Pelican Preserve Advisory Committee

Thursday, August 13, 2026 - 2:00 PM
Boardroom
13240 Griffin Drive, Fort Myers, FL. 33913

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. **PUBLIC COMMENT**

5. **APPROVAL OF MINUTES**
   - **A.** May 28, 2026 Safety & Security Meeting Minutes
   - **B.** June 8, 2026 Ponds Meeting Minutes
   - **C.** June 11, 2026 Pelican Preserve Advisory Committee Meeting Minutes
   - **D.** June 25, 2026 Safety and Security Meeting Minutes
   - **E.** July 9, 2026 Pelican Preserve Advisory Committee Meeting Minutes

6. **FINANCIAL REPORT**
   - **A.** District Financial Report

7. **SUBCOMMITTEE UPDATE(S)**
   - **A.** Ponds Subcommittee Member Appointments
   - **B.** Ponds Update
   - **C.** Safety & Security Update
   - **D.** Landscape Update

8. **ITEMS FOR DISCUSSION**
   - **A.** Communications Review
   - **B.** Monument Design Update
   - **C.** Washingtonia Palms Replacement Discussion
   - **D.** Pond Bank Restoration Budget FY27
   - **E.** FY27 Budget Discussion
   - **F.** GIS Budget Discussion

9. **STAFF UPDATE**

10. **MEMBER ITEMS AND REPORT**

11. **SET NEXT MEETING AGENDA**
    Next scheduled meeting: September 10, 2026 @ 2:00 p.m.

12. **ADJOURNMENT**

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.

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 5.A**

May 28, 2026 Safety & Security Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review and approve the May 28 meeting minutes where there was participation by Mr. Hedges, Mr. Mantenfel, and Ms. Zimmerman.

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

Attachments:

1. 2026.05.28 Safety&Security-minutes_DRAFT-GJ.pdf

7. **Staff Recommendations**:

Approve the May 28, 2026 Safety & Security Meeting Minutes.

MINUTES OF MEETING
SAFETY & SECURITY SUBCOMMITTEE
Thursday, May 28, 2026 at 11:00 a.m.
DRAFT

1. CALL TO ORDER

Mr. Gann called the meeting to order at 11 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Present:

Jay Gann - Chair
Ted Crawford
Rich Glover
JP Morabito
Jennifer Nisenoff
Lin Zimmerman

Absent:

Cece Haas

Staff:

Laura LeRoy, Assistant District Manager

Guests:

Bob Geppert, BOS
Carole Pankau, BOS
Ed Hedges, PPAC
Marty Mantenfel, PPAC
Patricia Zimmerman, PPAC

4. PUBLIC COMMENT

None

5. APPROVAL OF MINUTES

April 23, 2026 Safety & Security Meeting Minutes

> On MOTION by Lin Zimmerman seconded by Ted Crawford with all in favor, the April 23, 2026 Safety & Security minutes were approved. 6/0

6. FINANCIAL REPORT

Ms. LeRoy will forward the April financials to the Subcommittee.

Mr. Glover requested 2 additional poles to be installed to move speed monitoring devices around. Price is approximately $1,600 each.

7. PROJECT STATUS

A. Project Status - Quick Hits

2. FPL Lighting Project – Waiting on a vendor date to get the tree trimming completed.
8. FMPD Patrols – will be discussed later.
14. Pressure Washing – No update
16. Pelican Preserve Blvd. Mill and Resurface – Ms. LeRoy commented the bids were received yesterday, May 27, and can not be discussed until Tetra Tech gives their recommendation. The letter of recommendation from Tetra Tech will be discussed at the June 3, 2026 Safety & Security meeting.
18. Prato/Pistoia Roundabout Redesign – Same as item 16.
19 Road Markings-Restriping of all of Pelican Preserve – Same as item 16.
20. Street signs replacements – Waiting until the end of FY 2026. Mr. Hedges had previously asked Mr. Flores, what it would take to bring all signs in Pelican Preserve up to code. Ms. LeRoy will bring this up at the June 25th meeting.
21. Florida Transportation Engineers – No update
23. Bridge Inspection Program – Mr. Flores is working on this and has met with a vendor and will come up with a continuing services contract. Ms. LeRoy added they are staggering the inspections so financially it will not be a big impact all at once, and will be staying with the inspection schedule.

8. ITEMS FOR DISCUSSION

A. Discussion was held regarding the acquisition of an Automated External Defibrillator (AED) for Pelican Preserve Gatehouse, price was $1,700 if ordered by June 30, 2026.

There was additional discussion regarding access points to the golf course for emergencies. It was decided that Mr. Glover would be a liaison from Safety & Security to mediate with the golf course and PPCA with the understanding that none of the areas in question/consideration are District property.

Ms. LeRoy commented that Weiser will have all staff trained in First Aid and CPR/AED.

The Subcommittee requested clarification of gate staff responsibilities in the event of an emergency since Mr. Pires was clear that they are to “observe and report.”

Question was asked, “who will do the monthly inspection on the AED?” It was suggested that Ms. LeRoy should do it when she comes monthly for the meetings.

> On MOTION by John Morabito seconded by Rich Glover with all in favor, the purchase of an AED for the Pelican Preserve Gatehouse was approved. 6/0

Mr. Glover introduced Agent Sergio Lourenco, who responded to a collapsed golfer on April 28, 2026 and helped the Paramedics to reach the victim. Emergency access points were identified with a map presentation. Discussion ensued.

B. Patrol Vehicle Purchase Update

The truck was delivered to the District on May 7, 2026. The Subcommittee discussed the need for improved visibility and compliance of vehicle. Options for reflective markings, emergency lighting, and branding were reviewed.

> On MOTION by John Morabito seconded by Rich Glover with all in favor, authorization, not-to-exceed $3,000 to add a safety light bar and reflective markings to the patrol vehicle truck was approved. 6/0

Staff will coordinate with vendor and schedule installation.

9. STAFF UPDATE

A. Staff Updates - May 2026

1. 9310 Breno Dr. – The vendor will coordinate repairing the work on the street by a contractor at no cost to the District.
2. 9243 Breno Dr. – Sidewalk issue with the City of Fort Myers. Mr. Flores is working to get this repaired.

10. MEMBER ITEMS AND REPORT

A. Speed Monitoring Report

Mr. Glover discussed the traffic monitoring report.

Ms. Nisenoff mentioned PPERT is getting mobilized and organized for the hurricane season. She requested the updated PPERT volunteer form be sent to her so she can have the people in the gatehouse complete it.

Ms. Nisenoff commented, her neighborhood, Prato/Pistoia is also getting mobilized for hurricane season.

Mr. Crawford discussed the solicitation issues. Ms. Nisenoff added there is nothing in the Pelican bylaws that there is no solicitation. Solicitors should have a permit. Discussion ensued.

It was suggested to install signage due to a large alligator in the pond near the large dog park.

Mr. Morabito will be submitting his resignation, the October meeting will be his last one

11. SET NEXT MEETING AGENDA

Special meeting: June 3, 2026 @ 10:00 a.m. at the GSCDD Boardroom. Mr. Morabito and Ms. Nisenoff will not be there.

Regular meeting: June 25, 2026 @ 11:00 a.m. Mr. Glover and Mr. Zimmerman will not be there.

12. ADJOURNMENT

> On MOTION by Rich Glover seconded by John Morabito with all in favor, the meeting adjourned at 12:23 p.m. Approved. 5/0

Safety & Security

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 **Yellow Sheet Number: 5.B**

June 8, 2026 Ponds Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review and approve the portion of the June 8, 2026 Ponds meeting minutes where there was participation by Ms. Hall and Mr. Zanter.

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 **Yellow Sheet Number: 5.C**

June 11, 2026 Pelican Preserve Advisory Committee Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review and approve the minutes.

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: _____

- End of document

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 5.D**

June 25, 2026 Safety and Security Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review and approve the portion of the June 25, 2026 meeting minutes where there was participation by Mr. Hedges, Mr. Mantenfel, and Ms. Zimmerman.

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

Attachments:

1. 2026.06.25 Safety & Security Minutes Draft-GJ2.pdf

7. **Staff Recommendations**:

Approve the June 25, 2026 Meeting Minutes.

MINUTES OF MEETING

SAFETY & SECURITY SUBCOMMITTEE

Thursday, June 25, 2026 at 11:00 a.m.

DRAFT

1. CALL TO ORDER

Mr. Gann called the meeting to order at 11:00 a.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Present:

Jay Gann - Chair
Cece Haas - Vice Chair
Ted Crawford
JP Morabito
Jennifer Nisenoff
Lin Zimmerman

Absent:

Rich Glover

Staff:

Laura LeRoy, Assistant District Manager
Georgia Johnson, Administrative Specialist, Remote

Guests:

Bob Geppert, BOS
Carole Pankau, BOS
Ed Hedges, PPAC
Marty Mantenfel, PPAC
Patricia Zimmerman, PPAC

4. PUBLIC COMMENT

None

5. APPROVAL OF MINUTES

A. May 28, 2026 Safety & Security Meeting Minutes

B. June 3, 2026 Safety & Security Meeting Minutes

On MOTION by Jennifer Nisenoff seconded by Ted Crawford with all in favor the minutes were approved. 6/0

6. FINANCIAL REPORT

Ms. LeRoy reviewed the financial report and noted the sign project is over budget due to replacements.

7. PROJECT STATUS

Project updates were provided as outlined in the agenda.

2 - **FPL Lighting Project**: Mr. Flores will do a final check.

14: **Pressure Washing:** - No updates. Deferred to FY27.

16: **Pelican Preserve Blvd. Mill and Resurface:** - Mr. Flores will be scheduling a pre-construction meeting.

20: **Street sign replacements**: - Mr. Mantenfel questioned, how will the Pelican Preserve public know. The Subcommittee thought it best to use the newsletter.

21: **Florida Transportation Engineers**: - Will be discussed on 8C.

23: **Bridge Inspection Program:** - Mr. Flores is working on this and there will be more details in August.

1: **9310 Breno Dr:** - This was completed.

8. ITEMS FOR DISCUSSION

A. Fiscal Year 2027 - Pelican Preserve Safety & Security Meeting Schedule

On MOTION by Jennifer Nisenoff seconded by Cece Haas with all in favor the FY27 meeting schedule was approved. 6/0

Ms. LeRoy requested the subcommittee members send any information regarding their meetings to: agendaitems@gatewaydistrict.org, so that both Ms. Johnson and Ms. LeRoy will receive the information. Ms. Johnson will forward the email address to members' emails.

B. Ratification of Florida Power & Light (FPL) Expenses - Streetlight Conversion Project Completion

On MOTION by Cece Haas seconded by Lin Zimmerman with all in favor the ratification of the FPL Expenses for the streetlight conversion project for $5,800, was approved. 6/0

C. Discuss the Procurement of the Remaining MUTCD Sign and Post Replacements in Pelican Preserve

On MOTION by JP Morabito seconded by Ted Crawford with all in favor sign replacements were approved for FY2026, not to exceed $25,000. 6/0

D. Resident Entrance Utility Box Cleanup and Aesthetic Improvements Discussion

Ms. LeRoy discussed this and said Bentley Electric will be evaluating this to see if it is live or not and will report back to the committee at the July Safety & Security meeting.

