Board of Supervisors

Thursday, July 16, 2026 - 3:00 PM
Gateway Services CDD Offices - Meeting Room, located at 13240 Griffin Drive, Fort Myers, FL 33913-7956

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF FINAL AGENDA**
5. **PUBLIC COMMENT**
6. **LOCAL ACHIEVEMENTS AND RECOGNITIONS**
7. **ADVISORY COMMITTEES ITEMS AND REPORTS**
   - **A.** Parks and Recreation Advisory Committee Monthly Report
   - **B.** Pelican Preserve Advisory Committee Monthly Report
8. **APPROVAL OF MINUTES**
   - **A.** May 7, 2026 Board of Supervisor Meeting Minutes
   - **B.** May 14, 2026 Pelican Preserve Advisory Committee Meeting Minutes
   - **C.** May 28, 2026 Safety & Security Meeting Minutes
9. **CONSENT AGENDA ITEMS**
   - **A.** Ratification of Emergency Contract for Gravity Sewer Line Repairs - Andrews Site Work
   - **B.** Ratification of Emergency Line Cleaning - M.R.I. UnderWater Specialists
   - **C.** State Revolving Fund (SRF) Loan SW3604B1 Amendment 3
   - **D.** Resolution 2026-23 - Forms, Applications, Agreements for use of Parks & Recreational Facilities
10. **DISTRICT ENGINEER**
    - **A.** Tetra Tech Project(s) Update
11. **ADMINISTRATIVE AGENDA ITEMS**
    - **A.** Quarterly Financial Summary Report
    - **B.** Public Offering vs Private Offering of 2026 Bonds
    - **C.** Grace Community School Development Board Consideration for Approval
    - **D.** Cayo Pelon Bond Waiver Request
    - **E.** Fee Schedule Discussion and Setting the Date for the Public Hearing
    - **F.** Budget Discussion
12. **DISTRICT MANAGER ITEMS**
    - **A.** Monthly Reports

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.

B. FPL Update
C. Florida Association of Special District (FASD) Committee Letter of Recommendation - District Manager

13. DISTRICT ATTORNEY ITEMS
A. District Attorney Project List Update

14. FUTURE BOARD BUSINESS
Next scheduled meeting: August 6, 2026
A. Agenda Management

15. SUPERVISOR COMMENTS AND REPORTS

16. ADJOURNMENT

Gateway Services Community Development District

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

Parks and Recreation Advisory Committee Monthly Report

1. **Requested Motion**: **Meeting Date**: July 16, 2026

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

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5. **Background**:

The Board of Supervisors requested monthly reports from the committees.

PRAC did not meet in July.

Attachments:

None.

Gateway Services Community Development District

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

Pelican Preserve Advisory Committee Monthly Report

1. **Requested Motion**: **Meeting Date**: July 16, 2026

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

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5. **Background**:

The Board of Supervisors requested monthly reports from the committees.

Attachments:

1. PPAC Report to BoS 7.6.26.pdf

Gateway Services Board of Supervisors

Monthly Report
Prepared by: Peggy Hall, PPAC Chair
Date: 7/6/2026

Pelican Preserve Advisory Committee Overview

Summary:

- Correction from last update: The Ponds subcommittee is *considering* pushing back Pond 21 work to the 2028 fiscal year. A recommendation will be made prior to the final budget submission.
- PPAC is continuing discussion on any budget adjustments to the high water approved amounts.
- All subcommittee budgets are tracking within expectations.
- Milling and repaving of Pelican Preserve Blvd. is pending.

Pelican Preserve Subcommittee Updates:

Landscaping

- Recent PO approved for the $10,000 proposal to do updates around the entrance.
- The Washingtonian Palms at the four-way stop took another lightning strike and at least three, if not four are dead. As these types of Palms have had multiple lightning strike issues in the past, consideration is being given to installing a shorter Palm variety.

Ponds & Conservation Group

- Installed drainage system into pond behind 10700 & 10730 Ravena - to eliminate pond bank erosion problem - complete
- Improved downspout drainage system with feed into pond 49 at 10550 Casella - to eliminate pond bank erosion problem
- Signed a contract with VIP Pool Care to manage the front entryway fountains - fountains back in operation as of 6/26
- Contracted with Copeland Southern to clean the 9 fish grates
- Planning in progress for storm drain inspections for 2027
- Re-balanced pond groupings for some of our pond inspectors to create smaller and closer pond groups
- Installing missing pond signs - pending completion

- Reviewing the preserve wood bridges and boardwalk to improve the top rails which have been warping

Safety and Security

- FPL Streetlights- Approved transformer removal expenses necessary to close out Streetlight Conversion Project in the amount of $5,851.63
- Pelican Preserve Blvd. Mill and Resurface and Bike Lane and Striping Projects - Job award approved by BOS on June 18th.
    a. Pre-construction meeting held June 30th.
    b. Curb and gutter repair for Pelican Preserve Blvd. set to start on Tuesday, July 7th.
    c. Mill and Pave set for July 27-31 w/temp striping,
    d. August 10-11 for thermoplastic bike lane and all community road striping.
    e. After an onsite inspection the team verified and marked an additional 138 linear feet of sidewalk, curbing, and gutter to be repaired. This adds approximately $2,850 to the contract price. Change order will be processed soon.
    f. Patricia Zimmerman from PPAC is preparing a communication to the community.
- Approved final phase procurement of signage needed ($22,820.30) to address Manual on Uniform TraAic Control Devices (MUTCD) deficiencies in Pelican Preserve. This action will bring signage on PP roads up to code. Approved motion to pull from reserves, if necessary, to complete this fiscal year.
- Bridge Inspection Program Discussion- GSCDD staff- Paul Flores is working to establish a possible continuing Services Agreement for a multi-year bridge inspection schedule and will report back to committee.

Gateway Services Community Development District

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

May 7, 2026 Board of Supervisor Meeting Minutes

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review and approve the meeting minutes.

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

Attachments:

1. 5.7.2026 BOS Regular Meeting Minutes-DRAFT CM-GJ.pdf

7. **Staff Recommendations**:

Approve the May 7, 2026 BOS Meeting Minutes

MINUTES OF MEETING
GATEWAY SERVICES
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Gateway Services Community Development District was held on Thursday, May 7, 2026, and called to order at 3:00 p.m. via a hybrid meeting procedure that included media technology communications using "YouTube" and in person attendance at the Gateway Services CDD Offices meeting room located at 13240 Griffin Drive, Fort Myers, FL 33913.

Attending physically in-person and constituting a quorum were:

Flavia Walsh	Chair
Ed Tinkle	Vice-Chair
Doug Banks	Assistant Secretary
Bob Geppert	Assistant Secretary
Carole Pankau	Assistant Secretary

Also present were:

Anthony Pires Jr.	District Counsel
Chelsea O'Riley	District Manager
Laura LeRoy	Assistant District Manager

Several Guests and Residents

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

The following is a summary of the minutes of May 7, 2026, meeting of the Gateway Services Community Development District Board of Supervisors.

1. CALL TO ORDER
The meeting was called to order at 3:00 p.m.

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

3. ROLL CALL
Roll call was established.

4. APPROVAL OF FINAL AGENDA

On MOTION by Mr. Geppert seconded by Mr. Tinkle with all in favor, the agenda was approved. 5-0

5. LOCAL ACHIEVEMENTS AND RECOGNITION

A. Gateway Student Recognitions - Chloe Beecher, Abbigail Conroy, and Vera Tyler

The Board recognized three students and presented them with certificates, followed by group photos.

6. PUBLIC COMMENT

Mr. Tim Miller with Gateway Flag Football discussed the District's claim that the Sherman Soccer Complex costs $574,000 annually, citing internal records showing a five-year average of $272,000. He argues the fields are already performing above national benchmarks. He opposes a 100% rate hike for the fields. Regarding the new parking fee, Mr. Miller proposed a $20 cap per season non-resident parking waiver and exemptions for referees and volunteer coaches.

Mr. Mark Allison with Gateway Soccer raised concerns about transparency, accountability and fairness regarding the 100% increase in field rentals. Mr. Allison would like to see a detailed breakdown of expenses. He argues the additional parking fees should help offset the cost of operations. Mr. Allison believes youth sports should bring the communities together and the fee hikes will raise registration costs for all families.

Ms. Arlene Kalstrom, a soccer grandmother, stated Gateway is focusing solely on the older population and urged the Board to prioritize children's programs.

Mr. Eddie Paresi, a resident, parent, and coach, stated the Sherman Soccer Park is a very safe place for children and his children have been involved with both the soccer and flag football programs. He urged the Board not to take things away from the children. Mr. Paresi also points out the concession stand has never been opened despite demand.

Ms. Wendy Denny requested planting trees along Devonshire Lakes Blvd. to buffer views from the new apartment complex.

Mr. Viktor Spanovic, a long-time soccer coach, commented that a 20% drop in youth participation is likely to occur due to parking fees that will push families to park off-site, creating dangerous crossings. He charged the Board members to find solutions to benefit the people of the Gateway community and manage funds better.

Mr. Terry Nelson, a Gateway resident, discussed FPL plans to clear-cut trees along Linear Park for power line expansion. Mr. Nelson requested Board involvement in mitigation efforts and preservation of the tree line.

Mr. Nelson noted residents received little notice and are concerned about property values.

Ms. Teresa Nelson, a Gateway resident, raised concerns regarding FPL's planned tree removal. Ms. Nelson stated the Parks & Recreation Advisory Committee had not been informed about this. She stated there was a crew from Tampa marking the trees for removal.

Mr. Sam McDowell, an associate pastor at Gateway Church and youth soccer coach, expressed concern about parking fees and how it will affect the annual Jingle Jog (over 600 participants) and non-resident families. Mr. McDowell supported the idea of a flat non-resident seasonal fee rather than hourly parking charges.

Ms. Ashley Almeida, Gateway resident & youth sports mom, expressed a concern regarding the meeting start time at 3:00 p.m. that prevents working parents from participating. Ms. Almeida requested occasional evening meetings. She also noted grandparents and extended families who are non-residents will be affected by parking fees.

Mrs. Walsh followed up on the comments:

- The cited 37.2% cost-recovering rate means Gateway residents subsidize most field operations.
- Many costs were shifted from vendor contracts to in-house staff, raising payroll but lowering vendor expenses.
- The Board must decide whether residents or league users should cover the funding gap.
- Non-resident parking fees have already been approved, and residents will still park free.
- The Board is open to waivers for coaches and referees for parking fees.

  Response to Wendy: follow up with code enforcement. The District does not control the easement. Contact the builder for trees to be planted and seek mitigation options. Ms. O'Riley commented to get in touch with your HOA President.
- Regarding FPL: Trees under 14 feet may stay, but many taller trees will be removed. The District owns the property but FPL has the right-of-way easement rights.
- Ms. O'Riley stated, she requested a town hall with FPL and they will let the District know if approved.

- Mrs. Walsh asked Mr. McDowell of Gateway Church to allow parking for coaches and referees during league events at the church to ease the burden and not have to pay.
- Mrs. Walsh responded to Ms. Almeida, meeting times have varied in the past and still draw complaints. If people cannot make it to the meetings, they still have a voice and can send in emails to be read at the meetings.

7. ADVISORY COMMITTEES ITEMS AND REPORTS

None.

8. APPROVAL OF MINUTES

A. January 7, 2026 Ponds Subcommittee Meeting Minutes

B. March 26, 2026 Safety & Security Meeting Minutes

On MOTION by Mrs. Pankau seconded by Mr. Banks with all in favor, meeting minutes 8A and 8B were approved. 5-0

9. CONSENT AGENDA ITEMS

None.

10. DISTRICT ENGINEER

None.

11. ADMINISTRATIVE AGENDA ITEMS

Mr. Tinkle requested a detailed breakdown of the projected $574,000 operating cost associated with the soccer complex. He noted Gateway consists of approximately 4,881 homes, not 10,000, and expressed concern that operating costs will continue to increase annually.

Additional concerns were expressed regarding the expectation that annual operating costs will continue to rise in future years.

Mr. Tinkle further stated the soccer complex is facing approximately $3 million in capital improvement needs, including sod replacement, lighting upgrades, drainage improvements, and parking enhancements, and emphasized that passing these costs solely onto residents is not feasible.

A. Budget Discussion

Mr. Banks inquired about what is being done in-house to save money.

Ms. O'Riley responded we acquired a mower to mow in-house and we will capture how much time it is taking. The intent for FY 2027 is to take away the automated mowers for a $55,000 annual cost.

Ms. O'Riley added the District signed a contract with a concessionaire, March was his first month.

Regarding the new parking fees, it will cost non-residents $2/hour.

Ms. O'Riley shared with the Board and residents, it is the goal to reduce the costs, and to take things in-house that doesn't jeopardize liability.

Mr. Banks added the fields are owned and funded by Gateway. No funds are received by the county.

Ms. O'Riley discussed contract renewals, noting that most major contracts have been renewed within the past three years and that no major contracts are scheduled for renewal in 2027. She further explained that many contracts now include fixed pricing provisions with annual 3% escalators for years 4 and 5.

Ms. O'Riley highlighted various sponsorship opportunities available to help offset facility costs, including a new sponsorship package designed for local businesses. She noted that naming rights and branding opportunities are available for fields, courts, and other District amenities.

Ms. O'Riley further explained that increased sponsorship participation could help reduce the existing funding gap associated with facility operations and improvements.

A discussion ensued discussing additional programs that may be possible to generate revenue. Mr. Banks added summer leagues could be added to increase revenue.

On MOTION by Mrs. Pankau seconded by Mrs. Walsh with Mr. Geppert opposing, authorization of a new Parks & Recreation Program Coordinator position was approved. 4-1

The Board directed that this new position includes clear revenue-generation expectations and instructed staff to draft a revised job description for future Board review.

The Board discussed the merit increase structure and directed that a 4% merit increase be budgeted, with no individual employee eligible to receive more than a 4% merit increase.

On MOTION by Mrs. Pankau to have a 4% employee max (not including Ms. O'Riley) for a merit increase was approved. 5-0 (vote not officially taken, but all supervisors agreed)

The employee handbook will be updated to reflect this policy and returned to the Board for review.

Ms. LeRoy confirmed the District currently maintains a 457(b)-retirement plan. She noted the Board previously approved increasing the District match from the existing 3/4/5% tiered structure to 6/7/8% and stated the budget reflects the approved changes.

Ms. O'Riley informed the Board, the District hired a new Stormwater Environment Specialist, contingent on background check, and he will be starting on May 20, 2026.

The part-time Parks and Recreation attendant positions were discussed. The job description will be edited because of additional responsibilities. Ms. O'Riley added the hours they are anticipating being staffed are 7 a.m. – 7 p.m.

Capital Items were discussed

Utilities:

Ms. O'Riley has instructed staff to reduce their capital. The District will have 32 Lift Stations, 2 of which are rehabbed every year.

The Meter Replacement Project is SRF funded, depending on when the project is completed, the amount may come out for the FY2027 budget.

