/26	552040-51303	KRISTINA-GAS-05-21-26-57.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043351	9.76
05/26/26	552040-51303	ANDREW-GAS-05-26-26-140.74	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043360	23.93
05/26/26	552040-51303	ANGELO-GAS-05-26-26-17.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043363	2.98
05/26/26	552040-51303	DANNY-GAS-05-26-26-139.16	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043364	23.66
05/27/26	552040-51303	PAUL-GAS-05-27-26-69.66	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043391	11.84
05/27/26	552040-51303	MARY-GAS-05-27-26-41.46	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043394	7.05
05/27/26	552040-51303	ISAAC-GAS-05-27-26-99.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043395	16.83
05/27/26	552040-51303	POOL-GAS-05-27-26-21.23	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043396	3.61
05/28/26	552040-51303	ANGELO-GAS-05-28-26-65.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043393	11.18
05/28/26	552040-51303	NOMAR-GAS-05-28-26-76.08	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043397	12.93
05/28/26	552040-51303	ALEX-GAS-05-28-26-164.55	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043400	27.97
05/28/26	552040-51303	BILL-GAS-05-28-26-72.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043405	12.24
05/28/26	552040-51303	KRISTINA-GAS-05-28-26-75.29	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043410	12.80
05/29/26	552040-51303	ALEX-GAS-05-29-26-17.57	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043406	2.99
05/29/26	552040-51303	GEORGIA-GAS-05-29-26-48.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043407	8.16
05/29/26	552040-51303	DANNY-GAS-05-29-26-98.66	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043408	16.77
06/01/26	552040-51303	ANGELO-GAS-06-01-26-33.60	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043426	5.71
06/02/26	552040-51303	MARY-GAS-06-02-26-36.96	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043438	6.28
06/02/26	552040-51303	ANGELO-GAS-06-02-26-18.68	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043434	3.18
06/02/26	552040-51303	ALEX-GAS-06-02-26-17.44	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043462	2.96
06/02/26	552040-51303	MIKE-GAS-06-02-26-21.81	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043511	3.71
06/02/26	552040-51303	FABIAN-GAS-06-02-26-146.11	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043663	24.84
06/03/26	552040-51303	NOMAR-GAS-06-03-26-49.74	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043459	8.46
06/03/26	552040-51303	ANGELO-GAS-06-03-26-19.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043461	3.30
06/03/26	552040-51303	ISAAC-GAS-06-03-26-106.97	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043464	18.18
06/03/26	552040-51303	ISAAC-GAS-06-03-26-58.83	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043465	10.00
06/03/26	552040-51303	KRISTINA-GAS-06-03-26-46.87	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043467	7.97
06/03/26	552040-51303	BILL-GAS-06-03-26-59.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043472	10.03
06/03/26	552040-51303	MARK-GAS-06-03-26-57.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043488	9.82
06/03/26	552040-51303	JOE-GAS-06-03-26-14.88	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043547	2.53
06/04/26	552040-51303	POOL-GAS-06-04-26-21.76	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043513	3.70
06/05/26	552040-51303	ANGELO-GAS-06-05-26-18.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043479	3.07
06/05/26	552040-51303	ALEX-GAS-06-05-26-103.84	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043480	17.65
06/05/26	552040-51303	MARY-GAS-06-05-26-38.13	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043487	6.48
06/08/26	552040-51303	ANGELO-GAS-06-08-26-18.49	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043484	3.14
06/08/26	552040-51303	ADRIAN-GAS-06-08-26-167.73	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043520	28.51
06/09/26	552040-51303	KRISTINA-GAS-06-09-26-49.89	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043518	8.48
06/10/26	552040-51303	FABIAN-GAS-06-10-26-177.26	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043542	30.13
06/10/26	552040-51303	ANGELO-GAS-06-10-26-29.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043545	5.08
06/10/26	552040-51303	JOE-GAS-06-10-26-90.98	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043532	15.47
06/10/26	552040-51303	JE007405	Journal Entry		R/C Pi043533- James-Gas 06-10-26-25.58	4.35
06/12/26	552040-51303	MARY-GAS-06-12-26-38.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043578	6.51
06/12/26	552040-51303	DANNY-GAS-06-12-26-119.41	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043580	20.30
06/15/26	552040-51303	JOE-GAS-06-15-26-46.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043584	7.82
06/15/26	552040-51303	KRISTINA-GAS-06-15-26-63.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043594	10.72
06/15/26	552040-51303	NOMAR-GAS-06-15-26-43.64	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043615	7.42
06/15/26	552040-51303	ISAAC-GAS-06-15-26-18.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043743	3.15
06/16/26	552040-51303	MATT-GAS-06-16-26-30.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043596	5.10
06/16/26	552040-51303	ANGELO-GAS-06-16-26-18.03	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043599	3.07
06/16/26	552040-51303	DANNY-GAS-06-16-26-122.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043600	20.84
06/16/26	552040-51303	POOL-GAS-06-16-26-23.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043605	4.00
06/16/26	552040-51303	AUSTIN-GAS-06-16-26-57.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043609	9.84

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
06/16/26	552040-51303	MIKE-GAS-06-16-26-127.37	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043614	21.65
06/16/26	552040-51303	JOE-GAS-06-16-26-17.03	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043608	2.90
06/16/26	552040-51303	FABIAN-GAS-06-16-26-84.49	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043664	14.36
06/16/26	552040-51303	ANDREW-GAS-06-16-26-136.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043744	23.12
06/17/26	552040-51303	ALEX-GAS-06-17-26-143.97	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043630	24.47
06/17/26	552040-51303	ANDREW-GAS-06-17-26-73.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043745	12.41
06/18/26	552040-51303	PRJNL	Journal Entry		Pelican Preserve	75.80
06/18/26	552040-51303	JOE-GAS-06-18-26-25.60	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043635	4.35
06/18/26	552040-51303	DANNY-GAS-06-18-26-126.39	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043639	21.49
06/19/26	552040-51303	JOE-GAS-06-19-26-22.30	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043633	3.79
06/19/26	552040-51303	JOE-GAS-06-19-26-29.40	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043634	5.00
06/19/26	552040-51303	JOE-GAS-06-19-26-7.57	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043636	1.29
06/19/26	552040-51303	JOE-GAS-6-19-26-25.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043637	4.35
06/19/26	552040-51303	JAYDEN-GAS-6-19-26-20.17	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043640	3.43
06/19/26	552040-51303	JAYDEN-GAS-06-19-26-55.04	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043641	9.36
06/19/26	552040-51303	MATT-GAS-06-19-26-49.63	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043642	8.44
06/19/26	552040-51303	ANDREW-GAS-06-19-26-70.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043746	11.90
06/22/26	552040-51303	MARY-GAS-06-22-26-38.94	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043651	6.62
06/22/26	552040-51303	KRISTINA-GAS-06-22-26-42.20	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043665	7.17
06/22/26	552040-51303	NOMAR-GAS-6-22-26-41.59	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043685	7.07
06/22/26	552040-51303	DANNY-GAS-06-22-26-120.34	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043688	20.46
06/22/26	552040-51303	ISAAC-GAS-06-22-26-156.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043747	26.52
06/23/26	552040-51303	ALEX-GAS-06-23-26-125.65	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043680	21.36
06/23/26	552040-51303	FABIAN-GAS-06-23-26-104.64	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043684	17.79
06/23/26	552040-51303	ANDREW-GAS-06-23-26-146.11	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043749	24.84
06/24/26	552040-51303	MARY-GAS-06-24-26-48.27	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043720	8.21
06/25/26	552040-51303	DANNY-GAS-06-25-26-126.40	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043717	21.49
06/25/26	552040-51303	JOE-GAS-06-25-26-12.71	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043718	2.16
06/25/26	552040-51303	POOL-GAS-06-25-26-15.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043721	2.55
06/25/26	552040-51303	ANGELO-GAS-06-25-26-24.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043723	4.08
06/25/26	552040-51303	BILL-GAS-06-25-26-57.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043724	9.73
06/26/26	552040-51303	ALEX-GAS-06-26-26	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043715	24.42
06/29/26	552040-51303	JAYDEN-GAS-06-29-26-23.06	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043753	3.92
06/29/26	552040-51303	KRISTINA-GAS-06-29-26-52.84	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043774	8.98
06/30/26	552040-51303	BILL-GAS-06-30-26-53.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043775	9.14
06/30/26	552040-51303	MARY-GAS-06-30-26-38.99	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043776	6.63
06/30/26	552040-51303	POOL-GAS-06-30-26-21.95	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043785	3.73
06/30/26	552040-51303	NOMAR-GAS-06-30-26-42.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043786	7.14
06/30/26	552040-51303	ANGELO-GAS-06-30-26-24.30	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043788	4.13
07/01/26	552040-51303	FABIAN-GAS-06-29-26-100.44	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043803	17.07
07/01/26	552040-51303	FABIAN-GAS-07-01-26-133.38	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043804	22.67
07/01/26	552040-51303	PAUL-GAS-07-01-26-68.60	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043805	11.66
07/01/26	552040-51303	DANNY-GAS-07-01-26-131.53	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043807	22.36
07/01/26	552040-51303	MARY-GAS-07-01-26-38.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043811	6.53
07/02/26	552040-51303	ANGELO-GAS-07-02-26-21.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043806	3.66
07/02/26	552040-51303	ALEX-GAS-07-02-26-146.07	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043808	24.83
07/02/26	552040-51303	MATT-GAS-07-02-26-61.95	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043809	10.53
07/02/26	552040-51303	AUSTIN-GAS-07-02-26-58.55	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043812	9.95
07/03/26	552040-51303	PRJNL	Journal Entry		Pelican Preserve	38.95
07/07/26	552040-51303	POOL-GAS-07-07-26-16.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043844	2.79
07/07/26	552040-51303	ISAAC-GAS-07-07-26-105.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043845	17.96
07/07/26	552040-51303	KRISTINA-GAS-07-07-26-39.14	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043854	6.65
07/07/26	552040-51303	DANNY-GAS-07-07-26-130.40	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043856	22.17
07/07/26	552040-51303	ANGELO-GAS-07-07-26-39.39	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043857	6.70
07/08/26	552040-51303	FABIAN-GAS-07-08-26-123.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043859	21.04
07/08/26	552040-51303	POOL-GAS-07-08-26-5.74	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043868	0.98
07/09/26	552040-51303	BILL-GAS-07-09-26-57.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043871	9.82
07/09/26	552040-51303	JAYDEN-GAS-07-09-26-23.18	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043872	3.94
07/09/26	552040-51303	FABIAN-GAS-07-09-26-86.70	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043877	14.74
07/09/26	552040-51303	MARY-GAS-07-09-26-41.27	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043881	7.02
07/09/26	552040-51303	NOMAR-GAS-07-09-26-46.78	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043892	7.95
07/10/26	552040-51303	KRISTINA-GAS-07-10-26-48.39	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043882	8.23
07/10/26	552040-51303	ANGELO-GAS-07-10-26-35.11	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043883	5.97
07/10/26	552040-51303	JAYDEN-GAS-07-10-16-27.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043884	4.72
07/13/26	552040-51303	ANGELO-GAS-07-13-26-34.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043893	5.93
07/14/26	552040-51303	DANNY-GAS-07-14-26-130.10	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043901	22.12
07/14/26	552040-51303	POOL-GAS-07-14-26-26.13	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043949	4.44
07/15/26	552040-51303	JOE-GAS-07-15-26-26.56	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043922	4.52
07/15/26	552040-51303	ANGELO-GAS-07-15-26-28.74	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043923	4.89
07/15/26	552040-51303	DANNY-GAS-07-15-26-18.02	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043924	3.06
07/15/26	552040-51303	ALEX-GAS-07-15-26-153.85	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043925	26.15
07/15/26	552040-51303	ISAAC-GAS-07-15-26-171.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043926	29.07
07/15/26	552040-51303	FABIAN-GAS-07-15-26-108.34	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043941	18.42
07/16/26	552040-51303	ANDREW-GAS-07-16-26-66.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043942	11.23
07/16/26	552040-51303	JAYDEN-07-16-26-26.33	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043943	4.48
07/16/26	552040-51303	JOE-GAS-07-16-26-115.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043944	19.55
07/17/26	552040-51303	JOE-GAS-07-17-26-61.37	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043956	10.43
07/17/26	552040-51303	MIKE-GAS-07-17-26-43.61	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043957	7.41
07/17/26	552040-51303	MARY-GAS-07-17-26-44.20	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043963	7.51
07/17/26	552040-51303	JAMES-GAS-07-17-26-98.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043964	16.75
07/17/26	552040-51303	ANGELO-GAS-07-17-26-32.22	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043965	5.48
07/20/26	552040-51303	KRISTINA-GAS-07-20-26-42.61	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043986	7.24
07/20/26	552040-51303	DANNY-GAS-07-20-26-132.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043987	22.51
07/20/26	552040-51303	FABIAN-GAS-07-20-26-170.34	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043991	28.96
07/21/26	552040-51303	ALEX-GAS-07-21-26-147.68	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043988	25.11
07/21/26	552040-51303	JUAN-GAS-07-21-26-74.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043989	12.58
07/21/26	552040-51303	GEORGIA-GAS-07-21-26-54.70	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043990	9.30
07/21/26	552040-51303	ELVIS-GAS-07-21-26-.82	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044036	0.14
07/21/26	552040-51303	JAYDEN-GAS-07-21-26-24.91	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044040	4.23
07/21/26	552040-51303	ANDREW-GAS-07-21-26-172.73	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044059	29.36
07/22/26	552040-51303	DANNY-GAS-07-22-26-126.42	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044008	21.49
07/22/26	552040-51303	ANGELO-GAS-07-22-26-37.65	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044039	6.40
07/23/26	552040-51303	MATT-GAS-07-23-26-71.65	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044041	12.18
07/23/26	552040-51303	POOL-GAS-07-23-26-18.31	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044043	3.11
07/24/26	552040-51303	DANNY-GAS-07-24-26-136.37	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044046	23.18
07/24/26	552040-51303	ISAAC-GAS-07-24-26-134.55	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044063	22.87
07/24/26	552040-51303	ALEX-GAS-07-24-26-75.73	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044104	12.87
07/25/26	552040-51303	ALEX-GAS-07-25-26-153.38	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044066	26.07
07/27/26	552040-51303	NOMAR-GAS-07-27-26-44.17	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044064	7.51
07/27/26	552040-51303	ANDREW-GAS-07-27-26-148.69	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044065	25.28
07/27/26	552040-51303	JAYDEN-GAS-07-27-26-27.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044067	4.64

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
07/27/26	552040-51303	ANGELO-GAS-07-27-26-46.13	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044073	7.84
07/28/26	552040-51303	KRISTINA-GAS-07-28-26-43.88	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044070	7.46
07/28/26	552040-51303	JOE-GAS-07-28-26-137.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044071	23.29
07/28/26	552040-51303	ANDREW-07-28-26-97.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044072	16.49
07/28/26	552040-51303	MARY-GAS-07-28-26-36.59	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044088	6.22
07/28/26	552040-51303	AUSTIN-GAS-07-28-26-62.23	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044092	10.58
07/28/26	552040-51303	JAYDEN-GAS-07-28-26-37.33	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044097	6.35
07/29/26	552040-51303	JOE-GAS-07-29-26-29.03	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044091	4.94
07/29/26	552040-51303	DANNY-GAS-07-29-26-132.24	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044093	22.48
07/30/26	552040-51303	ALEX-GAS-07-30-26-172.96	Vendor	Speedway / 7-11 - Pcard	Invoice Pi044123	29.40
07/31/26	552040-51303	PRJNL	Journal Entry		Pelican Preserve	43.26
					Total Vehicle Operations:	**$6,907.74**
Account Name: Emergency Supplies						
06/19/26	552081-51303	GEORGIA-CC-06-19-26-136.76	Vendor	Costco - Pcard	Invoice Pi043649	16.45
07/01/26	552081-51303	GEORGIA-PX-07-01-26-21.57	Vendor	Publix - Pcard	Invoice Pi043798	3.67
07/24/26	552081-51303	GEORGIA-WM-07-24-26-14.97	Vendor	Walmart	Invoice Pi044062	1.70
07/24/26	552081-51303	REV GEORGIA-WM-07-24-26-14.97	Vendor	Walmart	Credit Memo Pcr000610	(1.70)
07/24/26	552081-51303	GEORGIA-WALMART-07-24-26-14.97	Vendor	Walmart	Invoice Pi044110	1.70
					Total Emergency Supplies:	**$21.82**
Account Name: Education / Training						
03/02/26	554015-51303	LAURA-FASD-03-02-26-278.10	Vendor	Florida Association Of Special Districts, Inc	Invoice Pi042467	47.28
03/02/26	554015-51303	LAURA-HYATT-03-02-26-228.38	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi042471	38.82
03/04/26	554015-51303	CHELSEA-HYATT-03-04-26-228.38	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi042466	38.82
03/06/26	554015-51303	CHELSEA-FASD-03-02-26-570.62	Vendor	Florida Association Of Special Districts, Inc	Invoice Pi042465	97.01
06/07/26	554015-51303	LAURA-HR-06-07-26-4.26	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043486	0.72
06/08/26	554015-51303	LAURA-HYATT-06-08-26-22.65	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043521	3.85
06/08/26	554015-51303	LAURA-HYATT-06-08-26-19.98	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043522	3.40
06/08/26	554015-51303	LAURA-HYATT-06-08-26-41.54	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043523	7.06
06/10/26	554015-51303	CHELSEA-HR-06-10-26-311.46	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043544	52.95
07/16/26	554015-51303	LAURA-HIEX-07-16-26-378.01	Vendor	Holiday Inn Express - Pcard	Invoice Pi043961	64.26
07/17/26	554015-51303	CDBG MEALS	Vendor	Laura Leroy	Invoice Pi043928	6.32
					Total Education / Training:	**$360.49**
Account Name: Software License Fees & Renewals						
10/03/25	554016-51303	15351215	Vendor	Onsolve Intermediate Holding Company	Invoice Pi041376	885.58
10/28/25	554016-51303	INV-22934-Z6L2M6	Vendor	Prenticeworx Llc - Eft	Invoice Pi041625	958.80
10/29/25	554016-51303	INV23105	Vendor	Opengov, Inc. - Eft	Order Po11610	7,257.81
10/31/25	554016-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	14.77
10/31/25	554016-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	251.57
10/31/25	554016-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	44.18
11/19/25	554016-51303	900107861	Vendor	Environmental Systems Research Institute, Inc	Quote Prq11246	901.00
12/08/25	554016-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	20.40
12/08/25	554016-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	296.01
12/31/25	554016-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	302.42
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	1.70
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	14.74
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	68.54
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	180.90
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	44.18
02/18/26	554016-51303	RENEWAL 2026	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042335	16.83
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	181.36
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	14.51
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	68.54
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	293.15
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	44.18
03/01/26	554016-51303	AP-MICROSOFT-03-01-26	Vendor	Microsoft - Pcard	Invoice Pi042457	2.86
03/02/26	554016-51303	LAURA-PRENTICEWORX-03-02-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi042469	68.54
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-5.00	Vendor	Microsoft - Pcard	Invoice Pi042473	0.85
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-346.45	Vendor	Microsoft - Pcard	Invoice Pi042474	58.90
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-60.00	Vendor	Microsoft - Pcard	Invoice Pi042475	10.20
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-2.47	Vendor	Microsoft - Pcard	Invoice Pi042476	0.42
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi042477	9.69
03/02/26	554016-51303	AP-ADOBE-03-02-26-259.87	Vendor	Adobe - Pcard	Invoice Pi042481	44.18
03/04/26	554016-51303	LESLIE-INTELLISTACK-03-04-26-244.99	Vendor	Intellistack - Pcard	Invoice Pi042492	41.65
03/17/26	554016-51303	AP-MICROSOFT-03-15-26-446.42	Vendor	Microsoft - Pcard	Invoice Pi042606	75.89
03/23/26	554016-51303	AP-MICROSOFT-03-20-26-2.90	Vendor	Microsoft - Pcard	Invoice Pi042668	0.49
03/24/26	554016-51303	JE007210	Journal Entry		R/C Opengov Inv23105- Annual Cartagraph Subscription	(3,515.77)
03/27/26	554016-51303	INV-24704-C2B7W4	Vendor	Prenticeworx Llc - Eft	Invoice Pi042694	562.48
03/27/26	554016-51303	LAURA-APPLE-03-23-26-89.07	Vendor	Apple - Pcard	Invoice Pi042723	15.14
03/31/26	554016-51303	AP-MS-03-30-26-25.20	Vendor	Microsoft - Pcard	Invoice Pi042753	4.28
03/31/26	554016-51303	AP-MS-03-28-26-1080.00	Vendor	Microsoft - Pcard	Invoice Pi042754	183.60
04/06/26	554016-51303	LAURA-PW-04-02-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi042817	68.54
04/06/26	554016-51303	AP-MS-04-02-26-60.00	Vendor	Microsoft - Pcard	Invoice Pi042820	10.20
04/06/26	554016-51303	AP-MS-04-02-26-360.00	Vendor	Microsoft - Pcard	Invoice Pi042821	61.20
04/06/26	554016-51303	AP-MS-04-02-26-.81	Vendor	Microsoft - Pcard	Invoice Pi042822	0.14
04/06/26	554016-51303	AP-MS-04-02-26-23.00	Vendor	Microsoft - Pcard	Invoice Pi042823	3.91
04/06/26	554016-51303	AP-MS-04-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi042824	9.69
04/07/26	554016-51303	AP-ADO-04-03-26-259.87	Vendor	Adobe - Pcard	Invoice Pi042837	44.18
04/16/26	554016-51303	AP-MS-04-15-26-446.42	Vendor	Microsoft - Pcard	Invoice Pi042941	75.89
04/27/26	554016-51303	LAURA-APPLE-04-23-26-68.80	Vendor	Apple - Pcard	Invoice Pi043010	11.70
04/30/26	554016-51303	AP-MS-04-30-26-25.20	Vendor	Microsoft - Pcard	Invoice Pi043114	4.28
05/08/26	554016-51303	LAURA-PWX-05-02-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi043156	68.54
05/08/26	554016-51303	AP-ADOBE-05-02-26-259.87	Vendor	Adobe - Pcard	Invoice Pi043157	44.18
05/08/26	554016-51303	AP-MS-05-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi043158	9.69
05/08/26	554016-51303	AP-MS-05-02-26-348.39	Vendor	Microsoft - Pcard	Invoice Pi043159	59.23
05/08/26	554016-51303	AP-MS-05-02-26-23.00	Vendor	Microsoft - Pcard	Invoice Pi043160	3.91
05/08/26	554016-51303	AP-MS-05-2-26-60.00	Vendor	Microsoft - Pcard	Invoice Pi043161	10.20
05/11/26	554016-51303	AP-SM-05-11-26-468.00	Vendor	Surveymonkey - Pcard	Invoice Pi043219	79.56
05/15/26	554016-51303	AP-MS-05-15-26-446.42	Vendor	Microsoft - Pcard	Invoice Pi043259	75.89
05/23/26	554016-51303	LAURA-APPLE-05-23-26-8.57	Vendor	Apple - Pcard	Invoice Pi043349	1.46
05/30/26	554016-51303	AP-MS-05-30-26-25.20	Vendor	Microsoft - Pcard	Invoice Pi043411	4.28
06/02/26	554016-51303	LAURA-PWRX-06-02-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi043436	68.54
06/02/26	554016-51303	AP-MS-06-02-26-60.00	Vendor	Microsoft - Pcard	Invoice Pi043439	10.20
06/02/26	554016-51303	AP-MS-06-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi043440	9.69
06/02/26	554016-51303	AP-MS-06-02-26-23.00	Vendor	Microsoft - Pcard	Invoice Pi043441	3.91
06/02/26	554016-51303	AP-MS-06-02-26-354.00	Vendor	Microsoft - Pcard	Invoice Pi043442	60.18
06/03/26	554016-51303	AP-ADOBE-06-03-26-259.87	Vendor	Adobe - Pcard	Invoice Pi043468	44.18
06/15/26	554016-51303	AP-MICROSOFT-6-15-26-446.42	Vendor	Microsoft - Pcard	Invoice Pi043579	75.89
06/18/26	554016-51303	AP-MS-06-18-26-558.24	Vendor	Microsoft - Pcard	Invoice Pi043606	94.90

Date	Account #	Document #		Vendor Name	Description	Amount
06/23/26	554016-51303	LAURA-APPLE-06-23-26-7.92	Vendor	Apple - Pcard	Invoice Pi043667	1.35
06/27/26	554016-51303	AP-MS-06-27-26-7.88	Vendor	Microsoft - Pcard	Invoice Pi043719	1.34
06/30/26	554016-51303	AP-MS-06-30-26-31.77	Vendor	Microsoft - Pcard	Invoice Pi043751	5.40
07/01/26	554016-51303	INV-22738	Vendor	Junopi, Llc - Eft	Invoice Pi043734	71.40
07/02/26	554016-51303	AP-MS-07-02-26-354.00	Vendor	Microsoft - Pcard	Invoice Pi043799	60.18
07/02/26	554016-51303	AP-MS-07-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi043800	9.69
07/02/26	554016-51303	AP-MS-07-02-26-47.60	Vendor	Microsoft - Pcard	Invoice Pi043801	8.09
07/02/26	554016-51303	AP-MS-07-02-26-23.00	Vendor	Microsoft - Pcard	Invoice Pi043802	3.91
07/02/26	554016-51303	LAURA-PX-07-2-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi043810	68.54
07/03/26	554016-51303	AP-ADOBE-07-03/26-259.87	Vendor	Adobe - Pcard	Invoice Pi043817	44.18
07/07/26	554016-51303	LAURA-PX-07-07-26-180.00	Vendor	Prenticeworx Llc - Eft	Invoice Pi043848	30.60
07/15/26	554016-51303	AP-MS-07-15-26-472.68	Vendor	Microsoft - Pcard	Invoice Pi043904	80.36
07/23/26	554016-51303	LAURA-APPLE-07-23-26-7.92	Vendor	Apple - Pcard	Invoice Pi044044	1.35
07/30/26	554016-51303	AP-MS-07-30-26-25.20	Vendor	Microsoft - Pcard	Invoice Pi044089	4.28
07/31/26	554016-51303	AP-MS-07-31-26-3.15	Vendor	Microsoft - Pcard	Invoice Pi044100	0.54
					Total Software License Fees & Renewals:	**$10,829.94**
Account Name: Dues, Licenses, Subscriptions						
10/31/25	554020-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	172.72
10/31/25	554020-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	15.30
12/08/25	554020-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	73.10
02/09/26	554020-51303	23325	Vendor	Florida Rural Water Association	Invoice Pi042280	57.12
02/09/26	554020-51303	23325	Vendor	Florida Rural Water Association	Invoice Pi042280	25.16
04/30/26	554020-51303	LAURA-AZ-04-28-26-349.00	Vendor	Amazon- Pcard	Invoice Pi043111	59.33
					Total Dues, Licenses, Subscriptions:	**$402.73**
Account Name: GIS Mapping						
12/31/25	564301-51303	MOVE AMOUNT FROM 531084 TO 564301	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,722.10
01/23/26	564301-51303	52538703	Vendor	Tetra Tech Inc-Eft	Order Po11347	317.90
02/23/26	564301-51303	52551681	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,074.40
03/20/26	564301-51303	52560380	Vendor	Tetra Tech Inc-Eft	Order Po11347	175.10
04/27/26	564301-51303	52578516	Vendor	Tetra Tech Inc-Eft	Order Po11347	251.60
05/26/26	564301-51303	52590410	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,168.75
06/30/26	564301-51303	52605474	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,203.60
07/24/26	564301-51303	52617588	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,139.00
					Total Gis Mapping:	**$7,052.45**
					Total Operational Admin Services:	**$360,278.78**

DEPARTMENT NAME: OPERATING EXPENSES

Annual Budget	$381,234
Jul-26 YTD Actual	$21,198
% of Annual Budget	5.56%

Account Name: Attorney Fees						
11/12/25	531058-51304	55703	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041748	741.00
12/19/25	531058-51304	56831	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041972	546.00
12/29/25	531058-51304	53806	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041979	250.00
01/14/26	531058-51304	57255	Vendor	Woodward, Pires & Lombardo Pa	Invoice 57255	936.00
02/17/26	531058-51304	58140	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042334	819.00
03/11/26	531058-51304	58886	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042534	117.00
03/11/26	531058-51304	58887	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042535	819.00
04/14/26	531058-51304	59721	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042899	39.00
05/19/26	531058-51304	60464	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043286	1,092.00
06/17/26	531058-51304	61703	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043572	468.00
07/17/26	531058-51304	62487	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043934	624.00
					Total Attorney Fees:	**$6,451.00**
Account Name: Utility - Irrigation						
10/31/25	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Oct	287.26
10/31/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	630.00
11/01/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(630.00)
11/18/25	543014-51304	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	788.05
11/30/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	630.00
12/01/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(630.00)
12/15/25	543014-51304	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	971.20
12/31/25	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Oct	224.66
12/31/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	630.00
01/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(630.00)
01/13/26	543014-51304	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	1,113.24
01/31/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	630.00
02/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(630.00)
02/17/26	543014-51304	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	1,014.51
02/28/26	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Feb	300.40
03/17/26	543014-51304	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	977.96
03/31/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	630.00
04/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(630.00)
04/27/26	543014-51304	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	797.66
04/30/26	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Apr	261.49
04/30/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	630.00
05/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(630.00)
05/11/26	543014-51304	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	887.17
05/31/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	630.00
06/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(630.00)
06/09/26	543014-51304	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	806.51
06/29/26	543014-51304	77644-31271 06-15-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043691	37.33
06/29/26	543014-51304	77644-31271 06-15-26	Vendor	Florida Power And Light - Ach Man	Credit Memo Pcr000601	(32.95)
06/30/26	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Jun	275.56
06/30/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	630.00
07/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	(630.00)
07/10/26	543014-51304	84410-19539 07-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043861	679.03
07/22/26	543014-51304	77644-31271 06-15-26 - CR	Vendor	Florida Power And Light - Ach Man	Credit Memo Pcr000605	(4.38)
07/31/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Jul Exp- Fpl	630.00
					Total Utility - Irrigation:	**$10,014.70**

Account Name: Electricity-Signs

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
10/31/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	230.00
11/01/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(230.00)
11/18/25	543058-51304	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	166.09
11/30/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	230.00
12/01/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(230.00)
12/15/25	543058-51304	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	168.48
12/31/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	230.00
01/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(230.00)
01/13/26	543058-51304	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	203.62
01/31/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	230.00
02/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(230.00)
02/17/26	543058-51304	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	187.94
03/17/26	543058-51304	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	201.03
03/31/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	230.00
04/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(230.00)
04/27/26	543058-51304	APRIL 2026-2	Vendor	Florida Power And Light - Ach Man	Invoice Pi043033	88.37
04/27/26	543058-51304	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	115.28
04/30/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	230.00
05/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(230.00)
05/11/26	543058-51304	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	205.20
05/31/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	230.00
06/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(230.00)
06/09/26	543058-51304	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	188.26
06/30/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	230.00
07/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	(230.00)
07/10/26	543058-51304	84410-19539 07-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043861	182.67
07/31/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Jul Exp- Fpl	230.00
					Total Electricity-Signs:	**$1,936.94**
Account Name: Tools and Equipment						
10/31/25	546447-51304	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	228.04
12/08/25	546447-51304	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	623.27
					Total Tools And Equipment:	**$851.31**
Account Name: Meeting Minutes Prep						
11/20/25	549919-51304	970288	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041791	0.14
12/23/25	549919-51304	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	243.00
12/23/25	549919-51304	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	243.00
12/23/25	549919-51304	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	243.00
01/22/26	549919-51304	169025	Vendor	Inframark, Llc - Eft	Invoice Pi042153	486.00
04/27/26	549919-51304	177130	Vendor	Inframark, Llc - Eft	Invoice Pi043029	243.00
04/27/26	549919-51304	177130	Vendor	Inframark, Llc - Eft	Invoice Pi043029	243.00
04/27/26	549919-51304	177130	Vendor	Inframark, Llc - Eft	Invoice Pi043029	243.00
					Total Meeting Minutes Prep:	**$1,944.14**
					Total Operating Expenses:	**$21,198.09**