E. FY27 Budget Discussion

Per Ms. LeRoy reported nothing has changed, the process went well. The only place that may have changes is with Ponds.

9. STAFF UPDATE

A. 1. **9310 Breno Dr.** – Ms. LeRoy reported the contractor completed the work and GSCDD accepted the work as completed.

The updated PPERT form is on the District website.

Ms. LeRoy updated the subcommittee that the lightbar has been ordered for the truck and the lettering is in and will be placed on the truck.

Weiser was not able to get out of their current lease for their vehicle until September 30, 2026.

10. MEMBER ITEMS AND REPORT

Ms. LeRoy commented one of the monitors arrived for Mr. Glover and it is in Mr. Flores office.

Mr. Gann received communication from a PPCA member regarding gatehouse roles and community communication. Ms. LeRoy recommended the member submit a public records request regarding the Weiser Post Orders.

Ms. LeRoy reiterated Pelican Preserve is a community with a gate, not a gated community.

11. SET NEXT MEETING AGENDA

Next meeting is scheduled for July 23, 2026 at 11:00 a.m.

Ms. Nisenoff will not be in attendance for the 7/23/26.

Ms. Haas will not be in attendance for the 8/27/26 meeting.

Mr. Morabito will be resigning after the 10/22/26 meeting.

12. ADJOURNMENT

On MOTION by JP Morabito seconded by Jennifer Nisenoff with all in favor the meeting adjourned at 11:44 a.m. 6/0

Safety & Security

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 **Yellow Sheet Number: 5.E**

July 9, 2026 Pelican Preserve Advisory Committee Meeting Minutes

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review and approve the minutes.

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
Boardroom, 13240 Griffin Drive, Fort Myers, FL 33913
YouTube: https://youtu.be/4alKDQufKog
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 **Yellow Sheet Number: 6.A**

District Financial Report

1. **Requested Motion**: **Meeting Date**: August 13, 2026

2. **Agenda**: FINANCIAL REPORT

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

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

Attachments:

1. PP Financial Summary June 2026.pdf

Financial Report
Committee/Sub-Committee: Pelican Preserve Advisory Committee
Period For: October 2025 - June 2026
Total Budget: $ 4,756,269

Balance Sheet Data:

Total Current Assets	$ 5,163,935
Total Current Liabilities	$ 213,648
Total Fund Bal./Retained Earnings	$ 4,950,287
Assigned to:	
Reserves - Capital	$ 2,336,300
Reserves - Emergency	$ 100,000
Reserves - Landscape	$ 405,934
Reserves - Safety & Security	$ 291,340
Reserves - Ponds	$ 16,745
Unassigned*	$ 1,799,968
Net change in Fund Balance	

Investments	$5,163,761

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	YTD Encumbered	Remaining Balance	% of Budget Remaining
Administrative	$ 38,826	$ 29,241	$ 781	$ 8,804	22.7%
Op. Admin. Services	$ 587,400	$ 311,901	$ 4,997	$ 270,502	46.1%
Op. Expenses	$ 98,700	$ 19,717	$ 5,000	$ 73,983	75.0%
Safety & Security - Ops & Maint	$ 1,217,400	$ 705,020	$ 556,107	$ (43,727)	-3.6%
Landscape Services - Ops & Maint	$ 732,447	$ 509,054	$ 135,520	$ 87,873	12.0%
Ponds - Ops & Maint	$ 1,107,218	$ 545,696	$ 156,299	$ 405,223	36.6%
Prof Services - Trustee Fees	$ 3,500	$ 3,500	$ -	$ -	0.0%
Assessment Collection Costs	$ 9,767	$ 7,724	$ -	$ 2,043	20.9%
Cap Outlay - Admin Bldg Construction	$ 454,211	$ -	$ -	$ 454,211	100.0%
Bond - Main District Bldg Construction	$ 506,800	$ -	$ -	$ 506,800	100.0%
Totals	**$ 4,756,269**	**$ 2,131,853**	**$ 858,704**	**$ 1,765,712**	**37.1%**

*Any increase or decrease in actual revenues & expenditures for the Fund automatically post to the Unassigned Fund Balance.

Unassigned Reserves Transfers

Date	Amount	Account Number	Account Name	Reason

Financial Report
Committee/Sub-Committee: Pelican Preserve Safety & Security Subcommittee
Period For: October 2025 - June 2026
Total Budget: $ 1,217,400

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining
Contr Svcs - Security Services	$ 350,000	$ 260,367	$ 84,149	$ 5,484	1.6%
Contr Svcs - Police Patrol	$ 15,000	$ 12,288	$ -	$ 2,712	18.1%
FPL Expenses- Streetlights	$ 157,400	$ 76,733	$ -	$ 80,667	51.2%
Utilities - Gatehouse	$ 10,500	$ 4,154	$ -	$ 6,346	60.4%
R&M-Sidewalks	$ 40,000	$ 1,070	$ -	$ 38,930	97.3%
R&M-Signage	$ 17,500	$ 18,266	$ 21,215	$ (21,981)	-125.6%
R&M Roadway	$ 30,000	$ 30,337	$ -	$ (337)	-1.1%
Safety & Security-Other	$ 40,000	$ 7,318	$ -	$ 32,682	81.7%
Speed Monitoring Devices	$ -	$ 27,715	$ 14,659	$ (42,374)	0.0%
Street Sweeping Services	$ 9,000	$ 4,349	$ 4,349	$ 302	3.4%
R&M - Gatehouse	$ 63,000	$ 39,022	$ 270	$ 23,708	37.6%
R&M Streetlights	$ 70,000	$ 147,700	$ 5,169	$ (82,869)	-118.4%
Cap Outlay - Vehicles	$ -	$ 28,209	$ 814	$ (29,023)	0.0%
Cap Outlay-Roads	$ 400,000	$ 41,292	$ 416,682	$ (57,974)	-14.5%
GIS Web Portal	$ 15,000	$ 6,200	$ 8,800	$ -	0.0%
Total	**$ 1,217,400**	**$ 705,020**	**$ 556,107**	**$ (43,727)**	**-3.6%**

Balance Sheet Data:

Reserves	$ 291,340

Pelican Preserve
Unassigned Reserves Transfers

Date	Amount	Account Number	Account Name	Reason

Financial Report
Committee/Sub-Committee: Pelican Preserve Landscape Subcommittee
Period For: October 2025 - June 2026
Total Budget: $ 732,447

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining
Contr Svsc - Landscaping	$ 388,447	$ 284,812	$ 96,817	$ 6,818	1.8%
R&M-Other Landscape	$ 30,000	$ 36,022	$ 2,840	$ (8,862)	-29.5%
Annual Tree Trimming	$ 144,000	$ 112,126	$ 375	$ 31,499	21.9%
Monuments and Signs	$ 15,000	$ 4,608	$ -	$ 10,392	69.3%
Landscape Replacement	$ 85,000	$ 29,108	$ 16,856	$ 39,036	45.9%
Shared Entry Feature	$ 16,000	$ -	$ 15,000	$ 1,000	6.3%
Irrigation Maintenance	$ 14,000	$ 6,010	$ -	$ 7,990	57.1%
Holiday Lighting & Decorations	$ 25,000	$ 25,000	$ -	$ -	0.0%
GIS Web Portal	$ 15,000	$ 11,368	$ 3,632	$ -	0.0%
Total	**$ 732,447**	**$ 509,054**	**$ 135,520**	**$ 87,873**	**12.0%**

Balance Sheet Data:

Reserves - Landscape	$ 405,934

Date	Amount	Account Number	Account Name	Reason

Financial Report

Committee/Sub-Committee: Pelican Preserve Ponds Subcommittee

Period For: October 2025 - June 2026

Total Budget: $ 1,107,218

GSCDD Allocated Expenses

Account Description	Annual Budget	YTD Actual	Amount Encumbered	Remaining Balance	% of Budget Remaining
Contr Svcs - Lakes	$ 135,000	$ 87,143	$ 28,340	$ 19,517	14%
R&M Stormwater System	$ 10,000	$ -	$ -	$ 10,000	100%
Basin 6 Flowway	$ 12,000	$ -	$ -	$ 12,000	100%
Shared Flowway Maintenance	$ 8,218	$ 6,135	$ -	$ 2,083	25%
Fish Gate & Aerator Maintenance	$ 10,000	$ -	$ -	$ 10,000	100%
Vine Control & Removal	$ 10,000	$ -	$ -	$ 10,000	100%
Littoral Restoration	$ 40,000	$ 985	$ 20,438	$ 18,577	46%
Pond Aeration	$ 147,000	$ 91,859	$ 22,569	$ 32,572	22%
R&M Drain Boxes	$ 25,000	$ 23,550	$ 5,575	$ (4,125)	-17%
Conservation & Wetlands	$ 90,000	$ 42,823	$ 2,950	$ 44,227	49%
Pond Bank Improvements	$ 600,000	$ 283,454	$ 66,174	$ 250,372	42%
GIS Web Portal	$ 20,000	$ 9,747	$ 10,253	$ -	0%
Total	**$ 1,107,218**	**$ 545,696**	**$ 156,299**	**$ 405,223**	**36.6%**

Balance Sheet Data:

Reserves - Ponds	$ 16,745

Date	Amount	Account Number	Account Name	Reason

Gateway Services Community Development District

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

Ponds Subcommittee Member Appointments

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review candidate applications to keep Jim Latham and Lou LeMaire as members of the Ponds Subcommittee for another 2 years.

Why the action is necessary:

Maintain a seven-member subcommittee.

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
SUBCOMMITTEE UPDATE(S)	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

Mr. Latham's 2-year term will end on 9/10/26 and Mr. LeMaire's 2-year term ended on 5/9/26. The open seats have been made public and both were recommended to remain on the Ponds subcommittee at their meeting on August 10, 2026.

Attachments:

1. Lemaire, Lou 6.9.2026.pdf
2. Latham, Jim Application 6.5.2026.pdf

Financial Impact:

None

6. **Alternative Action**:

Take no action.

7. **Staff Recommendations**:

Approve the candidates to remain on the Ponds Subcommittee.