For the Force Main Project, the District has a 25% match through a grant. Ms. LeRoy added the District has been approved for funding for the entire project through SRF.

Ms. O'Riley discussed the "Water Table Aquifer Wells" and asked the Board for clarification on what should be done. The Board agreed to wait until year 4.

Public Works:

Ms. O'Riley stated, regarding the "Lake Bank Point Repairs & Maintenance", there is very little money left in the bond. Ms. O'Riley asked the Board if this could go under O&M instead of Capital. The Board agreed it definitely should.

Mrs. Walsh discussed the need for the Mulcher. The Board agreed to take it out of the budget, and if needed, hire a contractor or rent the equipment for one-time use.

Ms. O'Riley reviewed the new bond items one by one.

The Board discussed the monuments in Gateway and updating with the new logo. It was noted by Mrs. Walsh, a couple of the monuments are in bad shape and need to be replaced, not updated.

The Stoneybrook weir was discussed. The Board reviewed the engineering estimate of $750,000 for the installation of an adjustable weir. During discussion, Mr. Tinkle suggested considering a simpler approach involving modification of the existing weir by cutting it down and installing an adjustable steel plate. Ms. O'Riley stated that she would contact Tetra Tech for lower cost alternative options.

Ms. O'Riley stated that grant applications have been submitted for pond improvement projects, with the goal of securing 100% grant funding.

Mrs. Walsh discussed the Kubota vehicle proposed for use in conducting pond inspections. She continued by suggested removing the Kubota from the budget. The employee, should be parking a vehicle and walking around the pond to conduct inspections.

Ms. O'Riley recommended retaining the Kubota for the high-water mark.

Parks & Recreation:

Mr. Banks suggested eliminating the sod replacement project altogether from the budget. His priorities are the lights and the parking. Ms. O'Riley added she is waiting on the quote for lights.

Ms. LeRoy noted the pool vacuums have been repaired several times, resulting in significant ongoing costs.

The Board discussed a digital community billboard that can be for event signage and sponsorship revenue.

Ms. O'Riley discussed the zero-turn mower needed for in-house mowing.

Ms. O'Riley discussed Zoysia vs. Palmetto sod and is awaiting pricing.

Ms. O'Riley and the Board discussed the Sherman playground and the functionality of it.

Administration:

Ms. O'Riley discussed the fence along Gateway Blvd. at the Commons in the amount of $200,000 (new bond).

The 13240 Griffin Dr. building generator is in need of replacement.

Ms. LeRoy reviewed the Operations and Maintenance (O&M) Cost Table. She explained the price increase for internet service.

Mr. Banks asked for staff to look into "Thor" for lightning alerts.

The Board discussed sunsetting the Dog Park.

Mr. Tinkle and the Board discussed Sherman Soccer Fields parking and lights and the $574,000 discussed earlier. More information is needed regarding the finances. Ms. LeRoy affirmed the $574,000 includes capital.

The Board agreed to sunset the Fun Park, $10,000 was removed from the spreadsheet.

Dog Park sod installation, $5,000, has been removed from the spreadsheet.

"Software License Fees and Renewals" was discussed. $13,000 was added to the spreadsheet. This would be changing from Facilitron to CivicPlus.

General Fund

Landscape

Mrs. Walsh suggested changing the budgeted amount of "Landscape Replacement" from $190,000 to $50,000. This did not get implemented.

Waterway Mgmt. Services

No questions

Ms. LeRoy has recommended getting rid of GF005 (Towne Lakes Fund) like they did with Stoneybrook. Any funds would be taken out of the general fund. The Board agreed.

Ms. LeRoy discussed the Enterprise Fund. Some of the line items were consolidated. Mr. Geppert inquired what an average homeowner bill would be. Ms. LeRoy answered, the homeowners are already receiving their bills with the increased amount.

Ms. LeRoy stated the O&M table does not have any revenue applied against it. Amounts will come down as soon as she inserts the revenue amounts. Updated revenue projections will be presented at the next meeting.

Mr. Tinkle discussed the Parks and Recreation calculations.

12. DISTRICT MANAGER ITEMS

A. Request for Parking Fee Exemptions for Youth Sports Volunteers

The Board revisited the topic of parking fees in response to public comments. Discussion included the potential use of referee parking passes or the possibility of Gateway Church providing parking accommodation for coaches and referees.

Mr. Banks estimated that parking revenue generated from soccer and flag football activities could total approximately $40,000 annually.

> On MOTION by Mrs. Pankau seconded by Mr. Geppert with all in favor, table parking fee adjustments until the June meeting. Approved. 5-0

B. District Manager Annual Review

Mrs. Pankau suggested a 4% raise on Ms. O'Riley's base salary and a 3% bonus, Mr. Tinkle and Mr. Banks suggested a 3% and 3%. Ms. O'Riley requested up to 1-week additional PTO. Mr. Geppert recommended 3% raise, 3% bonus and 9 weeks PTO.

The Board expressed appreciation for Ms. O'Riley's performance and dedication throughout the year.

> On MOTION by Mr. Geppert seconded by Mrs. Pankau with all in favor, approval was granted for a 3% increase to base salary, and a 3% bonus, and an increase in annual PTO from eight weeks to nine weeks. Approved 5-0

The Board discussed future compensation structure considerations, including plans to review and evaluate compensation for the District Manager and next-tier leadership positions, consider remote-work flexibility where appropriate, a total rewards approach, and conduct a comparative market analysis to ensure compensation remains competitive and aligned with industry standards.

13. DISTRICT ATTORNEY ITEMS

Work Authorization Agreement and Release – Lennar/Santa Luz Lake/Pond

Mr. Pires reported three issues still delay execution of the agreement with Lennar. Lennar wants the liability release signed before work begins, while the District maintains it should

be signed after the work is completed. Mr. Pires addressed contractor warranties, stating the District requires warranties benefiting both the CDD and the association, and that a one-year warranty is acceptable.

Mr. Pires noted minor scope clarifications, including small landscaping and responsibility items that still require clarification but appear resolvable.

> On MOTION by Mr. Geppert seconded by Mrs. Pankau with all in favor, accept the agreement subject to the three changes, was approved. 5-0

14. FUTURE BOARD BUSINESS

Next scheduled meeting: May 21, 2026

A. Agenda Management

None.

15. SUPERVISOR COMMENTS AND REPORTS

- Mr. Geppert raised concerns regarding the approval process for staff gauges in Pelican Preserve. The Board had previously directed that the five Pelican-specific gauges first be reviewed by the Ponds Subcommittee and then forwarded to the Pelican Preserve Advisory Committee (PPAC). Discussion noted that while the Ponds Subcommittee approved the gauges, staff began installation prior to PPAC review.

  Ms. O'Riley stated the next step is at the Board's discretion. The Board directed staff to halt installation, place the item on the next PPAC agenda for review, and revisit the matter following the PPAC vote.
- Mrs. Pankau asked whether renters within the C5 community, located across from Pelican, had been notified that they are part of Gateway CDD and are eligible to access District amenities. Ms. O'Riley stated that she would follow up with Mr. Paniagua to determine the best method of communicating with renters of C5.
- Mrs. Pankau requested clarification regarding whether the new WINK News building, located near Publix and the Brewery, falls within the District boundaries.
- Mrs. Walsh asked a WINK reporter if they were interested in field sponsorship opportunities.
- Mrs. Walsh expressed appreciation to Ms. O'Riley for her hard work and dedication.
- Mr. Tinkle noted that some public concerns were fueled by incorrect information but emphasized that he values public engagement and participation.

- Mr. Geppert expressed appreciation for the student recognition held at the beginning of the meeting.

16. ADJOURNMENT

On MOTION by Mr. Tinkle seconded by Mrs. Pankau with all in favor, meeting adjourned at 6:44 p.m. was approved. 5-0

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

Vote: _____ Signature: _____

- End of document

Gateway Services Community Development District

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

May 14, 2026 Pelican Preserve Advisory Committee Meeting Minutes

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review and approve the portion of the May 14, 2026 meeting minutes where there was participation by Mr. Mantenfel and Mrs. Pankau.

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

Attachments:

1. 5.14.26 Gateway Services PPAC Minutes.pdf

7. **Staff Recommendations**:

Approve the May 14, 2026 PPAC Meeting Minutes

MINUTES OF MEETING
PELICAN PRESERVE ADVISORY COMMITTEE
Thursday, May 14, 2026, at 2:00 p.m.
DRAFT

1. CALL TO ORDER

Mr. Hedges called the meeting to order at 2:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Members:
Peggy Hall, Chair, (*Remote)*
Ed Hedges, Vice-Chair, *(Acting Chair)*
John Barry
Marty Mantenfel
Tom Shaner
Doug Zanter
Patricia Zimmerman

Staff:
Laura LeRoy, Assistant District Manager

Guests:
Bob Geppert, BOS
Carole Pankau, BOS
Cece Haas, Safety & Security Subcommittee
Bill Prysi, Weston & Sampson

> On MOTION by Mr. Mantenfel, seconded by Mr. Barry, with all in favor, approve Peggy Hall to participate remotely due to extraordinary circumstances. 6-0

4. PUBLIC COMMENTS

Ms. Sherry Schiller, from Camarelle discussed item 8G regarding concerns over purchasing authority for subcommittees and the need for more in-house fiscal control.

5. APPROVAL OF MINUTES

A. January 7, 2026 Ponds Subcommittee Meeting Minutes
B. March 12, 2026 PPAC Minutes

> On MOTION by Mr. Mantenfel, seconded by Mr. Barry, with all in favor, approve the meeting minutes included as items 5A and 5B. 7-0

6. FINANCIAL REPORT

A. District Financial Report

Ms. LeRoy updated the Board on its current financial position based on the April financials, which were not included in the agenda package but will be included in next month's agenda package.

Ms. LeRoy stated that expenses are on target and reviewed budget amendment adjustments and reserve account transfers.

Ms. LeRoy also noted a concern with the Safety & Security budget, as it did not include funding for speed monitoring devices and is currently over budget by $30,000 in unplanned spending for the year.

Mr. Hedges suggested that the budget associated with the removal of old streetlights be adjusted accordingly.

Ms. LeRoy stated the "R&M other" is the only over budgeted item.

7. SUBCOMMITTEE UPDATE(S)

A. Landscape Update

A compliment from Mark Everman regarding Mr. Mantenfel was discussed.

B. Safety & Security Update

Ms. LeRoy advised the Board that she is back with Safety and Security Subcommittee and will be running the meetings. She will be working more on the administrative side, and Mr. Flores will be executing the projects.

Mr. Mantenfel expressed concerns regarding two older trees located on Pelican Preserve Boulevard that have green tape around them. Mr. Hedges stated that no trees will be removed as part of the street lighting project. There is still some tree trimming, sod replacement (which will be addressed during the rainy season), and miscellaneous electrical decommissioning.

A discussion ensued focusing on tree trimming requirements and the cost to improve safety near streetlights. Because of the conflict between the subcommittees on the decision of which trees should be trimmed, GSCDD is looking to PPAC to make the decision.

> On MOTION by Mr. Mantenfel, seconded by Mr. Shaner, with all in favor, approval to trim 80 trees as recommended by the Safety and Security Subcommittees' original proposal for $12,400, charged to the streetlight project budget. 7-0

Mr. Hedges stated the bid for the Pelican Preserve mill and resurfacing project will include three components: (1) milling and resurfacing from Treeline to the four-way stop; (2) the formal implementation of the bike lane along the Boulevards; and (3) restriping all neighborhood streets.

Ms. LeRoy stated that bids will be opened on May 27, 2026, and that the results will be announced and reviewed on May 28, with a recommendation to be presented to the Board.

Mr. Zanter gave the report for the Ponds Subcommittee meeting, Mr. Jim Latham was elected Chair and Mr. Harold Daigneau was elected Vice-Chair. He also discussed the restoration of Pond 21, the biggest pond project, being 7,000 linear feet.

8. ITEMS FOR DISCUSSION

A. Presentation of Design Program from Bill Prysi with Weston & Sampson

Mr. Prysi briefly discussed the presentation to the Committee, which outlined the design program and focused on two schematic concepts for community entry signage.

Mr. Prysi discussed the level of flexibility and overall direction of the design concept, including the associated budget figures as presented.

Mr. Hedges raised concern with the lighting design and existing electrical issues within the Pelican landscape lighting system. Mr. Prysi stated it would be most likely LED lighting.

A discussion ensued regarding the design concepts, and Ms. Hall suggested engaging the community to vote on whether to proceed with the new concept.

A consensus was reached to have Mr. Prysi develop a ‘melded’ concept that incorporates waterfall features and high-quality materials (in place of wood), along with clear pricing estimates for the next review

B. PPAC Member Selection/Recommendation

> On MOTION by Mr. Zanter, seconded by Mr. Mantenfel, with all in favor, approve the renewal of Tom Shaner to PPAC. 7-0

C. Safety & Security Subcommittee Member Appointments

> On MOTION by Mr. Mantenfel, seconded by Ms. Hall, with all in favor, approve Mr. Gann and Ms. Haas to the Safety and Security subcommittee. 7-0

D. Ponds Subcommittee New Member Recommendations

> On MOTION by Mr. Mantenfel, seconded by Ms. Zimmerman, with all in favor, approve Mr. Nemia, and Mr. Ball to the Ponds subcommittee. 7-0

E. Communications Review

Ms. Zimmerman provided a handout of the bulletin that included the budget and includes a Q&A section. She requested input from committee members.

F. Proposed Weiser Patrol Vehicle Lease Agreement and Contract Amendment

Ms. LeRoy discussed the vehicle lease agreement and has been in communication with Mr. Weiser. She stated the vehicle was delivered to the office earlier than expected and is currently not operable by Weiser Security, until the agreement is finalized by Mr. Weiser.

> On MOTION by Mr. Mantenfel, seconded by Mr. Zanter, with all in favor, recommend to the Board of Supervisors that PPAC accept the agreement for the Weiser vehicle. 7-0

G. Purchasing Authority of the Pelican Preserve Advisory Committee and Subcommittee Chairpersons

Ms. LeRoy discussed the need for a purchase order process with the Subcommittee Chairs.

> On MOTION by Mr. Shaner, seconded by Ms. Zimmerman, with Mr. Mantenfel and Mr. Barry dissenting, approved a policy change regarding subcommittee purchasing authority, establishing a limit of three requests per fiscal year, with a limit of $10,000 per subcommittee, each requiring approval from the PPAC Chair. 5-2

H. Approval of Revised District's Pond Standards

Mr. Zanter stated the pond standards were approved but some minor changes were needed. Mr. Mantenfel inquired and requested some changes to the Pond Standards as they were incorrect.

> On MOTION by Ms. Zimmerman , seconded by Mr. Shaner with Mr. Hedges, Ms. Hall, Mr. Zanter, Mr. Barry and Mr. Mantenfel voting nay, the motion failed to approve the revised District’s Pond Standards. 0-7

The committee reviewed a 35-page draft of District Pond Standards. Concerns were raised regarding the lack of defined roles for subcommittees compared to staff. Mr. Mantenfel requested that it be sent back to Ponds subcommittee with additions/clarification. Mr. Mantenfel will send his list of concerns to Ms. LeRoy.