DEPARTMENT NAME: PUBLIC SAFETY - SECURITY

Annual Budget	$968,500
Jul-26 YTD Actual	$785,051
% of Annual Budget	81.06%

Account Name: Contr Svcs - Security Services						
10/20/25	534037-52910	1235912	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
10/28/25	534037-52910	1236510	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
10/31/25	534037-52910	1237733	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
11/06/25	534037-52910	1238455	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,428.96
11/20/25	534037-52910	1240803	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
11/21/25	534037-52910	1239953	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
11/26/25	534037-52910	1241909	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
12/08/25	534037-52910	1242588	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	7,294.24
12/08/25	534037-52910	1243017	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,648.82
12/12/25	534037-52910	1243607	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
12/12/25	534037-52910	1243775	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
12/19/25	534037-52910	1244830	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
12/31/25	534037-52910	1245776	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
01/05/26	534037-52910	1246578	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	7,294.24
01/09/26	534037-52910	1248052	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
01/09/26	534037-52910	1248122	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	7,294.24
01/20/26	534037-52910	1248414	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
01/28/26	534037-52910	1249753	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
01/29/26	534037-52910	1250377	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
02/06/26	534037-52910	1251334	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
02/12/26	534037-52910	1253202	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
02/12/26	534037-52910	1253380	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
02/19/26	534037-52910	1253741	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
02/26/26	534037-52910	1255024	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
03/05/26	534037-52910	1255543	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
03/16/26	534037-52910	1257113	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
03/16/26	534037-52910	1257291	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
03/20/26	534037-52910	1258226	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,733.15
03/27/26	534037-52910	1258674	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
03/31/26	534037-52910	1260089	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
04/10/26	534037-52910	1261077	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
04/10/26	534037-52910	1261255	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
04/17/26	534037-52910	1262314	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
04/27/26	534037-52910	1263216	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
04/30/26	534037-52910	1263688	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,777.52
05/08/26	534037-52910	1265375	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,605.92
05/08/26	534037-52910	1265613	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
05/14/26	534037-52910	1266313	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
05/20/26	534037-52910	1267105	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
05/28/26	534037-52910	1268389	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
06/04/26	534037-52910	1269325	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,353.84
06/11/26	534037-52910	1270343	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
06/11/26	534037-52910	1270531	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
06/19/26	534037-52910	1271112	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
06/25/26	534037-52910	1273100	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
06/26/26	534037-52910	1272338	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
07/10/26	534037-52910	1274532	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
07/10/26	534037-52910	1274722	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
07/17/26	534037-52910	1275380	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	6,254.72
07/24/26	534037-52910	1276201	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
07/30/26	534037-52910	1277138	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
07/31/26	534037-52910	1278269	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
					Total Contr Svcs - Security Services:	**$291,670.81**
Account Name: Contr Svcs - Police Patrol						
10/28/25	534131-52910	207012	Vendor	City Of Fort Myers	Invoice Pi041618	255.50
11/10/25	534131-52910	207042	Vendor	City Of Fort Myers	Invoice Pi041736	1,168.00
11/21/25	534131-52910	207067	Vendor	City Of Fort Myers	Invoice Pi041820	936.00
12/09/25	534131-52910	207116	Vendor	City Of Fort Myers	Invoice Pi041911	876.00
01/14/26	534131-52910	207164	Vendor	City Of Fort Myers	Invoice Pi042102	876.00
01/26/26	534131-52910	207184	Vendor	City Of Fort Myers	Invoice Pi042177	292.00
02/09/26	534131-52910	207204	Vendor	City Of Fort Myers	Invoice Pi042276	876.00
02/17/26	534131-52910	207225	Vendor	City Of Fort Myers	Invoice Pi042307	1,168.00
02/28/26	534131-52910	207254	Vendor	City Of Fort Myers	Invoice Pi042408	584.00
03/19/26	534131-52910	207297	Vendor	City Of Fort Myers	Invoice Pi042621	876.00
04/09/26	534131-52910	207326	Vendor	City Of Fort Myers	Invoice Pi042861	876.00
04/15/26	534131-52910	207359	Vendor	City Of Fort Myers	Invoice Pi042926	292.00
05/11/26	534131-52910	207390	Vendor	City Of Fort Myers	Invoice Pi043189	584.00
05/11/26	534131-52910	207426	Vendor	City Of Fort Myers	Invoice Pi043190	876.00
06/01/26	534131-52910	207447	Vendor	City Of Fort Myers	Invoice Pi043381	584.00
06/09/26	534131-52910	207472	Vendor	City Of Fort Myers	Invoice Pi043450	1,168.00
07/07/26	534131-52910	207508	Vendor	City Of Fort Myers	Invoice Pi043827	876.00
07/22/26	534131-52910	207489	Vendor	City Of Fort Myers	Invoice Pi043978	584.00
07/22/26	534131-52910	207525	Vendor	City Of Fort Myers	Invoice Pi043979	1,168.00
07/31/26	534131-52910	207548	Vendor	City Of Fort Myers	Invoice Pi044128	292.00
					Total Contr Svcs - Police Patrol:	**$15,207.50**
Account Name: FPL Expenses- Streetlights						
10/31/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	8,200.00
11/01/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(8,200.00)
11/30/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	8,200.00
12/01/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(8,200.00)
12/31/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	8,200.00
12/31/25	543013-52910	JE007069	Journal Entry		R/C Fpl- Streetlights Oct25 & Nov25	16,727.00
01/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(8,200.00)
01/13/26	543013-52910	JE007121	Journal Entry		R/C Fpl- Streetlights Dec25	8,782.43
01/31/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	8,200.00
02/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(8,200.00)
03/01/26	543013-52910	JE007261	Journal Entry		R/C Fpl- Streetlights Jan26	8,766.72
03/17/26	543013-52910	JE007262	Journal Entry		R/C Fpl- Streetlights Feb26	8,755.80
03/31/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	8,200.00
04/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(8,200.00)
04/27/26	543013-52910	JE007338	Journal Entry		R/C Fpl- Streetlights Mar26	229.46
04/27/26	543013-52910	JE007339	Journal Entry		R/C Fpl- Streetlights Mar26	8,493.56
04/30/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	8,200.00
05/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(8,200.00)
05/19/26	543013-52910	JE007395	Journal Entry		R/C Fpl - Streetlights Apr26	8,390.17
05/31/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	8,200.00
06/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(8,200.00)
06/09/26	543013-52910	JE007463	Journal Entry		R/C Fpl Expenses- Streetlights May26	8,387.36
06/30/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	8,200.00
07/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	(8,200.00)
07/10/26	543013-52910	JE007516	Journal Entry		R/C Fpl- Streetlights Jun26	8,386.58
07/31/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Jul Exp- Fpl	8,200.00
					Total Fpl Expenses- Streetlights:	**$85,119.08**
Account Name: Utilities - Gatehouse						
10/31/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	180.00
10/31/25	543043-52910	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	185.97
11/01/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(180.00)
11/10/25	543043-52910	JE006979	Journal Entry		R/C City Of Ft Myers 8005784-01 11-06-25	65.64
11/18/25	543043-52910	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	144.24
11/30/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	180.00
12/01/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(180.00)
12/05/25	543043-52910	JE007071	Journal Entry		R/C City Of Ft Myers 8005784-01 12-04-25	75.81
12/08/25	543043-52910	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	186.69
12/15/25	543043-52910	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	152.02
12/31/25	543043-52910	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	186.69
12/31/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	180.00
01/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(180.00)
01/12/26	543043-52910	221009001027 01-09-26	Vendor	Teco - Ach Auto	Invoice Pi042088	20.67
01/13/26	543043-52910	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	201.65
01/13/26	543043-52910	JE007114	Journal Entry		R/C City Of Ft Myers 800578401 01-08-26	69.21
01/31/26	543043-52910	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	186.69
01/31/26	543043-52910	JE007115	Journal Entry		R/C City Of Ft Myers 800578401 02-05-26	63.99
01/31/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	180.00
02/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(180.00)
02/10/26	543043-52910	221009001027 02-09-26	Vendor	Teco - Ach Auto	Invoice Pi042281	67.04
02/17/26	543043-52910	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	283.96
02/28/26	543043-52910	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	186.55
03/05/26	543043-52910	8-005784-01 03-05-26	Vendor	City Of Fort Myers - Ach Auto	Invoice Pi042496	61.78
03/11/26	543043-52910	221009001027 03-10-26	Vendor	Teco - Ach Auto	Invoice Pi042528	69.30
03/17/26	543043-52910	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	199.86
03/24/26	543043-52910	AP-HOTWIRE-03-20-26-186.55	Vendor	Hotwire - Pcard	Invoice Pi042691	186.55
03/31/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	180.00
04/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(180.00)
04/10/26	543043-52910	221009001027 04-09-26	Vendor	Teco - Ach Auto	Invoice Pi042865	67.04
04/13/26	543043-52910	8-005784-01 04-09-26	Vendor	City Of Fort Myers - Ach Auto	Invoice Pi042884	69.49
04/22/26	543043-52910	AP-HW-04-20-26-186.55	Vendor	Hotwire - Pcard	Invoice Pi042979	186.55
04/27/26	543043-52910	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	146.72
04/30/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	180.00
05/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(180.00)
05/08/26	543043-52910	JE007399	Journal Entry		R/C City Of Ft Myers 8005784-01 5-07-26	71.14
05/11/26	543043-52910	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	134.88

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
05/11/26	543043-52910	221009001027 05-08-26	Vendor	Teco - Ach Auto	Invoice Pi043188	67.04
05/20/26	543043-52910	AP-HW-05-20-26-186.33	Vendor	Hotwire - Pcard	Invoice Pi043316	186.33
05/31/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	180.00
06/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(180.00)
06/09/26	543043-52910	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	174.68
06/09/26	543043-52910	JE007464	Journal Entry		R/C City Of Ft Myers 8005784-01 6-04-26	89.02
06/20/26	543043-52910	AP-HW-06-20-26-186.33	Vendor	Hotwire - Pcard	Invoice Pi043631	186.33
06/30/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	180.00
07/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	(180.00)
07/10/26	543043-52910	84410-19539 07-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043861	172.47
07/10/26	543043-52910	JE007517	Journal Entry		R/C City Of Ft Myers 8005784-01 7/9/26	303.31
07/17/26	543043-52910	AP-HW-07-17-26-186.33	Vendor	Hotwire - Pcard	Invoice Pi043972	186.33
07/31/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Jul Exp- Fpl	180.00
					Total Utilities - Gatehouse:	**$4,815.64**
Account Name: R&M-Sidewalks						
12/08/25	546084-52910	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	727.75
04/08/26	546084-52910	9860183608	Vendor	Grainger - Eft	Invoice Pi042785	342.12
					Total R&M-Sidewalks:	**$1,069.87**
Account Name: R&M-Signage						
10/15/25	546085-52910	25-10582	Vendor	Acp International / Sa-So - Eft	Quote Prq11264	356.00
10/16/25	546085-52910	1661051	Vendor	Bpcp Brimar Holdings Llc - Eft Test	Quote Prq11219	6,673.58
10/28/25	546085-52910	2020201-IN	Vendor	Brandon Industries, Inc - Eft	Quote Prq11272	4,558.00
10/30/25	546085-52910	8430	Vendor	Paramount Assets Group, Llc - Eft Test	Quote Prq11220	5,338.00
10/30/25	546085-52910	8431	Vendor	Paramount Assets Group, Llc - Eft Test	Quote Prq11220	990.20
12/31/25	546085-52910	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	125.76
01/31/26	546085-52910	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	160.99
01/31/26	546085-52910	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	63.60
07/14/26	546085-52910	9995	Vendor	Paramount Assets Group, Llc - Eft Test	Quote Prq11577	3,717.00
07/14/26	546085-52910	9996	Vendor	Paramount Assets Group, Llc - Eft Test	Invoice Pi043889	175.50
07/22/26	546085-52910	2022919-IN	Vendor	Brandon Industries, Inc - Eft	Quote Prq11578	19,103.30
07/22/26	546085-52910	JOE-HD-07-22-26-145.66	Vendor	Home Depot - Pcard	Invoice Pi044037	128.74
07/27/26	546085-52910	JAMES-HD-07-27-26-292.68	Vendor	Home Depot - Pcard	Invoice Pi044074	21.07
07/27/26	546085-52910	JAMES-HD-07-27-26-292.68	Vendor	Home Depot - Pcard	Invoice Pi044074	197.64
07/27/26	546085-52910	MARK-AZ-07-27-26-111.86	Vendor	Amazon- Pcard	Invoice Pi044068	111.86
					Total R&M-Signage:	**$41,721.24**
Account Name: R&M Roadway						
01/20/26	546167-52910	67324	Vendor	Carter Fence Company	Invoice Pi042128	125.00
01/26/26	546167-52910	22585	Vendor	Carter Fence Company	Invoice Pi042181	125.00
02/06/26	546167-52910	JE007128	Journal Entry		R/C Pi042267- Emergency Access Rd Gate Repair	105.00
02/19/26	546167-52910	3657-1	Vendor	Hein Brothers, Llc	Quote Prq11382	14,980.00
02/27/26	546167-52910	12606	Vendor	Florida Transportation Engineering, Inc - Eft	Invoice Pi042397	5,900.00
03/09/26	546167-52910	PAUL-CFMCDD-02-27-26-757.04	Vendor	City Of Fort Myers	Invoice Pi042458	757.04
03/17/26	546167-52910	PAUL-CFMCDD-03-12-26-50.00	Vendor	City Of Fort Myers	Invoice Pi042599	50.00
03/30/26	546167-52910	12604	Vendor	Florida Transportation Engineering, Inc - Eft	Invoice Pi042733	8,295.00
					Total R&M Roadway :	**$30,337.04**
Account Name: Safety & Security-Other						
10/15/25	546170-52910	SIN046478	Vendor	All Traffic Solutions, Inc Use S00426	Quote Prq11223	341.88
10/15/25	546170-52910	JE006885	Journal Entry		R/C All Traffic Solutions Pi041496- Two Batteries	(341.88)
10/17/25	546170-52910	SIN046546	Vendor	All Traffic Solutions, Inc Use S00426	Quote Prq11224	11,506.36
10/17/25	546170-52910	JE006884	Journal Entry		R/C All Traffic Solutions Pi041558- Two Speed Monitoring Devices	(11,506.36)
10/31/25	546170-52910	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	138.36
11/20/25	546170-52910	SLK PERFORMANCE 11-03-25	Vendor	Slk Performance Companies Inc	Quote Prq11311	3,997.50
01/27/26	546170-52910	I817620	Vendor	Traffic And Parking Control Co, Llc - Eft	Order Po11745	2,000.00
02/28/26	546170-52910	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	1,178.71
06/30/26	546170-52910	PAUL-PP-06-30-26-3.55	Vendor	Premium Parking - Pcard	Invoice Pi043777	3.55
07/29/26	546170-52910	AP-ZOLL-07-29-26-1700.00	Vendor	Zoll - Pcard	Invoice Pi044090	1,700.00
					Total Safety & Security-Other:	**$9,018.12**
Account Name: Speed Monitoring Devices						
10/15/25	546171-52910	JE006885	Journal Entry		R/C All Traffic Solutions Pi041496- Two Batteries	341.88
10/17/25	546171-52910	JE006884	Journal Entry		R/C All Traffic Solutions Pi041558- Two Speed Monitoring Devices	11,506.36
11/20/25	546171-52910	SIN046873	Vendor	All Traffic Solutions, Inc Use S00426	Quote Prq11296	11,712.08
12/31/25	546171-52910	SIN047319	Vendor	All Traffic Solutions, Inc Use S00426	Order Po11680	180.96
03/04/26	546171-52910	ATS RETURNS	Vendor	Rich Glover	Invoice Pi042434	407.84
04/08/26	546171-52910	2021811-IN	Vendor	Brandon Industries, Inc - Eft	Quote Prq11471	3,121.00
04/23/26	546171-52910	HOME DEPOT REIMB	Vendor	Rich Glover	Invoice Pi042995	43.45
05/12/26	546171-52910	SIN046806	Vendor	Traffic And Parking Control Co, Llc - Eft	Invoice Pi043194	19.52
05/12/26	546171-52910	SIN046806	Vendor	Traffic And Parking Control Co, Llc - Eft	Invoice Pi043194	322.32
05/19/26	546171-52910	I825220	Vendor	Traffic And Parking Control Co, Llc - Eft	Order Po11881	59.16
07/13/26	546171-52910	I829475	Vendor	Traffic And Parking Control Co, Llc - Eft	Invoice Pi043874	199.92
07/13/26	546171-52910	I829475	Vendor	Traffic And Parking Control Co, Llc - Eft	Invoice Pi043874	1,986.96
07/20/26	546171-52910	I829475	Vendor	Traffic And Parking Control Co, Llc - Eft	Credit Memo Pcr000603	(199.92)
07/20/26	546171-52910	I829475	Vendor	Traffic And Parking Control Co, Llc - Eft	Credit Memo Pcr000603	(1,986.96)
07/20/26	546171-52910	I829475.	Vendor	Traffic And Parking Control Co, Llc - Eft	Invoice Pi043948	199.92
07/20/26	546171-52910	I829475.	Vendor	Traffic And Parking Control Co, Llc - Eft	Invoice Pi043948	993.48
					Total Speed Monitoring Devices:	**$28,907.97**
Account Name: Street Sweeping Services						
10/29/25	546448-52910	FL1227996	Vendor	Usa Services Of Florida, Llc - Eft	Order Po11620	2,174.27
01/23/26	546448-52910	FL12283951	Vendor	Usa Services Of Florida, Llc - Eft	Order Po11620	2,174.27
07/16/26	546448-52910	FL0944846	Vendor	Usa Services Of Florida, Llc - Eft	Order Po11620	2,174.27
					Total Street Sweeping Services:	**$6,522.81**
Account Name: R&M - Gatehouse						
10/02/25	546927-52910	33607	Vendor	Berkley Pest Control, Llc	Invoice Pi041369	30.00
10/09/25	546927-52910	47784	Vendor	New Iq, Llc - Eft	Invoice Pi041406	71.50
10/30/25	546927-52910	13708029	Vendor	Hands Free Security Llc - Eft	Invoice Pi041658	388.17
10/30/25	546927-52910	48028	Vendor	New Iq, Llc - Eft	Quote Prq11256	36,620.00
11/07/25	546927-52910	33857	Vendor	Berkley Pest Control, Llc	Order Po11574	30.00
11/24/25	546927-52910	48371	Vendor	New Iq, Llc - Eft	Invoice Pi041821	250.00
12/05/25	546927-52910	34049	Vendor	Berkley Pest Control, Llc	Order Po11574	30.00
12/08/25	546927-52910	0000262	Vendor	Sarah Ballard-Richardson - Eft	Quote Prq11336	325.00
01/05/26	546927-52910	34268	Vendor	Berkley Pest Control, Llc	Invoice Pi042011	30.00
01/31/26	546927-52910	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	10.65
02/03/26	546927-52910	34500	Vendor	Berkley Pest Control, Llc	Invoice Pi042225	30.00
03/16/26	546927-52910	49915	Vendor	New Iq, Llc - Eft	Invoice Pi042591	800.00
03/17/26	546927-52910	CC	Journal Entry		S Donckers- Reimb For Gate Damage	(800.00)

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
03/18/26	546927-52910	13708251	Vendor	Hands Free Security Llc - Eft	Invoice Pi042620	388.17
03/31/26	546927-52910	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Berkley Pest Control	65.00
04/01/26	546927-52910	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Berkley Pest Control	(65.00)
04/06/26	546927-52910	34935	Vendor	Berkley Pest Control, Llc	Invoice Pi042810	30.00
04/07/26	546927-52910	34712	Vendor	Berkley Pest Control, Llc	Invoice Pi042831	30.00
04/22/26	546927-52910	MARK-AFE-04-14-26-505.65	Vendor	American Flags Express - Pcard	Invoice Pi042987	14.52
04/22/26	546927-52910	MARK-AFE-04-14-26-505.65	Vendor	American Flags Express - Pcard	Invoice Pi042987	95.00
04/22/26	546927-52910	MARK-AFE-04-14-26-505.65	Vendor	American Flags Express - Pcard	Invoice Pi042987	147.00
04/22/26	546927-52910	MARK-AFE-04-14-26-505.65	Vendor	American Flags Express - Pcard	Invoice Pi042987	121.15
04/24/26	546927-52910	50468	Vendor	New Iq, Llc - Eft	Invoice Pi043005	121.00
05/20/26	546927-52910	35165	Vendor	Berkley Pest Control, Llc	Invoice Pi043295	30.00
06/01/26	546927-52910	35398	Vendor	Berkley Pest Control, Llc	Invoice Pi043404	30.00
06/04/26	546927-52910	0000519	Vendor	Sarah Ballard-Richardson - Eft	Invoice Pi043430	200.00
07/16/26	546927-52910	JOE-HD-07-16-26-21.32	Vendor	Home Depot - Pcard	Invoice Pi043955	21.32
07/22/26	546927-52910	13710241	Vendor	Hands Free Security Llc - Eft	Invoice Pi043977	155.00
07/24/26	546927-52910	51867	Vendor	New Iq, Llc - Eft	Invoice Pi043992	130.00
07/24/26	546927-52910	35640	Vendor	Berkley Pest Control, Llc	Invoice Pi044012	30.00
07/31/26	546927-52910	51938	Vendor	New Iq, Llc - Eft	Invoice Pi044135	275.00
					Total R&M - Gatehouse:	**$39,633.48**
Account Name: R&M Streetlights						
10/31/25	563104-52910	2025-684	Vendor	Bentley Electric Company - Eft	Invoice Pi041683	1,021.00
03/18/26	563104-52910	103987	Vendor	Ameri-Scape Of Sw Florida - Eft	Invoice Pi042616	635.00
04/07/26	563104-52910	23804	Vendor	A+ Environmental Restoration, Llc - Eft	Order Po11384	34,256.69
04/22/26	563104-52910	2026-319	Vendor	Bentley Electric Company - Eft	Invoice Pi042986	2,971.00
04/30/26	563104-52910	23981	Vendor	A+ Environmental Restoration, Llc - Eft	Order Po11384	5,825.95
04/30/26	563104-52910	23981	Vendor	A+ Environmental Restoration, Llc - Eft	Order Po11384	74,106.33
06/04/26	563104-52910	1800545121	Vendor	Florida Power And Light - Ach Man	Quote Prq11519	682.74
06/10/26	563104-52910	FEE FOR INVOICE	Vendor	Florida Power And Light - Ach Man	Invoice Pi043478	1.00
06/17/26	563104-52910	2026-422	Vendor	Bentley Electric Company - Eft	Quote Prq11497	14,600.00
06/18/26	563104-52910	20414	Vendor	Greatview Lawncare, Llc - Eft	Quote Prq11535	1,200.00
06/26/26	563104-52910	936	Vendor	Coastline Partners Llc - Eft	Quote Prq11517	12,400.00
07/09/26	563104-52910	1800547691	Vendor	Florida Power And Light - Ach Man	Quote Prq11559	2,931.16
07/09/26	563104-52910	1800547693	Vendor	Florida Power And Light - Ach Man	Quote Prq11559	2,237.73
07/17/26	563104-52910	SERVICE FEES 1800547693-1800547691	Vendor	Florida Power And Light - Ach Man	Invoice Pi043935	2.00
					Total R&M Streetlights:	**$152,870.60**
Account Name: Cap Outlay - Vehicles						
05/07/26	564041-52910	VIN 3FTTW8AAXTRA14557	Vendor	Sam Galloway Ford	Order Po11868	28,209.05
					Total Cap Outlay - Vehicles:	**$28,209.05**
Account Name: Cap Outlay-Roads						
11/14/25	564100-52910	52508675	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	3,120.00
12/31/25	564100-52910	52524574	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	11,995.00
01/23/26	564100-52910	52538708	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	375.00
02/23/26	564100-52910	52551686	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	860.00
03/20/26	564100-52910	52560385	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	4,322.50
04/06/26	564100-52910	12702	Vendor	Florida Transportation Engineering, Inc - Eft	Quote Prq11332	1,837.50
04/27/26	564100-52910	52578521	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	2,500.00
04/27/26	564100-52910	52578521	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	12,430.00
05/12/26	564100-52910	0007690597	Vendor	Usa Today Media Corp- Eft	Invoice Pi043212	356.90
05/26/26	564100-52910	52590412	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	2,100.00
05/26/26	564100-52910	52590412	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	1,345.00
06/05/26	564100-52910	PAUL-CFM-06-05-26-50.00	Vendor	City Of Fm Permits - Pcard	Invoice Pi043477	50.00
07/24/26	564100-52910	52617592	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	615.00
07/24/26	564100-52910	52617592	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	1,580.00
					Total Cap Outlay-Roads:	**$43,486.90**
Account Name: GIS Web Portal						
11/10/25	564117-52910	18GSC2829 11-10-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,700.00
12/15/25	564117-52910	18GSC2829 12-12-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,479.16
01/12/26	564117-52910	18GSC2829 01-13-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,781.25
02/10/26	564117-52910	18GSC2829 02-10-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	200.00
04/13/26	564117-52910	18GSC2829 6-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	585.00
06/10/26	564117-52910	18GSC2829 8-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	455.00
07/20/26	564117-52910	18GSC2829 9-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	260.00
					Total Gis Web Portal:	**$6,460.41**
					Total Public Safety - Security:	**$785,050.52**

DEPARTMENT NAME: LANDSCAPE SERVICES

Annual Budget	$1,011,000
Jul-26 YTD Actual	$563,166
% of Annual Budget	55.70%

Account Name: Contr Svsc - Landscaping						
10/31/25	534382-53902	103532	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
10/31/25	534382-53902	103533	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	16,666.66
11/30/25	534382-53902	103617	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
11/30/25	534382-53902	103618	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	16,666.66
12/11/25	534382-53902	MOVE 002 EXP TO 001	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	(33,333.32)
12/30/25	534382-53902	103738	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
01/30/26	534382-53902	103876	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
02/27/26	534382-53902	103905	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
03/31/26	534382-53902	103974	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	0.02
03/31/26	534382-53902	103974	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.40
04/30/26	534382-53902	104044	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	32,272.50
06/01/26	534382-53902	104145	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	32,272.50
06/30/26	534382-53902	104230	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	32,272.50
07/31/26	534382-53902	104289	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	32,272.50
					Total Contr Svsc - Landscaping:	**$317,084.52**
Account Name: R&M-Other Landscape						
12/04/25	546036-53902	103744	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11572	(179.50)
12/04/25	546036-53902	103744	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11572	13,479.50
12/08/25	546036-53902	19691	Vendor	Greatview Lawncare, Llc - Eft	Order Po11665	125.00

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
02/03/26	546036-53902	103891	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11394	100.00
02/17/26	546036-53902	19946	Vendor	Greatview Lawncare, Llc - Eft	Order Po11744	924.24
03/31/26	546036-53902	2026-225	Vendor	Bentley Electric Company - Eft	Order Po11689	17,450.00
03/31/26	546036-53902	2026-224	Vendor	Bentley Electric Company - Eft	Quote Prq11429	2,623.00
05/26/26	546036-53902	2026-383	Vendor	Bentley Electric Company - Eft	Quote Prq11494	1,500.00
07/22/26	546036-53902	2026-492	Vendor	Bentley Electric Company - Eft	Invoice Pi043981	525.00
07/24/26	546036-53902	PAUL-HD-07-24-26-628.66	Vendor	Home Depot - Pcard	Invoice Pi044045	628.66
07/24/26	546036-53902	PAUL-SO-07-24-26-1239.26	Vendor	Site One - Pcard	Invoice Pi044061	1,239.26
					Total R&M-Other Landscape:	**$38,415.16**
Account Name: Annual Tree Trimming						
11/12/25	546717-53902	103661	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	4,650.00
11/14/25	546717-53902	103676	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	2,559.00
12/03/25	546717-53902	19292	Vendor	Greatview Lawncare, Llc - Eft	Invoice Pi041858	500.00
12/03/25	546717-53902	103715	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	6,543.00
12/03/25	546717-53902	103718	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	2,625.00
12/03/25	546717-53902	103719	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	715.00
12/03/25	546717-53902	103726	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	147.00
12/15/25	546717-53902	19718	Vendor	Greatview Lawncare, Llc - Eft	Order Po11648	1,595.00
01/20/26	546717-53902	103792	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	10,462.00
01/22/26	546717-53902	103862	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11714	3,750.00
02/12/26	546717-53902	103918	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11654	7,975.00
02/12/26	546717-53902	103924	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11654	70,605.00
					Total Annual Tree Trimming:	**$112,126.00**
Account Name: Monuments and Signs						
12/08/25	546718-53902	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	225.24
12/10/25	546718-53902	83767	Vendor	Gem City Iv	Invoice Pi041921	362.50
12/31/25	546718-53902	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	256.00
01/31/26	546718-53902	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	142.20
02/19/26	546718-53902	103940	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11736	1,385.00
03/10/26	546718-53902	20028	Vendor	Greatview Lawncare, Llc - Eft	Order Po11750	1,413.00
03/10/26	546718-53902	20029	Vendor	Greatview Lawncare, Llc - Eft	Order Po11750	90.00
03/11/26	546718-53902	MARK-AMAZON-03-07-26-624.00	Vendor	Amazon- Pcard	Invoice Pi042542	624.00
03/16/26	546718-53902	MARK-HD-03-03-26-109.90	Vendor	Home Depot - Pcard	Invoice Pi042563	109.90
07/07/26	546718-53902	MARK-AZ-07-07-26-624.00	Vendor	Amazon- Pcard	Invoice Pi043858	624.00
07/22/26	546718-53902	2026-503	Vendor	Bentley Electric Company - Eft	Invoice Pi043980	290.00
					Total Monuments And Signs:	**$5,521.84**
Account Name: Landscape Replacement						
10/01/25	546720-53902	JE006917	Journal Entry		R/C Ameri-Scape Pi041375- Add 5 Lavender To Entr On Pp Blvd	300.00
11/14/25	546720-53902	19638	Vendor	Greatview Lawncare, Llc - Eft	Order Po11633	1,788.00
12/03/25	546720-53902	103724	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11637	1,046.00
12/03/25	546720-53902	103725	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11637	0.60
12/03/25	546720-53902	103725	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11637	165.00
12/08/25	546720-53902	19711	Vendor	Greatview Lawncare, Llc - Eft	Order Po11655	532.00
12/08/25	546720-53902	19706	Vendor	Greatview Lawncare, Llc - Eft	Invoice Pi041906	45.00
12/09/25	546720-53902	103759	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11637	1,403.00
12/18/25	546720-53902	103791	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11663	390.00
12/19/25	546720-53902	19733	Vendor	Greatview Lawncare, Llc - Eft	Order Po11677	2.00
12/19/25	546720-53902	19733	Vendor	Greatview Lawncare, Llc - Eft	Order Po11677	166.00
01/20/26	546720-53902	19833	Vendor	Greatview Lawncare, Llc - Eft	Order Po11690	3,648.00
01/22/26	546720-53902	19832	Vendor	Greatview Lawncare, Llc - Eft	Order Po11721	1,430.00
02/13/26	546720-53902	19930	Vendor	Greatview Lawncare, Llc - Eft	Order Po11722	335.00
02/13/26	546720-53902	19931	Vendor	Greatview Lawncare, Llc - Eft	Order Po11722	(81.00)
02/13/26	546720-53902	19931	Vendor	Greatview Lawncare, Llc - Eft	Order Po11722	165.00
02/13/26	546720-53902	19932	Vendor	Greatview Lawncare, Llc - Eft	Order Po11743	45.00
02/13/26	546720-53902	19940	Vendor	Greatview Lawncare, Llc - Eft	Order Po11743	2,032.50
02/19/26	546720-53902	103939	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11742	520.00
03/10/26	546720-53902	20030	Vendor	Greatview Lawncare, Llc - Eft	Order Po11776	380.50
04/27/26	546720-53902	20227	Vendor	Greatview Lawncare, Llc - Eft	Invoice Pi043117	225.00
04/30/26	546720-53902	20223	Vendor	Greatview Lawncare, Llc - Eft	Order Po11838	4,434.00
05/11/26	546720-53902	20273	Vendor	Greatview Lawncare, Llc - Eft	Order Po11821	(64.00)
05/11/26	546720-53902	20273	Vendor	Greatview Lawncare, Llc - Eft	Order Po11821	8,079.00
06/18/26	546720-53902	20413	Vendor	Greatview Lawncare, Llc - Eft	Quote Prq11534	2,121.00
07/13/26	546720-53902	20412	Vendor	Greatview Lawncare, Llc - Eft	Quote Prq11533	6,878.25
07/20/26	546720-53902	20536	Vendor	Greatview Lawncare, Llc - Eft	Order Po11964	9,813.00
07/20/26	546720-53902	20537	Vendor	Greatview Lawncare, Llc - Eft	Order Po11964	165.00
07/24/26	546720-53902	DD05022	Vendor	Greatview Lawncare, Llc - Eft	Credit Memo Pcr000607	(108.00)
					Total Landscape Replacement:	**$45,855.85**
Account Name: Irrigation Maintenance						
10/15/25	546930-53902	103565	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11557	360.00
10/22/25	546930-53902	103568	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11581	170.00
10/28/25	546930-53902	103589	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11582	1,180.72
03/18/26	546930-53902	10000	Vendor	West Coast Fire Equipment - Eft Test	Invoice Pi042617	1,195.00
04/02/26	546930-53902	20124	Vendor	Greatview Lawncare, Llc - Eft	Order Po11825	579.59
05/15/26	546930-53902	104187	Vendor	Ameri-Scape Of Sw Florida - Eft	Invoice Pi043246	198.00
06/11/26	546930-53902	20272	Vendor	Greatview Lawncare, Llc - Eft	Order Po11912	320.00
06/23/26	546930-53902	104198	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11882	338.00
06/25/26	546930-53902	JE007441	Journal Entry		R/C Landscape Pros Maint Pi043669- Repair Mainline Behind 10508 Avila Cir	1,669.07
07/06/26	546930-53902	104292	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11910	939.00
					Total Irrigation Maintenance:	**$6,949.38**
Account Name: Holiday Lighting & Decorations						
12/03/25	549940-53902	000556	Vendor	Outdoor Necessities - Eft	Quote Prq11328	25,000.00
					Total Holiday Lighting & Decorations:	**$25,000.00**
Account Name: GIS Web Portal						
11/10/25	564117-53902	18GSC2829 11-10-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,700.00
12/15/25	564117-53902	18GSC2829 12-12-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,479.17
01/12/26	564117-53902	18GSC2829 01-13-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,781.25
02/10/26	564117-53902	18GSC2829 02-10-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	200.00
03/17/26	564117-53902	18GSC2829 5-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	422.50
04/13/26	564117-53902	18GSC2829 6-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,625.00
05/22/26	564117-53902	18GSC2829 7-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	3,705.00
06/10/26	564117-53902	18GSC2829 8-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	455.00
07/20/26	564117-53902	18GSC2829 9-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	845.00
					Total Gis Web Portal:	**$12,212.92**