Form Name: Advisory Committee & Subcommittee Application
Submission Time: June 9, 2026 9:21 am
Browser: Chrome 149.0.0.0 / Windows
IP Address: 139.68.242.217
Unique ID: 1468999156

ADVISORY COMMITTEE AND SUBCOMMITTEE APPLICATION

Date	06/09/2026
Name	Louis Lemaire
Address	10520 Amiata Way, Unit 206 UNIT 206 Ft Myers, FL 33913
Phone	(239) 209-4132
Email	loujoans@gmail.com
Are you a resident of Gateway Services Community Development District (GSCDD)?	Yes
Gateway Community	Pelican Preserve
Full-time or Part-time	Full-time
Are you an owner of real property within GSCDD?	Yes
Are you currently serving on any of the District's committees?	Yes
Which committee?	Ponds/Conservation Subcommittee
I am applying for appointment to (Select one)	Ponds/Conservation Subcommittee
Have you been convicted of a felony, an offense involving moral turpitude while in office?	No
Do you have unpaid fines or liens due to the District?	No
Are you a registered voter within Gateway?	Yes
Are you currently serving on a board, authority, committee, or commission for another governmental agency?	No

Why are you seeking appointment to this board or committee?	I have been on the Ponds Committee since its inception!
Community Involvement	President of Siena
Interests/Activities	Hockey and Fitness
Do you qualify for Special Exemptions per § 119.071(4)(d)3., F.S.?	No
Signature	

Form Name: Advisory Committee & Subcommittee Application
Submission Time: June 5, 2026 2:26 pm
Browser: Chrome 149.0.0.0 / Windows
IP Address: 170.250.56.196
Unique ID: 1467936113

ADVISORY COMMITTEE AND SUBCOMMITTEE APPLICATION

Date	06/05/2026
Name	James Latham
Address	10504 Carena Cir FORT MYERS, FL 33913
Phone	12017876362
Email	jmlatham55@gmail.com
Are you a resident of Gateway Services Community Development District (GSCDD)?	Yes
Gateway Community	Pelican Preserve
Full-time or Part-time	Full-time
Are you an owner of real property within GSCDD?	Yes
Are you currently serving on any of the District's committees?	Yes
Which committee?	Ponds/Conservation Subcommittee
I am applying for appointment to (Select one)	Ponds/Conservation Subcommittee
Have you been convicted of a felony, an offense involving moral turpitude while in office?	No
Do you have unpaid fines or liens due to the District?	No
Are you a registered voter within Gateway?	Yes
Are you currently serving on a board, authority, committee, or commission for another governmental agency?	No

Why are you seeking appointment to this board or committee?	I am looking to continue my work to improve the Pelican Preserve community by helping to oversee the ponds and conservation areas.
Community Involvement	Carena HOA board member 3 years, Carena ERT, GSCDD PCAS chair, PPCA Bulk Services, PPCA PPERT, PPCA Government Relations
Interests/Activities	Softball, pickleball, golf and my volunteer activities
Do you qualify for Special Exemptions per § 119.071(4)(d)3., F.S.?	No
Signature	

Gateway Services Community Development District

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

Ponds Update

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Present information to PPAC

Why the action is necessary:

Keep PPAC informed

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
SUBCOMMITTEE UPDATE(S)	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

- The next Ponds meeting will be on 10/12 @ 8:30 a.m.
- Littoral enhancement on ponds 17, 18, 38, 41, 42, 43, 45 & 52 were completed on 7/27
- While reviewing the recently installed drainage system behind Ravenna, we discovered severe bank erosion in a number of areas. We will look to expedite this under the pond bank restoration project - hopefully in 2028
- Completed downspout drainage system with feed into pond 49 at 10550 Casella.
- Discovered 5 houses in Bellagio that were inadvertently skipped under the downspout drain initiative a few years ago. We are currently getting a quote from Copeland to schedule this work in our next budget year
- Planning phase on storm drain inspections for 2027
- We will be reviewing the wood bridges and boardwalk to improve the top rails which have been warping - Harold Daigneau is taking the lead on this

Submitted by Jim Latham

Attachments:

None.

Financial Impact:

N/A

6. **Alternative Action**:

N/A

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.C**

Safety & Security Update

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Present information to PPAC.

Why the action is necessary:

Keep PPAC informed

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
SUBCOMMITTEE UPDATE(S)	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

Submitted by Jay Gann, Chair, SSSC

Attachments:

1. Highlights to PPAC July 23 2026.pdf

Financial Impact:

N/A

6. **Alternative Action**:

N/A

Safety and Security Subcommittee Highlights for PPAC July 28, 2026

Here are highlights from the PP Safety and Security Sub-committee from the **July 23, 2026 meeting**.

Notes: Work of this team is done in concert with PPAC, the GSCDD, and with feedback from Pelican Preserve residents.

Status on upcoming high visibility projects included:

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 -

Curb and gutter repair finished. Mill and Pave set for July 27-31 w/temp striping, August 10-11 for thermoplastic bike lane and all community road striping.

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. Only 1 vendor has responded so far. Discussions on ways to mitigate this type of damage ensued. This gatehouse lane has a clearance of 9ft 6inches and has been hit several times, even with posted signage. Sign options were discussed, including a larger MUTCD compliant for the gate house, options of a drive thru clearance bar, additional signage to guide vehicles that are over 9' 6" to the outside lane, etc. Suggestions of either raising or tearing the overhangs down have been put forth also, but they are probably not aesthetically or structurally feasible. Jay will develop an Agenda item and work with GSCDD staff to look at all feasible options for solutions to this 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.

As expected, we are over budget 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.

Committee voted to cancel the August meeting due to lack of urgent agenda items and several members having schedule conflicts. Next meeting is September 24th.

Please let me know if you have any questions.

Thanks!

v/r
Jay Gann
Chair
Pelican Preserve Safety and Security sub-committee
safetymember4@gatewaydistrict.org

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 7.D**

Landscape Update

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Why the action is necessary:

Keep PPAC informed

2. **Agenda**:	3. **Requirement/Purpose**:	4. **Submitter of Information**:
SUBCOMMITTEE UPDATE(S)	Administrative Agenda Items	Georgia Johnson

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5. **Background**:

There is no update for this month due to no Landscape meetings from June-September. The next meeting will be October 22, 2026

Attachments:

None.

Gateway Services Community Development District

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

Communications Review

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review and give feedback regarding the Pelican Bulletin.

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

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Attachments:

1. 8-AUGUST report.pdf

Report on PPAC Communications

PPAC Meeting Date: August 13, 2026

Patricia Zimmerman: ppacmember3@gatewaydistrict.org

Issued the following bulletins:

July 2, 2026: Section of Pelican Preserve Boulevard to be Repaved Later this Month; First Step is to Repair Curbs and Gutters Beginning July 7th

July 20, 2026: Gateway Services Approves Preliminary Budget for Fiscal Year 2027; Assessment Increase for PP Homeowners Will Be 3.2% or Less

July 25, 2026: Repaving Starts on Pelican Preserve Boulevard from Treeline to 4-Way Stop; Residents Asked to Be Careful When Driving and Walking Near Workers

Bulletins in the works:

Final Report on Road Repaving, Striping and New Bike Lanes

Reminder about Importance of Vegetation on Pond Banks

Final FY2027 GSCDD Budget Approved

Front Gate Operation Explained, New Roving Vehicle Initiated

Captured Info from PPCA Survey on Front Gate:

Pelican Preserve 2026 Annual Satisfaction Survey

Front Gate Operations (GSCDD)

Mean rating, 7-point scale

Field	PP 2022	PP 2025	PP 2026	YoY Δ vs 2025
Overall Front Gate Operations	5.65	5.63	5.10	-0.53
Customer Service	5.79	5.71	5.35	-0.36
Professional Image	5.76	5.63	5.30	-0.33
Professional Skills and Knowledge	5.54	5.42	5.00	-0.42
Greeting Upon Arrival	5.73	5.58	5.30	-0.28
Speed and Traffic Control	5.00	5.20	4.88	-0.32
Use of Dwelling Live	6.02	5.94	5.66	-0.28

Community Privacy & Access Control

Tone: Negative n = 369

Access control generated intense, largely negative feedback centered on one finding: residents widely perceive the gate is not functioning as true security. Visitors are routinely waved through without ID checks or Dwelling Live verification, and solicitors continue to access the community. The fundamental tension — that Pelican Preserve Boulevard is a public road — was understood by most, but residents expressed frustration that this is not clearly communicated and that gate staff do not maximize available security within these constraints. Dwelling Live usability and inconsistent notification were secondary pain points.

Theme / Category	What residents said	Freq.
Gate staff waves visitors through without ID check	Most common complaint: guests enter without ID check or Dwelling Live verification; no log kept.	~135
Not a 'true' gated community — public road reality not communicated	Many say they were misled; feel deceived; public road reality not clearly communicated at purchase.	~78
Dwelling Live: notifications not received after guest entry	Residents who pre-register guests frequently do not receive expected text when guest arrives.	~48
Inconsistent gate procedures	Different staff apply different policies; no standardized protocol enforced across shifts.	~42
Solicitors gaining access	Door-to-door solicitors, window vendors, and suspicious visitors entering without being stopped.	~32
Dwelling Live app / technology issues	App doesn't work on some phones; guest lists disappear; system outages; Samsung issues.	~22
Speeding / traffic inside community	Golf carts, cars, and cyclists cited as speeding or ignoring stop signs; enforcement requested.	~12
Positive: gate staff friendly	A minority noted gate staff are courteous and do their job well within constraints they face.	~10

Gateway Services Community Development District

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

Monument Design Update

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review the updated design and provide staff direction.

Why the action is necessary:

Review and provide input/approval to proceed with design.

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

---

Attachments:

1. 2026.08.05_PELICAN PRESERVE DD.pdf

6. **Alternative Action**:

Do nothing.

7. **Staff Recommendations**:

Review the updated design and provide staff direction.

DESIGN DEVELOPMENT DRAWINGS

PELICAN PRESERVE MAIN ENTRY MONUMENT REDESIGN

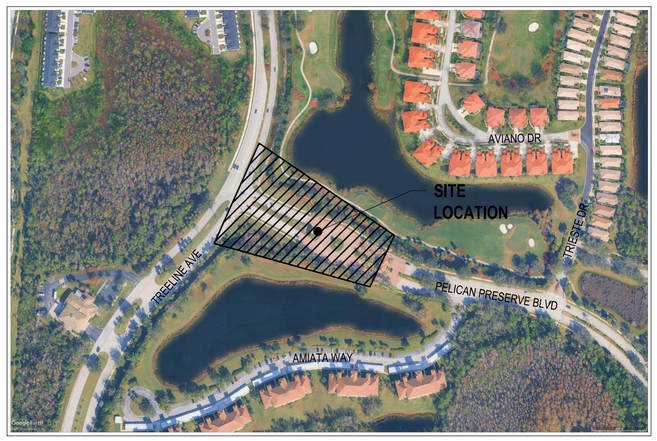
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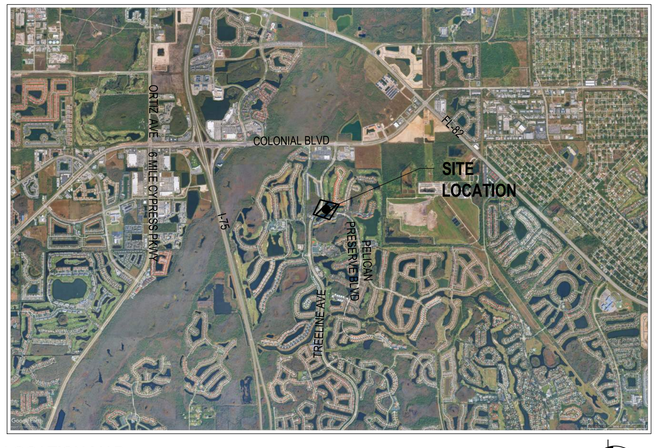
GATEWAY SERVICES CDD