I. Purchase of Additional staff Gauges

Ms. LeRoy provided an overview of the 17 staff gauges and noted the Board has approved the first 12 on the list. Mr. Zanter discussed what a staff gauge is, basically a ruler that measures the level of pond water.

> On MOTION by Mr. Zanter, seconded by Ms. Hall, with all in favor, the committee voted against approving the purchase of five staff gauges specifically for Pelican Preserve. 7-0

J. FY27 Budget Discussion

Ms. LeRoy stated that there have been no changes to the budget since the last presentation. An Operations and Maintenance (O&M) breakdown was provided, followed by discussion. She also noted Pelican contributes 7.2% to the overall Parks and Recreation budget.

9. STAFF UPDATE

Ms. LeRoy provided staff updates regarding breaches in the black wrought iron fence near the emergency access road. She wants PPAC to know, she communicated to KW of the issue and they assured the District that it is being addressed however it has not been fixed.

10. MEMBER ITEMS AND REPORT

None.

11. SET NEXT MEETING AGENDA

Next scheduled meeting: June 11, 2026, at 2:00 p.m.
Mr. Barry will be remote at the June 11 meeting.
Mr. Mantenfel will not be at the July 9 meeting.

12. ADJOURNMENT

> On MOTION by Mr. Mantenfel, seconded by Mr. Zanter with all in favor, the PPAC meeting adjourned at 4:01 p.m. Approved, 7-0

PPAC

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

Vote: _____ Signature: _____

BOS

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

Vote: _____ Signature: _____

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Gateway Services Community Development District

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

May 28, 2026 Safety & Security Meeting Minutes

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review and approve the May 28 meeting minutes where there was participation by Mr. Geppert and Mrs. Pankau.

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

Attachments:

1. 2026.05.28 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 **Blue Sheet Number: 9.A**

Ratification of Emergency Contract for Gravity Sewer Line Repairs - Andrews Site Work

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Ratification of the emergency contract with Andrews Site Work in the amount of $199,921.59 for the sanitary sewer main line breach at Gateway Boulevard and Griffin Drive.

Why the action is necessary:

Ratification of the District Managers actions to engage with a contractor to perform emergency repair services to a sanitary sewer line that was struck by an excavating contractor performing work for a communications provider.

2. **Agenda**:
CONSENT AGENDA ITEMS

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

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

Attachments:

1. 20260626154236262.pdf

Financial Impact:

$199,921.59 from R&M Wastewater Collection (400-546964-53150)

6. **Alternative Action**:

Do not approve.

7. **Staff Recommendations**:

Approve as requested.

ANDREW SITEWORK LLC.

To: GATEWAY SERVICES CDD

Job: **Gateway Blvd. & Griffin Dr. Emergency Sewer Repair**

CONTACT:	Chelsea O'Riley, MPA, CDM, CFM	**DATE:**	June 26, 2026	**Proposal**
PHONE:	(239) 561-1313 Ext. 212	**PROPOSAL TO BE VALID FOR**		30 Days
CELL:	(239) 284-5396	**EMAIL:**	chelsea.oriley@gatewaydistrict.org	
TERMS:	Per Industry Standards			

PROJECT SUMMARY PER ATTACHED SCHEDULE:

PROJECT TOTAL: **$199,921.59**

This proposal includes simple slope trench safety. There will be additional charges if impassable rock, unforeseen conflicts and/or code compliance requirements are encountered.

EXCLUSIONS:

The following items are excluded from the price of this proposal unless specifically mentioned:
utility deposit fees, permits, tapping and/or connection fees, impact fees, fill dirt, grading, sod and/or seed, construction layout, engineering services, soil & material testing, asphalt repair, base material and/or repair, concrete repair, curb inlet tops and aprons, maintenance of traffic, erosion control, bonding, power supply to lift station control panel, clearing and grubbing, unsuitable soil removal, demolition, valve supervision, fence, and/or surface restoration.

TERMS:

Payment is due as stated above with an approved account. Accounts over 30 days will be subject to a monthly service charge of 1.5% monthly (18% A.P.R.). If it becomes necessary to undertake any legal process to collect payment due for material and/or services, purchaser agrees to pay in addition to any costs or damages, all reasonable attorney's fees incurred by seller. No retainage permitted on projects under $20,000.00.

PROPOSED BY:
Andrew Sitework

Ralph C Andrew III
Project Manager

ACCEPTED BY:
SIGN: Chelsea O'Riley
NAME: Chelsea O'Riley
TITLE: District Manager
DATE: 6/26/26

2511 Palm Ave., Fort Myers, FL 33916
Fax: (239) 226-1605 Phone: (239) 226-1606
Lic #10399600012008
ralph@andrewsitework.com

Proposal No: 062626-1A

Description of Work: Site Address & Scope: **Gateway Blvd. & Griffin Dr. Emergency Sewer Repair**

Perform the necessary emergency sewer main repairs including restoration at the intersection of Gateway Blvd. & Griffin Drive, and Per our understanding of the necessary repair discussed at an on-site meeting at 8:45 AM. on June 26, 2026. ASW proposes the following scope of services, to include but not limited to the following items: Develop & impliment strategic TTC Plans per FDOT design standards, F&I Erosion Control BMP's per FDEP requirements, develop a Site Overview Plan to clearly define anticipated construction tasks, Saw-cut and remove existing asphalt pavement, road base, concrete curbing and sidewalks within the work zone, F&I Well Point dewatering system to 16' below the surface, fuel and maintain pumps daily during the initial groundwater draw down period of 24 to 48 hours, Perform excavation and installation of necessary trench shoring per OSHA safety standard guidelines, Plug existing upstream sewer, remove the damaged section of sewer pipe and install new PVC pipe and connect with Hymax Couplings or approved equals, placement of bedding stone under and around the new sewer pipe and transition connection fittings to help secure in-place, backfill in compacted lifts to bottom of subgrade, collect Geotech soil densities, place excavatable flowable fill in lieu-of for subgrade and base, provide temporary asphalt patch, grade site, replace concrete sidewalks and curbs where damaged or removed, assure ADA compliance, reinstall pedestrian signals, lighting etc. removed to perform the sewer repair, grade disturbed ROW and place new gradding in-kind where needed, remove and dispose of BMP's, and remove temp MOT to allow flow in and fom all directions. ASW will return with Pavinng crew to perform the final Milling & Paving and temp pavement striping. Final Thermo striping to be provided following the asphalt cure period of two weeks minimum.

Date: Friday, June 26, 2026

DESCRIPTION OF EQUIPMENT USED	QTY	HOURS	EXTENDED HOURS	UNIT PRICE	EXTENDED PRICE
Small Trenching Machine			0	$ 26.13	$ -
Mini Excavator	1	60	60	$ 35.63	$ 2,137.80
Mini Excavator With Hammer			0	$ 78.38	$ -
135 Excavator			0	$ 90.25	$ -
150 - 200 Excavator	1	60	60	$ 154.38	$ 9,262.80
220 - 260 Excavator			0	$ 180.63	$ -
180 Excavator With Hammer			0	$ 225.63	$ -
330 Excavator			0	$ 281.88	$ -
470 Excavator			0	$ 427.50	$ -
Skid Loader	1	40	40	$ 83.13	$ 3,325.20
Mini Loader With Forks			0	$ 71.25	$ -
Full Size Loader With Forks	1	60	60	$ 99.75	$ 5,985.00
Rubber Tire Backhoe			0	$ 47.50	$ -
Plate Compactor	1	40	40	$ 23.75	$ 950.00
Roller	1	40	40	$ 47.50	$ 1,900.00
Forman Truck With Tools	2	60	120	$ 47.50	$ 5,700.00
Dump Truck (Includes Driver)	1	60	60	$ 118.75	$ 7,125.00
4"-6" Hydraulic Pump	1	30	30	$ 69.38	$ 2,081.40
Diesel Generator (Billed at 8 Hr/day			0	$ 35.63	$ -
Wellpoint Pump	1	60	60	$ 93.13	$ 5,587.80
Wellpoint System	1	60	60	$ 57.50	$ 3,450.00
Rock Box Large	1	60	60	$ 11.88	$ 712.80
Rock Box Small			0	$ 7.13	$ -
8" X 20' Trenchbox	1	40	40	$ 19.00	$ 760.00
10' X 20' Manhole Box			0	$ 18.13	$ -
6' X 24' Trench Box			0	$ 28.50	$ -
Road Plates	2	30	60	$ 11.88	$ 712.80
Water Truck	1	10	10	$ 62.50	$ 625.00
Boat/Barge (8 Hr. Min)			0	$ 156.25	$ -
Broom Tractor/Sweeper	1	30	30	$ 35.63	$ 1,068.90
Concrete Mixer			0	$ 31.88	$ -
Equipment Trailer	1	60	60	$ 35.63	$ 2,137.80
Large Equipment Moves	2	2	4	$ 1,187.50	$ 4,750.00
Small Equipment Moves	2	2	4	$ 475.00	$ 1,900.00
Street Saw	1	20	20	$ 35.63	$ 712.60
Small Dewatering / Test Pump	1	10	10	$ 23.75	$ 237.50
Small Tap & Equipment Fee			0	$ 437.50	$ -
4" to 8" Tap & Equipment Fee			0	$ 812.50	$ -
EQUIPMENT Subtotal:					**$61,122.40**

DESCRIPTION OF LABOR USED	Regular HOURS Under 40	Over Time Hrs Billed at 1.5 regular time	HOURLY RATE	OT HOURLY RATE	Regular time price	OT time price	EXTENDED PRICE
SUPERINTENDENT	35	25	$ 110.50	$ 165.75	$ 3,867.50	$ 4,143.75	$ 8,011.25
FOREMAN	45	30	$ 82.26	$ 123.39	$ 3,701.70	$ 3,701.70	$ 7,403.40
OPERATOR	75	60	$ 54.85	$ 82.28	$ 4,113.75	$ 4,936.80	$ 9,050.55
PIPE LAYER	60	60	$ 41.69	$ 62.54	$ 2,501.40	$ 3,752.40	$ 6,253.80
LABORER	90	60	$ 37.19	$ 55.79	$ 3,347.10	$ 3,347.40	$ 6,694.50
LEAD MEN	30	30	$ 41.69	$ 62.54	$ 1,250.70	$ 1,876.20	$ 3,126.90
MECHANIC W/ truck			$ 102.38	$ 153.57	$ -	$ -	$ -
WELDER			$ 162.50	$ 243.75	$ -	$ -	$ -
SURVEY TECH			$ 103.50	$ 155.25	$ -	$ -	$ -
PROJECT MANAGER	10	10	$ 110.50	$ 165.75	$ 1,105.00	$ 1,657.50	$ 2,762.50
GENERAL SUPERINTENDENT	20	10	$ 183.75	$ 275.63	$ 3,675.00	$ 2,756.30	$ 6,431.30
LABOR Subtotal:							**$49,734.20**

DESCRIPTION OF MATERIALS USED	Qty	U/M	Unit Price	EXTENDED PRICE
MOT Plans & Equipment Setup & Rental Fees	1.00	Ls	$ 9,730.00	$ 9,730.00
Bedding/57 Stone	1.00	Ls	$ 1,150.00	$ 1,150.00
Import Clean Fill	1.00	Ls	$ 1,350.00	$ 1,350.00
Dump Fees (Export Fill)	1.00	Ls	$ 425.00	$ 425.00
Excavatible Flowable Fill Concrete	1.00	Ls	$ 9,250.00	$ 9,250.00
3000 PSI Concrete (Sidewalks & Curb)	1.00	Ls	$ 1,960.00	$ 1,960.00
Fortiline (Pipe & Fittings)	1.00	Ls	$ 1,470.00	$ 1,470.00
Erosion Control Materials	1.00	Ls	$ 420.00	$ 420.00
Misc light post base plates, electrical connections etc.	1.00	Ls	$ 5,000.00	$ 5,000.00
Temp Hydrant Meter Fees	1.00	Ls	$ 1,500.00	$ 1,500.00
			$ -	$ -
			$ -	$ -
MATERIALS Subtotal:				**$ 32,255.00**

DESCRIPTION OF Sub Contractor Tasks	Qty	U/M	Unit Price	EXTENDED PRICE
Russ Berner Con. (Milling & Paving)	1.00	Ls	$ 27,400.00	$ 27,400.00
Paramount (Pavement Striping/Thermo Striping)	1.00	Ls	$ 4,680.00	$ 4,680.00
CTI Geotech Engineering & Compaction Testing	1.00	Ls	$ 1,650.00	$ 1,650.00
Subcontractor Subtotal:				**$ 33,730.00**

Tax on Materials Only	*6.5%*		$ 2,096.58
Administrative fee on labor and Equip	*10.00%*		$ 11,085.66
Markup on Subs & Materials	*15.00%*		$ 9,897.75
Additional Bond	*0.00%*	*Bonding Fee at 1.5% of Job Total "If Require"*	$ -
Subtotal: Taxes, Allowable Materials & Subcontractor Markup, Admin Fees & Bonding:			**$ 23,079.99**

NOTE: The labor rates above represent a 40 hour work week. Time over 40 hours will be billed at the rate of 1.5 times the hourly rate shown.

ASW PM / Field Manager: *Brian P. Brandfass*

Owner PM / Field Rep:

$199,921.59

Were Subcontractors Utilized?	YES	NO	Names of Subcontractors on Site:

Contractor Notes:

Gateway Services Community Development District

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

Ratification of Emergency Line Cleaning - M.R.I. UnderWater Specialists

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Ratification of the District Manager's authorization of MRI Underwater Specialists in the amount of $31,325.

Why the action is necessary:

District Manager authorized MRI Underwater Specialists for their Vacuum Truck services during the emergency sewer main breach at Gateway Boulevard and Griffin Drive.

2. **Agenda**: CONSENT AGENDA ITEMS

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

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

Attachments:

1. Inv_47127_from_M.R.I._Inspection_LLC_4456.pdf
2. Inv_47136_from_M.R.I._Inspection_LLC_132.pdf

Financial Impact:

$31,325 from R&M - Wastewater Collection (400-546964-53150)

6. **Alternative Action**:

Do not approve.