Date	Account #	Document #		Vendor Name	Description	Amount
					Total Landscape Services:	**$563,165.67**

DEPARTMENT NAME: WATERWAY MANAGEMENT SERVICES

Annual Budget	$904,000
Jul-26 YTD Actual	$608,226
% of Annual Budget	67.28%

Account Name: Contr Svcs - Lakes

11/06/25	534084-53925	109243	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
12/12/25	534084-53925	109823	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
12/17/25	534084-53925	PSI223064	Vendor	Solitude Lake Management	Invoice Pi041955	1,040.50
12/31/25	534084-53925	110606	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
12/31/25	534084-53925	ACCRUAL-PP	Journal Entry		Accrue July Exp- Aquagenix	6,000.00
01/01/26	534084-53925	ACCRUAL-PP	Journal Entry		Accrue July Exp- Aquagenix	(6,000.00)
02/12/26	534084-53925	111404	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
02/28/26	534084-53925	112172	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
03/31/26	534084-53925	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Superior Waterway	9,446.67
04/01/26	534084-53925	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Superior Waterway	(9,446.67)
04/07/26	534084-53925	112935	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
04/29/26	534084-53925	PSI250095	Vendor	Solitude Lake Management	Invoice Pi043076	1,082.12
05/22/26	534084-53925	1011627	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
06/12/26	534084-53925	1012450	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
06/30/26	534084-53925	1013450	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
07/01/26	534084-53925	1014532	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	0.02
07/31/26	534084-53925	1014289	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
					Total Contr Svcs - Lakes:	**$96,589.34**

Account Name: R&M-Stormwater System

07/10/26	546090-53925	MATT-FS-07-10-26-61.68	Vendor	Jjw Signs Llc - Eft	Invoice Pi043885	61.68
07/10/26	546090-53925	MATT-FS-07-10-26-1.85	Vendor	Jjw Signs Llc - Eft	Invoice Pi044103	1.85
07/29/26	546090-53925	JE007486	Journal Entry		R/C High Sights Inv 060726- Pp To Pay For Gauges Per Board	17,161.00
					Total R&M-Stormwater System:	**$17,224.53**

Account Name: Shared Flowway Maintenance

06/18/26	546093-53925	060726	Vendor	High Sights, Inc - Eft	Quote Prq11459	6,135.00
					Total Shared Flowway Maintenance:	**$6,135.00**

Account Name: Littoral Restoration

11/30/25	546935-53925	110859	Vendor	Superior Waterway Services, Inc - Eft	Order Po11578	985.00
					Total Littoral Restoration:	**$985.00**

Account Name: Pond Aeration

10/21/25	546936-53925	2900	Vendor	Roto-Tech Plumbing Contractors Llc	Order Po11547	225.00
10/21/25	546936-53925	2900	Vendor	Roto-Tech Plumbing Contractors Llc	Order Po11547	300.00
10/21/25	546936-53925	2900	Vendor	Roto-Tech Plumbing Contractors Llc	Order Po11547	975.00
10/29/25	546936-53925	2255814	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
10/30/25	546936-53925	2273957	Vendor	Bay Area Pools And Spas, Llc - Eft	Invoice Pi041663	260.00
11/06/25	546936-53925	109244	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
11/18/25	546936-53925	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	6,315.29
11/26/25	546936-53925	2272721	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
12/10/25	546936-53925	2289014	Vendor	Bay Area Pools And Spas, Llc - Eft	Order Po11592	(75.00)
12/10/25	546936-53925	2289014	Vendor	Bay Area Pools And Spas, Llc - Eft	Order Po11592	260.00
12/12/25	546936-53925	109824	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
12/15/25	546936-53925	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	5,958.85
12/17/25	546936-53925	2288193	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
12/31/25	546936-53925	110607	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
12/31/25	546936-53925	110255	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	375.00
01/05/26	546936-53925	2316564	Vendor	Bay Area Pools And Spas, Llc - Eft	Invoice Pi042004	185.00
01/13/26	546936-53925	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	6,867.69
01/23/26	546936-53925	112411	Vendor	Superior Waterway Services, Inc - Eft	Order Po11687	2,197.35
01/26/26	546936-53925	111405	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
02/17/26	546936-53925	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	6,296.94
02/28/26	546936-53925	112173	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
03/10/26	546936-53925	2303483	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
03/10/26	546936-53925	2317674	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
03/17/26	546936-53925	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	6,439.00
03/30/26	546936-53925	2332572	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
03/30/26	546936-53925	219550	Vendor	Bay Area Pools And Spas, Llc - Eft	Order Po11765	185.00
03/31/26	546936-53925	JE007266	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
03/31/26	546936-53925	JE007266	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
03/31/26	546936-53925	JE007266	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
03/31/26	546936-53925	JE007266	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
03/31/26	546936-53925	JE007268	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
04/01/26	546936-53925	JE007267	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
04/01/26	546936-53925	JE007267	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
04/01/26	546936-53925	JE007267	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
04/01/26	546936-53925	JE007267	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
04/01/26	546936-53925	JE007269	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
04/07/26	546936-53925	112564	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	375.00
04/07/26	546936-53925	112936	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
04/16/26	546936-53925	1012009	Vendor	Superior Waterway Services, Inc - Eft	Order Po11820	75.00
04/16/26	546936-53925	1012009	Vendor	Superior Waterway Services, Inc - Eft	Order Po11820	387.00
04/16/26	546936-53925	1012009	Vendor	Superior Waterway Services, Inc - Eft	Order Po11820	2,348.51
04/27/26	546936-53925	APRIL 2026-2	Vendor	Florida Power And Light - Ach Man	Invoice Pi043033	125.39
04/27/26	546936-53925	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	5,856.64
04/29/26	546936-53925	2347423	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
05/11/26	546936-53925	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	5,987.77
05/21/26	546936-53925	1800545119	Vendor	Florida Power And Light - Ach Man	Quote Prq11518	1.00
05/21/26	546936-53925	1800545119	Vendor	Florida Power And Light - Ach Man	Quote Prq11518	227.58
05/22/26	546936-53925	1011628	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
05/22/26	546936-53925	1013691	Vendor	Superior Waterway Services, Inc - Eft	Order Po11853	2,995.67
06/01/26	546936-53925	2360857	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
06/09/26	546936-53925	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	6,524.24
06/10/26	546936-53925	1012451	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
06/15/26	546936-53925	2026-411	Vendor	Bentley Electric Company - Eft	Invoice Pi043550	1,901.00
06/30/26	546936-53925	1013063	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	375.00
06/30/26	546936-53925	1011912	Vendor	Superior Waterway Services, Inc - Eft	Order Po11763	1,075.58

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jul 31, 2026
(Sorted by Department)

Date	Account #	Document #		Vendor Name	Description	Amount
06/30/26	546936-53925	1013451	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
07/10/26	546936-53925	84410-19539 07-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043861	6,045.25
07/13/26	546936-53925	CLOSE PO11556	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	(800.00)
07/13/26	546936-53925	CLOSE PO11556	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	800.00
07/27/26	546936-53925	67082	Vendor	Suncoast Ventures Corp - Eft Test	Invoice Pi044024	325.00
07/27/26	546936-53925	67082	Vendor	Suncoast Ventures Corp - Eft Test	Invoice Pi044024	325.00
07/29/26	546936-53925	1015444	Vendor	Superior Waterway Services, Inc - Eft	Order Po11983	379.50
07/29/26	546936-53925	1015445	Vendor	Superior Waterway Services, Inc - Eft	Order Po11895	2,992.89
07/31/26	546936-53925	1014290	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
					Total Pond Aeration:	**$104,730.64**
Account Name: R&M Drain Boxes						
06/26/26	546951-53925	621	Vendor	Copeland Southern Enterprises, Inc - Eft	Order Po11814	15,775.00
06/26/26	546951-53925	621	Vendor	Copeland Southern Enterprises, Inc - Eft	Order Po11814	7,775.00
07/27/26	546951-53925	624	Vendor	Copeland Southern Enterprises, Inc - Eft	Order Po11959	5,575.00
07/27/26	546951-53925	23182	Vendor	Extreme Golf Course - Eft	Invoice Pi044023	1,700.00
					Total R&M Drain Boxes:	**$30,825.00**
Account Name: Conservation & Wetlands						
11/10/25	546958-53925	109613	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	12,470.73
11/20/25	546958-53925	AMAZON	Vendor	Douglas Zanter	Invoice Pi041794	30.83
11/30/25	546958-53925	110859	Vendor	Superior Waterway Services, Inc - Eft	Order Po11578	820.00
12/31/25	546958-53925	111661	Vendor	Superior Waterway Services, Inc - Eft	Order Po11695	1,700.00
12/31/25	546958-53925	ACCRUAL-PP	Journal Entry		Accrue Sep Exp- Solitude Lake Mgmt	4,150.00
01/01/26	546958-53925	ACCRUAL-PP	Journal Entry		Accrue Sep Exp- Solitude Lake Mgmt	(4,150.00)
01/26/26	546958-53925	111632	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	12,470.73
02/05/26	546958-53925	112494	Vendor	Superior Waterway Services, Inc - Eft	Order Po11519	2,860.00
05/22/26	546958-53925	1011865	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	12,470.73
07/01/26	546958-53925	1014532	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	12,470.71
07/13/26	546958-53925	1187	Vendor	Coastline Partners Llc - Eft	Quote Prq11549	2,950.00
					Total Conservation & Wetlands:	**$58,243.73**
Account Name: Pond Bank Improvements						
10/23/25	563050-53925	560	Vendor	Copeland Southern Enterprises, Inc - Eft	Order Po11580	3,775.00
11/14/25	563050-53925	52508671	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	375.00
11/14/25	563050-53925	52508671	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	5,405.00
12/31/25	563050-53925	52524570	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	1,685.00
01/12/26	563050-53925	588	Vendor	Copeland Southern Enterprises, Inc - Eft	Order Po11662	3,375.00
02/27/26	563050-53925	JE007149	Journal Entry		R/C Copeland Southern Pi042344	27,125.00
02/27/26	563050-53925	JE007198	Journal Entry		R/C Copeland Southern Pi042344	50.00
02/28/26	563050-53925	CO056-25-01	Vendor	Mri Construction, Inc - Eft	Quote Prq11409	68,565.47
03/20/26	563050-53925	52560382	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	4,335.00
03/20/26	563050-53925	52560382	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	125.00
03/31/26	563050-53925	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Mri Construction	121,746.92
04/01/26	563050-53925	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Mri Construction	(121,746.92)
04/27/26	563050-53925	52578518	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	5,999.28
05/08/26	563050-53925	CO056-25-02	Vendor	Mri Construction, Inc - Eft	Quote Prq11409	121,746.92
05/08/26	563050-53925	CO056-25-03	Vendor	Mri Construction, Inc - Eft	Quote Prq11409	40,892.04
					Total Pond Bank Improvements:	**$283,453.71**
Account Name: GIS Web Portal						
11/10/25	564117-53925	18GSC2829 11-10-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,700.00
12/15/25	564117-53925	18GSC2829 12-12-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,785.42
01/12/26	564117-53925	18GSC2829 01-13-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	2,043.75
02/10/26	564117-53925	18GSC2829 02-10-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	3,068.75
03/17/26	564117-53925	18GSC2829 5-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	108.75
04/13/26	564117-53925	18GSC2829 6-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	585.00
06/10/26	564117-53925	18GSC2829 8-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	455.00
07/20/26	564117-53925	18GSC2829 9-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	292.50
					Total Gis Web Portal:	**$10,039.17**
					Total Waterway Management Services:	**$608,226.12**
Account Name: Maintenance & Repairs						
04/15/26	546920-57205	JE007347	Journal Entry		R/C Kathleen Robbins Inv 1272	94.70
					Total Maintenance & Repairs:	**$94.70**
Account Name: Safety Equipment						
04/15/26	549904-57205	JE007347	Journal Entry		R/C Kathleen Robbins Inv 1272	(94.70)
					Total Safety Equipment:	**($94.70)**

DEPARTMENT NAME: OTHER FEES AND CHARGES

Annual Budget	$9,767
Jul-26 YTD Actual	$11,224
% of Annual Budget	114.92%

Account Name: ProfServ-Trustee Fees						
01/31/26	531045-58050	128564	Vendor	Regions Corporate Trust Operations	Invoice Pi042253	3,500.00
					Total Profserv-Trustee Fees:	**$3,500.00**
Account Name: Misc-Assessment Collection Cost						
11/12/25	549070-58050	ASSESSMENT	Journal Entry		Ach- Tax Collector Dist	4,450.47
01/13/26	549070-58050	ACH	Journal Entry		Lee County Tax Collector- Add'L Excess Fees For Fy 2025	(172.30)
01/31/26	549070-58050	JE007092	Journal Entry		Correct Assessment Allocations For Funds 001 & 002	293.78
03/31/26	549070-58050	013233	Vendor	Lee County Property Appraisers - Eft Test	Invoice Pi042751	3,152.00
					Total Misc-Assessment Collection Cost:	**$7,723.95**
					Total Other Fees And Charges:	**$11,223.95**

Total Expenditures & Other Financing Uses: 2,381,948.64
Total Expenditures & Other Financing Uses: $2,381,948.64

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
UTILITY DEPARTMENT
13240 Griffin Drive, Fort Myers, FL. 33913
PHONE: (239) 561-1313 FAX: (239) 561-1350

MEMORANDUM

Date: August 20th, 2026
To: Board of Supervisors
Through: Chelsea O'Riley, District Manager
From: Bill Shaw, Utilities Director
Re: July 2026 Monthly Report

Items requiring Board direction/attention for this report: None.

UTILITY CAPITAL PROJECTS	
Projects- Day to Day operations	**Status, as of July 31, 2026.**

Meter Box Replacement Project	• Phase 2:
	  • Replacement of meter boxes that were skipped in the initial install phase along with common area irrigation and commercial meters.
	  • July 28th – Start of box replacement for non-residential accounts. Priority was given to replacing the meters serving schools and childcare facilities to prevent these accounts from being under a boil water notice during the start of school.

Meter Replacement Project	• Progress as of July 31st – 8,349 meters installed (98.77%)
Water Table Aquifer Well Rehab	Due to changes in the scope of work for this project, this is being pushed back to a later fiscal year. Staff is currently exploring the possibility of grant funding for this project.
Utility Department Storage Building	• Contractor is still working on completing punch list items. • Replacement motor for
FPL Easement Irrigation Line and Sewer Force Main	• Awaiting award of funding through HMGP for the project. • Staff is pursuing SRF funding for the irrigation line portion of this project. • Staff is in the process of renewing the previously granted consent agreement for constructing these lines in the FPL easement.
Sanitary Sewer Repair and Rehabilitation	July 21st – Final technical specifications received from Tetra Tech
Girl Scout Lane (LS08) Odor Control Unit Replacement	• Construction of odor control unit foundation pad and site improvements tentatively scheduled for August 31st. • Installation of LS08 odor control unit TBD. Lead time for the equipment is approximately 6 months.

UTILITY CAPITAL PROJECTS	
Projects- Day to Day operations	**Status, as of July 31, 2026.**
Girl Scout Lane (LS08) Thompson Pump Replacement	• Installation Date TBD pending completion of LS08 odor control unit replacement.

UTILITY ADMINISTRATION	
Projects- Day to Day operations	**Status, as of July 31, 2026.**
Regulatory Reporting - FDEP	• July 1st – Q3 2026 disinfectant byproduct samples collected. • July 7th – June 2026 monthly operating report, TCR compliance bacteriological sample reports, and Q2 2026 disinfectant residual report submitted to DEP • Meter Box Replacement Project Boil Water Notices. Boil water notices were issued for the following locations to allow for meter box and meter replacement: o 12651 Gateway Boulevard – 7/21/26 o 12700 Westlinks Drive – 7/21/26 o 12769 Gateway Boulevard – 7/21/26 o 11831 Gateway Greens Drive – 7/23/26 o 13280 Griffin Drive – 7/28/26 o 12330 Westlinks Drive – 7/29/26 o 13241 Griffin Drive – 7/29/26
Regulatory Reporting - SFWMD	• July 7th – Q2 2026 quarterly reporting data submitted to SFWMD • July 31st – Q2 2026 wetland monitoring report and associated data submitted to SFWMD.
2026 Lead and Copper Sampling	• July 24th – Sample kits distributed to volunteers. • Returned sample bottles are planned to be submitted to the lab for testing on August 5th.
South Florida Water Management District Water Use Permit Renewal	• Renewal of water use permit in progress. The District has • July 10th – RAI letter received from SFWMD • July 17th – RAI response submitted to SFWMD by WSP
Mass notification system	• Termination notice provided to CodeRED/Crisis24 for emergency notification system. • System administrator will transition to Administration and Contract Management. • New contract with Everbridge for mass alerts notifications. • Management of mass notification system to be transferred to the Administration and Public Works department.

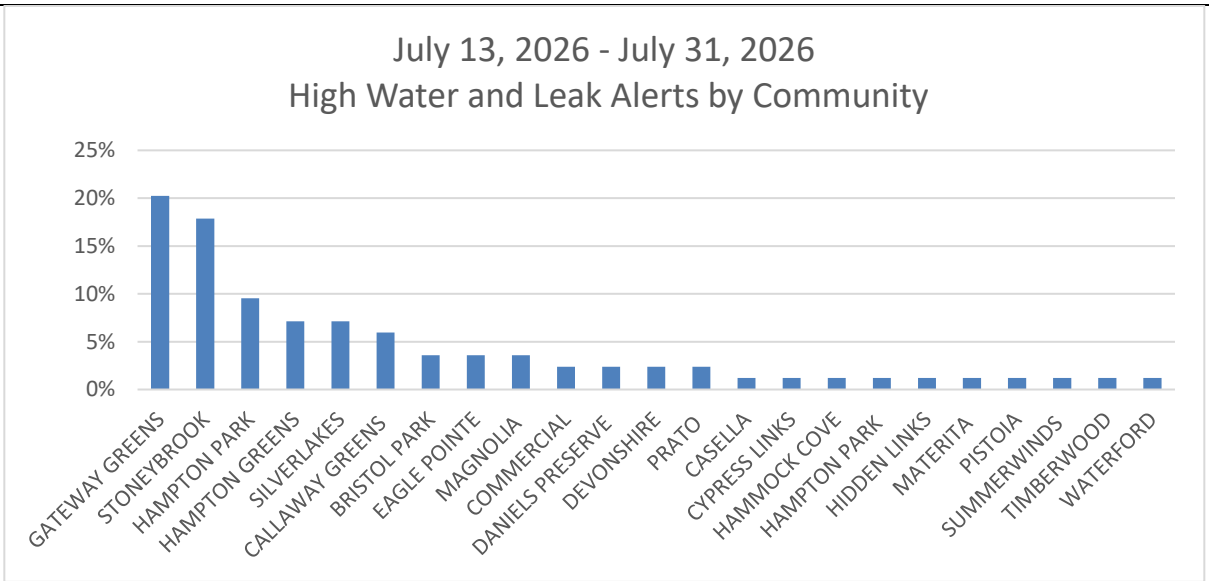
ODOR CONTROL COMPLAINTS	
Projects- Day to Day operations	**Status, as of July 31, 2026.**
Girl Scout Lane Master Lift Station (LS08)	• Upgrade in progress.

UTILITY BILLING CUSTOMER SERVICE	
Projects- Day to Day operations	**Status, as of July 31, 2026.**
Utility Billing Software	• Meter number is now reflected on online billing statements available to view on the customer portal. A copy may also be printed or email upon request. Customers can review the meter was changed and how much consumption reflects per meter. • Printed billing statements processed through a third-party printer, require additional programming and will not be available on printed/mailed bill statements until the November bill statement.
EyeONWater Customer monitoring application	• General email notifications sent per route upon completion of meter replacement. • An email all residential customers will be made in August. • 330 account holders have registered for EyeOnWater. • HOA/property manager guide will be created for multiple account sign up by September • Additional user guides to be created once Badger/Beacon training is completed. Projected by end of September.

Leak & High Water Notifications	During the last two weeks of July, the number of tasks issued for high-water usage and leaks increased significantly from 84 notices compared to the month of June with 40 notices issued.
	• More than 50% more high-water and leak tasks were issued in the final two weeks of July than during the entire month of June.
	• Customers were made aware of high-water usage since new meters installed; Prior to new meters installed, high usage would have been reflected 60 days later on the next billing statement.
	• This increase indicates a notable rise in notifications not previously received during old meter system.
	• New door tags were created to provide general information on the following:
	  • EyeONWater application.
	  • How to register for EyeOnWater.
	  • GSCDD notice is stated to be a courtesy, not guarantee.
	  • Meter findings upon site visit.

UTILITY BILLING CUSTOMER SERVICE

Projects- Day to Day operations	Status, as of July 31, 2026.



July 2026 Bill Cycle

- 6200 meters were replaced and data imported to the billing system
- Manual reads reduced from 5,000 manual reads to an estimated 1,200 while in transition of meter change outs.

Outstanding AR Balance

- **AR BALANCE AS OF 08/07/2026**.

Does not include negative balance/credit accounts.

ACCOUNT STATUS	CURRENT BALANCE	PR MONTH BALANCE
Payment Plans	$ 17,724.72	$ 27,692.32
Lien Accounts	$ 3,818.96	$ 4,525.71
Outstanding Accounts: Current charges, Late accounts	$ 116,710.40	$ 1,472.85
Final Bills, No Deposits	$ 748.58	$ 579.94
Total	**$ 139,002.61**	**$34,270.56**

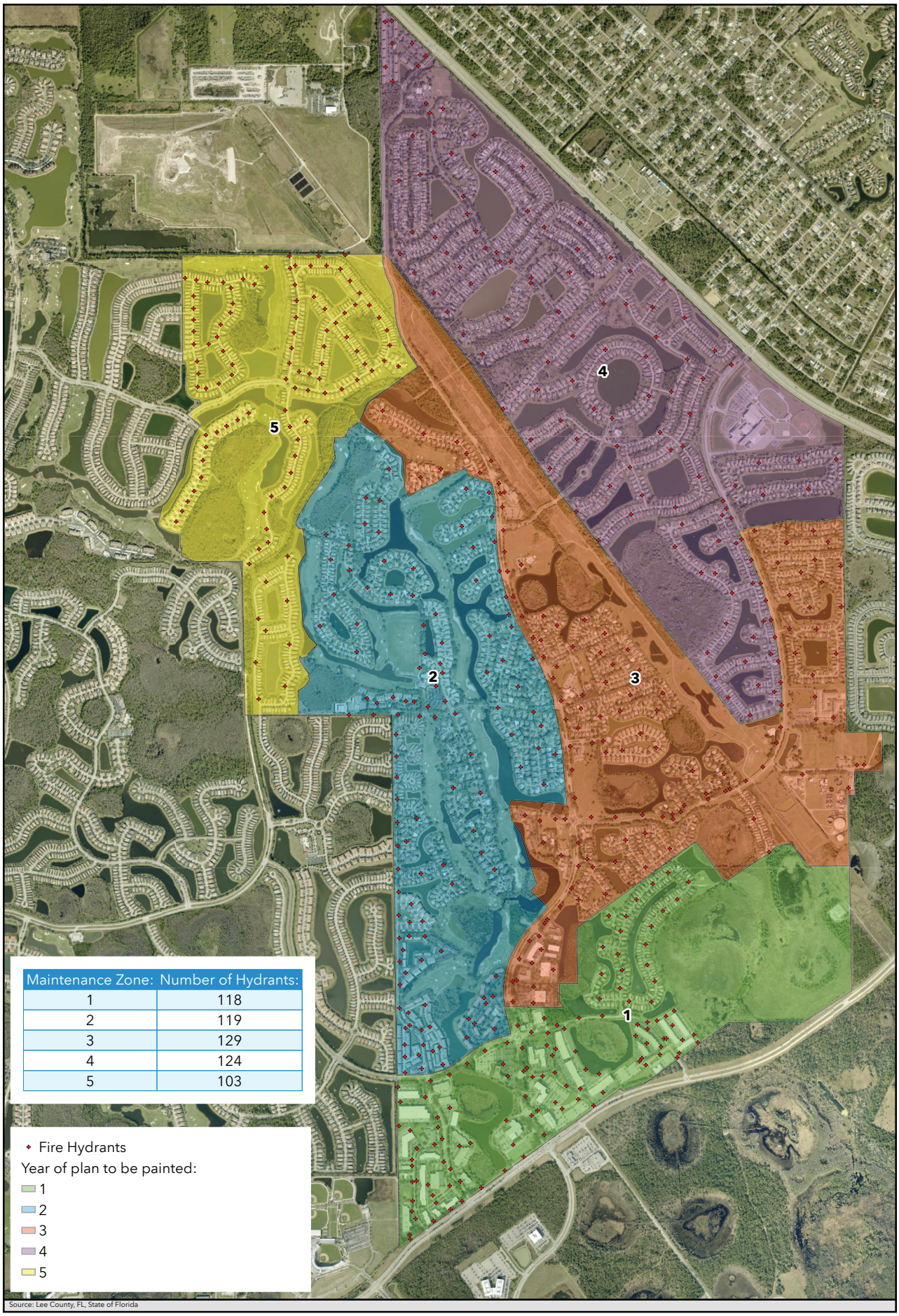
- **LIEN ACCOUNTS BALANCE OUTSTANDING:**

COMMUNITY	LIEN DETAIL	DATE FIELD	CURRENT BALANCE
Cypress Cay	Deceased/Abandoned	5/14/2024	$ 1,847.18
Daniels Preserve	No Response	12/31/2025	$ 891.15
Daniels Preserve	Bank Sold	5/12/2026	$ 327.47
Devonshire	No Response	6/30/2026	$ 387.90
Stoneybrook	No Response	6/30/2026	$ 365.26

UTILITY FIELD

Projects- Day to Day operations	Status, as of July 31, 2026.
Potable Water	Routine Maintenance.
Sewer	Routine Maintenance.

UTILITY FIELD	
Projects- Day to Day operations	**Status, as of July 31, 2026.**
Irrigation	Routine Maintenance.
Valve and Hydrant Exercising/Maintenance Program	All January valve inspections, Hydrants at 95%, Potable, Sewer and Irrigation Valves complete. February valve inspections, Potable at 93%, Hydrants at 79%, Sewer and irrigation valves complete. March valve inspections, Potable at 82%, Hydrants at 54%, Irrigation at 90%, and sewer complete. April valve inspection, Potable at 79%, Irrigation at 62%, Sewer at 25%, Hydrants at 92%.