OWNER:
PELICAN PRESERVE
10561 VENETO DRIVE
FORT MYERS, FL 33913

PREPARED FOR
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
11922 FAIRWAY LAKES DR STE 1
FORT MYERS, FL 33913

LANDSCAPE ARCHITECT:
WESTON & SAMPSON
1520 ROYAL PALM SQUARE BOULEVARD, SUITE 260
FORT MYERS, FL 33919





LOCATION MAP
NOT SCALE

SHEET INDEX

EX100	.....	EXISTING CONDITIONS PLAN
SD100	.....	SCHEMATIC DESIGN
SD101	.....	PHASE PLAN
LH100	.....	OVERALL HARDSCAPE LAYOUT PLAN
LH200	.....	MAIN AMENITY SIGN ELEVATIONS
LH201	.....	MAIN AMENITY SIGN RENDERING
LH202	.....	MEDIAN SIGN ELEVATIONS
LH203	.....	MEDIAN SIGN ELEVATION RENDERING
LH204	.....	PEDESTRIAN TRELLIS ELEVATIONS
LH205	.....	PEDESTRIAN TRELLIS RENDERING
LH206	.....	PHASE 2 PEDESTRIAN TOWER

DESIGN DEVELOPMENT

AUGUST 5, 2026

Prepared By

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1 MAIN ENTRY



2 MEDIAN SIGN



3 KNEE WALL



4 PEDESTRIAN TRELLIS



5 PEDESTRIAN TOWER



6 GATEHOUSE

P:\Pelican Preserve\Submittals\CAD\EX100 EXISTING CONDITIONS.dwg Finn, Tiffany 8/4/2026 5:09 PM

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Reviewed By: BP
Approved By:

W&S Project No.: ENG26-0415
W&S File No.:

Drawing Title:

EXISTING CONDITIONS / LIMIT OF WORK

Sheet Number:

EX100

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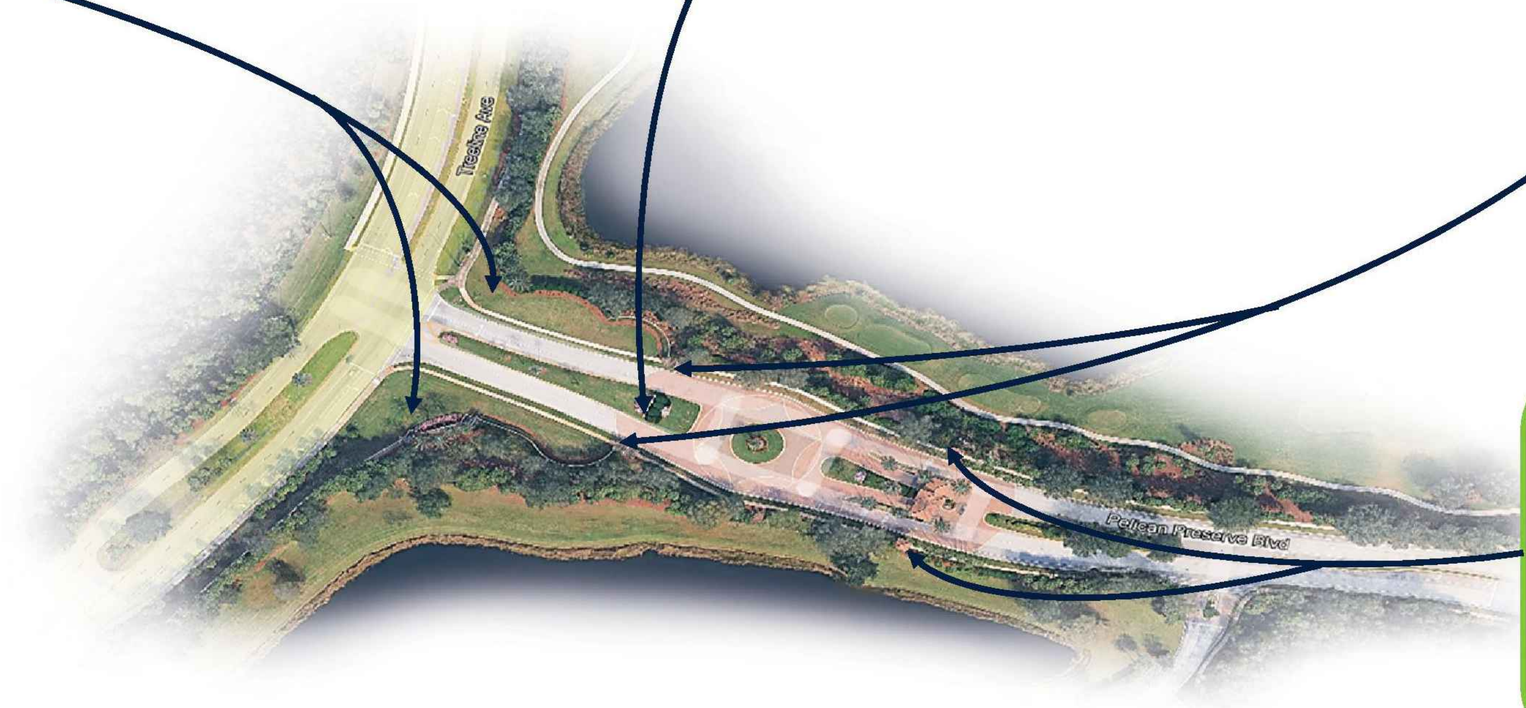


MEDIAN SIGN



PEDESTRIAN TRELLIS





PEDESTRIAN TOWER



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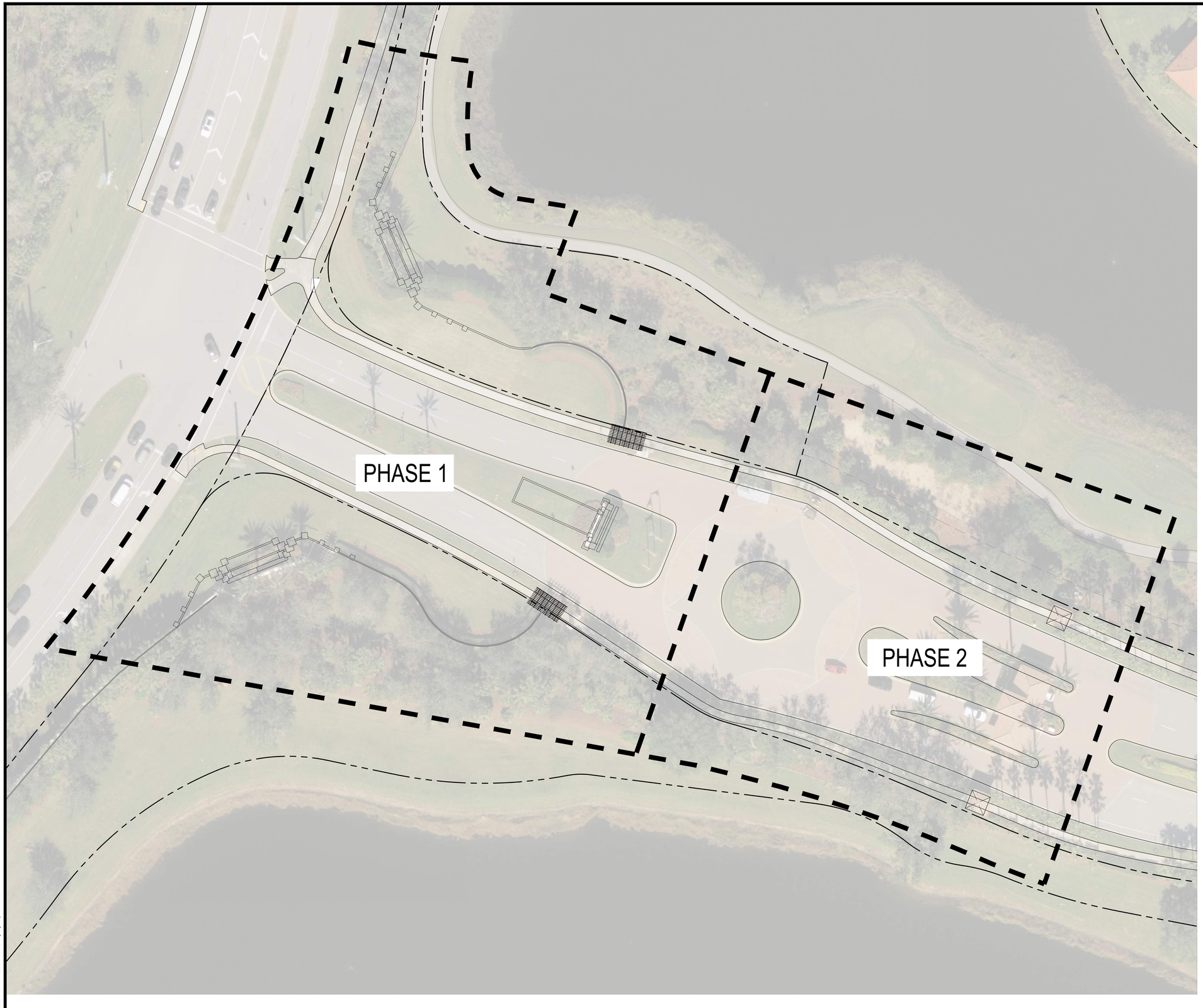
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SCHEMATIC DESIGN

Sheet Number:

SD100

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0 15' 30' 60'

SCALE:1"=30'