M.R.I UnderWater Specialists

5570 Zip Dr.
Fort Myers FL 33905
239-984-5241 Office



Bill To:

Gateway Services, CDD
13260 Griffin Drive
Fort Myers, FL 33913

Invoice

Date	Invoice #
6/29/2026	47127

Due Date 7/29/2026

P.O. No.	Terms
	Net 30

Job Name

12011 Gateway Blvd.
Fort Myers FL 33913
VAC CCTV dump fees

Quantity	Description	Cost
	6.24.2026 Team arrived with VAC truck and CCTV jetteldline multiple times could not get the CCTV in due to the flow of water not able to see. 8.5 hours @$500.00 =$4,250.00	4,250.00
	6.25.2026 first trip vac truck and CCTV 4 hours @$500.00=$2,000.00 too many rocks to get the camera through	2,000.00
	6.25.2026 Second trip with two vac trucks and CCTV utilized two trucks to vac water was still too much flow to get the camera through 9 hours @$850.00 per hour=$7,650.00 four plug sets 10" in size @$300.00 each =$1,200.00 3 yards dumped off site at $400.00 per yard =$1,200.00	10,050.00
	6.26.26 VAC truck team arrived vacked and hauled debris off 4 hours @$350.00 =$1,400.00 dumped offsite 6yards @$400.00 =$2,400.00 One 8"-12" plug set @$300.00	4,100.00

ALL INVOICES ARE DUE WITHIN 30 DAYS. IF PAYMENT IS NOT RECEIVED IN 30 DAYS THERE WILL BE A 10% LATE FEE
PLEASE MAKE CHECKS PAYABLE TO:
M.R.I. UNDERWATER SPECIALISTS, INC

Payments

Balance Due $20,400.00

M.R.I UnderWater Specialists utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.



M.R.I UnderWater Specialists

5570 Zip Dr.
Fort Myers FL 33905
239-984-5241 Office



Bill To:

Gateway Services, CDD
13260 Griffin Drive
Fort Myers, FL 33913

Invoice

Date	Invoice #
7/1/2026	47136

Due Date 7/31/2026

Job Name

VAC CCTV dump fees
near griffin road

P.O. No.	Terms
	Net 30

Quantity	Description	Cost
	VAC Services 7.1.2026 Team arrived set up on manhome #2 as directed to start cleaning pipe was 95% full alot of gravel rock and sand took 5 water fill ups and 6 decants one dump offsite at environmental waste. 9.25hours @$500.00 =4625.00, one 8-12" plug set,	4,925.00
	7.2.2026 Team arrived with VAC CCTV and was advised to only vac service MH#3to MH EAST, MHSouth, Lift station and cleaned MH 2to MH3 all lines cleaned. one dump offsite at environmental Waste 6hours @ $500.00 $3,000.00	3,000.00
	Total costs for all dumps offsite and environmental waste 7.1.2026 one dump 6 yards @$400.00 =$2400.00 7.2.2026 one dump 3yards @$400.00 =$1200.00-$600.00 =$600.00 {7.2.2026 dump fee split with second job of day }	3,000.00

ALL INVOICES ARE DUE WITHIN 30 DAYS. IF PAYMENT IS NOT RECEIVED IN 30 DAYS THERE WILL BE A 10% LATE FEE
PLEASE MAKE CHECKS PAYABLE TO:
M.R.I. UNDERWATER SPECIALISTS, INC

Payments

Balance Due $10,925.00

M.R.I UnderWater Specialists utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Gateway Services Community Development District

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

State Revolving Fund (SRF) Loan SW3604B1 Amendment 3

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Approve and sign amendment three for SRF Loan SW3604B1 - FY24 ponds.

Why the action is necessary:

The project is now complete and the total costs were less than the original loan amount requested.

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

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5. **Background**:

The FY24 lakes project is now complete, all reimbursements have been requested, and the project came in under the requested loan amount. This is the final amendment and reduces the total loan amount by $200,558. An updated amortization schedule is attached, and payments will begin September 15, 2026.

Attachments:

1. DW642041_A3_Gateway Services_final.pdf
2. SW3604B1_Amortization Schedule Report.pdf

Financial Impact:

A reduction of $200,558 from the original loan request.

6. **Alternative Action**:

Do not approve

7. **Staff Recommendations**:

Approve and sign amendment three for SRF Loan SW3604B1 - FY24 ponds.

STATE REVOLVING FUND
AMENDMENT 3 TO LOAN AGREEMENT SW3604B1
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

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

The Department and the District entered into a State Revolving Fund Loan Agreement, Number SW3604B1, as amended, authorizing a Loan amount of $2,767,566, excluding Capitalized Interest, and

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

Certain provisions of the Agreement need to be revised.

The Parties hereto agree as follows:

1. The total amount awarded is reduced by $200,558. The revised total amount awarded is $2,567,008.

2. The Loan Service Fee is $51,340. The fee represents two percent of the Loan amount excluding Capitalized Interest; that is, two percent of $2,567,008.

3. The total amount of the Loan to be repaid is $2,673,194.35. This consists of $2,567,008.00 disbursed to the District, plus accrued Capitalized Interest of $54,846.35 and service fee charges of $51,340.00.

4. The Semiannual Loan Payment amount is hereby revised and shall be in the amount of $79,266.48. Such payments shall be received by the Department on September 15, 2026, and semiannually thereafter on March 15 and September 15 of each year until all amounts due hereunder have been fully paid.

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

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

State Resources Awarded to the District Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:					
State Program Number	Funding Source	CSFA Number	CSFA Title or Fund Source Description	Funding Amount	State Appropriation Category
Original Agreement	Wastewater Treatment and Stormwater Management TF	37.077	Wastewater Treatment Facility Construction	$2,567,008	140131

6. Project Costs are revised as follows:

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

CATEGORY	PROJECT COSTS ($)
Construction and Demolition	2,403,278.00
Technical Services During Construction	163,730.00
SUBTOTAL (Total Disbursed)	2,567,008.00
Capitalized Interest	54,846.35
TOTAL (Loan Principal Amount)	2,621,854.35

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

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This Amendment 3 to Loan Agreement SW3604B1 may be executed in two or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

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

for
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson

Attest: Approved as to form and legal sufficiency:

_____ _____
District Clerk District Attorney

SEAL

for
STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____ _____
Secretary or Designee Date

Florida State Revolving Fund
Amortization Schedule Report

Sponsor: Gateway Services Community Development District
Funding Number: CW-3604B1

Loan Number	Payment #	Payment	Date	Rate	Principal	Interest	GAA Fees	Service Fee	SF Int	Total to Pay
CW-3604B1	1	$66,683.32	Sep 15, 2026	1.720 %	$4,255.31	$18,969.45	$0.00	$43,088.00	$370.56	$2,201,494.62
	2	$66,683.32	Mar 15, 2027	1.720 %	$47,750.47	$18,932.85	$0.00	$0.00	$0.00	$2,153,744.15
	3	$66,683.32	Sep 15, 2027	1.720 %	$48,161.12	$18,522.20	$0.00	$0.00	$0.00	$2,105,583.03
	4	$66,683.32	Mar 15, 2028	1.720 %	$48,575.31	$18,108.01	$0.00	$0.00	$0.00	$2,057,007.72
	5	$66,683.32	Sep 15, 2028	1.720 %	$48,993.05	$17,690.27	$0.00	$0.00	$0.00	$2,008,014.67
	6	$66,683.32	Mar 15, 2029	1.720 %	$49,414.39	$17,268.93	$0.00	$0.00	$0.00	$1,958,600.28
	7	$66,683.32	Sep 15, 2029	1.720 %	$49,839.36	$16,843.96	$0.00	$0.00	$0.00	$1,908,760.92
	8	$66,683.32	Mar 15, 2030	1.720 %	$50,267.98	$16,415.34	$0.00	$0.00	$0.00	$1,858,492.94
	9	$66,683.32	Sep 15, 2030	1.720 %	$50,700.28	$15,983.04	$0.00	$0.00	$0.00	$1,807,792.66
	10	$66,683.32	Mar 15, 2031	1.720 %	$51,136.30	$15,547.02	$0.00	$0.00	$0.00	$1,756,656.36
	11	$66,683.32	Sep 15, 2031	1.720 %	$51,576.08	$15,107.24	$0.00	$0.00	$0.00	$1,705,080.28
	12	$66,683.32	Mar 15, 2032	1.720 %	$52,019.63	$14,663.69	$0.00	$0.00	$0.00	$1,653,060.65
	13	$66,683.32	Sep 15, 2032	1.720 %	$52,467.00	$14,216.32	$0.00	$0.00	$0.00	$1,600,593.65
	14	$66,683.32	Mar 15, 2033	1.720 %	$52,918.21	$13,765.11	$0.00	$0.00	$0.00	$1,547,675.44
	15	$66,683.32	Sep 15, 2033	1.720 %	$53,373.31	$13,310.01	$0.00	$0.00	$0.00	$1,494,302.13
	16	$66,683.32	Mar 15, 2034	1.720 %	$53,832.32	$12,851.00	$0.00	$0.00	$0.00	$1,440,469.81
	17	$66,683.32	Sep 15, 2034	1.720 %	$54,295.28	$12,388.04	$0.00	$0.00	$0.00	$1,386,174.53
	18	$66,683.32	Mar 15, 2035	1.720 %	$54,762.22	$11,921.10	$0.00	$0.00	$0.00	$1,331,412.31
	19	$66,683.32	Sep 15, 2035	1.720 %	$55,233.17	$11,450.15	$0.00	$0.00	$0.00	$1,276,179.14
	20	$66,683.32	Mar 15, 2036	1.720 %	$55,708.18	$10,975.14	$0.00	$0.00	$0.00	$1,220,470.96
	21	$66,683.32	Sep 15, 2036	1.720 %	$56,187.27	$10,496.05	$0.00	$0.00	$0.00	$1,164,283.69
	22	$66,683.32	Mar 15, 2037	1.720 %	$56,670.48	$10,012.84	$0.00	$0.00	$0.00	$1,107,613.21
	23	$66,683.32	Sep 15, 2037	1.720 %	$57,157.85	$9,525.47	$0.00	$0.00	$0.00	$1,050,455.36
	24	$66,683.32	Mar 15, 2038	1.720 %	$57,649.40	$9,033.92	$0.00	$0.00	$0.00	$992,805.96
	25	$66,683.32	Sep 15, 2038	1.720 %	$58,145.19	$8,538.13	$0.00	$0.00	$0.00	$934,660.77

Florida State Revolving Fund
Amortization Schedule Report

Sponsor: Gateway Services Community Development District
Funding Number: CW-3604B1

Loan Number	Payment #	Payment	Date	Rate	Principal	Interest	GAA Fees	Service Fee	SF Int	Total to Pay
CW-3604B1	26	$66,683.32	Mar 15, 2039	1.720 %	$58,645.24	$8,038.08	$0.00	$0.00	$0.00	$876,015.53
	27	$66,683.32	Sep 15, 2039	1.720 %	$59,149.59	$7,533.73	$0.00	$0.00	$0.00	$816,865.94
	28	$66,683.32	Mar 15, 2040	1.720 %	$59,658.27	$7,025.05	$0.00	$0.00	$0.00	$757,207.67
	29	$66,683.32	Sep 15, 2040	1.720 %	$60,171.33	$6,511.99	$0.00	$0.00	$0.00	$697,036.34
	30	$66,683.32	Mar 15, 2041	1.720 %	$60,688.81	$5,994.51	$0.00	$0.00	$0.00	$636,347.53
	31	$66,683.32	Sep 15, 2041	1.720 %	$61,210.73	$5,472.59	$0.00	$0.00	$0.00	$575,136.80
	32	$66,683.32	Mar 15, 2042	1.720 %	$61,737.14	$4,946.18	$0.00	$0.00	$0.00	$513,399.66
	33	$66,683.32	Sep 15, 2042	1.720 %	$62,268.08	$4,415.24	$0.00	$0.00	$0.00	$451,131.58
	34	$66,683.32	Mar 15, 2043	1.720 %	$62,803.59	$3,879.73	$0.00	$0.00	$0.00	$388,327.99
	35	$66,683.32	Sep 15, 2043	1.720 %	$63,343.70	$3,339.62	$0.00	$0.00	$0.00	$324,984.29
	36	$66,683.32	Mar 15, 2044	1.720 %	$63,888.46	$2,794.86	$0.00	$0.00	$0.00	$261,095.83
	37	$66,683.32	Sep 15, 2044	1.720 %	$64,437.90	$2,245.42	$0.00	$0.00	$0.00	$196,657.93
	38	$66,683.32	Mar 15, 2045	1.720 %	$64,992.06	$1,691.26	$0.00	$0.00	$0.00	$131,665.87
	39	$66,683.32	Sep 15, 2045	1.720 %	$65,550.99	$1,132.33	$0.00	$0.00	$0.00	$66,114.88
	40	$66,683.47	Mar 15, 2046	1.720 %	$66,114.88	$568.59	$0.00	$0.00	$0.00	$0.00
CW-3604B1 Totals					**$2,205,749.93**	**$418,124.46**	**$0.00**	**$43,088.00**	**$370.56**	
CW-3604B1-1	1	$12,583.16	Sep 15, 2026	1.720 %	$681.69	$3,578.50	$0.00	$8,252.00	$70.97	$415,422.73
	2	$12,583.16	Mar 15, 2027	1.720 %	$9,010.52	$3,572.64	$0.00	$0.00	$0.00	$406,412.21
	3	$12,583.16	Sep 15, 2027	1.720 %	$9,088.01	$3,495.15	$0.00	$0.00	$0.00	$397,324.20
	4	$12,583.16	Mar 15, 2028	1.720 %	$9,166.17	$3,416.99	$0.00	$0.00	$0.00	$388,158.03
	5	$12,583.16	Sep 15, 2028	1.720 %	$9,245.00	$3,338.16	$0.00	$0.00	$0.00	$378,913.03
	6	$12,583.16	Mar 15, 2029	1.720 %	$9,324.51	$3,258.65	$0.00	$0.00	$0.00	$369,588.52
	7	$12,583.16	Sep 15, 2029	1.720 %	$9,404.70	$3,178.46	$0.00	$0.00	$0.00	$360,183.82
	8	$12,583.16	Mar 15, 2030	1.720 %	$9,485.58	$3,097.58	$0.00	$0.00	$0.00	$350,698.24
	9	$12,583.16	Sep 15, 2030	1.720 %	$9,567.16	$3,016.00	$0.00	$0.00	$0.00	$341,131.08
	10	$12,583.16	Mar 15, 2031	1.720 %	$9,649.43	$2,933.73	$0.00	$0.00	$0.00	$331,481.65

Florida State Revolving Fund
Amortization Schedule Report

Sponsor: Gateway Services Community Development District
Funding Number: CW-3604B1