Maintenance Zone:	Number of Hydrants:
1	118
2	119
3	129
4	124
5	103

Fire Hydrants

Year of plan to be painted:

- 1
- 2
- 3
- 4
- 5

Source: Lee County, FL, State of Florida

GATEWAY SERVICES CDD

CREATED BY:	Austin Minoli - Assistant Utilities Manager
COORDINATE SYSTEM:	Name: NAD 1983 2011 StatePlane Florida West FIPS 0902 Ft US
22" x 34" SCALE:	N/A
11" x 17" SCALE:	N/A

HYDRANT PAINTING

FIVE-YEAR PROGRAM

N

Y:\Austin_Minoli\000 ArcGIS Projects\Hydrant Painting Plan\Hydrant Painting Plan.aprx
Hydrant Plan Layout

7/13/2026 2:20 PM
austinm

Irrigation System Report

Month:	July
Year:	2026
Permit Number:	36-00688-W

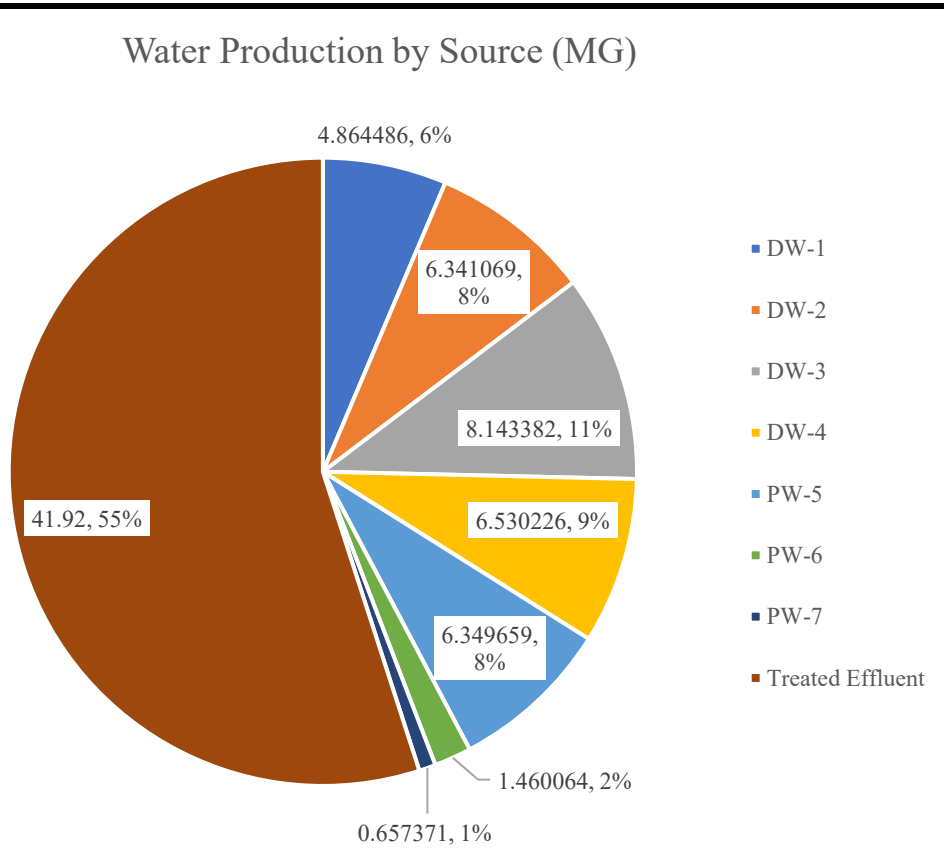
GATEWAY SERVICES CDD

Irrigation System Flows:

Well Number	Measured Flow (MG)
DW-1	4.86
DW-2	6.34
DW-3	8.14
DW-4	6.53
PW-5	6.35
PW-6	1.46
PW-7	0.66
PW-8	Not in Use
WT-1	Not in Use
WT-2	Not in Use
WT-3	Not in Use
WT-4	Not in Use
WT-5	Not in Use
24 in Meter	76.27

Irrigation Water By Source:

Water Source	Volume Produced (MG)
Water Table Aquifer	0.00
Sanstone Aquifer	32.23
Lower Hawthorne Aquifer	2.12
Treated Effluent from LCU	41.92
Distribution System Flow (MG)	**76.27**



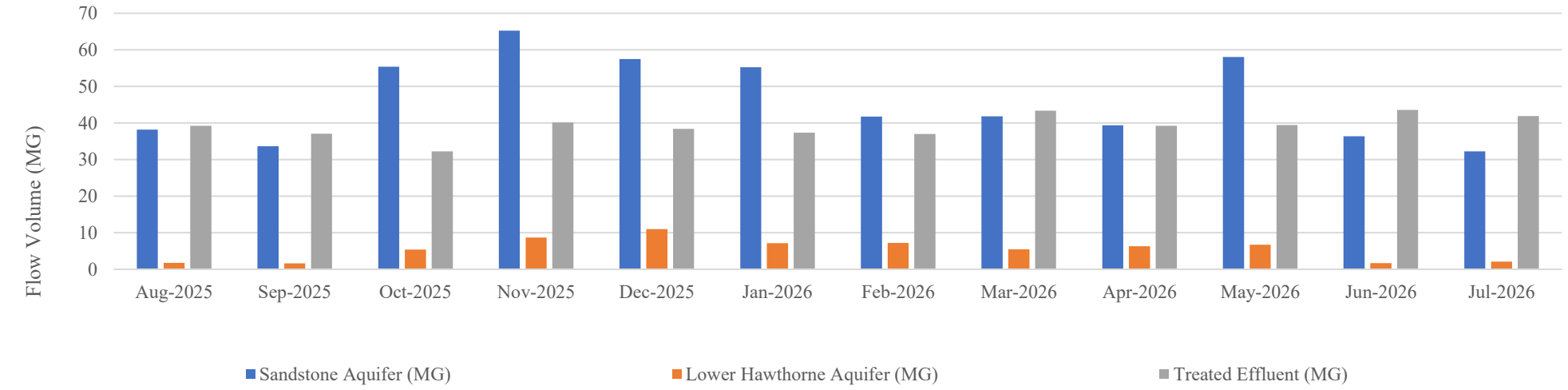
Prepared by:
Austin Minoli
Assistant Utilities Manager

Irrigation System Report

Month:	July
Year:	2026
Permit Number:	36-00688-W

GATEWAY SERVICES CDD

Irrigation System Flow - Past 12 Months by Source:



Month	Sandstone Aquifer (MG)	Lower Hawthorne Aquifer (MG)	Treated Effluent (MG)	Total Out (MG)
Aug-2025	38.19	1.72	39.22	79.12
Sep-2025	33.609	1.59	37.06	72.24
Oct-2025	55.36	5.39	32.27	93.01
Nov-2025	65.23	8.65	40.15	114.03
Dec-2025	57.45	10.98	38.42	106.85
Jan-2026	55.24	7.1	37.32	99.69
Feb-2026	41.78	7.21	36.98	85.98
Mar-2026	41.83	5.48	43.33	90.63
Apr-2026	39.34	6.33	39.25	84.92
May-2026	58.07	6.72	39.44	104.23
Jun-2026	36.36	1.68	43.57	81.61
Jul-2026	32.22	2.12	41.92	76.27

Prepared by:
Austin Minoli
Assistant Utilities Manager

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
PUBLIC WORKS DEPARTMENT
13240 Griffin Drive, Fort Myers, FL 33913
PHONE: (239) 561-1313 FAX: (239) 561-1350

MEMORANDUM

Date: August 13, 2026
To: Board of Supervisors
Through: Chelsea O'Riley, District Manager
From: Paul Flores, Public Works Director
Re: Monthly Public Works Report - July 2026

Public Works Projects Underway

Title	Description	Status
Pond Standards Manual	Consolidation between Pelican Preserve and Gateway Services Pond Standards	The Ponds Subcommittee has approved the updated Pond Standards, and is being presented to PPAC on September 10th, then proceeding to the Board of Supervisors on October 1st for final adoption.
Pelican Preserve Blvd Mill & Resurfacing/Bike Lane Project/Restriping of Community Roads	Mill and resurface Pelican Preserve Blvd, from Treeline Ave to the 4-way stop at Veneto. Implement the Bike Lane Design by FTE and restriping of road markings throughout Pelican Preserve.	The curb and gutter replacement took place on July 8th. The milling and resurfacing commenced on July 27th. Asphalt work was completed by July 31st. Temporary striping of road markings commenced, and permanent striping should occur in August. All work should be completed in August.
CCTV Stormwater Drainage Project	CCTV stormwater inspection uses a remote-controlled camera to view the inside of underground pipes, allowing crews to identify blockages, cracks, and other damage without digging. This helps with accurate maintenance, mapping, and targeted repairs.	Substantial completion was achieved on August 6th for Phase 1. All CCTV videos are being inspected, and closeout of Phase I should be completed in August; a meeting will be held with APS to discuss Phase II, which will take place on September 22nd.
Landscape & Irrigation Design Project	Gateway Services CDD is upgrading its irrigation system and adding landscaping along District roads and common areas. The goal is to use water more efficiently, make maintenance easier, and give the District a more consistent and attractive appearance.	90% Landscaping Plans are being reviewed once more, and input is being sought before finalizing. The next milestone is to get 100% plans for Landscaping and Irrigation Plans and seek permitting for bidding for construction.

Premier Parking – Paid Parking at District's Facilities	Paid parking at Gateway Services Facilities.	Premier Parking will install signage for non-resident parking at the Sherman Soccer Complex and Fun Park. Residents must register with the District for free parking. Implementation begins September 1, 2026.
Parks and Recreation: CivicRec Software Implementation	CivicRec is a recreation management platform for registrations, reservations, and payments. It helps streamline operations and improve resident access to programs and facilities.	The implementation of CivicRec will commence the ability for League play in August in anticipation of the Fall Leagues at the Sherman Soccer complex. Additional features will allow the facilities at the Commons to be reserved for future programs.
Projects Look-Ahead: • Gateway Administration Building – Under Construction • PW Storage Building – Pending Permit Issuance. • Soccer Complex Parking Lot Extension – Pending Permit Issuance. • Treeline Sidewalk – Design is still under review. • Griffin Sidewalk – 100% Plans will be submitted to Lee County for permitting.		
Projects Completed: N/A		

Board Follow-ups:

Winterfest 2026 Venue Review
Staff has reviewed the differences between hosting Winterfest at the Sherman Soccer Complex and Commons Park.

- **Advantages of Sherman Soccer Complex**
    - Enhanced safety and security with a fully fenced facility.
    - Greater parking capacity, including overflow parking options.
    - Established lighting for both event and parking areas.
    - Existing electrical infrastructure to support event operations.
    - Well-maintained and level grounds suitable for large crowds.
    - ADA-accessible facilities and amenities.
    - Adequate space for rides, vendors, entertainment, and event activities.
- **Considerations for Commons Park**
    - Limited parking capacity and no designated overflow parking.
    - Additional lighting and generator rentals may be required.
    - Electrical availability and infrastructure remain uncertain.
    - Smaller event footprint may limit vendors and activities.
    - Additional site preparation may be necessary.
    - Accessibility and operational logistics require further evaluation.

- **Next Steps**
    - Staff is continuing to evaluate all available options, operational requirements, and potential impacts associated with each venue.
    - A final recommendation will be provided once all alternatives have been thoroughly reviewed, and every viable option has been fully considered.

Lakes Bobbers:

Staff has obtained quotes, and our current aerator vendor has proposed a cost of $105 per bobber, which includes both the bobber and installation labor.

Status of Fountain along Daniels Pkwy:

It was discovered that on June 17, 2019, Vertex Water Features, Inc. was retained to remove and discard the fountain at the Daniels Entrance. Staff is currently seeking quotes from vendors for the cost of purchasing and installing a fountain at Lake 114 located at the Commons Park. This item will be brought back to the Board for consideration and direction.

Public Works Maintenance (PWM): July 2026

Title	Description	Status
Gateway Parks	Standard Park Maintenance	PWM continues standard maintenance on Parks and Equipment.
Gateway Parks	Soccer Field Maintenance. Removing dew from ball field grass prevents fungal diseases, reduces turf damage and ensures safe playing conditions. Main Reasons Disease Prevention: Dew droplets capture fungal spores and give them moisture to germinate. Removing dew stops diseases like dollar spots and brown patch from spreading. Reduces Turf Damage: Wet grass blades stick together and bend easily under foot traffic or mowers, leading to torn grass and wheel ruts. Improves Mowing Quality: Cutting wet grass results in an uneven cut and clumps of clippings that can smother the turf. Better Traction: Removing excess surface moisture improves footing for athletes, reducing slips and slides during play.	PWM continues aiding Parks Field Maintenance by constructing a field drag.
Gateway Monuments	Gateway/Daniels	PWM has completed repairing and painting the monuments. The new logos have been installed.
Linear Park	The tractor has also been used for rock loading for Lake Bank restoration, roadway drainage improvements, and overhead sign installation and repair. Mainscape contract was descoped to remove this portion of annual bush hog work, net savings per year ~$35K	PWM continues to bush hog Tract 17B, Sections 3 and 4. Sidewalk edge vegetation is also being cut back to remove sidewalk encroachment.
Linear Park	Extreme Demolition & Land Clearing	PWM and Extreme Demolition has completed removal of abandoned RCP and Drain Boxes
All Weirs	Service and Repair	PWM is scheduled to service all five weirs and Pond #38.
Gateway/Griffin Fountain	PWM continues to maintain the fountain.	PWM is currently servicing the fountain twice a week.

Gateway Commons Pool	Back yard sod removal	PWM has completed installing new patio pavers along the new pool deck above the French drain
Gateway Sign Replacement Program	PWM has taken possession of the repair and replacement of street signs on Gateway-owned roads.	PWM continues its MUTCD-compliant sign repair and replacement program.
Lee County RFA	Monthly inspections of Gateway Blvd and Griffin Dr.	Gateway and Griffin pothole issues reported to LCDOT. LCDOT continues to be active on Gateway roadways.
Pelican Preserve	Conservation Area Maintenance	PWM continues weekly maintenance of cleaning and repairing the boardwalk and pathway bridges. PWM has solicited for widespread repairs to the bridge/boardwalk handrails Only two of six requests have responded.
Pelican Preserve	Pelican MUTCD Compliance Program	PWM has acquired all needed signs, sign frames and posts, and has started installation of all acquired materials for complete MUTCD compliance.
Gateway Stormwater System	Cleaning	PWM continues cleaning the Gateway Stormwater system
Gateway Stormwater System	Repair	PWM continues repairing the Gateway Stormwater system
Gateway Stormwater	Lakeside Point Stone Repair	PWM is reworking washed areas on various pond banks.
Recruiting		PWM is fully staffed

Stormwater/Ponds/Environmental: July 2026

Title	Description	Status
Aerator Maintenance and Repairs	Routine inspection, cleaning, servicing, and fixing pond aeration systems to ensure proper oxygen circulation, improve water quality, and keep equipment functioning effectively.	Lakes 125/128 system breakers have been tripping more often recently. Vendor will troubleshoot. Lake 140 system needs a new compressor. Vendor will be out to replace. Pond 59 continues to have electrical problems and requires FPL to address low voltage to the meter.
Conservation Areas	Under the maintenance agreement with Crosscreek Environmental, all conservation areas are maintained in accordance with ERP compliance requirements**.**	<u>Treatments Completed This Month:</u> CA 31, 40, 41, 42, 43, 49, and 55 were treated this month for exotic and nuisance vegetation. Due to the nesting season ending in May, CA44 was treated this month as well. <u>Notable Items:</u> CA28 was inspected this month by district staff for maintenance/compliance issues for board discussion.
Data Loggers	Electronic devices that automatically record water levels and flow at stormwater ponds and weirs to support monitoring, maintenance, and reporting.	All systems are functioning
Community-Wide Pond Inspections	Under the maintenance agreement with Mettauer Environmental, all ponds were visually inspected for vegetation maintenance needs by stormwater staff and the contractor.	Lakes being addressed Surface algae and submerged vegetation were treated this month in lakes 58, 61, 62, 66, 68, 70, 71, 73, 82, 84, 87, 89, 95, 101, 102, 112, 113, 114, and 116. Shoreline weeds were targeted this month in lakes 65, 67, 69, 79, 81, 82, 86, 88, 90, 91, 93, 98, 99, 103, 104, 106, 107, 110, 118, 119, 121, 122, 123, 124, 125, 126, 127 and Flowways 2, 3, & 4 All ponds were inspected this month.
Littoral Removal	Property owners whose land borders a pond with no governmental littoral requirement may request littoral removal behind their property up to twice per calendar year. GSCDD staff will conduct an on-site inspection and issue a decision letter within 30 days of the request. Approval requires no significant water quality issues and no washouts or erosion within 10 feet of the removal area. All approved removals will be performed by the GSCDD contractor.	Two Littoral removal requests were reviewed and approved this month.
Alligator Reports	Trapping Requests	None reported.

Pond Bank Point Repairs	Lake banks with displaced rock, exposed Turf Reinforcement Mat (TRM) or washouts will be repaired and stabilized to restore proper bank protection.	No repairs were made this month.
Encroachment Request	To encroach into an easement or property area, property owners must complete an Easement Use Agreement (EUA) and receive approval from the Board of Supervisors (BOS).	N/A
Miscellaneous	Fish stocking was completed this month in Pond 102. The pond was stocked with Bluegill, Redear Sunfish, and Largemouth Bass.	

Water Quality

	Average Range/Limits
Fecal MMO-MUG (MPN/L)	410 cfu/L (=MPN/L)
Nitrogen, Nitrate + Nitrite (mg/L)	0.005 - 0.100
TKN (Kjeldahl) (mg/L)	1.0 - 2.0
Total Nitrogen	1.54 mg/L
Total Phosphorus	0.050 - 0.116mg/L
Chlorophyll A	5-40
Hardness	ND
BOD (Biological Oxygen Demand)	30mg/L
Total Suspended Solids (TSS)	100mg/L
DO (Dissolved Oxygen)	4 - 15 mg/L
Ph	7.5-8.5
Temperature (°C)	N/A

Per GSCDD Pond Standards, Pond health will be based on the Trophic State Index (TSI) and other chemical readings. TSI testing is based on the concentration of total nitrogen, total phosphorus, and chlorophyll A in a body of water. A TSI reading of less than 70 will be acceptable for water quality. Calculations for TSI are based upon the following equation:

TSI (Chlorophyll-a): $TSI_{Chl} = 9.81 \times \ln(Chl) + 30.6$

TSI (Total Phosphorus): $TSI_{TP} = 14.42 \times ln(TP \times 1000) + 4.15$

TSI (Total Nitrogen): $TSI_{TN} = 54.45 + 14.43 \times ln(TN)$

(TSI (Total Nitrogen)+ TSI (Total Phosphorus)+ TSI (Chlorophyll-a)) / 3 = **Overall TSI**

Carlson, R. E. (1977). *A trophic state index for lakes.* Limnology and Oceanography, 22(2), 361–369. https://doi.org/10.4319/lo.1977.22.2.0361
Kratzer, C. R., & Brezonik, P. L. (1981). *A Carlson-type trophic state index for nitrogen in Florida lakes.* Water Resources Bulletin, 17(4), 713–715. https://doi.org/10.1111/j.1752-1688.1981.tb01288.x

Basin 1	May	June	July
Fecal MMO-MUG (MPN/L)	88.2	63.1	Data Unavailable
Nitrogen, Nitrate + Nitrite (mg/L)	ND	.10	To be Published Next
TKN (Kjeldahl) (mg/L)	ND	.57	Month

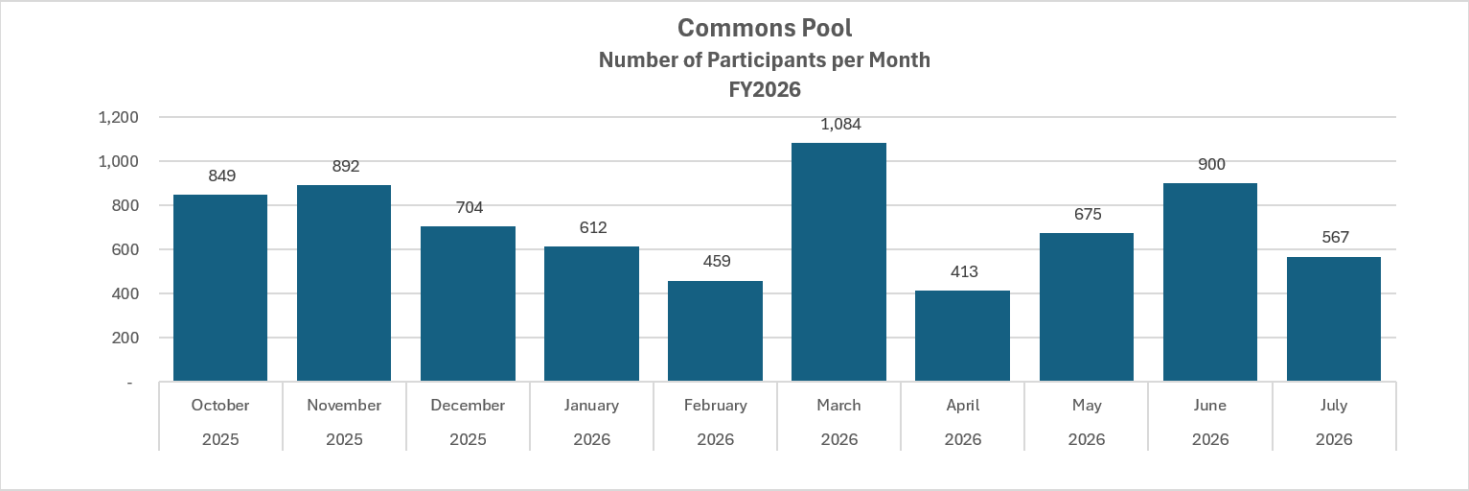
Total Nitrogen (mg/L)	ND	.67	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	16	9.79	
Hardness (mg/L CaCO3)	240	220	
Biological Oxygen Demand (mg/L)	4.00	4.00	
Total Suspended Solids (TSS)	8.4	6.1	
DO (Dissolved Oxygen)	3.95	5.94	
pH	8.28	7.64	
Temperature (°C)	28.5	27.3	
Turbidity (NTUs)	1.91	.49	
TSI	**33.0**	**46.3**	
Basin 2	**May**	**June**	**July**
Fecal MMO-MUG (MPN/L)	26.9	12.1	Data Unavailable
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	To be Published Next
TKN (Kjeldahl) (mg/L)	ND	0.43	Month
Total Nitrogen (mg/L)	ND	.47	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	14.2	5.34	
Hardness (mg/L CaCO3)	200	140	
Biological Oxygen Demand (mg/L)	4.00	4.00	
Total Suspended Solids (TSS)	6.1	2.9	
DO (Dissolved Oxygen)	3.94	5.34	
pH	8.27	8.3	
Temperature (°C)	31	27.8	
Turbidity (NTUs)	2.01	1.01	
TSI	**32.6**	**42.6**	
Basin 3	**May**	**June**	
Fecal MMO-MUG (MPN/L)	8.4	22.8	Data Unavailable
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	To be Published Next
TKN (Kjeldahl) (mg/L)	ND	.60	Month
Total Nitrogen (mg/L)	0.15	.60	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	7.12	6.23	
Hardness (mg/L CaCO3)	110	120	
Biological Oxygen Demand (mg/L)	4.00	4.00	
Total Suspended Solids (TSS)	4.7	2.8	
DO (Dissolved Oxygen)	5.08	5.9	
pH	8.81	8.45	
Temperature (°C)	31.7	28.2	
Turbidity (NTUs)	2.4	1.21	
TSI	**38.1**	**44.3**	

Basin 4	**May**	**June**	**July**
Fecal MMO-MUG (MPN/L)	119	52	Data Unavailable
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	To be Published Next
TKN (Kjeldahl) (mg/L)	ND	0.72	Month
Total Nitrogen (mg/L)	ND	0.73	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	32	12.5	
Hardness (mg/L CaCO3)	150	130	
Biological Oxygen Demand (mg/L)	4.00	5.00	
Total Suspended Solids (TSS)	10	5.4	
DO (Dissolved Oxygen)	4.92	5.67	
pH	8.74	8.81	
Temperature (°C)	31.2	28.5	
Turbidity (NTUs)	3.01	1.14	
TSI	**35.2**	**47.5**	
Basin 5	**May**	**June**	**July**
Fecal MMO-MUG (MPN/L)	517	30.5	Data Unavailable
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	To be Published Next
TKN (Kjeldahl) (mg/L)	ND	0.63	Month
Total Nitrogen (mg/L)	0.33	0.63	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	29.4	10.7	
Hardness (mg/L CaCO3)	110	86	
Biological Oxygen Demand (mg/L)	5.00	5.00	
Total Suspended Solids (TSS)	10.3	5.7	
DO (Dissolved Oxygen)	5.29	5.8	
pH	8.77	9.11	
Temperature (°C)	33.3	27.8	
Turbidity (NTUs)	2.04	.84	
TSI	**46.5**	**46.3**	

Parks and Recreation: July 2026

Title	Description	Status
Gateway Pool	Blue Paint pool door inside office	
	Little Library	Taken down from the wall of the pool. Completed
	Pumphouse Main Fuse	Bentley Electric replaced the main fuse at the pumphouse. Completed
	Superior Surfacing repaired a few areas at the pool with Grout added	Completed
	Reorganize and clean pump house; items off the floor	Completed
	All cones and other items are stored behind the pump house. Take back any PW cones to PW. Store old hoses if still good. Otherwise, throw away old stuff.	In Process
	Lounge chairs (18) throughout the pool deck are in for repair	In process
Soccer Complex	Ordered and received 3 soccer goals to replace 3 damaged goals for the Fall 2026 season. Waiting on PW maintenance to construct.	Completed
	Girl Scout Troop 00651 built and donated a lil' library next to the playground.	Completed
	Park Attendant/PW Maintenance/Landscape teams are working on general shutdown maintenance of the Soccer Complex and Pool.	In process
	Soccer Garbage Cans – take all trash bags out of cans throughout the whole complex EXCEPT for the playground, West pavilion, and Field 1.	Completed
	Pull all the trash can lids and pressure clean them. Start with Field 1 first. 2,3,4,5	Completed.
	Check and zip-tie any signage that is falling down.	Completed

	Disinfect and lightly pressure clean floor tile in all 4 restrooms at Soccer Complex.	Completed
Soccer Complex Cont'd	Pressure clean sidewalks; started around restroom/concession stand Pressure clean pavilions	Completed
	Clean janitorial carts and stock up at janitorial closets at both the pool and soccer.	Completed
	Sweep out the Electrical room at Soccer.	Completed
	Pressure clean playground and roof	Completed
	Sweep out Storage rooms at soccer (Flag B and Soccer storage)	Completed
	Put new nets on soccer goals	In process
	Assist Angelo to dismantle old soccer goals.	Completed
Park Attendants	Complete CPR and First Aide training	Completed
Recruiting		Parks = fully staffed P/T attendants; recruiting and interviewing for Program Coordinator
Attendance at Pool		567



Landscape & Irrigation July 2026:

Title	Description	Status
CONTRACTS:		
Annual Mulching ITQ-26-3-PW	N/A	N/A
Annual Palm Tree Trimming ITQ-26-2-PW	N/A	N/A.
Christmas Decorations SPA (Outdoor Necessities)	N/A	N/A
Mainscape's Services Contract	Mowing has changed to weekly as of 4/6 and will remain that way until November 2026.	Next shrub trimming is scheduled for November. Next round of annuals has been planted and are doing well.
	Submitted a CSR to fill planters at linear park with drought tolerant Florida Friendly plants.	Completed
	Submitted CSR to fill berm on Gateway Blvd across from service entrance to Pelican.	Completed.
	Submitted a CSR to remove and replace all Coco plums on Griffin Drive that did not survive the cold snap.	Completed.
	Submitted a CSR to fill in all gaps in the shrubs and plant beds on the east side of Gateway Blvd to 7-11.	Approved in scheduling.
	Submitted a CSR to fill in the Coco Plum shrub line as you pull into the entrance of the large parking lot.	Completed.
	Submitted a CSR for the	Completed.

	planting of five trees on the lakebed on the east side of Gateway Blvd near Denny Grimes' office.	
	Submitted a CSR to add a shrub/plant bed in the median Gateway Blvd in front of the Deli plaza.	Waiting for the proposal.
	Submitted a PO request to install irrigation drip lines at both the north and south monuments at Towne Lakes.	Completed.
	Submitted a request to remove and replace Cabbage Palm in the median across from Skinny Dog's on Gateway Blvd that was hit by a SUV.	Scheduled for August 5th.
	Submitted a CSR to have two dead trees removed on Gateway Blvd near Pelican service entrance	Completed.
	Submitted a request to grind down roots and remove roots that are a tripping hazard and intruding on the playing surface of field two.	Completed.
	Submitted PO to have flow-way four trimmed back and sodded over.	Completed.
	Current Landscape Conditions	Gateway rainfall total for July was 6.54 inches.
	Current Dog Park Conditions	The sod remains in fair condition. Overall, the Park is in fair condition. Park will be mowed weekly until November at a height of 4.00 inches. Fire ants are treated bi-weekly with pet-friendly chemicals. Weeds are treated as needed with pet-friendly chemicals.

	Seasonal Annuals Conditions:	Annuals were planted in early May and are doing well.
JSM Services Contract	All services are performed as detailed in the contract.	
	Current Field Conditions	The SSC is closed until September 7th for annual maintenance.
	Submitted a PO request to have the area around the trees where roots were trimmed and grinded to be sodded over.	Approved and in scheduling.
Proposals		
Ameriscape's Services Contract	All services that the district is responsible for are being performed as detailed in the contract.	N/A
Miscellaneous Proposals and Activities		

Public Works Maintenance Photos

Standard Park Maintenance



Pool Restroom Benches Removed



Little Free Library installed

Soccer Field Maintenance



Field Drag Construction



Field Drag Operation

Gateway/Daniels Monument



Logo Installation



Logo Installed

Linear Park



Extreme Demolition RCP Removal



Extreme Demolition RCP Removal

Gateway Commons Pool



Patio Paver Installation



Patio Paver Installation

Pelican Conservation Area



Boardwalk Maintenance



Boardwalk Maintenance

Pelican MUTCD Compliance



MUTCD Sign Installation



MUTCD Sign Installation

Gateway Stormwater System


Storm Grate Cleaning


Storm Grate Cleaning – Hampton Park

Gateway Stormwater System



Stormwater Inlet Box (Damaged - Before)



Stormwater Inlet Box (Repaired - After)

Gateway Stormwater System



Lakeside Point Stone Repair



Lakeside Point Stone Repair

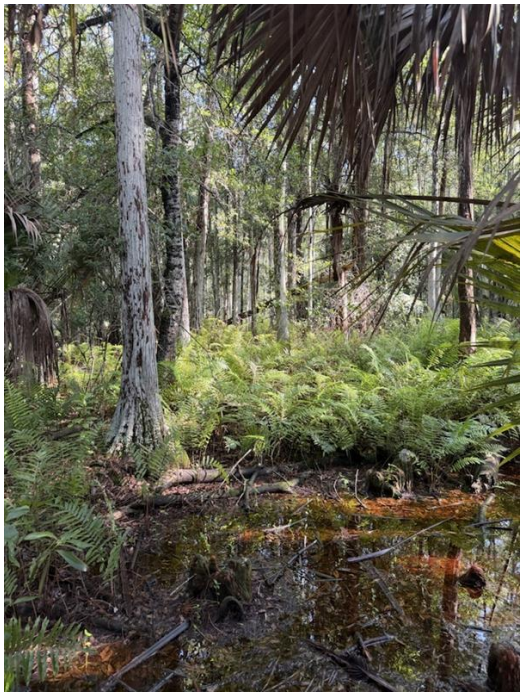
Stormwater Photos



Old Cypress Tree



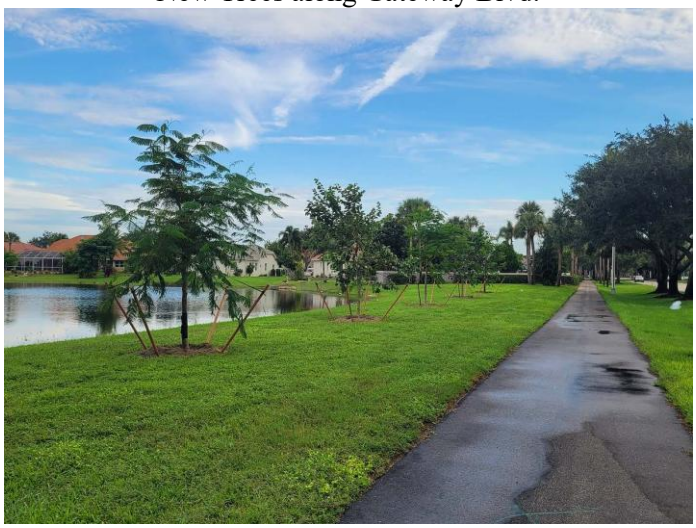
Hidden Beauty within
Gateway's Conservation Areas



Cypress Trees and Ferns

Landscape Photos

New Trees along Gateway Blvd.





Coco Plums Griffin Drive

New Plantings Gateway Blvd Berm





Flow way Four Clean-up





Planters Linear Park







Mainscape Monthly Report

GATEWAY SERVICES CDD

Ops Mgr: AGUILAR, MAURICIO ANDRES **Irrigation Mgr:** RIVERA, JUAN

Account Executive: BODNAR, SANDRA **Start Date:** 7/1/2026 **End Date:** 7/31/2026 **Total CSRs:** 7

CSR ID	Created Date	Caller Name	Status	Category	Priority	Due Date	Reason Code	Accountable
Overdue								
609859	6/17/2026	Angelo Losardo	Overdue	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:							
	Description:	Gateway Blvd median in front of Towne Lakes - Please prepare a proposal to add a shrub/plant bed in the median on Gateway Blvd in front of the Deli plaza. The median is the middle median on Gateway Blvd.						
	Action:							
	other actions:							
611987	7/15/2026	Angelo Losardo	Overdue	None	Medium	7/23/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:							
	Description:	all sod in the median and surrounding areas near 7/11 on Griffin Drive- "Please provide a proposal to repair and replace all sod in the median and surrounding areas near 7/11 on Griffin Dr, that resulted from the road damage."						
	Action:							
	other actions:							
Resolved								
608076	5/29/2026	Angelo Losardo	Resolved	None	Medium	6/8/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:	7/5/2026						
	Description:	Griffin Drive hairpin - Please prepare a proposal to repair damaged sod on Griffin on BOTH sides of the hairpin turn. Please price out with Palmetto sod.						
	Action:	Status Changed - Overdue >> ResolvedThe request has been postponed for now.						
	other actions:							
608078	5/29/2026	Angelo Losardo	Resolved	None	Medium	6/8/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:	7/5/2026						
	Description:	Gateway Blvd - Please prepare a proposal to replace all dead sod on Gateway Blvd. from State Road 82 to the Pelican access road, price out using Palmetto sod.						
	Action:	Status Changed - Overdue >> ResolvedI spoke with Angelo about this request and it has been postponed.						
	other actions:							
608551	6/3/2026	Angelo Losardo	Resolved	None	Medium	6/11/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:	7/5/2026						
	Description:	Planters linear park- "Please prepare a proposal to fill all planters at the linear park with drought tolerant Florida Friendly plants."						

Action: Status Changed - Overdue >> ResolvedThe proposal has been submitted.

other actions:

609853	6/17/2026	Angelo Losardo	Resolved	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created: 7/5/2026

Description: Gateway Blvd east side from Daniels Parkway to 7-11 - Please prepare a proposal to fill in all gaps in the shrubs and plant beds on the east side of Gateway Blvd to 7-11.

Action: Status Changed - Overdue >> ResolvedThe proposal has been submitted.

other actions:

609856	6/17/2026	Angelo Losardo	Resolved	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created: 7/5/2026

Description: Gateway Blvd near the lake bed west side - Please submit a proposal for the planting of five trees on the lake bed on the east side of Gateway Blvd near Denny Grimes' office.