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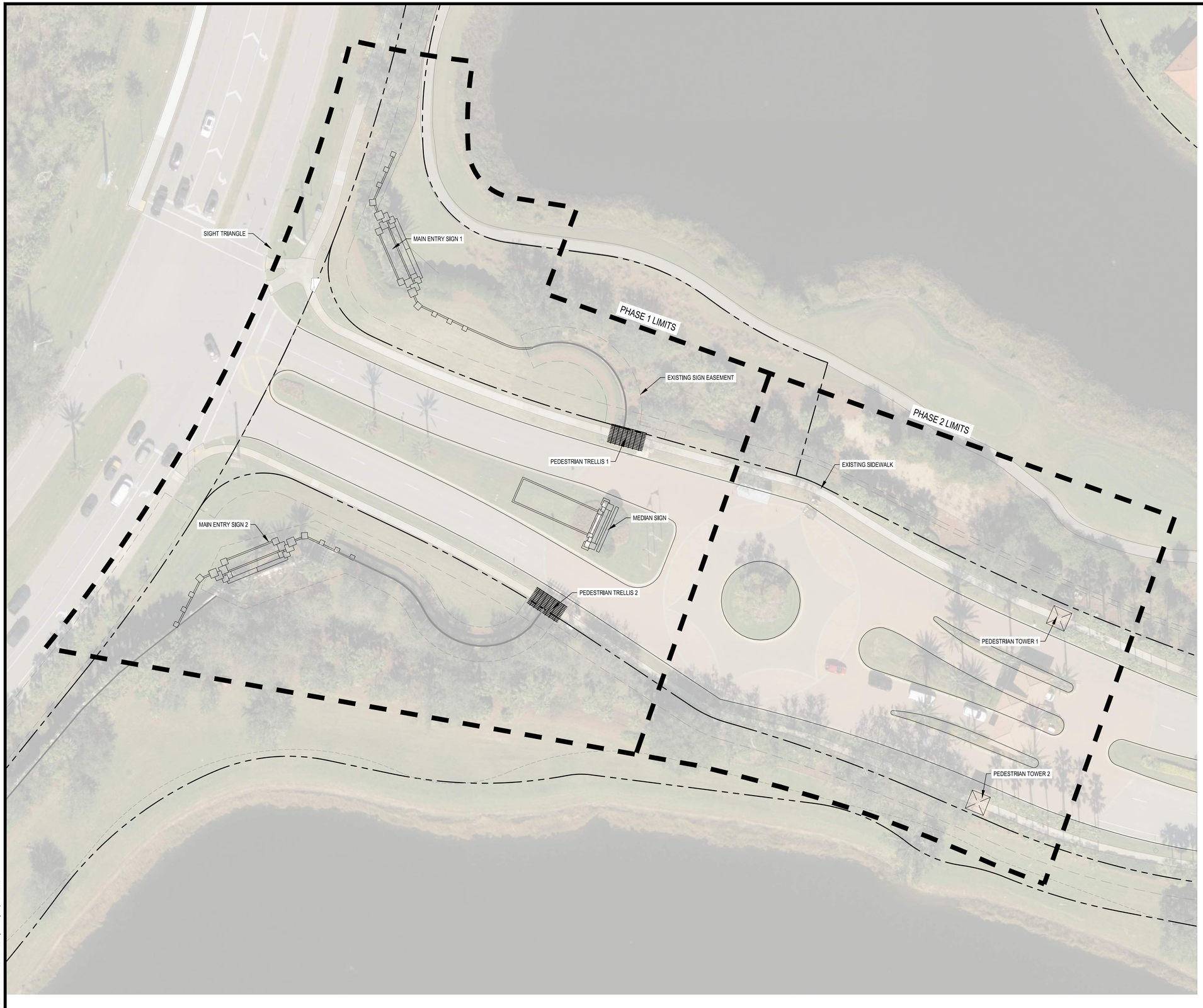
PHASE PLAN

Sheet Number:

SD101

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LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- EXISTING TREELINE
- EXISTING SIGNAGE EASEMENT
- PROPOSED SIGNAGE EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TRAFFIC SIGN

0 15' 30' 60'

SCALE: 1"=30'

Project:

GATEWAY SERVICES CDD

Pelican Preserve

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ENTRY RD

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OVERALL HARDSCAPE LAYOUT PLAN

Sheet Number:

LW100

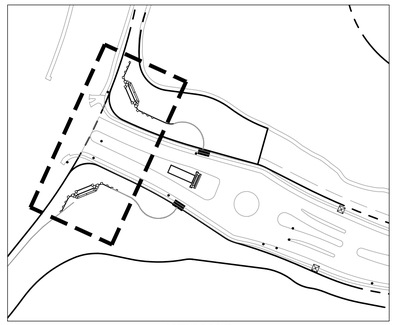
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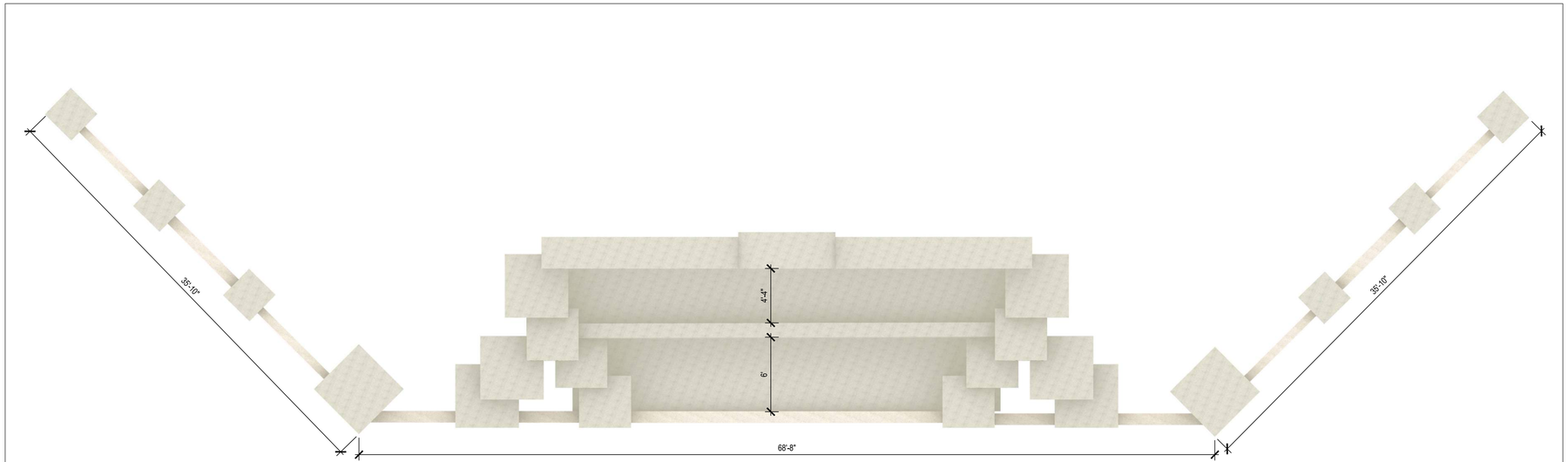


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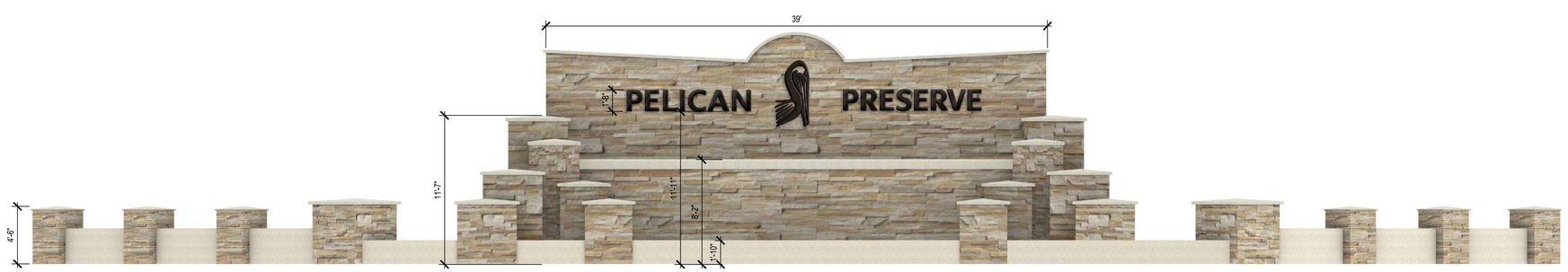


KEY MAP
NTS



MAIN ENTRY SIGN PLAN VIEW

0 2.5' 5' 10'
SCALE 1"=5'



MAIN ENTRY SIGN FRONT ELEVATION

0 2.5' 5' 10'
SCALE 1"=5'

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MAIN ENTRY SIGN ELEVATIONS

Sheet Number:
LH200

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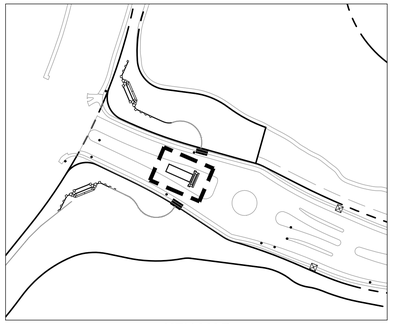
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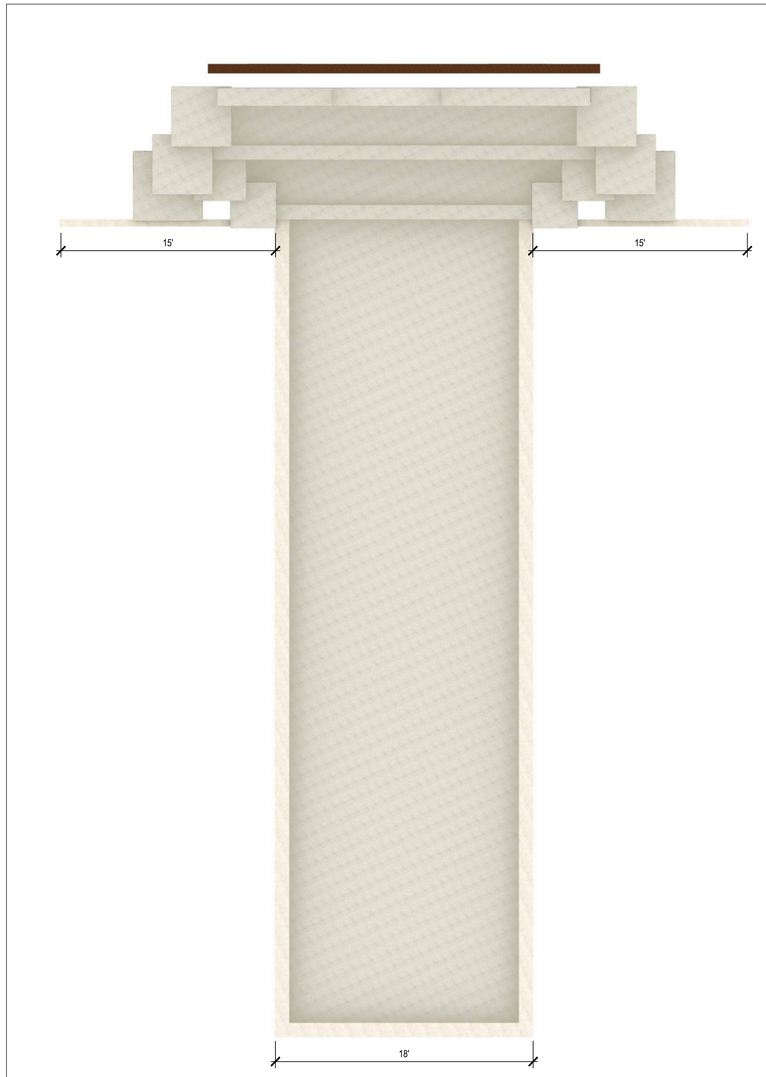
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SCALE 1"=5'



MEDIAN SIGN SIDE ELEVATION

0 2.5' 5' 10'
SCALE 1"=5'