Loan Number	Payment #	Payment	Date	Rate	Principal	Interest	GAA Fees	Service Fee	SF Int	Total to Pay
CW-3604B1-1	11	$12,583.16	Sep 15, 2031	1.720 %	$9,732.42	$2,850.74	$0.00	$0.00	$0.00	$321,749.23
	12	$12,583.16	Mar 15, 2032	1.720 %	$9,816.12	$2,767.04	$0.00	$0.00	$0.00	$311,933.11
	13	$12,583.16	Sep 15, 2032	1.720 %	$9,900.54	$2,682.62	$0.00	$0.00	$0.00	$302,032.57
	14	$12,583.16	Mar 15, 2033	1.720 %	$9,985.68	$2,597.48	$0.00	$0.00	$0.00	$292,046.89
	15	$12,583.16	Sep 15, 2033	1.720 %	$10,071.56	$2,511.60	$0.00	$0.00	$0.00	$281,975.33
	16	$12,583.16	Mar 15, 2034	1.720 %	$10,158.17	$2,424.99	$0.00	$0.00	$0.00	$271,817.16
	17	$12,583.16	Sep 15, 2034	1.720 %	$10,245.53	$2,337.63	$0.00	$0.00	$0.00	$261,571.63
	18	$12,583.16	Mar 15, 2035	1.720 %	$10,333.64	$2,249.52	$0.00	$0.00	$0.00	$251,237.99
	19	$12,583.16	Sep 15, 2035	1.720 %	$10,422.51	$2,160.65	$0.00	$0.00	$0.00	$240,815.48
	20	$12,583.16	Mar 15, 2036	1.720 %	$10,512.15	$2,071.01	$0.00	$0.00	$0.00	$230,303.33
	21	$12,583.16	Sep 15, 2036	1.720 %	$10,602.55	$1,980.61	$0.00	$0.00	$0.00	$219,700.78
	22	$12,583.16	Mar 15, 2037	1.720 %	$10,693.73	$1,889.43	$0.00	$0.00	$0.00	$209,007.05
	23	$12,583.16	Sep 15, 2037	1.720 %	$10,785.70	$1,797.46	$0.00	$0.00	$0.00	$198,221.35
	24	$12,583.16	Mar 15, 2038	1.720 %	$10,878.46	$1,704.70	$0.00	$0.00	$0.00	$187,342.89
	25	$12,583.16	Sep 15, 2038	1.720 %	$10,972.01	$1,611.15	$0.00	$0.00	$0.00	$176,370.88
	26	$12,583.16	Mar 15, 2039	1.720 %	$11,066.37	$1,516.79	$0.00	$0.00	$0.00	$165,304.51
	27	$12,583.16	Sep 15, 2039	1.720 %	$11,161.54	$1,421.62	$0.00	$0.00	$0.00	$154,142.97
	28	$12,583.16	Mar 15, 2040	1.720 %	$11,257.53	$1,325.63	$0.00	$0.00	$0.00	$142,885.44
	29	$12,583.16	Sep 15, 2040	1.720 %	$11,354.35	$1,228.81	$0.00	$0.00	$0.00	$131,531.09
	30	$12,583.16	Mar 15, 2041	1.720 %	$11,451.99	$1,131.17	$0.00	$0.00	$0.00	$120,079.10
	31	$12,583.16	Sep 15, 2041	1.720 %	$11,550.48	$1,032.68	$0.00	$0.00	$0.00	$108,528.62
	32	$12,583.16	Mar 15, 2042	1.720 %	$11,649.81	$933.35	$0.00	$0.00	$0.00	$96,878.81
	33	$12,583.16	Sep 15, 2042	1.720 %	$11,750.00	$833.16	$0.00	$0.00	$0.00	$85,128.81
	34	$12,583.16	Mar 15, 2043	1.720 %	$11,851.05	$732.11	$0.00	$0.00	$0.00	$73,277.76
	35	$12,583.16	Sep 15, 2043	1.720 %	$11,952.97	$630.19	$0.00	$0.00	$0.00	$61,324.79
	36	$12,583.16	Mar 15, 2044	1.720 %	$12,055.77	$527.39	$0.00	$0.00	$0.00	$49,269.02

Florida State Revolving Fund
Amortization Schedule Report

Sponsor: Gateway Services Community Development District
Funding Number: CW-3604B1

Loan Number	Payment #	Payment	Date	Rate	Principal	Interest	GAA Fees	Service Fee	SF Int	Total to Pay
CW-3604B1-1	37	$12,583.16	Sep 15, 2044	1.720 %	$12,159.45	$423.71	$0.00	$0.00	$0.00	$37,109.57
	38	$12,583.16	Mar 15, 2045	1.720 %	$12,264.02	$319.14	$0.00	$0.00	$0.00	$24,845.55
	39	$12,583.16	Sep 15, 2045	1.720 %	$12,369.49	$213.67	$0.00	$0.00	$0.00	$12,476.06
	40	$12,583.35	Mar 15, 2046	1.720 %	$12,476.06	$107.29	$0.00	$0.00	$0.00	$0.00
CW-3604B1-1 Totals					**$416,104.42**	**$78,899.20**	**$0.00**	**$8,252.00**	**$70.97**	

Combined

Date	Payment #	Payment	Principal	Interest	GAA Fees	Service Fee	SF Int	Left To Pay
9/15/2026	1	$79,266.48	$4,937.00	$22,547.95	$0.00	$51,340.00	$441.53	$2,616,917.35
3/15/2027	2	$79,266.48	$56,760.99	$22,505.49	$0.00	$0.00	$0.00	$2,560,156.36
9/15/2027	3	$79,266.48	$57,249.13	$22,017.35	$0.00	$0.00	$0.00	$2,502,907.23
3/15/2028	4	$79,266.48	$57,741.48	$21,525.00	$0.00	$0.00	$0.00	$2,445,165.75
9/15/2028	5	$79,266.48	$58,238.05	$21,028.43	$0.00	$0.00	$0.00	$2,386,927.70
3/15/2029	6	$79,266.48	$58,738.90	$20,527.58	$0.00	$0.00	$0.00	$2,328,188.80
9/15/2029	7	$79,266.48	$59,244.06	$20,022.42	$0.00	$0.00	$0.00	$2,268,944.74
3/15/2030	8	$79,266.48	$59,753.56	$19,512.92	$0.00	$0.00	$0.00	$2,209,191.18
9/15/2030	9	$79,266.48	$60,267.44	$18,999.04	$0.00	$0.00	$0.00	$2,148,923.74
3/15/2031	10	$79,266.48	$60,785.73	$18,480.75	$0.00	$0.00	$0.00	$2,088,138.01
9/15/2031	11	$79,266.48	$61,308.50	$17,957.98	$0.00	$0.00	$0.00	$2,026,829.51
3/15/2032	12	$79,266.48	$61,835.75	$17,430.73	$0.00	$0.00	$0.00	$1,964,993.76
9/15/2032	13	$79,266.48	$62,367.54	$16,898.94	$0.00	$0.00	$0.00	$1,902,626.22

Florida State Revolving Fund
Amortization Schedule Report

Sponsor: Gateway Services Community Development District
Funding Number: CW-3604B1

Combined								
Date	**Payment #**	**Payment**	**Principal**	**Interest**	**GAA Fees**	**Service Fee**	**SF Int**	**Left To Pay**
3/15/2033	14	$79,266.48	$62,903.89	$16,362.59	$0.00	$0.00	$0.00	$1,839,722.33
9/15/2033	15	$79,266.48	$63,444.87	$15,821.61	$0.00	$0.00	$0.00	$1,776,277.46
3/15/2034	16	$79,266.48	$63,990.49	$15,275.99	$0.00	$0.00	$0.00	$1,712,286.97
9/15/2034	17	$79,266.48	$64,540.81	$14,725.67	$0.00	$0.00	$0.00	$1,647,746.16
3/15/2035	18	$79,266.48	$65,095.86	$14,170.62	$0.00	$0.00	$0.00	$1,582,650.30
9/15/2035	19	$79,266.48	$65,655.68	$13,610.80	$0.00	$0.00	$0.00	$1,516,994.62
3/15/2036	20	$79,266.48	$66,220.33	$13,046.15	$0.00	$0.00	$0.00	$1,450,774.29
9/15/2036	21	$79,266.48	$66,789.82	$12,476.66	$0.00	$0.00	$0.00	$1,383,984.47
3/15/2037	22	$79,266.48	$67,364.21	$11,902.27	$0.00	$0.00	$0.00	$1,316,620.26
9/15/2037	23	$79,266.48	$67,943.55	$11,322.93	$0.00	$0.00	$0.00	$1,248,676.71
3/15/2038	24	$79,266.48	$68,527.86	$10,738.62	$0.00	$0.00	$0.00	$1,180,148.85
9/15/2038	25	$79,266.48	$69,117.20	$10,149.28	$0.00	$0.00	$0.00	$1,111,031.65
3/15/2039	26	$79,266.48	$69,711.61	$9,554.87	$0.00	$0.00	$0.00	$1,041,320.04
9/15/2039	27	$79,266.48	$70,311.13	$8,955.35	$0.00	$0.00	$0.00	$971,008.91
3/15/2040	28	$79,266.48	$70,915.80	$8,350.68	$0.00	$0.00	$0.00	$900,093.11
9/15/2040	29	$79,266.48	$71,525.68	$7,740.80	$0.00	$0.00	$0.00	$828,567.43
3/15/2041	30	$79,266.48	$72,140.80	$7,125.68	$0.00	$0.00	$0.00	$756,426.63
9/15/2041	31	$79,266.48	$72,761.21	$6,505.27	$0.00	$0.00	$0.00	$683,665.42

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Florida State Revolving Fund
Amortization Schedule Report

Sponsor: Gateway Services Community Development District
Funding Number: CW-3604B1

Combined								
Date	**Payment #**	**Payment**	**Principal**	**Interest**	**GAA Fees**	**Service Fee**	**SF Int**	**Left To Pay**
3/15/2042	32	$79,266.48	$73,386.95	$5,879.53	$0.00	$0.00	$0.00	$610,278.47
9/15/2042	33	$79,266.48	$74,018.08	$5,248.40	$0.00	$0.00	$0.00	$536,260.39
3/15/2043	34	$79,266.48	$74,654.64	$4,611.84	$0.00	$0.00	$0.00	$461,605.75
9/15/2043	35	$79,266.48	$75,296.67	$3,969.81	$0.00	$0.00	$0.00	$386,309.08
3/15/2044	36	$79,266.48	$75,944.23	$3,322.25	$0.00	$0.00	$0.00	$310,364.85
9/15/2044	37	$79,266.48	$76,597.35	$2,669.13	$0.00	$0.00	$0.00	$233,767.50
3/15/2045	38	$79,266.48	$77,256.08	$2,010.40	$0.00	$0.00	$0.00	$156,511.42
9/15/2045	39	$79,266.48	$77,920.48	$1,346.00	$0.00	$0.00	$0.00	$78,590.94
3/15/2046	40	$79,266.82	$78,590.94	$675.88	$0.00	$0.00	$0.00	$0.00
Total		**$3,170,659.54**	**$2,621,854.35**	**$497,023.66**	**$0.00**	**$51,340.00**	**$441.53**	

Gateway Services Community Development District

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

Resolution 2026-23 - Forms, Applications, Agreements for use of Parks & Recreational Facilities

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Adopt Resolution 2026-23 and authorize the District Manager to review and approve requests or applications for the use of the District Park and Recreational facilities at the Commons Park.

2. **Agenda**: CONSENT AGENDA ITEMS

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

4. **Submitter of Information**: Randy Paniagua

Attachments:

1. 2026-23 Forms, Applications, Agreements for use of P&R Facilities.pdf

Financial Impact:

No direct financial impact is anticipated. Implementation will be supported through existing Parks and Recreation operational resources.

6. **Alternative Action**:

Do not adopt the Resolution

7. **Staff Recommendations**:

Staff recommends adoption of Resolution 2026-23.

RESOLUTION 2026-23
[FORMS, APPLICATIONS, AGREEMENTS FOR USE OF PARKS AND RECREATIONAL FACILITIES]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO CREATE FORMS AND APPLICATIONS FOR THE USE OF THE DISTRICT'S NEW PARKS AND RECREATIONAL FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes authorizes the Board of Supervisors of the Gateway Services Community Development District ("District"), to prescribe, fix and establish policies and procedures for services and facilities provided by the District, including, but not limited to parks and recreational facilities; and,

WHEREAS, pursuant to Section 190.007, Florida Statutes, the District Manager shall have charge and supervision of the works of the District and shall be responsible for preserving and maintaining the District's facilities, including but not limited to park and recreational facilities, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board of Supervisors of the District; and,

WHEREAS, various park and recreational facilities are currently under construction at the District's 15 – acre Commons Park and,

WHEREAS, it is necessary and prudent that uniform forms, applications, agreements and procedures for parties desiring to use these new park and recreational facilities be available at the District's 15 – acre Commons Park be available at the time that these new park and recreational facilities are ready for use; and,

WHEREAS, the Board has determined that the adoption of this Resolution is in the best interests of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents and property owners within the District; the preservation and protection of District assets, improvements, equipment and facilities; and the efficient operation and administration of the District and the new park and recreational facilities.

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

SECTION I. The "WHEREAS" clauses noted above are true and correct and incorporated herein.

SECTION II. The Board of Supervisors of the District finds and determines that it is in the best interests of the District and the property owners and residents within the District to have uniform forms, applications, agreements and procedures for parties desiring to use these new park and recreational facilities, and to authorize the District Manager to prepare and utilize the

format and content of the forms, applications, agreements, and procedures. The form and content of said forms, applications, agreements and procedures shall be presented to the Board for review and approval.

SECTION III. The District Manager is authorized to prepare and utilize the format and content of the approved forms, applications, and agreements, for the use of the District park and recreational facilities at the Commons Park and in doing so utilize the services and obtain the assistance of other professionals. The District Manager is authorized to review and approve requests or applications for the use of the District park and recreational facilities at the Commons Park submitted by parties using said approved forms, applications, and agreements.

SECTION IV. All sections or parts of sections of any resolutions, agreements, or actions of the Board of Supervisors in conflict with this Resolution are hereby repealed to the extent of such conflict.

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

PASSED AND ADOPTED this 16th day of July, 2026.

ATTEST: Gateway Services Community Development District:

_____ _____

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

APPROVED AS TO LEGAL FORM:

_____

District Attorney

Gateway Services Community Development District

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

Tetra Tech Project(s) Update

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Receive an update from the District Engineer regarding District Projects.