If possible prove two or three options.

Action: Status Changed - Overdue >> ResolvedThe proposal has been submitted.

other actions:

Americscape Monthly Report

Monthly Service Summary

Community: Pelican GSCDD

Month: July 2026

Service	Planned	Actual	Dates	Notes
Mowing	5	5	7,14,21,28th	-
Hard Edging (Hard Surfaces)	2	2	7th and 21st	-
Soft Edging (Plant Beds)	3	3	14th and 28th	-
Irrigation Inspection	1	1	1-3rd	-
Pest Control/Fertilization: Lawns	0	0	-	-
Pest Control/Fertilization: Ornamentals	0	0	-	-
Root Drench	0	0	-	-
Trimming	1	1	6-9th, 13-16th , and 20-23rd	-
Walk Through	0	0	-	-
Weed Control: Lawns	0	0	-	-
Weed Control: Plant Beds	1	1	1st	-

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 12.B**

FPL Project Update

1. **Requested Motion**: **Meeting Date**: August 20, 2026

2. **Agenda**: DISTRICT MANAGER ITEMS

3. **Requirement/Purpose**: Administrative Agenda Items

4. **Submitter of Information**: Georgia Johnson

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5. **Background**:

- Scheduled meeting with Hampton Park FPL Committee Representatives.
- Still have not received confirmation from FPL for Consent Agreement
- Consulted with Surveyor on questionable area between Hampton Park and GSCDD Property Line

Attachments:

1. Draft FPL letter.pdf

GATEWAY
SERVICES CDD

August 13, 2026

Cameron Crenshaw
Florida Power & Light Company
Corporate Real Estate Manager
Western Region
Attn: Transmission Right-of-Way Management

RE: Request for Transmission Tower Information, Visual Design Plan, Easement Survey, and Vegetation Management Coordination

Dear Cameron:

The Gateway Services Community Development District requests additional information regarding the proposed transmission infrastructure improvements and associated vegetation management activities within the FPL easement located in Gateway. This information is needed so the District can evaluate the proposed work, understand its potential community impacts, and coordinate with affected stakeholders.

1. Proposed Transmission Tower and Easement Information

- New transmission tower dimensions and specifications;
- Proposed tower locations;
- A current easement survey and associated plans depicting the easement boundaries and proposed tower locations; and
- A copy of FPL's visual design plan, including available renderings, simulations, or other materials illustrating the anticipated appearance of the proposed transmission facilities within the project area.

2. Vegetation Management Within the FPL Easement

The District requests that trimming and pruning within the Gateway FPL easement be limited to only what is necessary to comply with applicable North American Electric Reliability Corporation (NERC) standards. Vegetation management should preserve existing tree heights, canopy coverage, and vegetation to the maximum extent possible. The District understands the minimum vegetation clearance distance for a 500 kV line to be seven (7) feet and requests that FPL use selective, targeted trimming and pruning to maintain the required clearance while minimizing impacts to existing vegetation.

3. No Clear Cutting

The District requests that no clear cutting occur within the easement. Vegetation management should use selective trimming and pruning methods designed to preserve mature trees, native vegetation, and the existing character of the Gateway community to the greatest extent possible while meeting applicable safety and reliability requirements.

Please provide the requested information and an opportunity for the District to review and discuss the proposed tower design, locations, easement limits, visual design plan, and vegetation management approach before any significant vegetation removal begins. We appreciate FPL's cooperation and look forward to coordinating on a solution that protects system reliability while preserving the community's existing landscape.

Sincerely,

Chelsea O'Riley, MPA, CFM, CDM
District Manager

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 13.A**

District Attorney Project List Update

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Review and provide direction or reprioritize task list.

Why the action is necessary:

Provide an update.

2. **Agenda**: DISTRICT ATTORNEY ITEMS

3. **Requirement/Purpose**: Informational Items

4. **Submitter of Information**: Georgia Johnson

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5. **Background**:

N/A

Attachments:

1. AUGUST 2026.pdf

Financial Impact:

None

6. **Alternative Action**:

None

JULY 2026 STATUS OF SOME DISTRICT COUNSEL PROJECTS AND TASKS				
Task Name	**Woodward, Pires & Lombardo, P.A. Activities**	**Current Status**	**Authorization Date**	**Anticipated Completion Date**
LCU/Lee County Wastewater rates	retrieved/reviewed agreement as to District options	conversations with District Manger as to options in current agreement(s)		**TBD based upon further conversation between GSCDD and LCU management/staff**
O.A.K. Demand Letter	prepare letter re: delays & liquidated damages	worked with staff and prepared letter for District Manager; reviewed response from O.A.K.		**finalized and letter sent by District Manager 8.4.26; O.A.K. responded 8.11.26; awaiting direction**
ATLANTIC PIPE SERVICES CONTRACT MATTERS	Review, consult and advise regarding change order issues and vendor assertions as to plans and site matters	Prepared notice letters to vendor and Surety for District Manger signature; participated in conferences to discuss status/approach and change order		**Ongoing. In progress with GSCDD staff.**
Cayo Pelon	draft bond deferral agreement	in progress		**8.18.26**
Temporary Construction Easement for The Club at Gateway	prepare TCE for restoration work	drafted and awaiting exhibits		**draft completed 8.4.26**
Amended and Restated Bond deferral, North Haven	prepare document to further extend bond posting date	drafted Amended and Restated agreement		**draft completed 8.3.26**
DANIELS PARKWAY APARTMENTS UTILITY ISSUES; IRRIGATION LINE EXTENSION	Easement documents preparation	Reviewed/revised exhibits for temporary access/construction easement (TCE) for subsurface installation of irrigation line; preparing ingress/egress easements	September, 2024	**finalized TCE and form of exhibits for TCE; received comments; replied to developer, finalize by ~~7.13.26~~ 8.18.26**
Force Main and Irrigation Main Redundancy Project SRF Loan	REVIEW NECESSARY DOCUMENTS FOR BORROWING	DOCUMENTS COMPLETED		**WORKING WITH BOND COUNSEL AND DISTRICT TEAM AS NEEDED**
SANTA LUZ DRAINS/EROSION/ DOWNSPOUTS	Retrieve, research, review various documents as to repair responsibility of Lennar/developer	edited work authorization and settlement agreement following Board conditional approval/direction; awaiting response		**sent revised redlined agreement to Lennar ~~6.11.26~~ 6.25.26; followed up 7.6.26; further multiple follows, most recently 8.3.266. No reply. Will continue**
HIDDEN LINKS UNITS WATER DAMAGE	reviewed emails and conversations with staff	opened file for potential claims		**TBD based upon research and vendor response**
PARK AMENITIES OPERATIONAL GUIDELINES	review documents prepared by District Manager and advise	awaiting further revised document; possible rule development		**Preparing Notice of Rule Development 8.18.26**
SERIES 2026 BOND ISSUE		prepared engagement letter; reviewed/revised Tetra Tech Task Authorization		**Board authorized on 6.18.26**
ZENNER LETTER RE: TERMINATION AND NON-RENEWAL EFF. NOV. 1, 2026	review letter	Reviewed and revised Notice of Termination and Non-Renewal Effective Nov. 1, 2026		**signed by Zenner 7.9.26**

SEWER LINE BREACH BY EXCAVATING CONTRACTOR	review numerous documents, materials regarding Sunshine State One-Call tickets; damage to line; conference with managers	TEAMS call with District staff and engineer regarding incident; reports; research as to duties/liabilities of parties		**Prepared demand letter. To go out NLT 8.14.26. Prepared contingency fee agreement.**
EASEMENT FOR GIRL SCOUT LIFT STATION	Odor control unit	in progress		**ON HOLD waiting for church to sign**
WEISER CONTRACT AMENDMENT FOR LEASE OF VEHICLE	review contract amendment as to leasing vehicle to vendor for roving patrol	edited and prepared lease form and revised PPERT Volunteer form for vehicle use; reviewed insurance coverage		**COMPLETED lease form and revised PPERT Volunteer form; awaiting closure on insurance**
REVIEW TETRA TECH CONTRACT VIS-À-VIS CDBG		under review; partially complete; will add required text as necessary to future TA		**-ONGOING 8.18.26**
Shared Use Agreement with Lee County School District	retrieved prior [2022] draft	GSCDD draft provided to school district		**awaiting School Board review; TBD**
REVISE PROPOSED BOARD POLICIES AND PROCEDURES MANUAL	Review draft proposed Board Policies and Procedures Manual	Final draft prepared and delivered		**Board consideration NLT October, 2026**
RESEARCH/RETRIEVE ARCHIVED DOCUMENTS ON VARIOUS TOPICS	Search and retrieve from hard copy files and electronic files	Ongoing, as needed or requested		**Ongoing**
REVIEW OF COMPETITIVE SOLICITATIONS; REVISIONS TO COMPETITIVE SOLICITATION DOCUMENTS	Review to assist in revising documents and addressing proposer questions.	reviewed, revised assisted on various RFP/RFQ/ITB		**Ongoing; varies, based upon when notified or requested:**
REVIEW AND/OR SIGN OFF ON CONTRACTS/AGENDA ITEMS; MEETING MINUTES; REVIEW, UPDATE, REVISE DOCUMENTS		As needed: after approval at Board meeting(s); after review statutes, case law or documents; addendum preparation		**Ongoing**
Claims Notices	address/consult with staff as necessary appropriate when notified	1. Hidden Links, see above. 2. Letter and Notice of Claim from Farah & Farah, 2/16/25 alleged incident; location identified in lawsuit against Lee County		**TBD; Manager notified carrier. As to #2, consult with managers and claims adjuster. Ongoing**

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 13.B**

Contingency Fee Agreement related to claims associated with sewer main line breach by excavator

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Approve the Contingency Fee Agreement with Woodward, Pires & Lombardo, P.A. for legal representation for District matters pertaining to a sewer main line strike at Gateway Boulevard and Griffin Drive and authorize staff to take appropriate action.

Why the action is necessary:

Agreement needed for authority to represent in legal matters.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
DISTRICT ATTORNEY ITEMS	Administrative Agenda Items	Chelsea O'Riley

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Attachments:

1. AUTHORITY TO REPRESENT AND CONTINGENCY FEE AGREEMENT FINAL 8.10.26.pdf
2. E VERIFY AND PUBLIC RECORDS ADDENDUM TO RETAINER AGREEMENT.pdf
3. WPL Statement of Client Rights.pdf

6. **Alternative Action**:

Do not approve.

7. **Staff Recommendations**:

Approve as requested.

AUTHORITY TO REPRESENT AND CONTINGENCY FEE AGREEMENT

Gateway Services Community Development District ("District") by and through its District Manager as authorized agent, does hereby retain and employ Woodward, Pires & Lombardo, P.A., (the "Firm") as attorneys to represent the District in asserting, handling and if necessary, litigating claims against various parties ("Parties") associated with the breach of a subsurface District wastewater/sewer force main, on or about June 2026, in the vicinity of Gateway Boulevard and Griffin Drive, in the Gateway Community in Lee County, Florida (the "Incident"). District acknowledges that the Firm will likely be required to file suit on District 's behalf in connection with the representation hereunder. By signing below District authorizes and consents to the Firm filing suit on District 's behalf in connection with the Incident.

IT IS AGREED and UNDERSTOOD that this employment is upon a contingent fee basis, and, if no recovery is made, the District will not be indebted to its attorneys for any sum whatsoever as attorneys' fees. The District further agrees that upon written notice, the Firm may terminate their representation of the District under the terms of this Agreement.

THE DISTRICT HEREBY AGREES to pay for the costs incurred by the Firm in prosecuting this claim if there is a recovery and authorizes them to undertake and/or incur such costs as they may deem reasonably necessary consistent with the requirements of the case. The Firm may advance on District's behalf the reasonable and necessary costs associated with the representation or may request that the District pay such costs directly. In the event of a recovery, District agrees to reimburse the Firm for all costs advanced by the Firm out of the recovery and acknowledges that *such costs are in addition to any attorneys' fees that may be owed*. These costs include, but are not limited to, such items as records of third parties, copy charges, photographs, postage, filing fees, costs of serving summonses and subpoenas, court reporters fees, jury list, exhibits, government records, investigation expenses, expert witness fees, including fees for expert testimony and fees for expert conferences, costs of reports prepared by experts. Upon conclusion of the case, an accounting will be made for all disbursements. Costs or other expenses incurred will be deducted after the contingent fee is calculated. As compensation for their services, the District agrees to pay said attorneys from the proceeds of the total gross recovery the following attorneys fees:

A. There shall be no fee for services of any kind unless recovery is made.
B. Before the filing of an answer, Twenty Percent (20%) of the gross proceeds paid by the parties involved or their insurance company(ies) to the District.
C. After the filing of an answer, or if no answer is filed, the expiration of the time period provided for such action, through the entry of judgement, Twenty Percent (20%) of the gross proceeds paid by the parties involved or their insurance company(ies) to the District.
D. If the matter goes to trial, Thirty Percent (30%) of any recovery.
E. In addition to the foregoing, an additional 5% of any recovery after notice of appeal is filed or post judgment relief or action is required for recovery on the judgment.

THE UNDERSIGNED CLIENT HAS, BEFORE SIGNING THIS CONTRACT, RECEIVED AND READ THE STATEMENT OF CLIENT'S RIGHTS AND UNDERSTANDS EACH OF THE RIGHTS SET FORTH THEREIN. THE UNDERSIGNED CLIENT HAS SIGNED THE STATEMENT AND RECEIVED A SIGNED COPY TO KEEP TO REFER TO WHILE BEING REPRESENTED BY THE UNDERSIGNED ATTORNEY(S). THE DISTRICT HAS ALSO BEEN INFORMED BY THE ATTORNEY OF POTENTIAL NEGATIVE CONSEQUENCES SHOULD THE DISTRICT LOSE THE CASE, INCLUDING POTENTIAL LIABILITY FOR ATTORNEYS FEES AND COSTS INCURRED BY THE OPPOSING PARTY(IES).

THIS CONTRACT MAY BE CANCELLED BY WRITTEN NOTIFICATION TO THE ATTORNEY AT ANY TIME WITHIN 3 BUSINESS DAYS OF THE DATE THE CONTRACT WAS SIGNED, AS SHOWN BELOW, AND IF CANCELLED THE CLIENT SHALL NOT BE OBLIGATED TO PAY ANY FEES TO THE ATTORNEY(S) FOR THE WORK PERFORMED DURING THAT TIME. IF THE ATTORNEY(S) HAVE ADVANCED FUNDS TO OTHERS IN REPRESENTATION OF THE CLIENT, THE ATTORNEY(S) ARE ENTITLED TO BE REIMBURSED FOR SUCH AMOUNTS AS THEY HAVE REASONABLY ADVANCED ON BEHALF OF THE CLIENT. IF THE ATTORNEY(S) ARE DISCHARGED BY THE CLIENT AFTER THE INITIAL THREE DAYS, ATTORNEY(S) WILL BE ENTITLED TO A FEE BASED ON THE PERCENTAGES STATED HEREIN OF ANY OUTSTANDING SETTLEMENT OFFER, AND IF NONE, A REASONABLE FEE BASED ON THE TIME ATTORNEY(S) WORKED ON THE CLAIM.

SUPERVISION AND CONTROL OF CASE: The undersigned attorneys will be the primary attorneys handling this case and if other persons in this Firm should perform services on District behalf, they will be under the personal supervision and direction of the undersigned attorneys. The undersigned Attorneys are to have full control over the conduct of your representation. You specifically agree that the undersigned attorneys have the ethical obligation to determine whether or not a lawsuit will be filed in the case by the Firm.

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CONTROLLING LAW, JURISDICTION, AND VENUE: This Agreement shall be construed by and controlled under the laws of the State of Florida. The Parties consent to jurisdiction over them in the State of Florida and agree that venue for any state action arising under this Agreement shall lie solely in the Florida state courts located in Lee County, Florida.

ATTORNEY-CLIENT PRIVILEGE: Everything that we discuss with you about your case is privileged. This means that all of our communications about your case are confidential and neither you nor we can be compelled to disclose such communications to a court or to anyone else. This privilege exists to protect your rights and enable us to communicate freely with you, even when such communications contain information that you think is, among other things, harmful to your case. You should never disclose our communications to any other person; if you do so, you will be waiving the attorney-client privilege as to such communications and the confidentiality of such matters shall be lost. This could be adverse to your interests and harmful to your case.

NO GUARANTEE: We cannot and do not guarantee any results of our legal representation of you. We cannot and do not guarantee that any board, council, commission, court, administrator, or tribunal will make any specific ruling or decision in your case/matter, and you acknowledge that we have made

it very clear to you that we ultimately have no control over what any third party will do or say. You understand and acknowledge that it is impossible to determine in advance the amount of time we may have to spend, or the costs and expenses that may have to be incurred, in order to complete your case, and that any figures we have given to you are merely estimates and are not part of this Agreement. In accordance with all of the foregoing, we have not agreed that there is any cap on the amount of attorney's fees and costs you might incur during the course of our representation.

ARTIFICIAL INTELLIGENCE (AI) USAGE DISCLOSURE: As part of our commitment to providing efficient and high-quality legal services, we may use advanced technologies, including generative artificial intelligence (AI), to assist in legal research, document drafting, and other related tasks. The use of such technologies is supervised by our qualified attorneys and is intended to enhance, not replace, the legal judgment and expertise that we bring to your case.

Please be advised of the following:

- Human Oversight: All work products generated by AI tools are carefully reviewed and validated by licensed attorneys in our firm. We do not rely on AI-generated content without human oversight.
- Confidentiality: We take your privacy and confidentiality seriously. Any information shared with or processed by AI tools is subject to the same rigorous confidentiality and data protection standards as all other information handled by our firm.
- Limitations of AI: While AI tools can assist in streamlining certain processes, they are not infallible. The final responsibility for the accuracy, relevance, and appropriateness of any legal advice, document, or strategy rests with our attorneys.
- Client Consent: By engaging in our services, you acknowledge and consent to the use of generative AI tools as part of our legal services. If you have any concerns about the use of AI in your case, please inform us, and we will discuss alternative approaches to meet your needs.

WITHDRAWAL OF ATTORNEY: The Firm has the right to withdraw from your representation if, among other things: (1) irreconcilable differences arise between us; (2) you misrepresent or fail to disclose to us material facts relating to your case/matter; (3) you communicate directly with an opposing attorney, court, or local government while we represent you; (4) you refuse to follow our advice; or (5) you fail to pay our invoices in the manner outlined in this Agreement. Upon request, you agree to sign a Stipulated Motion for Withdrawal of Counsel, or its equivalent, which we will file with the appropriate tribunal or authority.

The terms and conditions in the attached Addendum As To E-Verify And Public Records is incorporated in full into this Agreement. This Agreement and the accompanying Addendum contains the entire understanding of District and Firm. District acknowledges receiving a copy of this Agreement.

CONCLUSION: If this Agreement accurately reflects our understanding, we request that you sign the original and return it to our office.

Your cooperation in this matter is very important; specifically, you must keep us informed of all relevant facts and circumstances and respond promptly to all papers sent to you. We appreciate your expression of confidence in our work and assure you that we will strive to obtain a resolution of this matter in a professional and cost-effective manner. Please feel free to call us if you have any questions or comments about our representation.

By signing below, Client acknowledges that Client had an opportunity to review this Agreement before signing. This Agreement may be executed in counterparts which taken together shall constitute one and the same document. Electronic signatures will be treated as originals for all purposes.

ACKNOWLEDGMENT OF DESIRE TO EMPLOY FIRM

The District understands and agrees to the terms set forth above and hereby employs your services in accordance with the same and authorize(s) you to use any funds held in your trust account for this matter for attorneys fees and costs incurred during your representation.

CLIENT

Gateway Services Community Development District

By: _____ _____
Date

Printed Name:_____

Anthony P. Pires, Jr.
Lenore T. Brakefield, Esq.
Woodward Pires & Lombardo, P.A.
3200 Tamiami Trail North Suite 200
Naples, FL 34103

By: _____ _____
Date

Printed Name:_____

ADDENDUM AS TO E-VERIFY AND PUBLIC RECORDS

1. E-VERIFY

Firm shall comply with all applicable requirements of Section 448.095, Florida Statutes. Firm shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Firm enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Firm with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Firm shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If Firm has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Firm shall terminate the contract with such person or entity. Further, if Client has a good faith belief that a subcontractor of Firm knowingly violated Section 448.095, Florida Statutes, but Firm otherwise complied with its obligations hereunder, Client shall promptly notify the Firm and upon said notification, Firm shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, Client may immediately terminate this Agreement for cause if there is a good faith belief that Firm knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by Client.

By entering into this Agreement, Firm represents that no public employer has terminated a contract with Firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. Client has materially relied on this representation in entering into this Agreement with Firm.

2. PUBLIC RECORDS

During the term of the Agreement, the Firm shall comply with the Florida Public Records Law. The Firm shall do the following: (1) keep and maintain public records required by the Client in order to perform the Work; (2) Upon request from the Client's custodian of public records, provide the Client with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost allowed by law; (3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Firm does not transfer the records to the public agency; (4) Upon completion of the Agreement, transfer, at no cost, to the Client all public records in possession of the Firm or keep and maintain public records required by the Client to perform

the service. If the Firm transfers all public records to the Client upon completion of the Agreement, the Firm shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Firm keeps and maintains public records upon completion of the Agreement, the Firm shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Client, upon request from the Client's custodian of public records, in a format that is compatible with the information technology systems of the Client.

IF THE FIRM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE FIRM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT CUSTODIAN OF RECORDS, LAURA LEROY, ASSISTANT DISTRICT MANAGER; PHONE: 239-561-1313, EXT. 207; LAURA.LEROY@GATEWAYDISTRICT.ORG

The Firm shall keep and make available to the Client for inspection and copying, upon written request by the Client all records in the Firm's possession relating to the Agreement. Any document submitted to the Client may be a public record and is open for inspection or copying by any person or entity unless considered confidential and exempt. Public records are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by an agency. Any document in the Firm's possession is subject to inspection and copying unless exempted under Chapter 119 of the Florida Statutes. If the Firm fails to comply with the Public Records Law, the Firm shall be deemed to have breached a material provision of the Agreement.

STATEMENT OF CLIENT'S RIGHTS

Before you, the prospective client, arrange a contingency fee agreement with a lawyer, you should understand this statement of your rights as a client. This statement is not a part of the actual contract between you and your lawyer, but, as a prospective client, you should be aware of these rights.

1. There is no legal requirement that a lawyer charge a client a set fee or a percentage of money recovered in a case. You, the client, have the right to talk with your lawyer about the proposed fee and to bargain about the rate or percentage as in any other contract. If you do not reach an agreement with one lawyer, you may talk with other lawyers.

2. Any contingency fee contract must be in writing and you have three (3) business days to reconsider the contract. You may cancel the contract without any reason if you notify your lawyer in writing within three (3) business days of signing the contract. If you withdraw from the contract within the first three (3) days, you do not owe the lawyer a fee although you may be responsible for the lawyer's actual costs during that time. But if your lawyer begins to represent you, your lawyer may not withdraw from the case without giving you notice, delivering the necessary papers to you, and allowing you time to employ another lawyer. Often, your lawyer must obtain court approval before withdrawing from a case. If you discharge your lawyer without good cause after the 3-day period, you may have to pay a fee for the work the lawyer has done.

3. Before hiring a lawyer, you, the client, have the right to know about the lawyer's education, training and experience. If you ask, the lawyer should tell you specifically about the lawyer’s actual experience dealing with cases similar to yours. If you ask, the lawyer should provide information about specific training or knowledge and give you this information in writing if you request it.

4. Before signing a contingent fee contract with you, a lawyer must advise you whether the lawyer intends to handle your case alone or whether other lawyers will be helping with the case. If your lawyer intends to refer the case to other lawyers, the lawyer should tell you what kind of fee sharing arrangement will be made with the other lawyers. If lawyers from different law firms will represent you, at least one lawyer from each law firm must sign the contingent fee contract.

5. If your lawyer intends to refer your case to another lawyer or counsel with other lawyers, your lawyer should tell you about that at the beginning. If your lawyer takes the case and later decides to refer it to another lawyer or to associate with other lawyers, you should sign a new contract that includes the new lawyers. You, the client, also have the right to consult with each lawyer working on your case and each lawyer is legally responsible to represent your interest and is legally responsible for the acts of other lawyers involved in the case.

6. You, the client, have the right to know in advance how you will need to pay the expenses and the legal fees at the end of the case. If you pay a deposit in advance for costs, you may ask reasonable questions about how the money will be or has been spent and how much of it remains unspent. Your lawyer should give a reasonable estimate about future necessary costs. If your lawyer agrees to lend or advance you money to prepare or research the case, you have the right to know periodically how much money your lawyer has spent on your behalf. You also have the right to decide, after consulting with your lawyer, how much money is to be spent to prepare a case. If

you pay the expenses, you have the right to decide how much to spend. Your lawyer should also inform you whether the fee will be based on the gross amount recovered or the amount recovered minus the costs.

7. You, the client, have the right to be told by your lawyer about possible adverse consequences if you lose the case. Those adverse consequences might include money which you might have to pay to your lawyer for costs and the liability you might have for attorney's fees to the other side.

8. You, the client, have the right to receive and approve a closing statement at the end of the case before you pay any money. The statement must list all of the financial details of the entire case, including the amount recovered, all expenses, and a precise statement of your lawyer's fee. Until you approve the closing statement, you need not pay any money to anyone, including your lawyer. You also have the right to have every lawyer or law firm working on your case sign this closing statement.

9. You, the client, have the right to ask your lawyer at reasonable intervals how the case is progressing and to have these questions answered to the best of your lawyer's ability.

10. You, the client, have the right to make the final decision regarding settlement of a case. Your lawyer must notify you of all offers of settlement before and after the trial. Offers during the trial must be immediately communicated and you should consult with your lawyer regarding whether to accept a settlement. However, you must make the final decision to accept or reject a settlement.

11. If at any time, you, the client, believe that your lawyer has charged an excessive or illegal fee, you have the right to report the matter to The Florida Bar, the agency that oversees the practice and behavior of all lawyers in Florida. For information on how to reach The Florida Bar, call (800) 342-8060, or contact the local bar association. Any disagreement between you and your lawyer about a fee can be taken to court and you may wish to hire another lawyer to help you resolve this disagreement. Usually fee disputes must be handled in a separate lawsuit unless your fee contract provides for arbitration. You can request, but may not require, that a provision for arbitration (under Chapter 682, Florida Statutes, or under the fee arbitration rule of the Rules Regulating The Florida Bar) be included in your fee contract.

DATED this ____ day of _____, 2026.

Gateway Services Community Development District	**Woodward Pires & Lombardo, P.A.**
BY_____	**BY** _____
Chair/Vice-Chair	**Anthony P. Pires, Jr.**

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 14.A**

Agenda Management

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Review the Agenda Management items

Why the action is necessary:

To provide an update to the Board of Supervisors of items that are forthcoming for their review/input.

2. **Agenda**: FUTURE BOARD BUSINESS

3. **Requirement/Purpose**: Informational Items

4. **Submitter of Information**: Georgia Johnson

Attachments:

1. Agenda Management 8.13.26.pdf

6. **Alternative Action**:

Do nothing.

	Subject	Department	Staff Lead	Subcommittee	Committee	Added Date	BOS Date
	Regular Meeting - September 3, 2026						
1	Cayo Pelon Bond Waiver Agreement	Admin	Chelsea/Tony			07.16.2026	09.03.2026
2	FPL Transmission Line Project	Admin	Chelsea/Tony			04.02.2026	Continuous
3	Resolution 2026-10: Board Policies and Procedures	Legal	Tony			04.02.2026	09.03.2026
4	Approve Draft 2nd Supplemental Engineer's Report	Admin	Chelsea/Laura			08.12.2026	09.03.2026
5	Approve Draft 2nd Supplemental Assessment Methodology Report	Admin	Chelsea/Laura			08.12.2026	09.03.2026
6	Update on Financing of 2026 Project	Admin	Chelsea/Laura			08.12.2026	09.03.2026
7	The Club at Gateway - Pond Bank Repairs	Public Works	Paul/Chelsea			08.13.2026	09.03.2026
Items	Future Board Meetings						
	ADMINISTRATION						
	E-Bikes on District Properties	Admin	Chelsea/Paul			06.12.2025	TBD
	FPL Transmission Line Project	Admin	Chelsea/Tony			04.02.2026	Continuous
	Board approves Delegation Resolution - 2026 Bond Series	Admin	Chelsea/Laura			08.12.2026	10.01.2026
	Approve Final 2nd Supplemental Engineer's Report	Admin	Chelsea/Laura			08.12.2026	10.01.2026
	Approve Final 2nd Supplemental Assessment Methodology Report	Admin	Chelsea/Laura			08.12.2026	10.01.2026
	Garrett FM FKA Sentosa Bond Reduction	Admin	Chelsea/Tony/Utilities			07.21.2026	TBD
	DISTRICT ENGINEER						
	Rehab of Water Table Aquifer Irrigation Supply Wells	Utilities	Austin/Bill			08.30.2023	TBD
	High Service Pumps Evaluation	Utilities	Austin/Bill			11.13.2025	TBD
	PUBLIC WORKS/PARKS & RECREATION						
	Parks & Recreations Guidelines	Public Works	Paul/Kerry				10.15.2026
	Ponds Standard	Public Works	Paul	Ponds 06.08.2026			
	UTILITIES						
	FY2025 Valve Insertions	Utilities	Austin/Bill			09.10.2024	TBD
	LEGAL						

District Priorities

Priority	Name	Department	Lead
1	Meter Box Project	Utilities	Bill/Austin
2	Meter Replacement Project	Utilities	Bill/Austin
3	Administration Building and/or Park Improvements	Admin	Chelsea
4	Griffin Drive Sidewalk Extension	Public Works	Chelsea/Paul
5	Public Works Maintenance Building	Admin	Chelsea
6	Sherman Soccer Complex Parking Lot Expansion	Public Works	Chelsea/Paul
7	Treeline Avenue Shared Use Path	Public Works	Chelsea/Paul
8	CCTV Stormwater System	Public Works	Paul
9	Private Development - DD Parkway	Utilities	Bill/Austin
10	CCTV Sanitary Sewer - Repairs	Utilities	Bill/Austin
11	Irrigation System Replacement	Admin	Paul/Chelsea
12	Odor Control Unit - Girl Scout	Utilities	Bill/Austin
13	Irrigation & Force Main Redundancy Project	Utilities	Bill/Austin
14	Staff Development	Admin	Chelsea/Laura
15	Special Events	Public Works	Kerry
16	HMGP - Pond Bank Design - 21 Ponds	Public Works	Tetra Tech/PW

FY 2026 BOARD AND COMMITTEE/SUBCOMMITTEE CALENDAR

Dates and times are subject to change (check website for any meeting updates)

BOS Mtg Date 1st Thursday (if Wksp)-2pm 3rd Thursday - 3pm President's Council-4pm	PPAC Mtg Date (2nd Thursday) 2pm	PRAC Mtg Date (1st Tuesday) 1:30 pm	Landscaping Mtg Date (4th Thursday) 9am	Ponds Mtg Date 2nd Monday, every 2 months - 8:30am	Safety&Security Mtg Date (4th Thursday) 11am
Boardroom, unless otherwise noted	Boardroom, unless otherwise noted	Boardroom, unless otherwise noted	Pelican Conference Rm. 10571 Veneto Dr.	Pelican Conference Rm. 10571 Veneto Dr.	Pelican Conference Rm. 10571 Veneto Dr.
Wksp - 8/6/2026	8/13/2026	8/4/2026-Canceled	8/27/2026-Canceled	8/10/2026	8/27/2026-Canceled
8/20/2026					
Wksp - 9/3/2026	9/10/2026	9/8/2026	9/24/2026-Canceled		9/24/2026
9/17/2026					

FY 2027 BOARD AND COMMITTEE/SUBCOMMITTEE CALENDAR

Dates and times are subject to change (check website for any meeting updates)

BOS Mtg Date 1st Thursday (if Wksp)-2pm 3rd Thursday - 3pm President's Council-4pm	PPAC Mtg Date (2nd Thursday) 2pm	PRAC Mtg Date (1st Tuesday) 1:30 pm	Landscaping Mtg Date (4th Thursday) 9am	Ponds Mtg Date 2nd Monday, every 2 months - 8:30am	Safety&Security Mtg Date (4th Thursday) 11am
Boardroom, unless otherwise noted	Boardroom, unless otherwise noted	Boardroom, unless otherwise noted	Pelican Conference Rm. 10571 Veneto Dr.	Pelican Conference Rm. 10571 Veneto Dr.	Pelican Conference Rm. 10571 Veneto Dr.
Wksp & Mtg - 10/1/2026	10/8/2026	10/6/2026	10/22/2026	10/12/2026	10/22/2026
Mtg - 10/15/2026					
PC - 10/27/2026					
Wksp & Mtg - 11/5/2026	11/12/2026	11/3/2026	**11/xx/2026		**11/20/2026
Mtg - 11/19/2026					
Wksp & Mtg - 12/3/2026	12/10/2026	12/1/2026	**12/xx/2026	*12/7/2026	**12/18/2026
Mtg - 12/17/2026					
Wksp & Mtg - 1/7/2027	1/14/2027	1/5/2027	1/28/2027		1/28/2027
Mtg - 1/21/2027					
Wksp & Mtg - 2/4/2027	2/11/2027	2/2/2027	2/25/2027	2/8/2027	2/25/2027
Mtg - 2/18/2027					
Wksp & Mtg - 3/4/2027	3/11/2027	3/2/2027	3/25/2027		3/25/2027
Mtg - 3/18/2027					
Wksp & Mtg - 4/1/2027	4/8/2027	4/6/2027	4/22/2027	4/12/2027	4/22/2027
Mtg - 4/15/2027					
PC - 4/27/2027					
Wksp & Mtg - 5/6/2027	5/13/2027	5/4/2027	5/27/2027		5/27/2027
Mtg - 5/20/2027					
Wksp & Mtg - 6/3/2027	6/10/2027	6/1/2027	6/24/2027	6/14/2027	6/24/2027
Mtg - 6/17/2027					
Wksp & Mtg - 7/1/2027	7/8/2027	7/6/2027	7/22/2027		7/22/2027
Mtg - 7/15/2027					

Wksp & Mtg - 8/5/2027	8/12/2027	8/3/2027	8/26/2027	8/9/2027	8/26/2027
Mtg - 8/19/2027					
Wksp & Mtg - 9/2/2027	9/9/2027	9/7/2027	9/23/2027		9/23/2027
Mtg - 9/16/2027					

**Thanksgiving 11/26/26
**Christmas Eve 12/24/26

*1st Monday 12/7/26

**Thanksgiving 11/26/26
**Christmas Eve 12/24/26

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 15.A**

Public Hearing to Consider Adoption of FY2026/2027 Budget and Consider Approval and Adoption of Resolution 2026-20 - Adopting the District's FY2026/2027 Budget

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Conduct a Public Hearing and Adopt the FY2026/2027 Budget and Approve and Adopt Resolution 2026-20 to adopt the FY2026/2027 Budget.