MEDIAN SIGN PLAN VIEW

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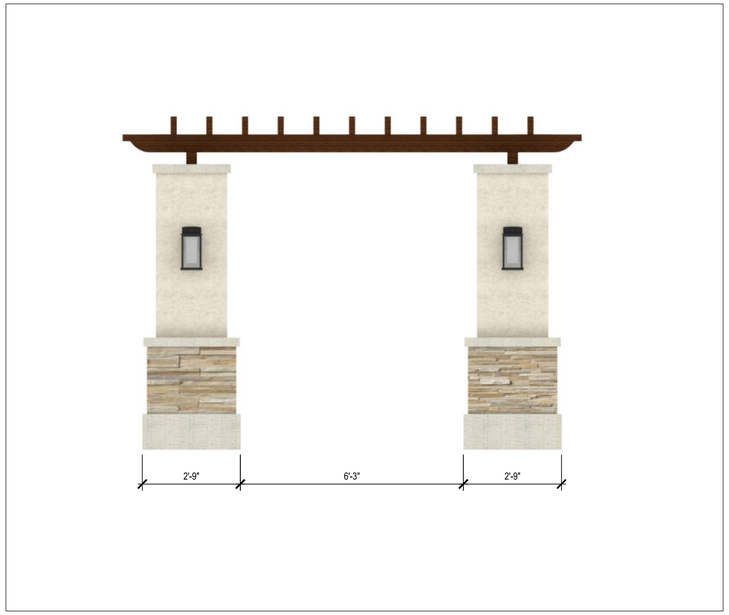
MEDIAN SIGN ILLUSTRATIVE RENDERING

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LH203

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TRELLIS FRONT ELEVATION

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SCALE 1"=2'

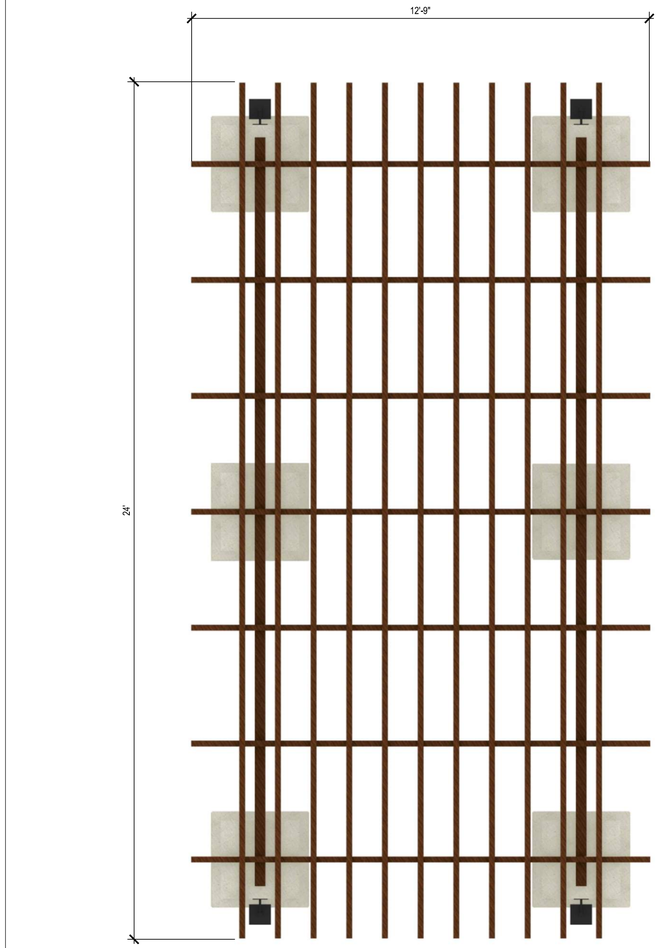


TRELLIS SIDE ELEVATION

0 1' 2' 4'
SCALE 1"=2'



KEY MAP
NTS



TRELLIS PLAN VIEW

0 1' 2' 4'
SCALE 1"=2'

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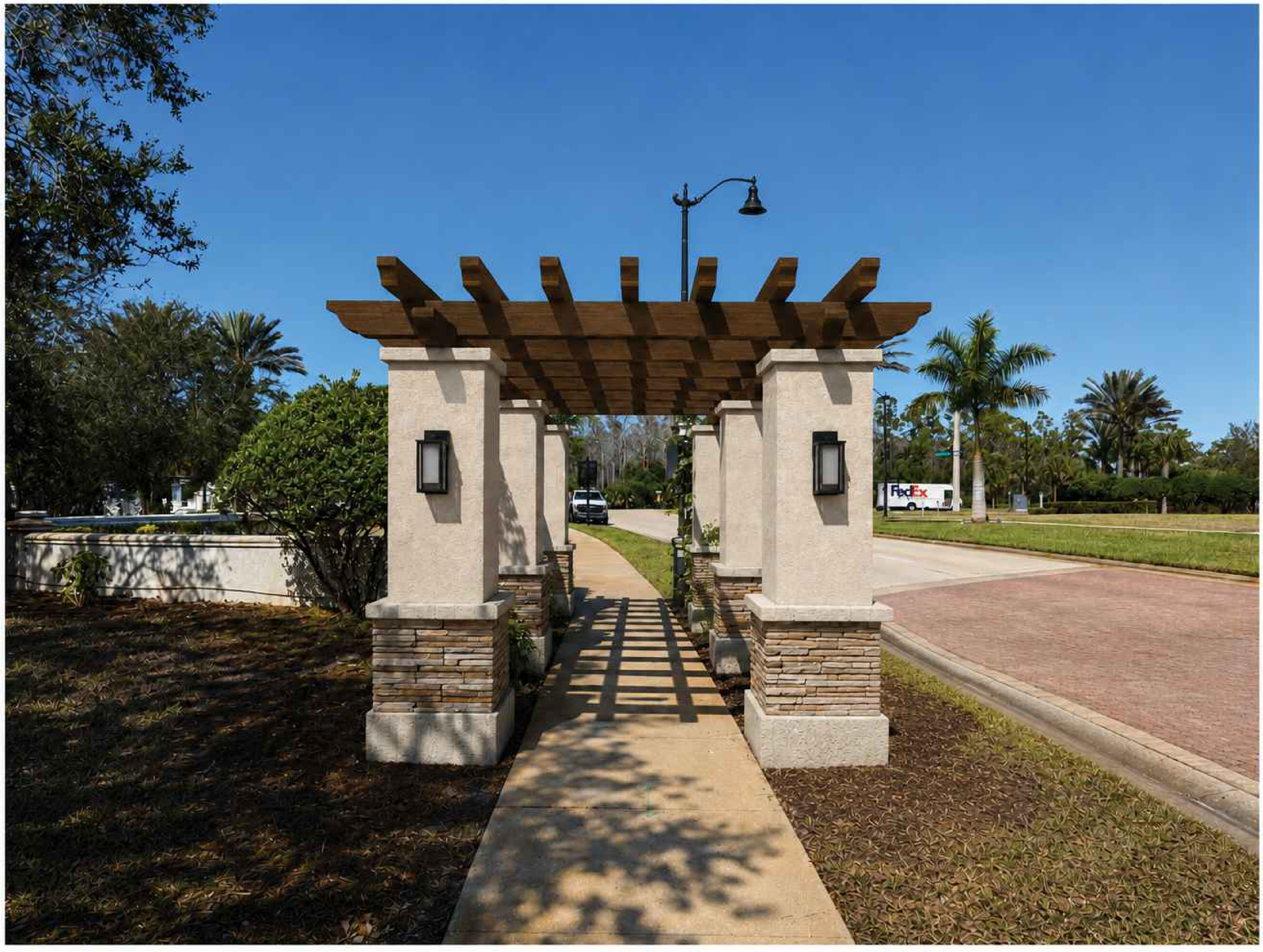
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TRELLIS ELEVATIONS

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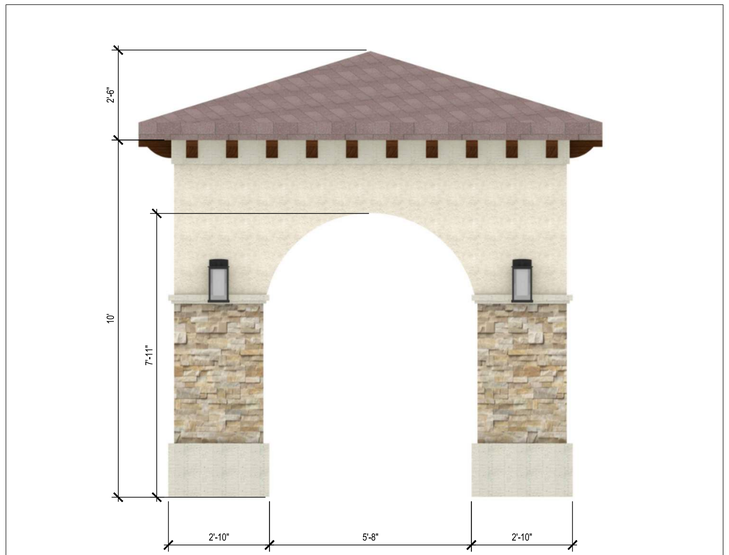
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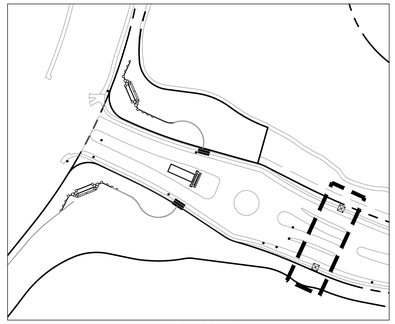
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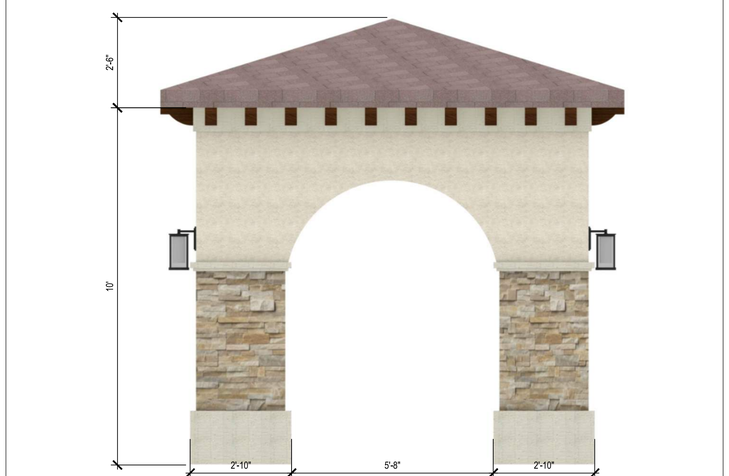


PEDESTRIAN TOWER FRONT ELEVATION

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SCALE 1"=2'

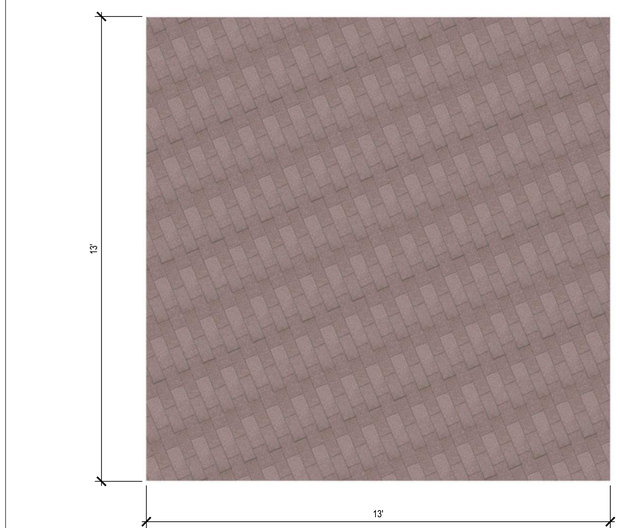


KEY MAP
NTS



PEDESTRIAN TOWER FRONT ELEVATION

0 1' 2' 4'
SCALE 1"=2'



PEDESTRIAN TOWER PLAN VIEW

0 1' 2' 4'
SCALE 1"=2'

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Drawing Title:

PHASE 2
ELEVATIONS

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Gateway Services Community Development District

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

Washingtonia Palms Replacement Discussion

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Discuss the status of the Washingtonia Palms in Pelican Preserve and provide suggestions for next steps to the Landscape Subcommittee and staff.