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

Attachments:

1. Tetra Tech July.pdf

July 2026 STATUS OF DISTRICT ENGINEER TASK AUTHORIZATIONS

Task Name	Tetra Tech Activities	Next Step	Authorization Date	TA End Date	Anticipated Completion Date
Irrigation and Force Main Improvements	Respond to HMGP/CDBG RAIs as they come in. None outstanding	District secured SRF funding and is awaiting potential grant funding from HMGP and/or CDBG to offset costs to District.	**6/24/2021**	**4/5/2022**	**12/15/2026**
Lake Bank Restoration HMGP	Generating responses to HMGP/Lee County RAIs	Submit RAI responses by 7/31/26	**3/25/2025**	**3/25/2026**	**8/1/2026**
Pelican Preserve Blvd Mill & Overlay	Review shop drawings and construction observation. Southern Paving and Striping began replacing curbs on 7/8.	7/27 thru 7/28 Milling 7/27 thru 7/31 Paving 7/29 thru 8/15 Temp Striping (Thermo to follow approx. 14 days after)	**10/9/2025**	**10/9/2026**	**10/9/2026**
~~**Public Works Storage Building**~~ **Sherman Soccer Complex Parking Expansion**	Incorporated side bank filter design from Ferguson Waterworks into permit drawings. Revised hydraulic calculations and adjusted proposed grades. Prepared and submitted RAI response for ERP to SFWMD on 7/6.	Prepare and submit RAI response for DO to Lee County. Then, prepare bid documents.	**7/15/2023**	~~**11/3/2026**~~ **11/24/2026**	~~**10/13/2024**~~ ~~**4/11/2025**~~ ~~**5/19/2025**~~ ~~**6/16/2025**~~ ~~**8/4/2025**~~ ~~**12/30/2025**~~ ~~**11/3/2026 per CO #2**~~ **1/26/2027**
Public Works Building Relocation - Site Plan	RAI response for DO submitted to Lee County on 6/12. County response due 7/16. Received ERP approval from SFWMD on 6/26.	GSCDD to submit building permit application to Lee County. Finish technical specifications and prepare bid documents.	**6/11/2025**	~~**9/19/2026**~~ **12/11/2026**	~~**9/19/2026**~~ **4/22/2027**
Gateway Commons Park and Admin Building	Tt and Bowman remain primarily engaged in the review of submittals and answering RFIs as well as construction observation. As of latest pay request, construction is 67% complete.	Tt and Bowman will continue reviewing contractor submittals and answering RFIs as well as part-time CEI. Commence DO close-out. Contractor's schedule still shows final completion by 8/5.	**1/16/2024**	**1/18/2026**	~~**1/5/2026**~~ **7/30/2026 per NTP vs. 8/3/2026 FOR TRAILHEAD RESTROOMS, 8/5/2026 for SPORTS COURTS and RESTROOMS, 6/23/2026 FOR Hampton Park Entrance, 9/1/2026 for sitework per O-A-K's construction schedule**
CCTV Storm	Reviewing inspection reports. Contractor is continuing work in Phase 1.	Continue inspections and reviewing reports.	**8/14/2024**	**11/12/2025**	**11/12/2025**
Griffin Drive Sidewalk	Revising plans based on staff comments.	Finalize plans and submit permit applications 7/17/26	**3/11/2026**	**8/8/2026**	**8/8/2026**
Treeline Sidewalk	Awaiting pre-app meeting on 7/16 with Lee County to finalize design.	Draft plans for District review (7/31/26)	**3/11/2026**	**8/8/2026**	**8/8/2026**
Gravity Rehab	Finalizing plans and specs and send to Gateway for review by 7/15	Advertise for bid.	**3/11/2026**	**12/6/2026**	**12/6/2026**
2026 NPDES Annual Report	Reviewed last year's report and submitted draft RFI to staff on 7/1	Collect requisite documentation to complete annual report	**5/27/2026**	**9/24/2026**	**9/24/2026**
Pelican Preserve PP 21	Preliminary Design	Site visit and finalize design 8/20	**5/27/2026**	**2/21/2027**	**2/21/2027**
Supplemental Engineer's Report	Drafting report for review by 7/15	Update final report based on comments by 7/31	**6/18/2026**	**12/15/2026**	**9/1/2026**
GIS Support Services	Tetra Tech has created an HOA Directory Map and Contact details to be published on the GSCDD Site. All new Meter Box Locations have been mapped and connected to the work order system.	Finalize the GSCDD and Pelican Preserve Web Map for publishing on GSCDD site. Continue mapping easements from Official records and plats	**5/19/2025**	**10/26/2025**	**6/1/2026**
Development Updates	Daniels Parkway Apartments: Construction inspections. Installation of stormwater and gravity mains				
	Santa luz construction ongoing. Punchlist closeout waiting for Lennar to complete work				
	Cayo Pelon: In review				
	Grace Community School: Recommendation for approval.				
	Garett FM (Alta Rezone): Construction is concluding conducting inspections monthly.				

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.A**

Quarterly Financial Summary Report

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Quarterly Financial update provided by the District's Controller, Stephen Bloom with Inframark.

Why the action is necessary:

Provide a quarterly update to the Board of Supervisors.

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

Attachments:

1. GWS 06.26 financials 36.pdf

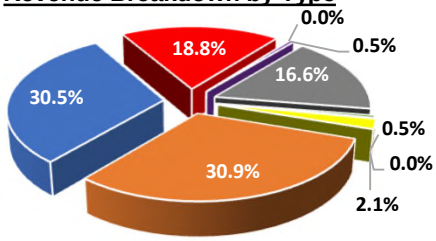
Gateway Services Community Development District
Financial Overview
June 30, 2026

TOTAL REVENUE BY FUND

Fund Name	Annual Budget	YTD Actual	Variance Fav (unFav)	% of Budget
General Fund	6,128,170	$5,650,238	($477,932)	92.2%
Pelican Preserve Fund	3,586,469	$3,544,945	($41,524)	98.8%
Stoneybrook Fund	$0	$518	$518	n/a
Towne Lakes Fund	$0	$885	$885	n/a
Enterprise Fund	8,231,000	6,688,785	($1,542,215)	81.3%
Debt Service Funds	1,923,860	1,956,965	$33,105	101.7%
Capital Project Funds	27,572,655	11,009,504	($16,563,151)	39.9%
Total	**$47,442,154**	**$28,851,840**	**($18,590,314)**	**60.8%**

Notes
1.) 99% of annual assessments were collected.
2.) General Fund revenue includes $4.6M of use of 2023-1 bond proceeds and fund balance.
3.) Utility billings is at 75% of the budget through June.
4.) Approximately $10.7M of the YTD capital project fund's revenue is from transfer in from other funds.
5.) Enterprise Fund revenue does not include $5.7M in loan proceeds.
6.) General, Pelican and Enterprise Funds annual budget excludes transfers in and use of fund balance.

Revenue Breakdown by Type



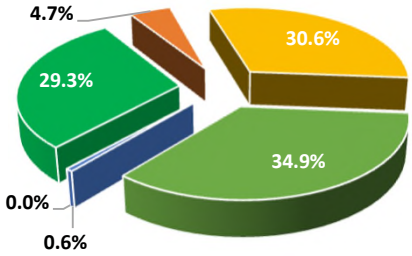
Revenue Type	Total	% of Ttl
Special Assessments	10,551,652	30.5%
Utility Billing	$6,513,698	18.8%
Connection / Meter Fees	$11,697	0.0%
Service Fees	$168,925	0.5%
Loan/Bond Proceeds	$5,733,562	16.6%
Misc. Income	$183,647	0.5%
Interest Income	$719,816	2.1%
Transfer In	$10,702,405	30.9%
Total	**$34,585,402**	**100.0%**

TOTAL EXPENSES BY FUND

Fund Name	Annual Budget	YTD Actual	Variance Fav (unFav)	% of Budget
General Fund	5,868,469	5,150,048	$718,421	87.8%
Pelican Preserve Fund	3,809,258	2,674,330	$1,134,928	70.2%
Stoneybrook Fund	$0	632	($632)	0.0%
Towne Lakes Fund	79,467	80,885	($1,418)	101.8%
Enterprise Fund	6,696,029	3,934,371	$2,761,658	58.8%
Debt Service Funds	2,057,411	1,450,649	$606,762	70.5%
Capital Project Funds	30,487,789	9,389,098	$21,098,691	30.8%
Total	**$48,998,423**	**$22,680,014**	**$26,318,409**	**46.3%**

Notes
1.) Overall, the total spending is 40% of the budget. Excluding the debt service & capital project funds, the total spending is 46% of the budget.
2.) Approximately $10.7M of the YTD General, Pelican Preserve and Enterprise Funds expenses are for transfers out to other funds.
3.) Enterprise Fund expenses do not include $7M in transfers out.

Expense Breakdown by Type



Expense Type	Total	% of Ttl
Administration	172,502	0.6%
Operations	8,987,798	29.3%
Debt Service	$1,450,649	4.7%
Capital	$9,388,796	30.6%
Transfer Out	10,702,707	34.9%
Total	**30,702,452**	**100.0%**

OTHER INFORMATION

Investment Earnings By Fund

General Fund	$202,801
Pelican Preserve Fund	$90,850
Stoneybrook Fund	$518
Towne Lakes Fund	$885
Debt Service Funds	$51,730
Capital Project Funds	$226,583
Enterprise Fund	$146,450
Total	**$719,816**

FY2025 Carry-over Amount By Fund

General Fund	$1,038,904	
Pelican Preserve	$185,716	(Does not include bond pay-off - net $727K)
Stoneybrook	$0	
Towne Lakes	$0	
Enterprise Fund	$2,683,348	(1)
Total (2)	**$3,907,968**	

(1) Excludes non-cash transactions

(2) Based on net change in fund balance/assets.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.B**

Public Offering vs Private Offering of 2026 Bonds

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review and discuss the attached options for Public Offering verses Private Offering of the proposed 2026 Bonds and provide District Staff, Counsel and Bond Counsel direction.

Why the action is necessary:

Alternative option for long term financing for the proposed 2026 Bonds (large Capital Projects).

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

---

5. **Background**:

The Board of Supervisors has directed District Staff to pursue long term financing for the Capital Projects identified during the FY27 budgeting process. The funding options are attached for a 20 year borrowing.

Attachments:

1. Gateway Model 2026 v3 Compare Structures.pdf

6. **Alternative Action**:

Do nothing.

7. **Staff Recommendations**:

Consider Private Placement with a Bank.

Gateway Services CDD
Projected Costs of Issuance, Series 2026 Bonds

Description	Consultant	Contact	Rate	Actual - Series 2023 Bonds	Projected Series 2026 Bonds Amount: Public Offering	Projected Series 2026 Bonds Amount: Private Placement (Bank)
Trustee's Fees incl Counsel	Regions Bank	Janet Ricardo		9,000.00	6,000	6,000
Trustee's Counsel				7,500.00	7,500	7,500
Reimburse District Admin Costs	GSCDD	Laura LeRoy		50,830.00		
District Accounting	Inframark	Steven Bloom		5,000.00	10,000	10,000
District Counsel	Woodward, Pires	Anthony Pires		41,600.00	15,000	15,000
Underwriter's Counsel	Greenspoon	Denise Ganz		75,000.00	75,000	n/a
Bond Counsel and Costs	Squire, Sanders	Pedro Hernandez		127,000.00	81,500	81,500
Assessment Consultant	Real Estate Econometrics	Russ Weyer		15,000.00	15,000	15,000
Consulting Engineer	Tetra Tech	Steven Agapi			22,430	22,430
Rating Agency	Standard & Poors			26,750.00	30,000	
Bond Insurance	AGM Insurance		0.40%	78,482.67	42,528	
Surety Bond	AGM Insurance		2.75%	13,002.74	3,559	
Printing & Distribution	ImageMaster			2,000.00	2,500	
Contingency				320.00	5,000	5,000
Bank Fee	estimate		0.20%			12,450
Bank's Counsel	estimate					8,500
Subtotal				**451,485.41**	**316,017**	**183,380**
Underwriter at 1.5%	MBS	Rhonda Mossing	1.50%	194,475.00	101,400	
Placement at 1.5%	MBS	Rhonda Mossing	1.50%			93,375
Total Costs of Issuance				645,960.41	417,417	276,755

Bond Statistics:					
Par Amount			**12,965,000**	**6,760,000**	**6,225,000**
Average Coupon			3.99%	4.57%	4.50%
Project Fund				5,635,000	5,635,000
Total Debt Service		78,482.67	19,620,668	10,631,975	9,747,928
MADS			945,654	517,630	474,875
25% of MADS				129,408	
50% of MADS		13,002.74	472,827	258,815	

Annual Assessments (Actual and Projected):

Land Use	Series 2023 EAUs/Units	% Allocation	Series 2023 MADS (Actual)	Series 2023 MADS per Unit	Projected Series 2026 MADS/Unit (Public Offering)	Projected Series 2026 AMADS/Unit (Bank Placement)
Single Family Units	4,127	70.49%	600,553.26	145.52	87.90	80.64
Multi-family Units	890	11.23%	95,640.35	107.46	67.94	62.33
Golf Course Parcel	1	1.97%	16,743.86	16,743.86	3,703.53	3,397.62
Non-residential	1	16.32%	139,000.04	139,000.04	90,706.16	83,214.04
Totals	**5,019**	**100.00%**	**851,937.50**			

	MADS	851,937.50	517,630.00	474,875.00
	Gross	921,013.51	559,600.00	513,378.38

Projections above are preliminary and subject to change. Actual allocation of Series 2026 will be based on the 2nd Supplemental Assessment Report to be provided by the Assessment Consultant. Above for preliminary discussion purposes only.

Gateway Services Community Development District
Agenda Item Summary **Blue Sheet Number: 11.C**

Grace Community School Development Board Consideration for Approval

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Approve to accept the Plans and Notice of Application Approval with conditions for the Grace Community School Development contingent upon receipt of Performance Bond per the Permit Criteria Manual and authorize the District Manager to take appropriate action.

Why the action is necessary:
Per the Permit Criteria Manual, the Board of Supervisors must approve the application for private development.

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

---

5. **Background**:
The Grace Community School Development consists of a proposed 12,887 square foot building on approximately 1.47 acres at 11911 Fairway Lakes Drive (location map and Engineer's Report is attached). Owen Ames Kimball (OAK) is the contractor and the engineering work is being performed by TDM Consulting Inc.

TDM Consulting Inc. made the final submittal on June 4, 2026.

The following documents are attached for reference:
1. Grace Community School final submittal (available upon request due to file size).
2. Comment Review
3. Opinion of Probable Costs
4. Original Performance Bond (Developer to provide, approval contingent on receipt of this).
5. Draft Notice of Application Approval with Conditions
6. Engineers Report
7. Attorneys Report

Attachments:
1. 2. Comment Review Letter for Grace Community School.pdf
2. 3. EOPC ES - Offsite Cost Estimate-GSD.pdf
3. 5_-_DRAFT_Notice_of_Application_Approval_with_Conditions (1).pdf
4. 6. Engineers Report for Grace Community School.pdf
5. 7 - Attorneys Report - Grace Community School.pdf

Financial Impact:
N/A

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

7. **Staff Recommendations**:
Approve the request and authorize the District Manager to take appropriate action.

TETRA TECH

MEMORANDUM

To: Gateway Services CDD

From: Steven Agapi, P.E., Tetra Tech

Date: June 23, 2026

Re: Grace Community School Review Comment Review Letter

Tetra Tech has completed the review of the Grace Community School submittal packages received from TDM Consulting, in accordance with the Gateway Services Community Development District (GSCDD) Permit Criteria Manual. All comments and responses provided herein have been addressed and the project is recommended for approval.