Why the action is necessary:

Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the annual appropriation resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year. The budget must be adopted in order to fund the operations of
the District.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
PUBLIC HEARINGS	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

The FY 2027 budget adoption public hearing will be heard no earlier than 6 p.m.

Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the annual appropriation resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year. The budget must be adopted in order to fund the operations of the District. Attached is the Proposed Budget for the Board's consideration

Attachments:

1. 2026-20 Budget Adoption FY2027 needs $$.pdf
2. 2026.08.20 Affidavit .pdf
3. Public Hearing News Press Ad 8.20.2026.pdf
4. FY27 Budget Public Hearing 8-20-26.pdf

Financial Impact:

The final amount of the annual budget for FY2026/2027 Budget will be determined at the public hearing

6. **Alternative Action**:
None, the budget must be adopted.

7. **Staff Recommendations**:
Review and approve the Budget for FY2026/2027 and Approve and Adopt Resolution 2026-20 to adopt the FY2026/2027 Budget.

RESOLUTION 2026-20

THE ANNUAL APPROPRIATION RESOLUTION OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT; ADOPTING THE DISTRICT BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027.

WHEREAS, the Administrator and District Manager ("Administrator"), prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing fiscal year beginning October 1, 2026 and ending September 30, 2027 and the tentative budget was posted on the District's official website at least 2 days before the budget hearing and remained on the website for at least 45 days, along with an explanatory and complete financial plan for each fund of the Gateway Services Community Development District, pursuant to the provisions of Sections 189.016(4) and 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 20, 2026 as the date for a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1 of each year, the District Board by passage of the annual appropriation resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the Administrator has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA;

SECTION I. Budget

a. That the Board of Supervisors has reviewed the Administrator's Proposed Budget, a copy of which is on file with the offices of the Administrator, District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section II below and in the attached **Exhibit A**.

b. That the Administrator's Proposed Budget, with the certain amendments thereto as shown in Section II below and in the attached **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and said Adopted Budget attached as **Exhibit A** hereto is incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the Administrator to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

c. That the Adopted Budget shall be maintained in the offices of the Administrator, District Manager and at the District's Records Office and identified as the Budget for Gateway Services Community Development District for the Fiscal Year Ending September 30, 2027, as adopted by the Board of Supervisors on August 20, 2026; and shall be posted on the District's website within 30 days of adoption and remain on the District's website for at least two years.

SECTION II. Appropriations

There is hereby appropriated out of the revenues of the Gateway Services Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL/CAPITAL PROJECTS FUND(S)	$
TOTAL DEBT SERVICE FUND(S)	$
TOTAL ENTERPRISE FUND	$
TOTAL ALL FUNDS	$

SECTION III. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. The Board may authorize an appropriation from the unappropriated balance of any fund.

c. The Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The Administrator and Treasurer of the District shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Thirty Thousand ($30,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than $30,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The Administrator or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

SECTION IV. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of August, 2026.

ATTEST: Gateway Services Community Development District:

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

APPROVED AS TO LEGAL FORM:

_____

District Attorney

Exhibit A: Fiscal Year 2026/2027 Budget

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Georgia Johnson
Accounts Payable
Gateway Services Cdd
11922 Fairway Lakes DR # 1
Fort Myers FL 33913-8384

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 07/15/2026, 07/22/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/22/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	$3153.51	
Tax Amount:	$0.00	
Payment Cost:	$3153.51	
Order No:	12482220	# of Copies:
Customer No:	1124597	1
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

GATEWAY SERVICES CDD

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARINGS TO RECEIVE PUBLIC COMMENT ON AND CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 PROPOSED FINAL BUDGET; TO CONSIDER THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS; ADOPTION OF A FINAL NON-AD VALOREM SPECIAL ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the "Board") of the Gateway Services Community Development District (the "District") will hold two meetings and conduct public hearings on Thursday, August 20, 2026. The first meeting will be a regular meeting of the Board of Supervisors on Thursday, **August 20, 2026 at 3:00 p.m. at Gateway Services CDD Office – Meeting Room, located at 13240 Griffin Drive, Ft. Myers, FL 33913 and to be held in person.** At the regular board meeting of the District, the Board may consider any other business that may properly come before it.

THE SECOND MEETING AND PUBLIC HEARINGS OF THE BOARD OF SUPERVISORS ON THURSDAY, AUGUST 20, 2026, IS FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON AND CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 PROPOSED FINAL BUDGET; TO CONSIDER THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS; AND THE ADOPTION OF A FINAL NON-AD VALOREM SPECIAL ASSESSMENT ROLL, AND WILL TAKE PLACE ON THURSDAY, AUGUST 20, 2026 AT 6:00 P.M. AT GATEWAY SERVICES CDD OFFICE – MEETING ROOM, LOCATED AT 13240 GRIFFIN DRIVE, FT. MYERS, FLORIDA 33913, TO BE HELD IN PERSON. OVERFLOW SEATING FOR FULL PARTICIPATION WILL BE AVAILABLE AT GATEWAY CHURCH LOCATED AT 13241 GRIFFIN DR., FORT MYERS, FL 33913.

The District may also hold and conduct the meetings and public hearings in a hybrid format of both in person participation at the locations noted above and remote viewing, with remote viewing available by use of the following means of communications media technology posted on the District's website and listed in the published agenda. In all events a physical quorum of the Board of Supervisors will be established. Anyone wishing to listen to the meetings and public hearings can do so via video viewing website at https://www.youtube.com/@GSCDD. Additionally, persons and participants are encouraged to submit questions and comments in advance to the District Manager by email to customercare@gatewaydistrict.org or facsimile transmittal at 239-561-1350 to facilitate the Board's consideration of such questions and comments during the meetings and public hearings. At the second meeting and public hearings on Thursday, August 20, 2026, to take place at 6:00 p.m., the purpose of the public hearings are to receive public comment and objections on the proposed budget of the Gateway Services Community Development District for the Fiscal Year 2026/2027 beginning October 1, 2026 and ending September 30, 2027; to hear and consider any comments or objections from the owners of the property(ies) to be assessed or any other persons interested therein; to consider and to determine, levy and impose non-ad valorem special assessments upon the lands located within the District, (a geographic depiction of the property subject to the assessments is shown below) to fund the District's proposed budget; consider the adoption of a non-ad valorem special assessment roll; and, to provide for the levy, imposition, collection and enforcement of the non-ad valorem special assessments. The public hearings will be conducted pursuant to Florida law, including, but not limited to, Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the Fiscal Year 2026/2027 budget as finally approved by the Board and levy and impose special assessments as finally approved by the Board. A copy of the proposed Fiscal Year 2026/2027 budget and preliminary assessment rolls for the funding of the Fiscal Year 2026/2027 budget, and/or the agenda for the public hearings and meeting may be obtained at the office of the District Manager, located at 11922 Fairway Lakes Drive, Suite #1, Ft. Myers, Florida 33913; telephone (239) 561-1313; Fax: (239) 561-1350 during normal business hours. The special assessments for operation and maintenance are annually recurring assessments and are in addition to previously levied assessments for debt and debt service and for operation and maintenance. The proposed schedule of assessments for operation and maintenance for Fiscal Year 2026/2027, in accordance with the methodology in that certain 2025 Amended and Restated Master Operations and Maintenance Special Assessment Methodology Report dated March 20, 2025, as it may be revised, (the "Assessment Report") is detailed in the chart/table below, copies of which are on file in the Gateway Services CDD Offices.

Fiscal Year 2026/2027 O&M Assessment Chart

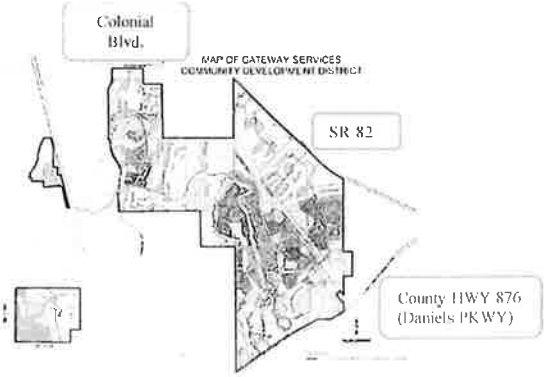
Product Type	GF Units	LB EAU's	DS Units	General Funds (001 and 002)	Lake Bank Debt Service Fund	Series 2023 Debt Service Fund	FY26 Assessment Per Unit*	FY25 Assessment Per Unit*	Net Change	% Change
General Fund (GF) (001)										
Gateway Single Family	3,984	3,984	3,984	$964.20	$175.09	$157.32	$1,296.61	$1,285.62	$10.99	0.9%
Gateway Multifamily	890	890	890	$718.25	$175.09	$116.18	$1,009.51	$1,019.24	($9.73)	-1.0%
Arbormood	143	143	143	$752.77	$175.09	$157.32	$1,085.17	$1,067.59	$17.58	1.6%
Gateway Golf Course	1	223.8	1	$64,887.02	$39,184.15	$18,090.13	$122,161.30	$119,659.91	$2,501.39	2.1%
Gateway Commercial **	195	1,100	1	$910,059.31	$192,691.11	$140,273.54	$1,242,923.46	$1,147,103.74	$105,939.72	9.2%
Shared GF (001)/ PP (002)										
C-5	168	0	168	$975.03	$0.00	$28.00	$1,003.03	$875.36	$127.67	14.6%
PP Commercial **	11	0	1	$474,059.34	$0.00	$6,817.73	$480,896.57	$391,220.03	$89,676.54	22.9%
Pelican Preserve (002)										
Pelican Preserve Single Family	1,668	0	1,668	$1,190.06	$0.00	$33.37	$1,223.43	$1,185.98	$37.45	3.2%
Pelican Preserve Multi Family	830	0	830	$1,011.97	$0.00	$24.88	$1,036.84	$1,063.70	($26.86)	-2.5%
Pelican Preserve GC	1	0	1	$315,583.97	$0.00	$13,465.72	$329,049.69	$250,876.57	$78,173.12	31.2%

*Includes 4% gross up
** Lump sum, varies by property
GF = General Fund
LB = Lake Bank
DS = Debt Service

The Fiscal Year 2026/2027 debt service and operations and maintenance special assessments for all land within the District will be annually levied and collected on the Lee County tax roll by the Lee County Tax Collector. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District at the office of the District Manager, located at 11922 Fairway Lakes Drive, Suite #1, Ft. Myers, Florida 33913 within twenty (20) days of the publication of this notice. The owners of the property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the operations and maintenance of the District's public infrastructure and public improvements ("Improvements"), as to the cost thereof, as to the manner of payment thereof and as to the Assessment Report and as to the amount thereof to be assessed against each property specially benefited by the Improvements.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or other board members may participate by speaker telephone or by other means of communications media technology. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 561-1313 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Chelsea O'Riley
District Manager



GATEWAY SERVICES CDD

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARINGS TO RECEIVE PUBLIC COMMENT ON AND CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 PROPOSED FINAL BUDGET; TO CONSIDER THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS; ADOPTION OF A FINAL NON-AD VALOREM SPECIAL ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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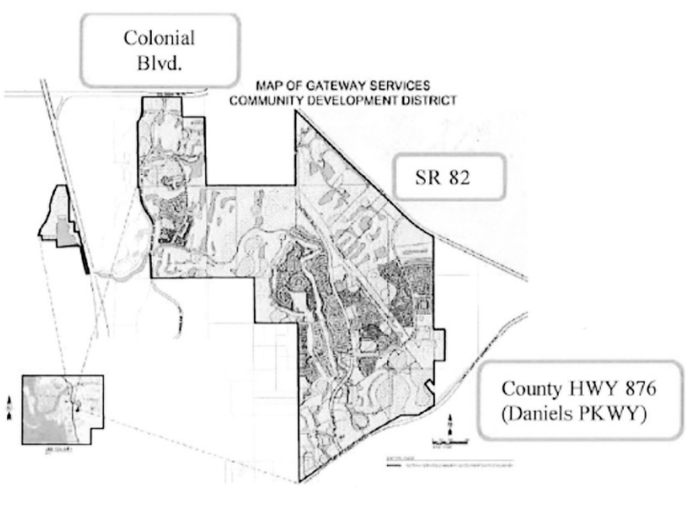
Product Type	GF Units	LB EAUs	DS Units	General Funds (001 and 002)	Lake Bank Debt Service Fund	Series 2023 Debt Service Fund	FY26 Assessment Per Unit*	FY25 Assessment Per Unit*	Net Change	% Change
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Gateway Multifamily	890	890	890	$718.25	$175.09	$116.18	$1,009.51	$1,019.24	($9.73)	-1.0%
Arborwood	143	143	143	$752.77	$175.09	$157.32	$1,085.17	$1,067.59	$17.58	1.6%
Gateway Golf Course	1	223.8	1	$64,887.02	$39,184.15	$18,090.13	$122,161.30	$119,659.91	$2,501.39	2.1%
Gateway Commercial **	185	1,100	1	$910,059.81	$192,601.11	$150,273.54	$1,252,934.46	$1,147,103.74	$105,830.72	9.2%
Shared GF (001)/ PP (002)										
C-5	168	0	168	$975.03	$0.00	$28.00	$1,003.03	$875.36	$127.67	14.6%
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Pelican Preserve (002)										
Pelican Preserve Single Family	1,668	0	1,668	$1,190.06	$0.00	$33.37	$1,223.43	$1,185.98	$37.45	3.2%
Pelican Preserve Multi Family	830	0	830	$1,011.97	$0.00	$24.88	$1,036.84	$1,063.70	($26.86)	-2.5%
Pelican Preserve GC	1	0	1	$315,583.97	$0.00	$13,465.72	$329,049.69	$250,876.57	$78,173.12	31.2%

*Includes 4% gross up
** Lump sum, varies by property
GF = General Fund
LB = Lake Bank
DS = Debt Service

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The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or other board members may participate by speaker telephone or by other means of communications media technology. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 561-1313 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Chelsea O'Riley
District Manager



ADOPTED BUDGET

2027

VERSION 5









GATEWAY SERVICES CDD

DATE: AUGUST 20, 2026

Fiscal Year 2027 Assessment Chart (Breakdown by Fund)

Gateway and Pelican Preserve

**Includes 4% gross up*

Product Type	GF Units	LB EAUs	DS Units	General Funds (001 and 002)	Lake Bank Debt Service Fund	Series 2023 Debt Service Fund	FY27 Assessment Per Unit*	FY26 Assessment Per Unit*	Net Change	% Change
General Fund (001)										
Gateway Single Family	3,984	3,984.0	3,984.0	$964.20	$175.09	$157.32	$1,296.61	$1,285.62	$10.99	0.9%
Gateway Multifamily	890	890.0	890.0	$718.25	$175.09	$116.18	$1,009.51	$1,019.24	($9.73)	-1.0%
Arborwood	143	143.0	143.0	$752.77	$175.09	$157.32	$1,085.17	$1,067.59	$17.58	1.6%
Gateway Golf Course	1	223.8	1.0	$64,887.02	$39,184.15	$18,090.13	$122,161.30	$119,659.91	$2,501.39	2.1%
Gateway Commercial **	185	1,100.0	1.0	$910,059.81	$192,601.11	$150,273.54	$1,252,934.46	$1,147,103.74	$105,830.72	9.2%
Shared GF (001)/ PP (002)										
C-5	168	-	168.0	$885.92	$0.00	$28.00	$913.92	$875.36	$38.56	4.4%
PP Commercial **	11	-	1.0	$442,789.28	$0.00	$6,837.23	$449,626.51	$391,220.03	$58,406.48	14.9%
Pelican Preserve (002)										
Pelican Preserve Single Family	1,668	-	1,668.0	$1,153.88	$0.00	$33.37	$1,187.25	$1,185.98	$1.27	0.1%
Pelican Preserve Multi Family	830	-	830.0	$1,025.32	$0.00	$24.88	$1,050.19	$1,063.70	($13.51)	-1.3%
Pelican Preserve GC	1	-	1.0	$248,698.57	$0.00	$13,465.72	$262,164.29	$250,876.57	$11,287.72	4.5%

** Lump sum, varies by property

Fiscal Year 2027 Assessment Chart (Breakdown by Silo)

Gateway and Pelican Preserve

O & M ONLY, Does Not Include Debt Service

**Includes 4% gross up*

Product Type	Units	Roadway Allocation	Water Management Allocation	Parks & Rec Allocation	Total Admin Allocation	Pelican Preserve Admin Allocation	Gateway Admin Assessment	FY27 Total Allocation	FY27 Assessment Per Unit*	FY26 Assessment	Net Change	% Change
General Fund 001												
Gateway Single Family	3,984	$1,560,367.61	$370,021.75	$951,133.44	$963,001.20	$0.00	($156,793.27)	$3,687,730.73	$964.20	$973.48	($9.28)	-1.0%
Gateway Multifamily	890	$177,524.92	$43,565.18	$212,477.10	$215,128.28	$0.00	($35,026.61)	$613,668.87	$718.25	$748.24	($29.99)	-4.0%
Arborwood	143	$56,007.17	$13,281.40	$5,113.59	$34,565.56	$0.00	($5,627.87)	$103,339.85	$752.77	$755.45	($2.68)	-0.4%
Gateway Golf Course	1	$26,594.20	$32,024.34	$35.57	$4,344.85	$0.00	($707.42)	$62,291.54	$64,887.02	$66,920.91	($2,033.89)	-3.0%
Gateway Commercial	185	$737,039.27	$92,653.53	$6,579.92	$44,655.37	$0.00	($7,270.67)	$873,657.42	$4,919.24	$793,460.44	$80,196.98	10.1%
Shared GF 001/ PP 002												
C-5	168	$65,622.05	$37,302.36	$6,007.58	$40,551.90	$0.00	($6,602.55)	$142,881.34	$885.92	$847.36	$38.56	4.6%
PP Commercial	11	$344,343.09	$77,916.32	$393.35	$2,896.56	$0.00	($471.61)	$425,077.71	$40,253.57	$369,007.49	$56,070.22	15.2%
Pelican Preserve 002												
Pelican Preserve Single Family	1,668	$389,215.78	$483,181.13	$59,646.66	$402,622.48	$513,017.35	$0.00	$1,847,683.40	$1,153.88	$1,152.61	$1.27	0.1%
Pelican Preserve Multi Family	830	$193,674.52	$137,993.73	$29,680.29	$200,345.72	$255,278.42	$0.00	$816,972.68	$1,025.32	$1,038.82	($13.50)	-1.3%
Pelican Preserve GC	1	$51,846.38	$172,046.97	$35.76	$6,517.27	$8,304.24	$0.00	$238,750.62	$248,698.57	$237,410.85	$11,287.72	4.8%

Fiscal Year 2027 Allocation of Shared Costs

*** Change to 50/50 Shared Admin & Enterprise Fund (400)*

Account Description	FY2026 Budget	FY2027 Budgeted Amount	Allocation by Fund: General Fund & Pelican Preserve Shared	Allocation by Fund: Enterprise Fund (400)
			50.0%	50.0%
Administrative				
P/R-Board of Supervisors	24,000	24,000	12,000	12,000
Payroll - Taxes	1,836	1,836	918	918
Attorney Fees	45,000	45,000	22,500	22,500
Engineering Fees	35,000	10,000	5,000	5,000
Management & Accounting Services	56,000	58,000	29,000	29,000
Developer & Resident Reviews	-	30,000	15,000	15,000
Auditing Services	28,000	39,000	19,500	19,500
Public Officials Insurance	13,125	7,000	3,500	3,500
Legal Advertising	15,000	15,000	7,500	7,500
Dues, Licenses, Subscriptions	15,000	15,000	7,500	7,500
Subtotal	**232,961**	**244,836**	**122,418**	**122,418**
Operational Admin Services				
Payroll - Salaries	1,303,221	1,347,439	919,695	427,744
Payroll - Overtime	2,000	3,369	2,299	1,069
Payroll - PTO Buyout	65,261	67,540	46,100	21,441
Payroll - Processing Fees	12,000	18,000	9,000	9,000
Payroll - Bonus	35,000	35,000	17,500	17,500
Payroll - Market Adjustments	66,951	-	-	-
Payroll - Taxes	112,641	111,181	75,398	35,783
Retirement Benefits	73,622	85,327	56,550	28,776
Health and Life Insurance	207,013	225,048	171,797	53,251
Workers' Compensation	29,567	30,422	20,771	9,650
Professional Fees	20,000	20,000	10,000	10,000
Professional Fees - HR fees	9,000	5,000	2,500	2,500
Telephone/Fax/Internet Services	2,700	18,000	9,000	9,000
Postage	1,000	1,000	500	500
Cellular Service	23,000	25,000	12,500	12,500
Internet Fiber Service	6,000	-	-	-
Utilities - Lift Stations	1,500	1,500	750	750
Building Utilities - Electricity	16,000	26,000	13,000	13,000
Building Utilities - Water/Sewer	6,000	8,000	4,000	4,000
Building Utilities - Other	10,000	10,000	5,000	5,000
Rentals & Leases	7,000	7,000	3,500	3,500
Admin Office Rent Expense	31,000	-	-	-
Insurance (Liab., Auto, Property)	200,000	200,000	100,000	100,000
Vehicle Maintenance	22,000	40,000	20,000	20,000
Building Maintenance & Repairs	40,000	40,000	20,000	20,000
Printing	1,500	-	-	-
Marketing Expenses	10,000	7,500	3,750	3,750
Meeting Minutes Prep.	11,000	11,000	5,500	5,500

Fiscal Year 2027 Allocation of Shared Costs

*** Change to 50/50 Shared Admin & Enterprise Fund (400)*

Account Description	FY2026 Budget	FY2027 Budgeted Amount	Allocation by Fund: General Fund & Pelican Preserve Shared	Allocation by Fund: Enterprise Fund (400)
			50.0%	**50.0%**
Website & Newsletter	5,000	5,000	2,500	2,500
Team Events	5,000	7,000	3,500	3,500
Computer Support	105,000	119,200	59,600	59,600
Agenda & Document Hosting	6,500	11,500	5,750	5,750
Office Supplies	2,000	-	-	-
Computer Equipment & Peripherals	40,000	40,000	20,000	20,000
Operating Supplies	15,000	10,000	5,000	5,000
Vehicle Operations	45,000	45,000	22,500	22,500
Emergency Supplies	4,000	4,000	2,000	2,000
Education / Training	10,000	8,000	4,000	4,000
Software License Fees and Renewals	53,500	65,500	32,750	32,750
Dues, Licenses, Subscriptions	6,000	6,000	3,000	3,000
Capital Projects & Equipment*	-	-	-	-
Capital Projects Reserves	62,047	-	-	-
Admin Building O&M	100,000	85,000	42,500	42,500
GIS Mapping	59,000	60,000	30,000	30,000
Subtotal	**2,843,023**	**2,809,526**	**1,762,211**	**1,047,315**
Total	**$ 3,075,984**	**$ 3,054,362**	**$ 1,884,629**	**$ 1,169,733**

Fiscal Year 2027 Allocation of Parks & Rec Costs

Account Description	FY2026 Budget	FY2027 Budgeted Amount	001 General Fund Amount	002 Pelican Preserve Amount
			92.9%	7.1%
Parks & Recreation (includes Special Events)				
Payroll - Salaries	245,490	346,246	321,796	24,449
Payroll - Overtime	2,455	3,462	3,218	244
Payroll - PTO Buyout	12,274	17,312	16,090	1,222
Payroll - Market Adjustments	8,049	-	-	-
Payroll - Taxes	20,523	28,077	26,094	1,983
Retirement Benefits	13,413	13,935	12,951	984
Health and Life Insurance	21,235	52,030	48,356	3,674
Workers' Compensation	7,420	10,597	9,849	748
Attorney Fees	2,500	2,000	1,859	141
Contract Svcs - Security Services	55,000	66,743	62,030	4,713
Contr Svcs - Landscaping	210,000	235,000	218,406	16,594
Utility Services - Trash Removal	5,600	10,000	9,294	706
Utility Services - Irrigation	23,000	23,000	21,376	1,624
Utility Services - Electric	26,000	28,600	26,580	2,020
R&M Fun Park	18,000	-	-	-
R&M - Irrigation	20,000	30,000	27,882	2,118
R&M - Signage	7,500	3,500	3,253	247
Tools and Equipment	5,000	7,500	6,970	530
Maintenance & Repairs	90,000	95,200	88,478	6,722
Sod Installation - Dog Park	20,000	-	-	-
Sod Replacement - Soccer Field	70,000	95,000	88,292	6,708
District Events	50,000	50,000	46,469	3,531
Meeting Minutes Prep.	3,000	3,000	2,788	212
Holiday Lighting & Decorations	15,000	35,000	35,000	-
Uniforms	1,000	1,000	929	71
Education / Training	2,500	2,750	2,556	194
Software License Fees and Renewals		13,000	12,082	918
Commons Park O&M	150,000	130,000	120,820	9,180
Capital Projects & Equipment*	208,000	81,350	75,606	5,744
Capital Projects Reserves*	56,745	44,600	41,451	3,149
Total Parks & Recreation	**1,369,703**	**1,428,903**	**1,330,476**	**98,427**
Swimming Pool				
Attorney Fees	2,500	1,000	929	71
Contr Svcs - Landscaping	40,700	40,700	37,826	2,874
Telephone/Fax/Internet Services	1,600	-	-	-
Utility - Trash Removal	4,000	-	-	-
Utility - Irrigation	14,000	-	-	-
Utility - Electric	12,000	13,500	12,547	953
Propane/ Natural Gas	20,000	22,000	20,447	1,553
Maintenance & Repairs	75,000	35,000	32,529	2,471
Total Swimming Pool	**169,800**	**112,200**	**104,277**	**7,923**
Total Parks & Recreation/Pool	**1,539,503**	**1,541,103**	**1,434,753**	**106,350**

*** Details in Fund 300**

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
Interest - Investments	$ 175,000	$ 180,000	$ 5,000
Special Assmnts- Tax Collector	5,060,003	5,148,692	88,689
Special Assmnts- Discounts	(202,400)	(205,948)	(3,548)
Donations	-	25,000	25,000
Other Miscellaneous Revenues	62,047	50,000	(12,047)
Soccer Park Use	150,000	200,000	50,000
Parking Fee Income	-	40,000	40,000
Stormwater/Road Review Fees	-	10,000	10,000
Lee Cty Park Impact Fees	489,702	-	(489,702)
Dog Park Revenues	7,000	-	(7,000)
TOTAL REVENUES	**5,741,352**	**5,447,744**	**(293,608)**
EXPENDITURES			
ADMINISTRATIVE SERVICES			
P/R-Board of Supervisors	8,000	8,000	-
Payroll - Taxes	612	612	-
Attorney Fees	15,000	15,000	-
Engineering Fees	11,667	3,333	(8,334)
Management & Accounting Services	18,667	19,333	666
Developer & Resident Reviews	-	10,000	10,000
Auditing Services	9,333	13,000	3,667
Public Officials Insurance	4,375	2,333	(2,042)
Legal Advertising	5,000	5,000	-
Dues, Licenses, Subscriptions	5,000	5,000	-
Total Administrative Services	**77,654**	**81,612**	**3,958**
OPERATIONAL ADMIN SERVICES			
Payroll - Salaries	610,344	613,130	2,786
Payroll - Overtime	667	1,533	866
Payroll - PTO Buyout	30,551	30,733	182
Payroll - Processing Fees	4,000	6,000	2,000
Payroll - Bonus	11,667	11,667	(0)
Payroll - Market Adjustments	20,011	-	(20,011)
Payroll - Taxes	51,503	50,265	(1,238)
Retirement Benefits	33,662	37,700	4,038
Health and Life Insurance	107,117	114,532	7,415
Workers' Compensation	14,045	13,848	(197)
Professional Fees	6,600	6,667	67
Professional Fees - HR fees	2,970	1,667	(1,303)
Telephone/Fax/Internet Services	891	6,000	5,109

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
Postage	330	333	3
Cellular Service	7,590	8,333	743
Internet Fiber Service	1,980	-	(1,980)
Utilities - Lift Stations	495	500	5
Building Utilities - Electricity	5,280	8,667	3,387
Building Utilities - Water/Sewer	1,980	2,667	687
Building Utilities - Other	3,300	3,333	33
Rentals & Leases	2,310	2,333	23
Admin Office Rent Expense	10,230	-	(10,230)
Insurance (Liab., Auto, Property)	66,000	66,667	667
Vehicle Maintenance	7,260	13,333	6,073
Building Maintenance & Repairs	13,200	13,333	133
Printing	495	-	(495)
Marketing Expenses	3,300	2,500	(800)
Meeting Minutes Prep.	3,630	3,667	37
Website & Newsletter	1,650	1,667	17
Team Events	1,650	2,333	683
Computer Support	34,650	39,733	5,083
Agenda & Document Hosting	2,145	3,833	1,688
Office Supplies	660	-	(660)
Computer Equipment & Peripherals	13,200	13,333	133
Operating Supplies	4,950	3,333	(1,617)
Vehicle Operations	14,850	15,000	150
Emergency Supplies	1,320	1,333	13
Education / Training	3,300	2,667	(633)
Software License Fees and Renewals	17,655	21,833	4,178
Dues, Licenses, Subscriptions	1,980	2,000	20
Capital Projects & Equipment*	-	-	-
Capital Projects Reserves	20,476	-	(20,476)
Admin Building O&M	33,000	28,333	(4,667)
GIS Mapping	19,470	20,000	530
Total Operational Admin Services	**1,192,364**	**1,174,807**	**(17,556)**
LANDSCAPE SERVICES			
Contr Svcs - Landscaping	1,157,500	1,192,225	34,725
Utility Fees	120,000	120,000	-
Tree Trimming Services	156,500	156,500	-
Tree Replacement Program	55,000	-	(55,000)
Landscape - Mulch	135,000	88,000	(47,000)
Plant Replacement Program	135,000	-	(135,000)
Landscape Replacement	135,000	190,000	55,000
Irrigation R&M - Landscaping	30,000	50,000	20,000
Licenses, Training	2,000	1,500	(500)
Capital Projects & Equipment	-	-	-
Capital Projects Reserves	-		-
Total Landscape Services	**1,926,000**	**1,798,225**	**(127,775)**