Why the action is necessary:

The Washingtonia Palms are continually getting struck by lightning.

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

---

5. **Background**:

The Landscape Subcommittee does not meet again until October, and it was suggested that a different type of plant/tree/palm be planted where the Washingtonias are. The palms have been struck by lightning and replaced multiple times, and the Landscape Subcommittee has some discussion around removing and replacing them with something else. At the July 9, 2026 meeting, PPAC requested this item to be brought back at their August 13, 2026 meeting for discussion.

Attachments:

None.

Financial Impact:

TBD

6. **Alternative Action**:

Do nothing.

7. **Staff Recommendations**:

Defer the item to the Landscape Subcommittee to propose solutions/options for PPACs consideration.

Gateway Services Community Development District

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

Pond Bank Restoration Budget FY27

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Discuss the outcome of the Ponds August 10, 2026 meeting. A recommendation from Ponds will be discussed for the final version of the proposed budget that will be presented to the Board and voted on at the public hearing on August 20, 2026.

Why the action is necessary:

The final version of the FY27 budget will be voted on by the Board of Supervisors at the public hearing in August 20, 2026

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

---

5. **Background**:

The options presented to Ponds were:

1) Keep the budget at $650k and do Pond 21 in FY27
2) Defer the work until FY28 and put $510k into reserves in FY27
3) Do the pond in FY27, fund $510k and use reserves for the remaining $140k

Staff alternative, similar to option two but do the work in FY27 with a reduced budget. Bid the project and try to do the project with the limited funds.

4) Do the pond in FY27, fund $510k and do not use reserves

Attachments:

None.

Financial Impact:

TBD based on the outcome of the Ponds August 10, 2026 meeting.

6. **Alternative Action**:

Do nothing.

7. **Staff Recommendations**:

Discuss the recommendation from the Ponds August 10 meeting for the final version of the proposed budget that will be presented to the Board and voted on at the public hearing on August 20, 2026.

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 8.E**

FY27 Budget Discussion

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Review the approved FY27 budget and make recommendations.

Why the action is necessary:

The attached FY27 Budget was approved at the June 4, 2026 Board of Supervisors meeting. The final budget will be adopted by the Board of Supervisors at a Public Hearing on August 20, 2026.

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

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5. **Background**:

The Subcommittees create and propose a budget which then goes to PPAC who review the overall Pelican Preserve budget and make a recommendation to the Board of Supervisors for the Pelican Preserve (002) fund assessments. The projects recommended also help staff assess resource needs for the upcoming year.

Items requiring a decision for the version that will go the Board on 8/20/26 are:

- Ponds - Lake Bank project line
- GIS - remove line from all subcommittee budgets since this is covered in the GIS mapping line in the shared expenses and Tetra Tech will be handling.
- Alternate funding sources due to increase in project costs that Pelican Preserve has a share of

Attachments:

1. 0FY2027 Budget Approved 6-4-26.pdf

Financial Impact:

TBD

6. **Alternative Action**:

Do nothing

7. **Staff Recommendations**:

Review the approved FY27 budget and make recommendations.

APPROVED BUDGET

2027

VERSION FOUR









GATEWAY SERVICES CDD

DATE: JUNE 4, 2026

GATEWAY
SERVICES CDD

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)	890									
C-5	168	-	168.0	$975.03	$0.00	$28.00	$1,003.03	$875.36	$127.67	14.6%
PP Commercial **	11	-	1.0	$474,059.34	$0.00	$6,837.23	$480,896.57	$391,220.03	$89,676.54	22.9%
Pelican Preserve (002)										
Pelican Preserve Single Family	1,668	-	1,668.0	$1,190.06	$0.00	$33.37	$1,223.43	$1,185.98	$37.45	3.2%
Pelican Preserve Multi Family	830	-	830.0	$1,011.97	$0.00	$24.88	$1,036.84	$1,063.70	($26.86)	-2.5%
Pelican Preserve GC	1	-	1.0	$315,583.97	$0.00	$13,465.72	$329,049.69	$250,876.57	$78,173.12	31.2%

** Lump sum, varies by property

GATEWAY
SERVICES CDD

Fiscal Year 2027 Assessment Chart (Breakdown by Silo)

Gateway and Pelican Preserve

O & M ONLY, Does Not Include Debt Service

Assumes all large capital projects will be funded by alternative debt financing sources or reserves and not assessed.

**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	$51,674.05	$6,007.58	$40,551.90	$0.00	($6,602.55)	$157,253.03	$975.03	$847.36	$127.67	15.1%
PP Commercial	11	$344,343.09	$107,935.57	$393.35	$2,896.56	$0.00	($471.61)	$455,096.97	$43,096.30	$369,007.49	$86,089.48	23.3%
Pelican Preserve 002												
Pelican Preserve Single Family	1,668	$389,215.78	$669,339.05	$59,646.66	$402,622.48	$384,796.04	$0.00	$1,905,620.02	$1,190.06	$1,152.61	$37.45	3.2%
Pelican Preserve Multi Family	830	$193,674.52	$191,159.36	$29,680.29	$200,345.72	$191,475.25	$0.00	$806,335.13	$1,011.97	$1,038.82	($26.85)	-2.6%
Pelican Preserve GC	1	$51,846.38	$238,332.48	$35.76	$6,517.27	$6,228.71	$0.00	$302,960.61	$315,583.97	$237,410.85	$78,173.12	32.9%

GATEWAY SERVICES CDD

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
Website & Newsletter	5,000	5,000	2,500	2,500
Team Events	5,000	7,000	3,500	3,500

GATEWAY SERVICES CDD

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%**
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**

GATEWAY SERVICES CDD

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**

GATEWAY SERVICES CDD

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
Interest - Tax Collector	-	-	-
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
Insurance Reimbursements	-	-	-
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

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)**

GATEWAY SERVICES CDD

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	-
Staff Gauges	-	-	-
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	

GATEWAY SERVICES CDD

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**	**-**

GATEWAY
SERVICES CDD

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		1,950,900	
Bond Projects - Public Works/Roadways	3,538,800	578,200	2,960,600
Bond Projects - Public Works/Landscaping		2,984,247	(2,984,247)
Bond Projects - Waterways	847,000	55,000	792,000
Interest Expense	-		-
Total Other Fees & Charges	**9,521,500**	**5,651,847**	**5,886,553**
TOTAL EXPENDITURES	**15,243,816**	**11,082,091**	**(4,161,724)**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (9,502,463)**	**$ (5,634,347)**	**$ 3,868,116**
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	1,950,900	83,052
Use of Bond Proceeds - Roads/PW (GW)	3,538,800	578,200	(2,960,600)
Use of Bond Proceeds - Landscaping (GW)	-	2,984,247	2,984,247
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**	**5,634,347**	**(3,390,781)**
NET CHANGE IN FUND BALANCE	**$ (477,335)**	**$ -**	**$ 477,335**

*** Details in Fund 300**

GATEWAY SERVICES CDD

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	4,192,927	561,188
Special Assmnts- Reserves	-	-	-
Fire Impact Fees	-	-	-
Settlements			
Insurance Reimbursements			
Special Assmnts- Discounts	(145,270)	(167,717)	(22,447)
Other Miscellaneous Revenues	-	-	-
TOTAL REVENUES	**3,586,469**	**4,125,210**	**538,741**
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
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

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
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
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**

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
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)**
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)

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
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)**
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)	-	149,100	
Share of Waterway Project Funding (PP)	-	-	
Share of Roadway Project Funding (PP)	-	11,800	
Share of Landscape Project Funding (PP)	-	60,903	
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	-	60,000	(60,000)
Total Other Fees and Charges	**974,278**	**319,803**	**910,278**
TOTAL EXPENDITURES	**4,769,728**	**4,274,310**	**875,571**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**$ (1,183,259)**	**$ (149,100)**	**$ 1,414,312**

GATEWAY SERVICES CDD

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

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
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		(400,000)
Share of Admin Project Funding (PP)	-	-	
Share of P&R Project Funding (PP)	-	149,100	
Share of Waterway Project Funding (PP)	-	-	
Share of Roadway Project Funding (PP)	-	-	-
Share of Landscape Project Funding (PP)	-	-	-
Total Other Financing Sources (Uses)	**$ 1,169,800**	**$ 149,100**	**$ (1,169,800)**
NET CHANGE IN FUND BALANCE	**$ (13,459)**	**$ -**	**$ 244,512**

GATEWAY SERVICES CDD

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)**

GATEWAY SERVICES CDD

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	-

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)

GATEWAY SERVICES CDD

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)**

GATEWAY SERVICES CDD

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)**

GATEWAY SERVICES CDD

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**

GATEWAY SERVICES CDD

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)**

GATEWAY SERVICES CDD

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**
OTHER FEES AND CHARGES			
Capital Reserves (addition)	-	-	-
Total Other Fees & Charges	**-**	**-**	-
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)**

GATEWAY SERVICES CDD

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**

Gateway Services Community Development District

Agenda Item Summary **Yellow Sheet Number: 8.F**

GIS Budget Discussion

1. **Requested Motion**: **Meeting Date**: August 13, 2026

Discuss whether or not to continue paying Passarella to maintain the Pelican Preserve resident facing GIS website.

Why the action is necessary:

The District has Pelican's assets in their GIS system and will have a resident facing page published by October 1, 2026.

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

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5. **Background**:

Pelican Preserve Subcommittees have historically paid $50k total annually for GIS services for Passarella to maintain their GIS database. The District has been taking this data from Passarella and importing it into their asset management system, Cartegraph and in essence, SeeClickFix. The Board is requesting direction from PPAC as to whether or not they want to continue to use and pay for Passarella's services or solely for their share of the GIS services from Tetra Tech. Passarella's contract expires September 30, 2026.

The scope of Tetra Tech's work is included in TA 2025-12.

Attachments:

1. TA FY2025-12_GIS_SUPPORT_SERVICES - signed.pdf

Financial Impact:

Reduction of $50,000 form the total budget for Passarella services.