The proposed construction project includes a 12,887 square foot childcare center at 11911 Fairway Lakes Drive, located on the south and east side of Fairway Lakes Drive west of Gateway Boulevard in Section 07, Township 45 South, Range 26 East, Lee County, Florida. See project location in the following image:



Tetra Tech, Inc.
10600 Chevrolet Way, Suite 102, Estero, FL 33928
Tel 239.390.1467 Fax 239.390.1769 www.tetratech.com

Utility Design Comments

1. Water service and backflow prevention details shall conform to Gateway standards and specifications. Please obtain Gateway-approved assemblies and details and incorporate them into the construction documents in place of those provided by Lee County.
   TDM Response (04/23/2026): Please see the attached revised Site Construction Plans. The details have been revised.
   Tt Response (05/06/2026): The details provided in the revised plans are outdated. Please replace these with the current details, GSCDD to provide.
   TT Response (06/12/2026): Resolved

2. Connection of D-5 to the existing RCP within the Gateway easement must be coordinated with Gateway. Provide written confirmation identifying the approved connection method and maintenance responsibility.
   TDM Response (04/23/2026): Please see the attached connection method and maintenance letter provided by Tetra Tech.
   Tt Response (05/06/2026): Accepted

3. There is no fire service line to the building with a designated Backflow.
   TDM Response (04/23/2026): Please note there is a 4" fire line to the building adjacent to the water line and irrigation line.
   Tt Response (05/06/2026): This fire line needs a backflow prevention device.
   TT Response (06/12/2026): Resolved

General Comments

1. Replace all "LCU" references with "GSCDD" where applicable. Remove or revise the LCU standard notes on Sheet 10 so they reference GSCDD and clearly state who is responsible for maintenance.
   TDM Response (04/23/2026): Please see the attached revised Site Construction Plans. The utility details have been updated as requested.
   Tt Response (05/06/2026): Accepted

2. Add a clear note that GSCDD maintains utilities up to the utility meters. All on-site utilities past the meters are the property owner's responsibility. Also state that even if portions of gravity sewer and fire lines are inside Gateway easements, those portions that serve the site are to be maintained by the property owner unless a recorded agreement says otherwise.
   TDM Response (04/23/2026): Please see the attached revised Site Construction Plans. Sheet 9 has been revised to add the requested note.
   Tt Response (05/06/2026): Accepted

3. Revise the Trip Generation on Sheet 5 to match the Traffic Impact Statement or provide an explanation for any differences. Update all related sheets/notes.

TDM Response (04/23/2026): Please see the attached revised Site Construction Plans. Sheet 5 has been revised to match the TIS.
Tt Response (05/06/2026): Accepted

4. Are the plans consistent with applications to Lee County and South Florida Water Management District?
   TDM Response (04/23/2026): Please note the plans are consistent to Lee County and SFWMD.
   Tt Response (05/06/2026): Accepted

5. There are inconsistencies with the intended use. The cover letter and stormwater pollution prevention plan state that the project is a 12,887 square foot daycare/school; the listed species report calls it a "Worship Center"; and the TIS calls it a daycare center with a maximum of 270 students.
   TDM Response (04/23/2026): Please see the revised Stormwater Pollution Prevention Plan and the Listed Species Report. Both have been updated on the intended use. The project description has been reflected to also call out the intended use as a childcare center on this cover letter.
   Tt Response (05/06/2026): Accepted

6. Listed Species Survey – Page 2 refers to Collier County aerial photography, not Lee.
   TDM Response (04/23/2026): Please see the attached revised Listed Species Survey.
   Tt Response (05/06/2026): Accepted

7. Landscaping Plans: Ensure that a minimum 3' buffer clear of landscaping is maintained around all District-owned assets per the District's utility rules.
   TDM Response (04/23/2026): Please see the attached revised Landscape Plans.
   Tt Response (05/06/2026): Accepted

8. Site Construction Plans: Will the proposed sidewalk require the removal of all oak trees?
   TDM Response (04/23/2026): Please note that yes, the sidewalk will require the removal of the oak trees. Unfortunately, the trees are located within the area where the sidewalk is to be installed.
   Tt Response (05/06/2026): Acknowledged

9. Is the proposed sidewalk in conflict with the storm inlet on the northeastern portion of the property?
   TDM Response (04/23/2026): Please note that yes, the sidewalk does not intersect the existing inlet, but we are showing the sidewalk to be notched around the inlet. There is 3.5" of sidewalk behind the inlet to meet ADA requirements.
   Tt Response (05/06/2026): Accepted

10. Stormwater pipe must be cleaned at the completion of construction and CCTV be provided to show that it is clear of debris.
    TDM Response (04/23/2026): Please see the attached revised Site Construction Plans. Sheet 7 has been revised to add note 27.
    Tt Response (05/06/2026): Accepted

11. Sheet 10: Meter boxes should read GSCDD. See attached meter box detail drawings.
    TDM Response (04/23/2026): Please see the attached revised Site Construction Plans. The utility details have been updated as requested.
    Tt Response (05/06/2026): Accepted

12. TIS – updated counts are available.
    TDM Response (04/23/2026): Please see the attached revised TIS.
    Tt Response (05/06/2026): Accepted

END OF MEMORANDUM

CC: GSCDD

200-37678 - GSCDD\PLAN REVIEW\GRACE COMMUNITY SCHOOL

1520 Royal Palm Square Blvd, Suite 100
Fort Myers, FL 33919
Phone 239-433-4231
www.tdmcivilengineering.com
Certificate of Authorization # 29086

PROBABLE OFF-SITE CONSTRUCTION COST ESTIMATE

for
11911 Fairway Lakes Drive
Lee County - DOS2025-00178
Strap No. 07-45-26-07-0000B.0040
Estimated Completion Date - June 2027

Digitally signed by Thomas D. Martin
Date: 2026.06.24 10:08:56 -04'00'

Thomas Dean Martin, State of Florida, Professional Engineer, License No. 52022; This item has been digitally signed and sealed by Thomas Dean Martin on the date indicated here. Signature must be verified on any electronic copies.

Pay Item	Description	Quantity	Unit	Unit Price	Total Price
Pay Item	Description	Quantity	Unit	Unit Price	Total Price
A.	Potable Water, Irrigation, and Fire Line Connections				
A1-1	10" x 4" Tapping Sleeve W/4" Gate Valve	1	EA	$6,000.00	$6,000.00
A1-2	10" x 2" Tapping Sleeve W/2" Gate Valve	1	EA	$5,000.00	$5,000.00
A1-3	6" x 2" Service Saddle W/2" Gate Valve	1	EA	$4,000.00	$4,000.00
A2-1	2" PVC Irrigation Line to Meter	8	LF	$30.00	$240.00
A2-2	2" PVC Water Line to Meter	5	LF	$30.00	$150.00
A3-1	2" Potable Water Meter	1	EA	$5,000.00	$5,000.00
A3-2	1" Irrigation Meter	1	EA	$3,000.00	$3,000.00
Subtotal – Potable Water, Irrigation, and Fire Line Construction					**$23,390.00**

TOTAL CONSTRUCTION **$23,390.00**

10% OF TOTAL CONSTRUCTION **$2,339.00**

TOTAL CONSTRUCTION PLUS 10% **$25,729.00**

Does not include the following:

Testing, Consulting, Application, and Demolition Fees

GATEWAY
SERVICES CDD

GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF APPLICATION APPROVAL

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

Current Project Name: Grace Community School
Current Applicable Strap Number(s): 07-45-26-07-0000B.0040
Current Street Address: 11911 Fairway Lakes Drive, Fort Myers, FL. 33913

This document is recorded to serve notice that any improvement to land covered by said approval, including but not limited to grading, drainage or construction must be performed in accordance with the above referenced approval and all other applicable governmental approvals. The contents of the application and the approval are on file with the GSCDD at 11922 Fairway Lakes Drive, Ft. Myers, FL. 33913. The applicant receiving the approval is responsible for construction and completing the improvements in full compliance with the GSCDD approval and the GSCDD Permit Criteria Manual. **GSCDD will not accept the ownership or responsibility for the operation and maintenance of any improvements that are not constructed in full compliance with the GSCDD approval, the GSCDD Permit Criteria Manual, and all other applicable governmental approvals.**

_____
District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20 _____, by _____, by means of ( ) physical presence or ( ) online notarization, personally appeared before me and ( ) is personally known to me or ( ) who has produced _____, as identification.

My Commission Expires: _____

_____
Signature of Notary Public
Notary Public, State of
_____
Printed, Typed or Stamped Name

Commission/Serial No. _____

TETRA TECH

MEMORANDUM

To: Gateway Services CDD

From: Steven Agapi, P.E., Tetra Tech

Date: June 23, 2026

Re: **Grace Community School Recommendation of Approval**

Tetra Tech (Tt) has completed its review of the Grace Community School submittal package received from TDM Consulting, in accordance with the Gateway Services Community Development District (GSCDD) Permit Criteria Manual. Based on our evaluation of the submitted materials, the project is recommended for approval for construction by the GSCDD Board of Supervisors.

Grace Community School is a proposed construction project that consists of a 12,887 square foot childcare center located at 11911 Fairway Lakes Drive in Fort Myers, Florida.

END OF MEMORANDUM

L:\FT_MYERS\WINWORD\200-37678 - GSCDD\Plan Review\Grace Community School

Tetra Tech, Inc.
10600 Chevrolet Way, Suite 102, Estero, FL 33928
Tel 239.390.1467 Fax 239.390.1769 www.tetratech.com

WOODWARD, PIRES & LOMBARDO, P.A.
ATTORNEYS AT LAW

Anthony P. Pires, Jr.

Respond to the Naples Office:
3200 Tamiami Trail North, Suite 200
Naples, FL 34103
Phone: 239-649-6555
Facsimile: 239-649-7342
E-Mail: apires@wpl-Legal.com

MEMORANDUM

To: Steven Agapi, P.E., Tetra Tech, Inc.
From: Anthony P. Pires, Jr., Esq.
Date: July 7, 2026
Re: Grace Community Church of Naples, Inc.; 6.6.2026 Resubmittal

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I have had an opportunity to review the Site Construction Plans materials submitted to Gateway Services Community Development District by TDM Consulting, Inc. on June 4, 2026. The only comments I have:

1. as noted previously, need to ensure the plans are consistent with applications to Lee County and South Florida Water Management District and any issued permits from those agencies:
2. clarification perhaps that the SWMS of the site is not and will not be the responsibility of GSCDD.

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.D**

Cayo Pelon Bond Waiver Request

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Board consideration of waiver request for bond requirement for Cayo Pelon Development.

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

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Attachments:

1. Bond_Waiver_Request_Cayo_Pelon.pdf
2. Engineers Cost Estimate 04-06-2026 to GSD sealed_3250401690602581227.pdf

Financial Impact:

Requirement of Bond per the Permit Criteria Manual in the amount per the Engineers Opinion of Probable Cost (plus 10%).

6. **Alternative Action**:

Do not approve.

7. **Staff Recommendations**:

If the Board approves, Agreement as to Amendment of Approval would come back in front of Board in final form for approval.

June 22, 2026

Gateway Services Community Development District
Board of Supervisors
c/o District Manager

Re: Request for Waiver of Surety/Bond Requirement Until Commencement of Construction – Cayo Pelon at Gateway
Property Address: 11701 Gateway Blvd, Fort Myers, FL 33913
Parcel ID: 07-45-26-00-00001-1020
Surety Amount: $589,783.48

Dear Members of the Board,

I am writing on behalf of the owner/developer of the above-referenced property, Cayo Pelon at Gateway, to respectfully request a waiver or deferral of the required surety/performance bond, in the amount of $589,783.48, until such time as construction activities on the project commence.

As of the date of this letter, no construction has begun on the property. The associated infrastructure improvements that the surety is intended to secure have not yet been triggered, as site work and vertical construction are not scheduled to commence at this time. Requiring the posting of the full surety amount at this stage would impose an unnecessary financial burden without a corresponding benefit to the District, given that there are presently no improvements in progress for the bond to secure.

We respectfully request that the District waive or defer the bond requirement until construction is set to commence, at which point we are prepared to post the required surety in accordance with the District's standards and applicable agreements. We are happy to provide written notice to the District in advance of mobilization so that the bond can be posted prior to the start of any work.

We appreciate the District's consideration of this request and are available to discuss further or provide any additional documentation that may be helpful. Please feel free to contact me directly with any questions.

Thank you for your time and consideration.

Sincerely,

_____
Jerry Aguirre
Owner/Developer Representative, Cayo Pelón at Gateway

BOWMAN
6200 Whiskey Creek Dr.
Fort Myers, Fl. 33919
(239) 985-1200

ENGINEER'S COST ESTIMATE FOR GSD IMPROVEMENTS

Project Name: CAYO PELON AT GATEWAY			
County: Lee County			
Engineer:	**Richard Brylanski, P.E.**	**HM Project No: 2004-089A**	
Date:	**4/6/2026**		

Pay Item Number	Item Description	Estimated Quantity	Unit	Unit Cost	Estimated Cost
1	16"X10" Tapping Sleeve & Valve	2	EA	$19,205.00	$ 38,410.00
2	10" PVC DR-14 Water Main	1,278	LF	$185.00	$ 236,430.00
3	6" PVC DR-14 Water Main	253	LF	$145.00	$ 36,685.00
4	4" PVC DR-14 Water Main	10	LF	$95.00	$ 950.00
5	10" Gate Valve	3	EA	$6,165.00	$ 18,495.00
6	6" Gate Valve	1	EA	$6,135.00	$ 6,135.00
7	Fire Hydrant Assembly	5	EA	$13,055.00	$ 65,275.00
8	12"x2" Tapping Sleeve & Valve	1	EA	$11,275.00	$ 11,275.00
9	2" Polly Tube	18	LF	$45.00	$ 810.00
10	Manhole (10' -12')	1	LF	$17,850.00	$ 17,850.00
11	Manhole (6'-8')	3	EA	$12,575.00	$ 37,725.00
12	8" PVC SDR-26 Gravity Main (10'-12')	200	LF	$115.60	$ 23,120.00
13	8" PVC SDR-26 Gravity Main (8'-10')	84	EA	$95.20	$ 7,996.80
14	8" PVC SDR-26 Gravity Main (6'-8')	400	EA	$79.30	$ 31,720.00
15	6" Sewer Lateral	40	LF	$67.50	$ 2,700.00
16	6" Clean Out	6	LF	$6,500.00	$ 39,000.00
		-		SUBTOTAL:	$ 536,166.80
				CONTINGENCY AMOUNT AT 10%	$ 53,616.68
				SURETY TOTAL	**$ 589,783.48**



Richard E. Brylanski, PE
Florida Registration #42339

Estimated Completion Date: 04/06/2027

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.E**

Fee Schedule Discussion and Setting the Date for the Public Hearing

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review the fee schedule and provide comments to staff. Authorize setting Public Hearing for August 6, 2026

Why the action is necessary:

Revisions have been made to the fee schedule to include the Commons Park amenities.

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

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5. **Background**:

Fee Schedule Public Hearing is scheduled for August 6, 2026, at 3 p.m. or soon thereafter.

Attachments:

1. Fee Schedule-clean copy.pdf
2. Fee Schedule-redlined.pdf

Financial Impact:

TBD

6. **Alternative Action**:

Do nothing.

7. **Staff Recommendations**:

Provide input on the proposed fee schedule.