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
WATERWAY MGMT SERVICES			
Attorney Fees	10,000	5,000	(5,000)
Engineering Fees	15,000	7,500	
Cell Service for Data Loggers	4,500	4,500	-
Utilities - Aerators	20,000	20,000	-
Stock Fish	10,000	10,000	-
Shared Flowway Maintenance	17,287	17,287	-
Lake Maintenance	180,000	180,000	-
Tools and Equipment	10,000	7,500	(2,500)
Wetland Maintenance	111,000	111,000	-
Wetland Plantings	15,000	10,000	(5,000)
Aerators - R&M	50,000	50,000	-
Littoral Restoration	25,000	25,000	-
Stormwater System-Pipe & Catch Basin Clng	-	15,000	15,000
Wetlands - Surveying, Encroachments, Disposal	2,000	1,500	(500)
Stormwater Basin/Valley Gutter Repair	-	5,000	5,000
Maintenance for Data Loggers	48,000	30,000	(18,000)
Water Quality Testing & Supplies	25,000	25,000	-
Drone Equipment & Training	15,000	-	
NPDES Compliance	600	600	-
Licenses, Training	2,500	8,500	6,000
Capital Projects & Equipment*	23,500	6,000	(17,500)
Capital Projects Reserves	48,099	5,600	(42,499)
Total Waterway Management Services	**632,486**	**544,987**	**(64,999)**
PARKS & RECREATION (includes Special Events)			
Payroll - Salaries	245,490	321,796	76,306
Payroll - Overtime	2,455	3,218	763
Payroll - PTO Buyout	12,274	16,090	3,815
Payroll - Market Adjustments	8,049	-	(8,049)
Payroll - Taxes	20,523	26,094	5,572
Retirement Benefits	13,413	12,951	(462)
Health and Life Insurance	21,235	48,356	27,121
Workers' Compensation	7,420	9,849	2,430
Attorney Fees	2,500	1,859	(641)
Contract Svcs - Security Services	55,000	62,030	7,030
Contr Svcs - Landscaping	210,000	218,406	8,406
Utility Services - Trash Removal	5,600	9,294	3,694
Utility Services - Irrigation	23,000	21,376	(1,624)
Utility Services - Electric	26,000	26,580	580
R&M Fun Park	18,000	-	(18,000)
R&M - Irrigation	20,000	27,882	7,882
R&M - Signage	7,500	3,253	(4,247)
Tools and Equipment	5,000	6,970	1,970
Maintenance & Repairs	90,000	88,478	(1,522)
Sod Installation - Dog Park	20,000	-	(20,000)
Sod Replacement - Soccer Field	70,000	88,292	18,292
District Events	50,000	46,469	(3,531)
Meeting Minutes Prep.	3,000	2,788	(212)
Holiday Lighting & Decorations	15,000	35,000	20,000
Uniforms	1,000	929	(71)
Education / Training	2,500	2,556	56
Software License Fees and Renewals		12,082	

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
Commons Park O&M	150,000	120,820	(29,180)
Capital Projects & Equipment*	208,000	75,606	(132,394)
Capital Projects Reserves*	56,745	41,451	(15,294)
Total Parks & Recreation	**1,369,703**	**1,330,476**	**(51,310)**
PUBLIC WORKS			
Attorney Fees	5,000	5,000	-
Engineering Fees	15,000	7,500	(7,500)
Electricity - Fountain	9,500	11,000	1,500
FPL Expenses - Streetlights	100,000	208,560	108,560
R&M-Signage	7,500	15,000	7,500
Tools and Equipment	10,000	10,000	-
Street Sweeping Services	11,000	11,000	-
Griffin RAB Fountain R&M	6,000	6,000	-
Road/Sidewalk Maintenance	-	17,500	17,500
Safety Equipment	4,000	2,000	(2,000)
Team Uniforms	5,200	5,200	-
Education / Training	4,000	4,000	-
R&M - Streetlights	10,000	-	(10,000)
Capital Projects & Equipment*	30,000	13,000	(17,000)
Capital Projects Reserves*	112,109	55,100	(57,009)
Total Public Works	**329,309**	**370,860**	**41,551**
SWIMMING POOL			
Attorney Fees	2,500	929	(1,571)
Contr Svcs - Landscaping	40,700	37,826	(2,874)
Telephone/Fax/Internet Services	1,600	-	(1,600)
Utility - Trash Removal	4,000	-	(4,000)
Utility - Irrigation	14,000	-	(14,000)
Utility - Electric	12,000	12,547	547
Propane/ Natural Gas	20,000	20,447	447
Maintenance & Repairs	75,000	32,529	(42,471)
Total Swimming Pool	**169,800**	**104,277**	**(65,523)**
PUBLIC SAFETY SERVICES			
Contr Svcs - Police Patrol	25,000	25,000	-
Total Public Safety Services	**25,000**	**25,000**	**-**

Fiscal Year 2027 Operating Budget -- General Fund (001)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
OTHER FEES AND CHARGES			
Payroll - Salaries	-	-	-
ProfServ-Trustee Fees	7,000	7,500	(500)
ProfServ-Assessment Methodology			-
Misc-Assessment Collection Fees	12,670		12,670
Misc. Contingency	40,000		40,000
Misc - Board/Resident requests	-	10,000	(10,000)
Trsf to Fixed Asset Reserve			-
Capital Outlay - Digital Message Board	-		-
Gateway Commons Construction	3,222,652		3,222,652
Capital Outlay - Admin Bldg Construction	-		-
Main Admin Building Construction	1,853,378		1,853,378
Bond Projects - Admin		66,000	
Bond Projects - P&R		2,601,200	
Bond Projects - Public Works/Roadways	3,538,800	713,800	2,825,000
Bond Projects - Public Works/Landscaping		4,145,200	(4,145,200)
Bond Projects - Waterways	847,000	55,000	792,000
Interest Expense	-		-
Total Other Fees & Charges	**9,521,500**	**7,598,700**	**4,590,000**
TOTAL EXPENDITURES	**15,243,816**	**13,028,944**	**(2,214,871)**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (9,502,463)**	**$ (7,581,200)**	**$ 1,921,263**
OTHER FINANCING SOURCES (USES)			
Transfers - Out	-	-	-
Transfers - In	-	-	-
Use of Bond Proceeds - Admin (GW)	60,000	66,000	6,000
Use of Bond Proceeds - Parks & Rec (GW)	1,867,848	2,601,200	733,352
Use of Bond Proceeds - Roads/PW (GW)	3,538,800	713,800	(2,825,000)
Use of Bond Proceeds - Landscaping (GW)	-	4,145,200	4,145,200
Use of Bond Proceeds - Water Management (GW)	847,000	55,000	(792,000)
Use of Bond Proceeds - Admin Building (GW)	977,400	-	(977,400)
Use of Carryforward/Interest for Admin Bldg	848,978	-	(848,978)
Use of Carryforward/Interest for Commons Park	715,102	-	(715,102)
Use of Carryforward for Admin expenses (GW)	170,000	-	(170,000)
Use of Reserves (GW)	-		-
Total Other Financing Sources (Uses)	**9,025,128**	**7,581,200**	**(1,443,928)**
NET CHANGE IN FUND BALANCE	**$ (477,335)**	**$ -**	**$ 477,335**

*** Details in Fund 300**

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
Interest - Investments	$ 100,000	$ 100,000	$ -
Special Assmnts- Tax Collector	3,631,739	4,030,531	398,792
Special Assmnts- Reserves	-	-	-
Fire Impact Fees	-	-	-
Settlements			
Insurance Reimbursements			
Special Assmnts- Discounts	(145,270)	(161,221)	(15,951)
Other Miscellaneous Revenues	-	-	-
TOTAL REVENUES	**3,586,469**	**3,969,310**	**382,841**
EXPENDITURES			
ADMINISTRATIVE SERVICES			
P/R-Board of Supervisors	3,999	4,000	(1)
Payroll - Taxes	306	306	-
Attorney Fees	7,500	7,500	-
Engineering Fees	5,833	1,667	4,166
Management & Accounting Services	9,333	9,667	(334)
Developer & Resident Reviews	-	5,000	(5,000)
Auditing Services	4,667	6,500	(1,833)
Public Officials Insurance	2,188	1,167	1,021
Legal Advertising	2,500	2,500	-
Dues, Licenses, Subscriptions	2,500	2,500	-
Total Administrative Services	**38,826**	**40,806**	**(1,980)**
OPERATIONAL ADMIN SERVICES			
Payroll - Salaries	305,172	306,565	(1,393)
Payroll - Overtime	333	766	(433)
Payroll - PTO Buyout	15,275	15,367	(92)
Payroll - Processing Fees	2,000	3,000	(1,000)
Payroll - Bonus	5,833	5,833	(0)
Payroll - Market Adjustments	10,006	-	10,006
Payroll - Taxes	25,751	25,133	618
Retirement Benefits	16,831	18,850	(2,019)
Health and Life Insurance	53,559	57,266	(3,707)
Workers' Compensation	7,022	6,924	98
Professional Fees	3,400	3,333	67
Professional Fees - HR fees	1,530	833	697
Telephone/Fax/Internet Services	459	3,000	(2,541)
Postage	170	167	3
Cellular Service	3,910	4,167	(257)
Internet Fiber Service	1,020	-	1,020
Utilities - Lift Stations	255	250	5
Building Utilities - Electricity	2,720	4,333	(1,613)
Building Utilities - Water/Sewer	1,020	1,333	(313)
Building Utilities - Other	1,700	1,667	33

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
Rentals & Leases	1,190	1,167	23
Admin Office Rent Expense	5,270	-	5,270
Insurance (Liab., Auto, Property)	34,000	33,333	667
Vehicle Maintenance	3,740	6,667	(2,927)
Building Maintenance & Repairs	6,800	6,667	133
Printing	255	-	255
Marketing Expenses	1,700	1,250	450
Meeting Minutes Prep.	1,870	1,833	37
Website & Newsletter	850	833	17
Team Events	850	1,167	(317)
Computer Support	17,850	19,867	(2,017)
Agenda & Document Hosting	1,105	1,917	(812)
Office Supplies	340	-	340
Computer Equipment & Peripherals	6,800	6,667	133
Operating Supplies	2,550	1,667	883
Vehicle Operations	7,650	7,500	150
Emergency Supplies	680	667	13
Education / Training	1,700	1,333	367
Software License Fees and Renewals	9,095	10,917	(1,822)
Dues, Licenses, Subscriptions	1,020	1,000	20
Capital Projects & Equipment*	-	-	-
Capital Projects Reserves	10,548	-	10,548
Admin Building O&M	17,000	14,167	2,833
GIS Mapping	10,030	10,000	30
Total Operational Admin Services	**600,859**	**587,404**	**13,455**
OPERATING EXPENSES			
Attorney Fees	20,000	20,000	-
Professional Fees	-	3,000	(3,000)
Engineering Fees	40,000	40,000	-
Utility - Irrigation	12,000	-	12,000
Electricity - Signs	7,200	3,000	4,200
Vehicle Maintenance	2,500	2,500	-
Tools & Equipment	4,000	4,000	-
Meeting Minutes Prep.	9,000		9,000
Vehicle Operations	4,000	4,000	-
Total Operating Expenses	**98,700**	**76,500**	**22,200**
SAFETY & SECURITY			
Contr Svcs - Security Services	350,000	345,000	5,000
Contr Svcs - Police Patrol	15,000	20,000	(5,000)
Streetlights	157,400	210,000	(52,600)
Utilities - Gatehouse	10,500	8,000	2,500
R&M - Sidewalks	40,000	10,000	30,000
R&M - Signage	17,500	10,000	7,500
R&M - Roadway	30,000	20,000	10,000
Safety & Security - Other	40,000	20,000	20,000

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
Speed Monitoring Devices	-	12,000	(12,000)
Street Sweeping Services	9,000	12,000	(3,000)
Gatehouse Repair & Maintenance	63,000	20,000	43,000
Pressure Washing	-	30,000	
R&M Streetlights	70,000	-	70,000
Capital Outlay - Sidewalks		70,000	(70,000)
Capital Outlay - Roads	400,000	200,000	200,000
GIS Web Portal	15,000	15,000	-
Cap Outlay - Vehicles	-	30,000	(30,000)
Capital Projects Reserve	-	100,000	(100,000)
Total Safety & Security	**1,217,400**	**1,132,000**	**115,400**
LANDSCAPE SERVICES			
Contr Svcs - Landscaping	388,447	388,447	(0)
Utility - Irrigation	-	12,000	(12,000)
R&M - Other Landscaping	30,000	30,000	-
Plant Replacement Program	-		-
Annual Tree Trimming	144,000	144,000	-
Monuments and Signs	15,000	15,000	-
Tree/Sod Replacement	-	-	-
Landscape Replacement	85,000	85,000	-
Shared Entry Feature	16,000	16,000	-
Irrigation Maintenance	14,000	14,000	-
Holiday Lighting & Decorations	25,000	25,000	-
GIS Web Portal	15,000	15,000	-
Capital Projects Reserve	-	-	-
Total Landscape Services	**732,447**	**744,447**	**(12,000)**
WATERWAY MANAGEMENT SERVICES			
Contr Svcs - Lakes	135,000	130,000	5,000
R&M - Stormwater System	10,000	75,000	(65,000)
Basin 6 Flowway	12,000	12,000	(12,000)
Fish Gate & Aerator Maint.	10,000	10,000	-
Vine Control & removal	10,000	10,000	-
Littoral Restoration	40,000	25,000	15,000
Pond Aeration	147,000	141,000	6,000
R&M Drain Boxes	25,000	25,000	-
Conservation & Wetlands	90,000	90,000	-
Pond Bank Improvements	600,000	650,000	(50,000)
Shared Flowway Maintenance	8,218	9,000	(782)
GIS Web Portal	20,000	20,000	-
Capital Projects Reserve	-	70,000	(70,000)
Total Waterway Management Services	**1,107,218**	**1,267,000**	**(171,782)**

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
PARKS & RECREATION (includes Special Events)			
Payroll - Salaries	-	24,449	(24,449)
Payroll - Overtime	-	244	(244)
Payroll - PTO Buyout	-	1,222	(1,222)
Payroll - Market Adjustments	-	-	-
Payroll - Taxes	-	1,983	(1,983)
Retirement Benefits	-	984	(984)
Health and Life Insurance	-	3,674	(3,674)
Workers' Compensation	-	748	(748)
Attorney Fees	-	141	(141)
Contract Svcs - Security Services	-	4,713	(4,713)
Contr Svcs - Landscaping	-	16,594	(16,594)
Utility Services - Trash Removal	-	706	(706)
Utility Services - Irrigation	-	1,624	(1,624)
Utility Services - Electric	-	2,020	(2,020)
R&M Fun Park	-	-	-
R&M - Irrigation	-	2,118	(2,118)
R&M - Signage	-	247	(247)
Tools and Equipment	-	530	(530)
Maintenance & Repairs	-	6,722	(6,722)
Sod Installation - Dog Park	-	-	-
Sod Replacement - Soccer Field	-	6,708	(6,708)
District Events	-	3,531	(3,531)
Meeting Minutes Prep.	-	212	(212)
Holiday Lighting & Decorations	-	-	-
Uniforms	-	71	(71)
Education / Training	-	194	(194)
Software License Fees and Renewals	-	918	(918)
Commons Park O&M	-	9,180	(9,180)
Capital Projects & Equipment*	-	5,744	(5,744)
Capital Projects Reserves*	-	3,149	(3,149)
Total Parks & Recreation	**-**	**98,427**	**(98,427)**
SWIMMING POOL			
Attorney Fees	-	71	(71)
Contr Svcs - Landscaping	-	2,874	(2,874)
Telephone/Fax/Internet Services	-	-	-
Utility - Trash Removal	-	-	-
Utility - Irrigation	-	-	-
Utility - Electric	-	953	(953)
Propane/ Natural Gas	-	1,553	(1,553)
Maintenance & Repairs	-	2,471	(2,471)
Total Swimming Pool	**-**	**7,923**	**(7,923)**

Fiscal Year 2027 Operating Budget -- Pelican Preserve Fund (002)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
OTHER FEES AND CHARGES			
ProfServ-Trustee Fees	3,500	4,000	(500)
Share of Admin Project Funding (PP)	-	34,000	
Share of P&R Project Funding (PP)	-	198,800	
Share of Waterway Project Funding (PP)	-	-	
Share of Roadway Project Funding (PP)	-	116,200	
Share of Landscape Project Funding (PP)	-	674,800	
Monuments & Signs	-		-
Misc-Assessment Collection Cost	9,767		9,767
HOA Agreement	-		-
Capital Outlay - Admin Bldg Construction*	454,211		454,211
Main Admin Building (Bond)*	506,800		506,800
Principal Debt Retirement	-		-
Interest Expense	-		-
ProfServ-Assessment Methodology			
Capital Projects Reserve	-	105,000	(105,000)
Total Other Fees and Charges	**974,278**	**1,132,800**	**865,278**
TOTAL EXPENDITURES	**4,769,728**	**5,087,307**	**830,571**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (1,183,259)**	**$ (1,117,997)**	**$ 1,213,412**
OTHER FINANCING SOURCES (USES)			
Use of Carryforward (PP)	263,000		(263,000)
Use of Bond Proceeds - Admin Shared (PP)*	506,800		(506,800)
Use of Reserves (PP)	400,000	350,000	(50,000)
Share of Admin Project Funding (PP)	-	-	
Share of P&R Project Funding (PP)	-	49,700	
Share of Waterway Project Funding (PP)	-	-	
Share of Roadway Project Funding (PP)	-	104,400	104,400
Share of Landscape Project Funding (PP)	-	613,897	613,897
Total Other Financing Sources (Uses)	**$ 1,169,800**	**$ 1,117,997**	**$ (715,400)**
NET CHANGE IN FUND BALANCE	**$ (13,459)**	**$ -**	**$ 498,012**

Fiscal Year 2027 Operating Budget -- Lake Bank Restoration Fund (006)

Description	FY 2025 Actual	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES				
Special Assmnts- Tax Collector	$ -	$ -	$ -	$ -
TOTAL REVENUES	**-**	**-**	**-**	**-**
EXPENDITURES				
WATERWAY MGMT SERVICES				
Impr - Lake Bank Restoration	3,841,929	1,000,000	9,000,000	(8,000,000)
Total Waterway Management Services	**3,841,929**	**1,000,000**	**9,000,000**	**(8,000,000)**
TOTAL EXPENDITURES	**3,841,929**	**1,000,000**	**9,000,000**	**(8,000,000)**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (3,841,929)**	**$ (1,000,000)**	**$ (9,000,000)**	**$ (8,000,000)**
OTHER FINANCING SOURCES (USES)				
Loan Proceeds	3,484,222	1,000,000	6,750,000	5,750,000
Total Other Financing Sources (Uses)	**3,484,222**	**1,000,000**	**6,750,000**	**5,750,000**
NET CHANGE IN FUND BALANCE	**$ (357,707)**	**$ -**	**$ (2,250,000)**	**$ (2,250,000)**

Fiscal Year 2027 Operating Budget -- Enterprise Fund (400)

Description	Adopted FY2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
Interlocal Agreement	$ -	$ -	-
Grant Proceeds	4,635,405	-	(4,635,405)
Water Revenue	3,226,700	3,969,086	742,386
Irrigation Revenue	1,381,500	1,736,799	355,299
Sewer Revenue	3,138,800	3,170,188	31,388
Availability Fee Revenue	25,000	25,000	-
Meter Fees	15,000	15,000	-
Penalties	25,000	60,000	35,000
Interest - Investments	109,000	150,000	41,000
Other Miscellaneous Revenues	10,000	10,000	-
ROW Fees	-	-	-
Insurance Reimbursements	-	-	-
Connection Fees - W/S	300,000	-	(300,000)
TOTAL REVENUES	**12,866,405**	**9,136,073**	**(3,730,332)**
EXPENSES			
ADMINISTRATIVE SERVICES			
P/R-Board of Supervisors	11,998	12,000	(2)
Payroll - Taxes	918	918	-
Attorney Fees	22,500	22,500	-
Engineering Fees	17,500	5,000	12,500
Management & Accounting Services	28,000	29,000	(1,000)
Developer & Resident Reviews	-	15,000	(15,000)
Auditing Services	14,000	19,500	(5,500)
Public Officials Insurance	6,563	3,500	3,063
Legal Advertising	7,500	7,500	-
Dues, Licenses, Subscriptions	-	7,500	(7,500)
Total Administrative Services	**108,979**	**122,418**	**(13,439)**
OPERATIONAL ADMIN SERVICES			
Payroll - Salaries	387,705	427,744	(40,039)
Payroll - Overtime	1,000	1,069	(69)
Payroll - PTO Buyout	19,435	21,441	(2,006)
Payroll - Processing Fees	6,000	9,000	(3,000)
Payroll - Bonus	17,500	17,500	-
Payroll - Market Adjustments	36,935	-	36,935
Payroll - Taxes	35,387	35,783	(396)
Retirement Benefits	23,129	28,776	(5,647)
Health and Life Insurance	46,337	53,251	(6,914)
Workers' Compensation	8,499	9,650	(1,151)
Professional Fees	10,000	10,000	-
Professional Fees - HR fees	4,500	2,500	2,000
Telephone/Fax/Internet Services	1,350	9,000	(7,650)
Postage	500	500	-
Cellular Service	11,500	12,500	(1,000)
Internet Fiber Service	3,000	-	3,000
Utilities - Lift Stations	750	750	-
Building Utilities - Electricity	8,000	13,000	(5,000)
Building Utilities - Water/Sewer	3,000	4,000	(1,000)
Building Utilities - Other	5,000	5,000	-
Rentals & Leases	3,500	3,500	-
Admin Office Rent Expense	15,500	-	15,500
Insurance (Liab., Auto, Property)	100,000	100,000	-

Fiscal Year 2027 Operating Budget -- Enterprise Fund (400)

Description	Adopted FY2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
Vehicle Maintenance	11,000	20,000	(9,000)
Building Maintenance & Repairs	20,000	20,000	-
Printing	750	-	750
Marketing Expenses	5,000	3,750	1,250
Meeting Minutes Prep.	5,500	5,500	-
Website & Newsletter	2,500	2,500	-
Team Events	2,500	3,500	(1,000)
Computer Support	52,500	59,600	(7,100)
Agenda & Document Hosting	3,250	5,750	(2,500)
Office Supplies	1,000	-	1,000
Computer Equipment & Peripherals	20,000	20,000	-
Operating Supplies	7,500	5,000	2,500
Vehicle Operations	22,500	22,500	-
Emergency Supplies	2,000	2,000	-
Education / Training	5,000	4,000	1,000
Software License Fees and Renewals	26,750	32,750	(6,000)
Dues, Licenses, Subscriptions	3,000	3,000	-
Capital Projects & Equipment*	-	-	-
Capital Projects Reserves	31,024	-	31,024
Admin Building O&M	50,000	42,500	7,500
GIS Mapping	29,500	30,000	
Total Operational Admin Services	**1,049,801**	**1,047,315**	**2,986**
UTILITY SERVICES			
Payroll - Salaries	738,812	696,858	41,954
Payroll - Overtime	34,000	34,843	(843)
Payroll - PTO Buyout	36,941	34,843	2,098
Payroll Taxes	2,826	2,665	160
Retirement Benefits	24,952	44,827	(19,875)
Health and Life Insurance	145,149	167,558	(22,409)
Workers' Compensation	23,443	22,228	1,215
ProfServ-Trustee Fees	8,300	12,000	(3,700)
Attorney Fees	45,000	20,000	25,000
Professional Fees	10,000	45,000	(35,000)
Billing IT Support	30,000	-	30,000
Billing IT Support - Asset Management	-	-	-
Engineering Fees	43,000	62,000	(19,000)
Billing IT License Fees	-	12,000	(12,000)
AMI Metering - Maintenance Support & License	-	90,500	(90,500)
Billing IT Support - AMI Zenner	15,500	-	15,500
Contracts-Bulk Potable Water	1,512,500	1,663,750	(151,250)
Contracts-Bulk Wastewater	1,149,500	1,264,450	(114,950)
Contractual Svcs-Locate Services	1,500	1,500	-
Contractual Svcs-Odor Control	90,000	90,000	-
Water Quality Analysis-Health Department	12,000	12,000	-
Water Quality Testing	20,000	12,000	8,000
Water Quality Testing Supplies	5,000	5,000	-
Contr Svcs - Landscaping (Lift Station)	11,500	11,500	-
Postage - Utility Billing	17,000	18,500	(1,500)
Cellular Service	11,100	18,100	(7,000)
Cell Service for Tablet Devices	2,200	-	2,200
Cell Service for Metering Services	1,300	-	1,300
Cell Service for SCADA	7,600	-	7,600
Electricity	210,000	231,000	(21,000)

Fiscal Year 2027 Operating Budget -- Enterprise Fund (400)

Description	Adopted FY2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
R&M - Equipment	10,000	10,000	-
R&M - Lift Station	45,000	35,000	10,000
R&M -SCADA System	-	-	-
Tools & Equipment	20,000	15,000	5,000
R&M AMI Metering	9,000	-	9,000
R&M AMI Non Warranty	25,000	-	25,000
Manhole Maintenance & Repairs	20,000	20,000	-
Video Inspections	150,000	200,000	(50,000)
Irrigation Maintenance	50,000	50,000	-
R & M - Water Distribution	75,000	60,000	15,000
R & M - Wastewater Collection	100,000	225,000	(125,000)
R & M - Irrigation Distribution	75,000	60,000	15,000
Fire Hydrant Repairs	40,000	25,000	15,000
Generator & Bypass Pump Maint.	20,000	25,000	(5,000)
Printing - Billing	9,950	12,000	(2,050)
Bank Fees	4,000	4,000	-
Safety Equipment	3,000	3,000	-
Lee County Agreement Obligation	172,500	172,500	-
Annual Lee County True-Up	100,000	350,000	(250,000)
Sanitary Sewer Jetting	40,000	20,000	20,000
Inventory	175,000	100,000	75,000
Meter Boxes	5,000	1,500	3,500
Meters & Supplies	100,000	50,000	50,000
Team Uniforms	16,000	16,000	-
Billing Supplies	1,300	600	700
R&M Meters & Supplies	2,500	5,200	(2,700)
Inventory - Electric	30,000	30,000	-
Education / Training	10,000	10,000	-
Dues, Licenses, Subscriptions	3,000	3,000	-
Deptreciation Expense	-	-	-
Amortization Expense	-	-	-
Total Utility Services	**5,520,372**	**6,075,922**	**(555,550)**
TOTAL OPERATING REVENUE	**12,866,405**	**9,136,073**	**(3,730,332)**
TOTAL OPERATING EXPENSES	**6,679,152**	**7,245,655**	**(566,003)**
OPERATING INCOME	**6,187,253**	**1,890,418**	**(4,296,335)**
DEBT SERVICE			
Debt Service Principal	125,182	576,765	(451,583)
Debt Service Interest	166,889	165,414	1,475
Total Debt Service	**292,071**	**742,179**	**(450,108)**

Fiscal Year 2027 Operating Budget -- Enterprise Fund (400)

Description	Adopted FY2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
CAPITAL PROJECTS & RESERVES			
Reserve - Capital Projects	742,900	400,000	342,900
Reserve - Facility Expansion	-	-	-
Reserve - Maintenance Program	500,000	346,239	153,761
Capital Projects	924,000	402,000	522,000
Meter Replacement Project	10,134,069	4,800,000	5,334,069
12" Forcemain	4,635,405	-	4,635,405
Main Admin Building Construction	4,049,974	-	4,049,974
Share of Admin Project Funding	-	100,000	(100,000)
Total Capital Projects & Reserves	**20,986,348**	**6,048,239**	**14,938,109**
NON-OPERATING SOURCES (USES)			
Interfund Transfer - In	924,000	-	(924,000)
Use of Maintenance Program Funds	-	-	-
Use of Reserves and/or Connection Fees	-	100,000	100,000
Loan/Note Proceeds (SRF)	10,134,069	4,800,000	(5,334,069)
Grant Proceeds	4,635,405	-	(4,635,405)
Use of Bond Funds	2,135,800	-	(2,135,800)
Use of Carryforward/Interest	590,554	-	(590,554)
Use of Loan Proceeeds (FH)	1,264,620	-	(1,264,620)
Comp/Loss-Gen'l Capt'l Assets		-	-
Extraordinary Items (Gain)	-	-	-
Transfers Out	-	-	-
Total Non-operating Sources (Uses)	**19,684,448**	**4,900,000**	**(14,784,448)**
NET CHANGE IN POSITION	**$ 4,593,282**	**$ (0)**	**$ (4,592,782)**

Fiscal Year 2026 Debt Service Budget

Series 2023-1 Debt Service Fund (207) - Gateway Assessment Area

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
Special Assmnts- Tax Collector	$ 921,014	$ 921,013	$ (1)
Special Assmnts- Discounts	(36,841)	(36,841)	0
TOTAL REVENUES	**884,173**	**884,172**	**(1)**
EXPENDITURES			
DEBT SERVICE PAYMENTS			
Principal Debt Retirement	425,000	440,000	(15,000)
Interest Expense	423,900	409,844	14,056
Misc-Assessment Collection Cost	32,235	33,994	(1,758)
Total Debt Service Payments	**881,135**	**883,838**	**(2,702)**
TOTAL EXPENDITURES	**881,135**	**883,838**	**(2,702)**
OTHER FINANCING SOURCES (USES)			
Interfund Transfer - In	-	-	-
Operating Transfers-Out	-	-	-
Pymt to Escrow Acct-Refunding	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ 3,037**	**335**	**2,702**

ASSESSMENT CHART				
Category	**Amount Per Unit**	**# of Units**	**Total Amount**	**Gross Assessments**
Single Family	$157.32	4,127	$649,248.23	$649,248.23
Multi-Family	$116.18	890	$103,401.61	$103,401.61
Golf Course	$18,090.13	1	$18,090.13	$18,090.13
Commercial	$150,273.54	1	$150,273.54	$150,273.54
	Total	**5,019**	**$921,013.51**	**$921,013.51**

Fiscal Year 2026 Debt Service Budget

Series 2023-2 Debt Service Fund (208) - Pelican Preserve Assessment Area

Description	FY 2026 Budget	FY2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
Special Assmnts- Tax Collector	$ 101,315	$ 101,315	$ (0)
Special Assmnts- Discounts	(4,053)	(4,053)	0
TOTAL REVENUES	**97,262**	**97,262**	**0**
EXPENDITURES			
DEBT SERVICE PAYMENTS			
Principal Debt Retirement	45,000	50,000	(5,000)
Interest Expense	45,141	43,716	1,425
Misc-Assessment Collection Cost	3,546	-	3,546
Total Debt Service Payments	**93,687**	**93,716**	**(3,575)**
TOTAL EXPENDITURES	**93,687**	**93,716**	**(3,575)**
OTHER FINANCING SOURCES (USES)			
Interfund Transfer - In	-	-	-
Total Other Financing Sources (Uses)	**-**	**-**	**-**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**3,575**	**$ 3,546**	**$ (3,575)**

ASSESSMENT CHART			
Category	**Amount Per Unit**	**# of Units**	**Total Amount**
Single Family	$33.37	1,668	$55,661.81
Multi-Family (inside gate)	$24.88	830	$20,646.45
Multi-Family (outside gate)	$28.00	168	$4,703.67
Golf Course	$13,465.72	1	$13,465.72
Commercial	$6,837.23	1	$6,837.23
	Total	**2,668**	**$101,314.88**