6. **Alternative Action**:

Maintain services with Passarella.

7. **Staff Recommendations**:

Discuss and provide a recommendation for staff to take to the Board for the final budget to be adopted on August 20, 2026.

TASK AUTHORIZATION No. FY 2025-12

Date: 4/30/25

SCOPE OF PROFESSIONAL SERVICES

For: "DISTRICT ENGINEER AGREEMENT DATED SEPTEMBER 1, 2022"

GIS SUPPORT SERVICES

SECTION 1.00 CHANGE(S) TO PROFESSIONAL SERVICES

This Task Authorization No. FY 2025-12 provides for supplemental services under "District Engineer Agreement" dated September 1, 2022.

Tetra Tech, Inc (DISTRICT ENGINEER) shall complete work for **GIS SUPPORT SERVICES** for the Gateway Services Community Development District (DISTRICT) as described below.

SECTION 2.00 BACKGROUND

The DISTRICT recently requested assistance with a variety of GIS tasks including but not limited to data organization, data collection and management, mapping an visualization, application development, field collection support, asset inventory assistance, technical support, and training. This Task Authorization will allow the DISTRICT ENGINEER to provide the GIS SUPPORT SERVICES. The DISTRICT ENGINEER will provide GIS Professional services and staff support to assist in these services.

The DISTRICT provided a list of GIS Tasks and details where GIS SUPPORT SERVICES are required.

SECTION 3.00 TASKS

Pursuant to the GENERAL SCOPE of the SERVICES stated hereinabove, the DISTRICT ENGINEER shall perform all services and/or work necessary to complete the following task(s) and/or provide the following item(s) which are enumerated to correspond to the task(s) and/or item(s) set forth in the "COMPENSATION AND METHOD OF PAYMENT" section of this TASK AUTHORIZATION No. FY 2025-12.

Task 1: Public Works GIS Assistance

DISTRICT ENGINEER will coordinate with GSCDD staff to perform the following Public Works related GIS assistance. The volume of work required to complete the GIS services is difficult to estimate accurately, as result Tetra Tech has estimated hours based on task descriptions and conversations with GSCDD staff for all services. Tetra Tech services will be provided on a time and materials basis.

a. GSCDD Ponds
    a. Field Collection of Pond Assets, estimated at 40 hours of field work.
    b. Assing GSCDD nomenclature and incorporate data into existing GIS datasets and integrate with Cartegraph/OpenGov asset management application.
b. GSCDD Owned Aerators
    a. Field Collection of Pond Assets, estimated at 40 hours of field work.
    b. Assing GSCDD nomenclature and incorporate data into existing GIS datasets and integrate with Cartegraph/OpenGov asset management application.
c. GSCDD Owned Monuments
    a. Field Collection of Pond Assets, estimated at 40 hours of field work.
    b. Assing GSCDD nomenclature and incorporate data into existing GIS datasets and integrate with Cartegraph/OpenGov asset management application.

Task 2: Utilities GIS Assistance

a. Data Revision and Clean Up – miscellaneous assistance with ongoing revisions and input of as-bult data/GPS collection data other miscellaneous data source into the GIS environment and integration with Cartegraph/OpenGov asset management application when required.
b. Build out Utility Networks – continued development and population of 3 primary utility systems Geodatabases.
    a. Potable water
    b. Reclaimed water
    c. Wastewater
c. Higher Resolution Aerial Photography – investigate availably of higher resolution aerial imagery for the geographic extents of GSCDD, including all publicly available data sources. Lee County currently publishes 2024 aerial imagery at pixel resolution of 3 inches.
d. Revised, Higher Resolution DEM Utility Create a revised, higher resolution digital elevation map. – Investigate availability of high-resolution Digital Elevation Model (DEM) for the for the geographic extents of GSCDD, including all publicly available data sources. The USDA NRCS/USGS currently has Light detection and ranging (LIDAR) hi-res elevation data acquired in 2018. Tetra will create a custom hi-res DEM surface based on the best available data.

Task 3: General GIS Assistance

a. Easement Mapping and Inventory – Provide miscellaneous assistance to identify, inventory, and map existing easement boundaries, additionally catalogue and incorporate relevant easement documentation. The resulting data will be incorporated into the DISTRICT's web maps and applications. Easement types may be related to but are not limited to lakes, monuments, drainage, utilities, ingress and egress, and in with ongoing revisions and input of as-bult data/GPS collection data other miscellaneous data source into the GIS.

Notes:

1. The proposed services are estimated based on information provided by the DISTRICT. It is understood that those tasks or requests may be modified based on the DISTRICT's needs. Should these tasks or requests result in the need for additional funding, a change order or additional compensation will need to be approved prior to work above original Time and Materials amount being completed.

SECTION 4.00 CHANGE(S) IN COMPENSATION

The compensation the DISTRICT ENGINEER shall be entitled to receive for providing and performing the supplemented, changed or authorized services, tasks, or work as set forth and enumerated in Section 1.00, Scope of Services set forth in this TASK AUTHORIZATION NO. FY 2025-12 shall be as follows:

Notes:

1. A Time and Materials (T.M.) or Not-to-Exceed (N.T.E.) amount of compensation to be paid the DISTRICT ENGINEER should be established and set forth below for each task or sub-task described and authorized in Section 1.00, Scope of Services.
2. Billable rates shall be in accordance with the rate schedule included with the District Engineer Agreement (attached hereto).

Task Number	Task Title	Amount of Compensation	Basis of Compensation T.M. or N.T.E.
1	Public Works GIS Assistance	$32,745	
2	Utilities GIS Assistance	$42,520	
3	General GIS Assistance	$41,918	
TOTAL (Unless list is continued on next page)		$117,183	T.M.

SECTION 5.00 TIME AND SCHEDULE OF PERFORMANCE

The time and schedule of completion for the various phases or tasks required to provide and perform the services, tasks, or work set forth in this TASK AUTHORIZATION NO. FY 2025-12 is as follows:

Phase and/or Task Reference as Enumerated in EXHIBIT A	Name or Title of Phase and/or Task	Number of Calendar Days For Completion of Each Phase and/or Task	Cumulative Number of Calendar Days For Completion from Date of Notice to Proceed For this CO or STA
1	Public Works GIS Assistance	160	160
2	Utilities GIS Assistance	160	160
3	General GIS Assistance	160	160

SECTION 6.00 SUBCONSULTANTS

THE DISTRICT ENGINEER intends to engage the following sub-consultant(s) and/or sub-contractor(s) to assist in providing and performing the services, tasks, or work required under this TASK AUTHORIZATION NO. FY 2025-9:

(If none, enter the word “none” in the space below).

Service and/or Work to be Provided or Performed	Name and Address of Individual or Firm	Disadvantaged, Minority or Women Business Enterprise, (If Yes, Indicate Type)			Sub-Consultant Services are Exempted from Prime Consultant’s Insurance Coverage	
		Yes	No	Type	Yes	No

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
PROFESSIONAL SERVICE/SERVICE PROVIDER AGREEMENT
TASK AUTHORIZATION NO. FY 2025-12

CONTRACT/PROJECT NAME: GIS Support Services

DISTRICT ENGINEER: Tetra Tech, Inc.

Upon the completion and execution of this Task Authorization by both parties the DISTRICT ENGINEER is authorized to and shall proceed with the services described above under Section 3.00.

It is understood and agreed that the acceptance of this Task Authorization by the DISTRICT ENGINEER constitutes an accord and satisfaction.

LEGAL REVIEW:

By: _____
Anthony Pires, Jr.

Date: 5/15/2025

TETRA TECH, INC.

By: _____
Daniel M. Nelson, P.E.
Vice President

Date: 4/30/25

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chelsea O'Riley, District Manager

Date: 5/15/25

Price Proposal

GIS SUPPPORT SERVICES FY25

Provide a Variety of GIS Support Services as requested.

Submitted to: Gateway Services CDD

Contract Type: T&M

Project Phases / Tasks	Total Labor Hrs	Project Manager 1	Project Manager 2 (GIS)	Sr GIS Application Developer	GIS Analyst 2	Engineer 3	Engineer 1	CAD Designer	Labor	ODCs	Task Pricing Totals
Bill Rate >		205.00	225.00	180.00	110.00	140.00	110.00	125.00			
Project Phases / Tasks	**848**	36	34	176	450	120	16	16	116,770	413	**117,183**
Task 1 Public Works	**222**	**16**	**6**	**32**	**32**	**120**	**16**	**-**	**32,470**	**275**	**32,745**
Task 1A: Public Works, GSCDD Ponds	**71**	**5**	**2**	**8**	**8**	**40**	**8**	**-**	**10,275**	**-**	**10,275**
Asset Inventory/Field Work	49	1				40	8		6,685		6,685
GIS Services and Cartegraph Integration	22	4	2	8	8				3,590		3,590
Task 1B: Public Works, GSCDD Owned Aerators	**72**	**6**	**2**	**16**	**8**	**40**	**-**	**-**	**11,040**	**-**	**11,040**
Asset Inventory/Field Work	42	2				40			6,010		6,010
GIS Services and Cartegraph Integration	30	4	2	16	8				5,030		5,030
Task 1C: Public Works, GSCDD Owned Monuments	**79**	**5**	**2**	**8**	**16**	**40**	**8**	**-**	**11,155**	**-**	**11,155**
Asset Inventory/Field Work	49	1				40	8		6,685		6,685
GIS Services and Cartegraph Integration	30	4	2	8	16				4,470		4,470
Expenses	-									275	275
Task 2 Utility Assistance	**296**	**12**	**28**	**80**	**176**	**-**	**-**	**-**	**42,520**	**-**	**42,520**
Task 2A: Utilities, Routine Data Revisions and Cleanup	**96**	**4**	**4**	**8**	**80**	**-**	**-**	**-**	**11,960**	**-**	**11,960**
GIS Services/Mapping	96	4	4	8	80				11,960		11,960
Task 2C: Utilities, Continue Development of Utility Networks and T	**200**	**8**	**24**	**72**	**96**	**-**	**-**	**-**	**30,560**	**-**	**30,560**
Potable Water	66	2	8	24	32				10,050		10,050
Reclaimed Water	66	2	8	24	32				10,050		10,050
Wastewater	68	4	8	24	32				10,460		10,460
Task 3 General GIS Assistance	**330**	**8**	**-**	**64**	**242**	**-**	**-**	**16**	**41,780**	**138**	**41,918**
Task 3: General GIS Assistance, Easement Mapping and Inventory	**330**	**8**	**-**	**64**	**242**	**-**	**-**	**16**	**41,780**	**-**	**41,780**
GIS Services - Easement Mapping, documentation	270	4		40	210			16	33,120		33,120
GIS Services - Web Map Integration	60	4		24	32				8,660		8,660
Expenses	-									138	138
Totals	**848**	**36**	**34**	**176**	**450**	**120**	**16**	**16**	**116,770**	**413**	**117,183**

Labor Plan

7 Resources

Price Summary / Totals

Task Pricing Totals	117,183
Technology Use Fee	
Total Price	**117,183**

Pricing by Resource