Fiscal Year 2026 Debt Service Budget

Debt Service Fund (205) - Lake Bank Restoration Loans

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
Special Assessment Levy	$ 981,693	$ 1,110,189	$ 128,496
Tax Collector/Property Appraiser/Discounts	(39,268)	(44,408)	(5,140)
Interest - Investments	-	-	-
TOTAL REVENUES	**942,425**	**1,065,782**	**123,357**
EXPENDITURES			
ADMINISTRATIVE SERVICES			
ProfServ-Trustees Fees	5,500	5,500	-
Auditing Services	2,500	5,000	(2,500)
Total Administrative Services	**8,000**	**10,500**	**(2,500)**
DEBT SERVICE PAYMENTS			
Principal Debt Retirement	820,832	$948,498	(127,666)
Interest Expense	113,593	$106,784	6,809
Total Debt Service Payments	**934,425**	**1,055,282**	**(120,857)**
OTHER FEES AND CHARGES			
Reserve - Other	140,164	158,292	(18,128)
Miscellaneous Collection Fees	-	-	-
Total Other Fees & Charges	**140,164**	**158,292**	**(18,128)**
TOTAL EXPENDITURES	**1,082,589**	**1,224,074**	**(141,485)**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(140,164)**	**(158,292)**	**(18,128)**
OTHER FINANCING SOURCES (USES)			
Use of Fund Balance	140,164	158,292	18,128
Total Other Financing Sources (Uses)	**140,164**	**158,292**	**18,128**
NET CHANGE IN FUND BALANCE	**$ -**	**$ -**	**$ (0)**

Fiscal Year 2027 Capital Projects Budget -- General Fund (300)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
UTILIZATION OF UNDESIGNATED RESERVES	-	-	$ -
Interest - Investments	$ -	$ -	$ -
Lee Cty Park Impact Fees	-	-	$ -
Insurance Reimbursements	-	-	$ -
Interest - Investments	-	-	$ -
Tax Collector/Property Appraiser	-	-	$ -
Total Revenues	**-**	**-**	**-**
EXPENDITURES			
PARKS & RECREATION			
Pool Deck Resurfacing	160,000	-	160,000
Bleachers	10,000	-	10,000
Zero Turn Mower	-	8,350	(8,350)
Soccer Goals	-	40,000	(40,000)
FPL Linear Park Improvements	25,000	-	25,000
Kubota RTVX4-SKLH-1	-	23,000	(23,000)
PRAC funds for projects/programs	-	-	-
Total Parks & Recreation	**195,000**	**71,350**	**123,650**
SWIMMING POOL			
Pool Vacuums	13,000	10,000	3,000
Total Swimming Pool	**13,000**	**10,000**	**3,000**
WATERWAY MANAGEMENT SERVICES			
Trailer		6,000	
Total Waterway Management Services	**23,500**	**6,000**	**23,500**
ROADWAY SERVICES			
Vehicle	30,000	-	30,000
Mini Excavator	-	8,000	(8,000)
Trailer		5,000	
Total Roadway Services	**30,000**	**13,000**	**22,000**
TOTAL EXPENDITURES	**261,500**	**100,350**	**172,150**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(261,500)**	**(100,350)**	**172,150**

Fiscal Year 2027 Capital Projects Budget -- General Fund (300)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
OTHER FINANCING SOURCES (USES)			
Transfer In (Fund 001)	248,500	100,350	(148,150)
Transfer In - Future Reserve	279,000	-	(279,000)
Extraordinary Loss	-	-	-
Debt Proceeds (loan)	-	-	-
Total Other Financing Sources (Uses)	**527,500**	**100,350**	**(427,150)**
Net change in Fund Balance	**$ 266,000**	**$ -**	**$ (255,000)**

Fiscal Year 2027 Capital Projects Budget -- Enterprise Fund (301)

Description	FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
REVENUES			
Interest - Investments	$ -	$ -	$ -
TOTAL REVENUES	**-**	**-**	**-**
EXPENSES			
ADMINISTRATIVE			
Trailer	-	5,000	(5,000)
SCADA System Upgrades	40,000	50,000	(10,000)
Total Administrative	**130,000**	**55,000**	**75,000**
UTILITY SERVICES			
Water			
Insertion Valve	250,000	100,000	150,000
Meter Replacement Project	10,134,069	4,800,000	5,334,069
Total Water	**10,384,069**	**4,900,000**	**5,484,069**
Wastewater			
Sewer Jetting Trailer	80,000		80,000
Lift Station Panels	30,000	40,000	(10,000)
Emergency By-Pass Pump	125,000		125,000
Mobile Emergency By-Pass Pump	-	65,000	(65,000)
12" FPL By-Pass Force Main	4,635,405		4,635,405
Master Manhole Lid Replacement Program	12,000	12,000	-
(29) Lift Stations (General/Panel/Motors)	50,000	50,000	-
(29) Lift Stations (Rehabilitation)	150,000	180,000	(30,000)
Odor Control (2) Girl Scout & Stoneybrook	97,000		97,000
Total Wastewater	**5,179,405**	**347,000**	**4,832,405**
TOTAL EXPENSES	**15,693,474**	**5,302,000**	**10,391,474**
OPERATING INCOME	**(15,693,474)**	**(5,302,000)**	**10,391,474**
OTHER FINANCING SOURCES (USES)			
Attorney Fees	-	-	-
Use of Capital Reserves	924,000	-	-
Debt Proceeds (SRF Loan)	10,134,069	4,800,000	(5,334,069)
Grant Proceeds	4,635,405		(4,635,405)
Interfund Transfer - In	-	502,000	502,000
Operating Transfers-Out	-	-	-
Total Other Financing Sources (Uses)	**15,693,474**	**5,302,000**	**(9,467,474)**
Net Change in Position	**$ -**	**$ -**	**$ 924,000**

Fiscal Year 2027 Staffing Plan

Position	FT/ PT	Annual Hrs	Hrly Rate	Annual Salary	Merit Increases	Payroll Benefits: FICA	Retirement (3)	Health / Dental / Vision	Life / AD&D / STD/LTD	WC	Total Payroll Cost (1)
Adminstration											
Board of Supervisors		N/A	N/A	$ 24,000	$ -	$ 1,836	$ -	$ -	$ -	$ -	$ 25,836
District Manager	FT	2,080	$72.99	156,369	4,554	12,311	9,655	9,736	1,787	1,290	195,703
Assistant District Manager	FT	2,080	$61.59	130,194	5,208	10,358	9,478	-	1,683	1,074	157,996
Contracts Manager/PIO	FT	2,080	$41.01	85,301	3,412	6,787	5,323	13,630	1,018	704	116,175
Administrative Specialist	FT	2,080	$27.52	57,242	2,290	4,554	4,167	14,192	725	472	83,642
AP/Payroll Manager	FT	2,080	$41.89	87,125	3,485	6,932	5,437	14,246	692	719	118,635
			Subtotal	**540,231**	**18,948**	**42,777**	**34,060**	**51,804**	**5,906**	**4,259**	**697,986**
Operations/Public Works											
Public Works Director	FT	2,080	$51.25	106,600	4,264	8,481	6,652	14,246	1,397	3,518	145,157
Assistant Public Works Manager	FT	2,080	$43.27	90,000	3,600	7,160	5,616	19,472	1,103	2,970	129,922
Public Works Supervisor	FT	2,080	$42.81	89,050	3,562	7,085	5,557	14,246	829	2,939	123,267
Stormwater Environmental Specialist III	FT	2,080	$27.00	56,160	2,246	4,468	3,504	13,630	707	1,853	82,570
Maintenance Worker III	FT	2,080	$21.10	43,888	1,756	3,492	2,739	13,630	748	1,448	67,700
Maintenance Worker III	FT	2,080	$20.00	41,600	1,664	3,310	2,596	13,630	695	1,373	64,868
Maintenance Worker III	FT	2,080	$20.00	41,600	1,664	3,310	2,596	13,630	582	1,373	64,755
Maintenance Worker I	FT	2,080	$26.00	54,080	2,163	4,303	3,375	9,736	582	1,785	76,024
Maintenance Worker III - Recreation	FT	2,080	$20.00	41,600	1,664	3,310	2,596	13,630	606	1,373	64,778
Landscape/Irrigation Lead	FT	2,080	$26.92	56,000	2,240	4,455	3,494	13,630	748	1,848	82,416
			Subtotal	**620,578**	**24,823**	**49,373**	**38,724**	**139,482**	**7,997**	**20,479**	**901,456**
P&R											
Parks & Recreation Supervisor	FT	2,080	$38.80	80,708	3,228	6,421	5,036	13,630	1,048	2,663	112,734
Program Coordinator	FT	2,080	$24.00	49,920	1,997	3,972	3,115	13,630	1,048	1,647	75,329
Park Attendant	PT	1,560	$17.43	27,191	1,088	2,163	-	-	-	897	31,339
Park Attendant	PT	1,560	$17.94	27,986	1,119	2,227	-	-	-	924	32,256
Park Attendant	PT	1,560	$18.29	28,532	1,141	2,270	-	-	-	942	32,885
Park Attendant	PT	1,560	$17.00	26,520	1,061	2,110	-	-	-	875	30,566
			Subtotal	**240,857**	**9,634**	**19,163**	**8,151**	**27,261**	**2,095**	**7,948**	**315,109**
Utility Services											
Utilities Director	FT	2,080	$50.86	105,779	4,231	8,416	7,701	13,630	1,362	3,491	144,609
Assistant Utilities Manager	FT	2,080	$43.36	90,192	3,608	7,176	6,566	13,630	1,151	2,976	125,299
Utilities Maintenance Technician III	FT	2,080	$24.00	54,080	2,163	4,303	3,375	13,630	1,269	1,785	80,605
Utility Billing Manager	FT	2,080	$46.80	97,339	3,894	7,744	7,086	13,684	758	3,212	133,718
Utilities Billing Specialist	FT	2,080	$28.70	59,696	2,388	4,749	4,346	13,630	788	1,970	87,568
Meter Technician III	FT	2,080	$25.58	53,206	2,128	4,233	4,427	9,736	725	1,756	76,212
Meter Technician III	FT	2,080	$20.90	43,472	1,739	3,459	2,713	13,630	669	1,435	67,116
Meter Technician III	FT	2,080	$24.04	50,003	2,000	3,978	3,120	13,630	582	1,650	74,965
Utilities Field Supervisor	FT	2,080	$37.33	77,646	3,106	6,178	5,653	14,192	1,018	2,562	110,354
Utilities Field Operator III	FT	2,080	$22.99	47,819	1,913	3,804	2,984	13,630	779	1,578	72,508
Utilities Field Operator III	FT	2,080	$23.91	49,733	1,989	3,957	3,103	9,736	640	1,641	70,800
Utilities Field Operator III	FT	2,080	$22.00	45,760	-	3,501	2,746	13,630	746	1,510	67,892
Utilities Field Operator III	FT	2,080	$22.00	45,760	-	3,501	2,746	13,630	832	1,510	67,978
Utilities Field Operator II	FT	2,080	$28.77	59,842	2,394	4,761	3,734	13,630	726	1,975	87,062
Utility Field Operator III	FT	2,080	$22.00	45,760	1,830	3,641	2,855	13,630	764	1,510	69,991
			Subtotal	**926,088**	**33,383**	**73,399**	**63,154**	**197,282**	**12,810**	**30,561**	**1,336,677**
Total				**2,327,754**	**86,789**	**184,712**	**144,089**	**415,828**	**28,808**	**63,247**	**3,251,227**
FY2027 Budgeted Total				2,223,541	87,982	176,831	75,452	345,636	27,761	60,429	2,997,632
Difference				**$ 104,213**	**$ (1,193)**	**$ 7,881**	**$ 68,637**	**$ 70,192**	**$ 1,048**	**$ 2,818**	**$ 253,595**

Notes

1.) Total payroll cost includes wage increases and all payroll related benefits.

2.) Health, Dental, Vision & Life include a 15% increase as a contingency for potential premium increases.

3.) Retirement contributions updated per sliding scale adopted effective 10/1/26

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 15.B**

Public Hearing For The Purpose Of Receiving Public Comment On and Public Hearing To Consider The Imposition Of Non-Ad Valorem Special Assessments On Lands Within The District To Fund The Fiscal Year 2026/2027 Proposed Final Budget; and The Adoption of a Final Non-Ad Valorem Special Assessment Roll; and To Provide For The Levy, Collection and Enforcement of The Special Assessments; and To Consider The Adoption Of Resolution 2026-21 - Making a Determination Of Special Benefit And Imposing Special Assessments And Certifying An Assessment Roll For The Adopted Fiscal Year 2026/2027 Budget.

1. **Requested Motion**: **Meeting Date**: August 20, 2026

Conduct the Public Hearing and at the conclusion of the Public Hearing Adopt Resolution 2026-21 Making a Determination of Special Benefit and Levying and Imposing Special Assessments and Certifying an Assessment Roll for the Adopted FY2027 Budget.

Why the action is necessary:

The determination of a special benefit must be made, assessments must be levied, and the Assessment Roll certified to include the special assessments on the tax bills to derive sufficient revenues to fund the adopted FY26/27 budget.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
PUBLIC HEARINGS	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

The public hearing will be heard no earlier than 6 p.m.

The District is authorized by Chapters 170, 190 and 197, Florida Statutes to levy and impose special assessments on benefited lands within the District to fund the operations and services of the District. Chapters 190 and 197, Florida Statutes, provide a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the Lee County Tax Collector (“Uniform Method”) and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of Lee County for that purpose.

Attachments:

1. Resolution 2026.21 Imposing Special Assessment for FY27.pdf
2. 2026.08.20 Affidavit of Publication - News Press .pdf
3. Affidavit of mailing.pdf
4. Form of Letter.pdf

Financial Impact:

The final amount of the special assessments to be levied and imposed on properties within the District to fund the adopted FY2026/2027 Adopted Budget will be determined at the Public Hearing.

6. **Alternative Action**:
None, as the determination of special assessment, the levying and imposing of special assessment and the certifying of the assessments to the Tax Collector assessment roll must occur for the District to levy, impose and collect its special assessments on the tax bill.

7. **Staff Recommendations**:
Conduct the Public Hearing and at the conclusion of the public hearing Adopt Resolution 2026-21 Making a Determination of Special Benefit and Levying and Imposing Special Assessments and Certifying an Assessment Roll for the Adopted FY2027 Budget.

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF SPECIAL BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Gateway Services Community Development District (the "District") is a community development district, a local unit of special-purpose government established by chapter 42F.1 Florida Administrative Code, existing pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, has constructed or acquired various infrastructure improvements and facilities and provides certain services (the "Improvements") in accordance with the District's adopted engineer's report and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2026/2027 (the "Operations and Maintenance Budget"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget for Fiscal Year 2026/2027; and

WHEREAS, the provision of such services, facilities and operations is a benefit to lands within the District; and

WHEREAS, the District is authorized by Chapters 190 and 197, Florida Statutes to levy and impose special assessments on benefited lands within the District; and,

WHEREAS the Board in determining and levying the levy the O&M Assessments on the benefited properties does so in accordance with the methodology described in the District's 2025 Amended and Restated Master Operations and Maintenance Special Assessment Methodology Report dated March 20, 2025, (the "**Assessment Report**"); and,

WHEREAS, it is desirable for the welfare of the District and the affected property owners that the special assessments be assessed against the benefited properties within the District in accordance with the methodology described in the Assessment Report; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments in the amounts set forth in the Adopted Budget; and

WHEREAS, the District has also previously levied and imposed assessments for debt service, which the District desires to collect for Fiscal Year 2026/2027; and

WHEREAS, Chapters 190 and 197, Florida Statutes, provide a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the Lee County Tax Collector ("Uniform Method") and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of Lee County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of Gateway Services Community Development District (the "Assessment Roll") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference and to certify the Assessment Roll to the Lee County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the Administrator and District Manager ("Administrator") to amend the Assessment Roll certified to the Lee County Tax Collector for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT:

SECTION I. BENEFIT AND ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the assessments to the specially benefited lands is shown in **Exhibit A and Exhibit B** and is found to be fair and reasonable.

SECTION II. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit A and Exhibit B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION III. COLLECTION AND DUE DATE. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. Any assessments collected by the tax collector shall be due and payable in accordance with Chapters 190 and 197, Florida Statutes.

SECTION IV. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby adopted and is hereby certified to the Lee County Tax Collector and shall be collected by the Lee County Tax Collector in the same manner and time as County ad valorem taxes in accordance with the Uniform Method and subject to all ad valorem tax collection and enforcement procedures. The Administrator and District Manager ("Administrator") is authorized to certify the Assessment Roll to the Lee County Tax Collector.

SECTION V. ASSESSMENT ROLL AMENDMENT. The Administrator and the Board shall keep apprised of all updates made to the Assessment Roll by the Lee County Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the Administrator shall file the updates to the Assessment Roll in the District records.

SECTION VI. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION VII. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Gateway Services Community Development District.

PASSED AND ADOPTED this 20th day of August, 2026.

ATTEST: Gateway Services Community Development District:

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

APPROVED AS TO LEGAL FORM:

_____

District Attorney

Exhibit A Fiscal Year 2026/2027 Operations and Maintenance Budget
Exhibit B Fiscal Year 2026/2027 Assessment Roll

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Georgia Johnson
Accounts Payable
Gateway Services Cdd
11922 Fairway Lakes DR # 1
Fort Myers FL 33913-8384

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 07/15/2026, 07/22/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/22/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

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GATEWAY SERVICES CDD

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC MEETINGS AND PUBLIC HEARINGS TO RECEIVE PUBLIC COMMENT ON AND CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 PROPOSED FINAL BUDGET; TO CONSIDER THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS; ADOPTION OF A FINAL NON-AD VALOREM SPECIAL ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the "Board") of the Gateway Services Community Development District (the "District") will hold two meetings and conduct public hearings on Thursday, August 20, 2026. The first meeting will be a regular meeting of the Board of Supervisors on Thursday, **August 20, 2026 at 3:00 p.m. at Gateway Services CDD Office – Meeting Room, located at 13240 Griffin Drive, Ft. Myers, FL 33913 and to be held in person.** At the regular board meeting of the District, the Board may consider any other business that may properly come before it.

THE SECOND MEETING AND PUBLIC HEARINGS OF THE BOARD OF SUPERVISORS ON THURSDAY, AUGUST 20, 2026, IS FOR THE PURPOSE OF RECEIVING PUBLIC COMMENT ON AND CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 PROPOSED FINAL BUDGET; TO CONSIDER THE IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS; AND THE ADOPTION OF A FINAL NON-AD VALOREM SPECIAL ASSESSMENT ROLL, AND WILL TAKE PLACE ON THURSDAY, AUGUST 20, 2026 AT 6:00 P.M. AT GATEWAY SERVICES CDD OFFICE – MEETING ROOM, LOCATED AT 13240 GRIFFIN DRIVE, FT. MYERS, FLORIDA 33913, TO BE HELD IN PERSON. OVERFLOW SEATING FOR FULL PARTICIPATION WILL BE AVAILABLE AT GATEWAY CHURCH LOCATED AT 13241 GRIFFIN DR., FORT MYERS, FL 33913.

The District may also hold and conduct the meetings and public hearings in a hybrid format of both in person participation at the locations noted above and remote viewing, with remote viewing available by use of the following means of communications media technology posted on the District's website and listed in the published agenda. In all events a physical quorum of the Board of Supervisors will be established. Anyone wishing to listen to the meetings and public hearings can do so via video viewing website at https://www.youtube.com/@GSCDD. Additionally, persons and participants are encouraged to submit questions and comments in advance to the District Manager by email to customercare@gatewaydistrict.org or facsimile transmittal at 239-561-1350 to facilitate the Board's consideration of such questions and comments during the meetings and public hearings. At the second meeting and public hearings on Thursday, August 20, 2026, to take place at 6:00 p.m., the purpose of the public hearings are to receive public comment and objections on the proposed budget of the Gateway Services Community Development District for the Fiscal Year 2026/2027 beginning October 1, 2026 and ending September 30, 2027; to hear and consider any comments or objections from the owners of the property(ies) to be assessed or any other persons interested therein; to consider and to determine, levy and impose non-ad valorem special assessments upon the lands located within the District, (a geographic depiction of the property subject to the assessments is shown below) to fund the District's proposed budget; consider the adoption of a non-ad valorem special assessment roll; and, to provide for the levy, imposition, collection and enforcement of the non-ad valorem special assessments. The public hearings will be conducted pursuant to Florida law, including, but not limited to, Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the Fiscal Year 2026/2027 budget as finally approved by the Board and levy and impose special assessments as finally approved by the Board. A copy of the proposed Fiscal Year 2026/2027 budget and preliminary assessment rolls for the funding of the Fiscal Year 2026/2027 budget, and/or the agenda for the public hearings and meeting may be obtained at the office of the District Manager, located at 11922 Fairway Lakes Drive, Suite #1, Ft. Myers, Florida 33913; telephone (239) 561-1313; Fax: (239) 561-1350 during normal business hours. The special assessments for operation and maintenance are annually recurring assessments and are in addition to previously levied assessments for debt and debt service and for operation and maintenance. The proposed schedule of assessments for operation and maintenance for Fiscal Year 2026/2027, in accordance with the methodology in that certain 2025 Amended and Restated Master Operations and Maintenance Special Assessment Methodology Report dated March 20, 2025, as it may be revised, (the "Assessment Report") is detailed in the chart/table below, copies of which are on file in the Gateway Services CDD Offices.

Fiscal Year 2026/2027 O&M Assessment Chart

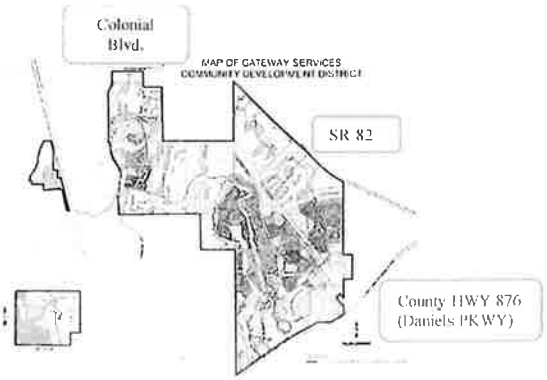
Product Type	GF Units	LB EAU's	DS Units	General Funds (001 and 002)	Lake Bank Debt Service Fund	Series 2023 Debt Service Fund	FY26 Assessment Per Unit*	FY25 Assessment Per Unit*	Net Change	% Change
General Fund (GF) (001)										
Gateway Single Family	3,984	3,984	3,984	$964.20	$175.09	$157.32	$1,296.61	$1,285.62	$10.99	0.9%
Gateway Multifamily	890	890	890	$718.25	$175.09	$116.18	$1,009.51	$1,019.24	($9.73)	-1.0%
Arbormood	143	143	143	$752.77	$175.09	$157.32	$1,085.17	$1,067.59	$17.58	1.6%
Gateway Golf Course	1	223.8	1	$64,887.02	$39,184.15	$18,090.13	$122,161.30	$119,659.91	$2,501.39	2.1%
Gateway Commercial **	195	1,100	1	$910,059.31	$192,691.11	$140,273.54	$1,242,923.46	$1,147,103.74	$105,939.72	9.2%
Shared GF (001)/ PP (002)										
C-5	168	0	168	$975.03	$0.00	$28.00	$1,003.03	$875.36	$127.67	14.6%
PP Commercial **	11	0	1	$474,059.34	$0.00	$6,817.73	$480,896.57	$391,220.03	$89,676.54	22.9%
Pelican Preserve (002)										
Pelican Preserve Single Family	1,668	0	1,668	$1,190.06	$0.00	$33.37	$1,223.43	$1,185.98	$37.45	3.2%
Pelican Preserve Multi Family	830	0	830	$1,011.97	$0.00	$24.88	$1,036.84	$1,063.70	($26.86)	-2.5%
Pelican Preserve GC	1	0	1	$315,583.97	$0.00	$13,465.72	$329,049.69	$250,876.57	$78,173.12	31.2%

*Includes 4% gross up
** Lump sum, varies by property
GF = General Fund
LB = Lake Bank
DS = Debt Service

The Fiscal Year 2026/2027 debt service and operations and maintenance special assessments for all land within the District will be annually levied and collected on the Lee County tax roll by the Lee County Tax Collector. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District at the office of the District Manager, located at 11922 Fairway Lakes Drive, Suite #1, Ft. Myers, Florida 33913 within twenty (20) days of the publication of this notice. The owners of the property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the operations and maintenance of the District's public infrastructure and public improvements ("Improvements"), as to the cost thereof, as to the manner of payment thereof and as to the Assessment Report and as to the amount thereof to be assessed against each property specially benefited by the Improvements.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or other board members may participate by speaker telephone or by other means of communications media technology. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 561-1313 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Chelsea O'Riley
District Manager



I.

STATE OF FLORIDA
COUNTY OF LEE

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Brittney Carpio, who by me first being duly sworn and deposed says:

1. I, Brittney Carpio, for Inframark LLC, on behalf of the Gateway Services Community Development District, do hereby certify that on July 13, 2026, I caused letters notifying the landowners in the Gateway Services Community Development District listed on the attached Exhibit "'A", of the August 20, 2026 Public Hearing and their rights under Chapters 190 and 197, Florida Statutes, to be mailed. I further certify that the form of the letter is attached as Exhibit **"B".**

Print Name: Brittney Carpio

SWORN AND ASCRIBED before me this 17th day of August 2026, by Brittney Carpio for Inframark LLC, on behalf of the Gateway Services Community Development District, who is [ ] personally known to me or [ ]as identification, and who did take an oath has provided

TERESA FARLOW
Commission # HH 323202
Expires February 18, 2027

Notary Public, State of Florida
Commission No.: My Commission
Expires: February 18, 2027

Gateway Services Community Development District

11922 Fairway Lakes Dr., Suite # 1
Ft. Myers, Florida 33913

Phone: (239) 561-1313
Fax: (239) 561-1350

July 7, 2026

FORT MYERS, FL 33913

NOTICE OF PUBLIC HEARING(S)

Dear Gateway Services Property Owner,

RE: STRAP # XX-XX-XX-XX-XXXX.XXXX

This Notice is provided pursuant to section 197.3632, Florida Statutes, and provides you with information about the Gateway Services Community Development District ("District"), its assessments and upcoming public hearings. As you may know, the District is a special purpose unit of local government located in the City of Fort Myers and Lee County, Florida. The District provides certain types of infrastructure for the lands within the District's boundaries including your property.

Upcoming Public Hearing(s)

The District will hold public hearings on **August 20, 2026, at 6:00 P.M. at the Gateway Services CDD Offices meeting room located at 13240 Griffin Drive, Fort Myers, Florida**. **Overflow seating for full participation will be available at Gateway Church located at 13241 Griffin Dr., Fort Myers, Florida 33913.** The purpose of the public hearings will be to consider the adoption of the District's budgets and levy of annual non-ad valorem special assessments and non-ad valorem special assessments for the District's Fiscal Year 2026/2027 ("fiscal year") and for the Board of Supervisors of the District to hear and consider any comments or objections from the owners of the property(ies) to be assessed or any other persons interested therein.

The District may also hold and conduct the meetings and public hearings in a hybrid format of both in person participation at the locations noted above and remote viewing, with remote viewing available by use of the following means of communications media technology posted on the District's website and listed in the published agenda. In all events a physical quorum of the Board of Supervisors will be established. Anyone wishing to view and listen to the meetings and public hearings can do so via video viewing website at https://www.gatewaydistrict.org. Additionally, persons and participants are encouraged to submit questions and comments in advance to the District Manager by email to customercare@gatewaydistrict.org or facsimile transmittal at 239-561-1350 to facilitate the Board's consideration of such questions and comments during the meetings and public hearings. In addition to the above means and methods of participating in the meetings and hearings, individuals may participate in and provide comments and objections at the second meeting and public hearings that will take place at 6:00 p.m.

The District imposes special assessments on your property on an annual basis, the purposes of which are (i) to fund the District's general administrative and maintenance budget ("Operation and Maintenance Assessment") and (ii) to provide the funds necessary to pay debt service on outstanding bonds, loans or borrowings as reflected in the District's debt

service budget ("Debt Service Assessment"). The District operates and maintains various facilities and improvements in the Gateway Services Community including but not limited to, administration, the surface water management system and facilities (of which the lakes/ponds and wetland areas are a part), recreational facilities, roadways and landscaping.

The Board of Supervisors of the District allocates the overall Operation and Maintenance Assessments among the various properties that will benefit from the Operation and Maintenance Assessment utilizing the assessment methodology detailed in that certain Board of Supervisors approved and adopted 2025 Amended and Restated Master Operations and Maintenance Special Assessment Methodology Report dated March 20, 2025, as it may be revised, (the "Assessment Report"), a copy of which is on file in the Gateway Services CDD Offices, at the offices of the District Manager. The assessment methodology outlined in the "Assessment Report" has been utilized, to amend and restate the impacts to or benefits from District facilities and services.

The District's budget is adopted each year after consideration by the Board and after a public hearing. A copy of the proposed budget is available on the District website at https://www.gatewaydistrict.org or by emailing customercare@gatewaydistrict.org. The District will be collecting the assessments for Operations and Maintenance on the Lee County Tax Bill. Benefited lands within the District pay these assessments, including undeveloped and developed lands. As noted above, the District Board of Supervisors has adopted a revised operations and maintenance assessment methodology that better aligns the Gateway Services Community Development District benefit received by parcel with the operations and maintenance of the capital improvements and District facilities on a fair and equitable basis. Lands within the District are assigned units of measurement in accordance with their use.

All properties and parcels receive assessments related to the benefits received for that property and parcel. The benefits received by each use on a property or parcel are based upon the impact(s) each single family homesite, multi-family residential unit and individual commercial parcel has on the roadways, parks and recreation, water management and administrative budget items, in accordance with the District's assessment methodology in the Assessment Report on file at the offices of the District Manager.

For the administrative services costs, platted single family residential lots are considered to contain one (1) residential EAU per lot and unplatted residential lands and non-residential lands including commercial lands are assigned EAUs in accordance with the District's assessment methodology on file at the offices of the District Manager. The portion of the total assessment attributable to administrative services costs against each parcel is the total of the EAUs in each parcel multiplied by per EAU assessments. Our records indicate that you will be assessed for **XXX** EAU(s) for administrative services for the property you own as identified above.

For the roadways costs, the impact on roadways has been calculated based upon trip generation rates. For the water management services costs the impact on the surface water management system (ponds, lakes, conservation areas, etc.) has been calculated based upon impervious surface areas and runoff coefficients. For Parks and Recreation, there are various EAU allocations of benefit for each property as outlined in the Assessment Report. The portion of the total assessment attributable to Parks and Recreation costs against each parcel is the total of the EAUs in each parcel multiplied by per EAU assessment. Our records indicate that you will be assessed for **XXX** EAU(s) for Parks and Recreation for the property you own as identified above. In all events, based upon the approved assessment methodology as outlined in the Assessment Report, the allocated benefit is fair and equitable.

The attached table/chart contains the proposed assessment rate for each of the different product types and uses within

the District**.** The proposed product type and uses may change if the Board of Supervisors adjusts the budget amounts between the roadways, parks and recreation, water management and/or administrative services**.** For the property you own identified above, the proposed total Operation and Maintenance Assessment that will be assessed and levied against this property **will not exceed $XXXX for the year.**

The total gross revenue that is expected to be collected by the District under the Operation and Maintenance Assessment will not exceed **$X,XXX,XXX**. ***Please refer to the attached table/chart to see the total proposed Operation and Maintenance Assessment amount due for each product type or use within the District.***

In addition, please note the proposed assessment amounts referenced above or in the attached table/chart **do not** include debt service assessments. For the property you own identified above, the total Debt Service Assessments that will be assessed and levied against this property will not exceed **$XXXX** for the year. By operation of law, the District's assessments each year constitute a lien against your property located within the District in the same manner as each year's property taxes. It is important to pay your assessments since failure to do so will cause a tax certificate to be issued against the property which may result in a loss of title.

You have the right to appear at the public hearings and express any comments, suggestions, or objections you may have. The owners of the property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Operations and Maintenance of the District's public infrastructure and public improvements ("Improvements"), as to the cost thereof, as to the manner of payment thereof, as to the Assessment Report, and as to the amount thereof to be assessed against each property specially benefited by the Improvements. You also have the right to file written objections within twenty days (20) of the date of this Notice with the District Board at the office of the District Manager, 11922 Fairway Lakes Dr., Suite # 1, Fort Myers, FL 33913, Attention: Chelsea O'Riley.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is based. The public hearings may be continued to a date and time certain that will be announced at the hearings. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing by U.S. Mail or hand delivery.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager at least five (5) days prior to the date of the hearing.

If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

Chelsea O'Riley

District Manager

Fiscal Year 2027 Assessment Chart

Product Type	GF Units	LB EAUs	DS Units	General Funds (001 and 002)	Lake Bank Debt Service Fund	Series 2023 Debt Service Fund	FY27 Assessment Per Unit*	FY26 Assessment Per Unit*	Net Change	% Change
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