KEY:	+	Requires one-time sign-up and access to all facilities, excludes dog park.
	*	Proposed

Proposed Parks Fee Schedule for August 6, 2026 Public Hearing

	CURRENT FEE	MEMBER-RATE PROPOSED	NON-MEMBER RATE PROPOSED	NOTES
PARKS AND RECREATION				
MEMBERSHIPS				
Gateway Resident	FREE	FREE	—	Individual & Family. Family is defined as a maximum of 4 adults and dependent children under 18 residing in the same household. Requires one-time sign-up to get a card and access to all facilities
Non-Resident Individual	—	$350/annual | $75/month	—	
Non-Resident Family	—	$525/annual | $100/month	—	Family is defined as a maximum of 4 adults and dependent children under 18 residing in the same household. Requires one-time sign-up to get a card and access to all facilities
Recreation Membership - Family- Add'l Adult	—	$15	$15	Person to be linked to existing non-resident family membership.
Corporate	—	$1,250 annual or $250/participant	—	Businesses within GSCDD. Minimum 5 Memberships.
Individual Day Pass+		—	$15/day	
Family Day Pass+			$35/day	
Guest Privileges				MEMBERS ONLY: Must be accompanied by member. Court Sports: 1 guest per member. Pool: Up to 2 guests per member. Minors must be accompanied by an adult. Minors are not permitted to bring guests into the facilities.
POOL				
Facility Rentals				
Funbrella	$35 M–F | $75 weekends	$35 M–F | $75 weekends	$35 M–F | $75 weekends	8am–5pm. Capacity 30
Lanai	$100	$100	$110	3-hour max. Capacity 16.
Rental Deposit	$50	$50	$55	Refundable. Required for private events
PROGRAMMING				
Contracted Classes/Programs	—	Actual Cost	Actual Cost + 30%	
Non-Contracted Classes/Programs	—	Range $5-$25	Range $5-$25	
Adult Kickball*	—	$25	$35	
Adult Flag League*	—	Range $75-$100	Range $100-$125	
Pickleball Youth League*	—	Range $30-$50	Range $40-$60	
Pickleball Adult League*	—	Range $40-$60	Range $60-$100	
Strength/Stretch*	—	Range $5-$20	Range $5-$20	
Chair Yoga*	—	Range $5-$20	Range $5-$20	
Late Fee	—	Range $5-$25	Range $5-$25	
SHERMAN SOCCER COMPLEX				
League Rentals:				
Field 1 (Half Field)	$80/hr	$80/hr	$80/hr	2-Hour Minimum
Fields 2 - 5	$134/hr	$134/hr	$134/hr	2-Hour Minimum
Field Rental - Unorganized	$40/hr	$40/hr	$200/hr	2-Hour Minimum
Field Rental - Gateway Schools	FREE	FREE	FREE	No costs to schools within GSCDD
Field Rental - Gateway Charter High School	FREE	FREE	FREE	Per Agreement expiring 2028
Lights	$50/hr	$50/hr	$50/hr	Per Field
Bathroom Cleaning Fee - League	$500	$500	$500	Per League per Season
Refundable Security Deposit	$250	$250	$250	Per League per Season
Miscellaneous Field Rental Fee	$40/hour	$40/hour	$40/hour	2-Hour Minimum
Storage Rental	$150	$150	$150	Per season per locker
COMMONS PARK SPORTS COURTS				
Reservation	—	$20/hour	$30/hour	Per court
Rentals:				
Facility Rental- League	—	Asset Rental + 70%/30% Revenue Share	Asset Rental + 70%/30% Revenue Share	Revenue share with Gateway
Court Light Fee	—	$10/hour	$10/hour	Applies to basketball, pickleball, and padel reservations
Refundable Security Deposit	—	$100	$100	Required for leagues, tournaments, or special events
Equipment Damage/Replacement Fee	—	Actual Cost	Actual Cost	Lost or damaged District equipment
PAVILION RENTALS				
Pavilion Rental	$40/day	$40/day	$85/day	8:00 a.m.–5:00 p.m.
Pavilion Rental - Schools	FREE	FREE	FREE	8:00 a.m.–5:00 p.m. Schools within GSCDD
Vendor Fee	—	Range: $50-$100/event	Range: $50-$100/event	Per vendor
Food Truck Permit/Parking Fee	—	$100	$100	Per approved vendor
SPECIAL EVENT FEES				
Youth Fishing Derby	$10/participant	$10/participant	$15/participant	
Movies on the Field	FREE	FREE	FREE	
Winter Fest	FREE	FREE	FREE	
Red, White and Pool	FREE	FREE	FREE	
Touch-a-Truck*	—	FREE	FREE	
Doggie Dash *	—	$10	$25	
Health & Wellness Expo *	—	FREE	FREE	
Food Truck Fridays (Recurring Series) *	—	FREE	FREE	
Farmers Market	FREE	FREE	FREE	At the Commons.
EggVenture Hunt	FREE	FREE	FREE	
Back to School Bash	FREE	FREE	FREE	
Early Online Event Registration Discount	—	10%	10%	
Vendor Fee	—	$100/event	$100/event	Per vendor
MISCELLANEOUS FEES				
Replacement Membership Card	$35	$5	Not applicable	
Reservation No - Show Fee	—	$25	$25	Failure to occupy reserved facility without notice
Preferred Vendor Agreement	80/20 Split	80/20 Split	80/20 Split	20% of Gross Revenue paid to Gateway
Vendor Agreement	70/30 Split	70/30 Split	70/30 Split	30% of Gross Revenue paid to Gateway
Bathroom Cleaning Fee	$30	$30	$30	Per Reservation Rental (Unorganized)
Surcharge	—	Actual	Actual	CivicRec
Law Enforcement Patrol	Actual Cost	Actual Cost	Actual Cost	Billed as required for tournaments or leagues
Non-Refundable Cancellation Fee	$30	$30	$30	Cancellation within 24 hours of rental

RESIDENCY BASED FEES	RESIDENT/NON-RESIDENT	CURRENT FEE	PROPOSED FEE	NOTES
Parking	Resident	FREE	FREE	At designated District parks. Must be registered with the Gateway
Parking	Non-Resident	$2/hour	$2/hour	As applicable.

Adopted and Effective:

KEY:		
	+	Requires one-time sign-up and access to all facilities, excludes dog park.
	*	Proposed
	Red underline	New
	~~Purple strikethrough~~	Removed

Proposed Parks Fee Schedule for August 6, 2026 Public Hearing

	CURRENT FEE	MEMBER RATE PROPOSED	NON-MEMBER RATE PROPOSED	NOTES
PARKS AND RECREATION				
MEMBERSHIPS				
Gateway Resident	FREE	FREE	—	Individual & Family. Family is defined as a maximum of 4 adults and dependent children under 18 residing in the same household. Requires one-time sign-up to get a card and access to all facilities
Non-Resident Individual	—	$350/annual | $75/month	—	
Non-Resident Family	—	$525/annual | $100/month	—	Family is defined as a maximum of 4 adults and dependent children under 18 residing in the same household. Requires one-time sign-up to get a card and access to all facilities
Recreation Membership - Family- Add'l Adult	—	$15	$15	Person to be linked to existing non-resident family membership.
Corporate	—	$1,250 annual or $250/participant	—	Businesses within GSCDD. Minimum 5 Memberships.
Individual Day Pass+		—	$15/day	
Family Day Pass+			$35/day	
Guest Privileges				MEMBERS ONLY: Must be accompanied by member. Court Sports: 1 guest per member. Pool: Up to 2 guests per member. Minors must be accompanied by an adult. Minors are not permitted to bring guests into the facilities.
POOL				
~~Annual Commons Pool Pass (Gateway Residents)~~	~~FREE~~			~~Up to 2 Free Cards per household~~
Facility Rentals				
~~Pool~~ Funbrella ~~Rental~~	$35 M–F | $75 weekends	$35 M–F | $75 weekends	$35 M–F | $75 weekends	8am–5pm. Capacity 30
Lanai ~~Commons Pool Facility Rental~~	$100	$100	$110	3-hour max. Capacity 16. ~~Lanai Area~~
Rental Deposit ~~Refundable Security Deposit for Pool Lanai Rental~~	$50	$50	$55	Refundable. Required for private events
PROGRAMMING				
Contracted Classes/Programs	—	Actual Cost	Actual Cost + 30%	
Non-Contracted Classes/Programs	—	Range $5-$25	Range $5-$25	
Adult Kickball*	—	$25	$35	
Adult Flag League*	—	Range $75-$100	Range $100-$125	
Pickleball Youth League*	—	Range $30-$50	Range $40-$60	
Pickleball Adult League*	—	Range $40-$60	Range $60-$100	
Strength/Stretch*	—	Range $5-$20	Range $5-$20	
Chair Yoga*	—	Range $5-$20	Range $5-$20	
Late Fee	—	Range $5-$25	Range $5-$25	
SHERMAN SOCCER COMPLEX				
League Rentals:				
Field 1 (Half Field)	$80/hr	$80/hr	$80/hr	2-Hour Minimum
Fields 2 - 5	$134/hr	$134/hr	$134/hr	2-Hour Minimum
Field Rental - Unorganized	$40/hr	$40/hr	$200/hr	2-Hour Minimum
~~Field Rental - Unorganized non-gateway resident~~	~~$200/hr~~	~~$200/hr~~	~~$200/hr~~	~~2-Hour Minimum~~
Field Rental - Gateway Schools	FREE	FREE	FREE	~~Elementary free - parking lot free.~~ No costs to schools within GSCDD
Field Rental - Gateway Charter High School	FREE	FREE	FREE	Per Agreement expiring 2028
Lights	$50/hr	$50/hr	$50/hr	Per Field
Bathroom Cleaning Fee - League	$500	$500	$500	Per League per Season
Refundable Security Deposit	$250	$250	$250	Per League per Season
Miscellaneous Field Rental Fee	$40/hour	$40/hour	$40/hour	2-Hour Minimum
Storage Rental	$150	$150	$150	Per season per locker
COMMONS PARK SPORTS COURTS				
Reservation	—	$20/hour	$30/hour	Per court
Rentals:				
Facility Rental- League	—	Asset Rental + 70%/30% Revenue Share	Asset Rental + 70%/30% Revenue Share	Revenue share with Gateway
Court Light Fee	—	$10/hour	$10/hour	Applies to basketball, pickleball, and padel reservations
Refundable Security Deposit	—	$100	$100	Required for leagues, tournaments, or special events
Equipment Damage/Replacement Fee	—	Actual Cost	Actual Cost	Lost or damaged District equipment
PAVILION RENTALS				
Pavilion Rental ~~Gateway Resident~~	$40/day	$40/day	$85/day	8:00 a.m.–5:00 p.m.
~~Pavilion Rental non-resident~~	~~$85/day~~	~~$85/day~~	~~$85/day~~	~~8:00 a.m.–5:00 p.m.~~
Pavilion Rental - ~~Gateway~~ Schools	FREE	FREE	FREE	8:00 a.m.–5:00 p.m. Schools within GSCDD
Vendor Fee	—	Range: $50-$100/event	Range: $50-$100/event	Per vendor ~~per event~~
Food Truck Permit/Parking Fee	—	$100	$100	Per approved vendor
SPECIAL EVENT FEES				
Youth Fishing Derby	$10/participant	$10/participant	$15/participant	
Movies on the Field	FREE	FREE	FREE	
Winter Fest	FREE	FREE	FREE	
Red, White and Pool	FREE	FREE	FREE	
Touch-a-Truck*	—	FREE	FREE	
Doggie Dash *	—	$10	$25	
Health & Wellness Expo *	—	FREE	FREE	
Food Truck Fridays (Recurring Series) *	—	FREE	FREE	
Farmers Market	FREE	FREE	FREE	At the Commons.
EggVenture Hunt	FREE	FREE	FREE	
Back to School Bash	FREE	FREE	FREE	
Early Online Event Registration Discount	—	10%	10%	
Vendor Fee	—	$100/event	$100/event	Per vendor
MISCELLANEOUS FEES				
Replacement Membership Card ~~Additional Pool Pass~~	$35	~~$35~~ $5	Not applicable	
Reservation No - Show Fee	—	$25	$25	Failure to occupy reserved facility without notice
Preferred Vendor Agreement	80/20 Split	80/20 Split	80/20 Split	20% of Gross Revenue paid to Gateway
Vendor Agreement	70/30 Split	70/30 Split	70/30 Split	30% of Gross Revenue paid to Gateway
Bathroom Cleaning Fee	$30	$30	$30	Per Reservation Rental (Unorganized)
~~Facilitron Administrative Fee~~	~~10%~~	~~10%~~	~~10%~~	~~For all Reservations through Facilitron~~
Surcharge	—	Actual	Actual	CivicRec
Law Enforcement Patrol	Actual Cost	Actual Cost	Actual Cost	Billed as required for tournaments or leagues
Non-Refundable Cancellation Fee	$30	$30	$30	Cancellation within 24 hours of rental

RESIDENCY BASED FEES	RESIDENT/NON-RESIDENT	CURRENT FEE	PROPOSED FEE	
Parking	Resident	FREE	FREE	At designated District parks. Must be registered with the GSCDD
Parking ~~Parking at all District Parks~~	Non-Resident	$2/hour	$2/hour	~~Gateway Residents are eligible for free parking.~~ As applicable.
~~Parking for Non-Resident Dog Park Pass Holders~~		~~$2/hr~~		

Adopted and Effective:

Gateway Services Community Development District

Agenda Item Summary **Blue Sheet Number: 11.F**

Budget Discussion

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Continue budget discussion and make recommendations for updates to staff.

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

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5. **Background**:

During the PPAC meeting on 7/9/26, there was discussion regarding the Pelican Preserve Ponds budget, PPAC requested that Ponds discuss and make a recommendation at their 8/10/26 meeting, PPAC will review and make a recommendation at their 8/13/26 meeting and the Board will see the recommendation at the 8/20/26 Public Hearing meeting.

Attachments:

1. FY27 Budget Approved 6-4-26.pdf

APPROVED BUDGET

2027

VERSION FOUR









GATEWAY SERVICES CDD

DATE: JUNE 4, 2026

Fiscal Year 2027 Assessment Chart (Breakdown by Fund)

Gateway and Pelican Preserve

**Includes 4% gross up*

Product Type	GF Units	LB EAUs	DS Units	General Funds (001 and 002)	Lake Bank Debt Service Fund	Series 2023 Debt Service Fund	FY27 Assessment Per Unit*	FY26 Assessment Per Unit*	Net Change	% Change
General Fund (001)										
Gateway Single Family	3,984	3,984.0	3,984.0	$964.20	$175.09	$157.32	$1,296.61	$1,285.62	$10.99	0.9%
Gateway Multifamily	890	890.0	890.0	$718.25	$175.09	$116.18	$1,009.51	$1,019.24	($9.73)	-1.0%
Arborwood	143	143.0	143.0	$752.77	$175.09	$157.32	$1,085.17	$1,067.59	$17.58	1.6%
Gateway Golf Course	1	223.8	1.0	$64,887.02	$39,184.15	$18,090.13	$122,161.30	$119,659.91	$2,501.39	2.1%
Gateway Commercial **	185	1,100.0	1.0	$910,059.81	$192,601.11	$150,273.54	$1,252,934.46	$1,147,103.74	$105,830.72	9.2%
Shared GF (001)/ PP (002)	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

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%

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

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)	*Total*
			50.0%	**50.0%**	
Computer Support	105,000	119,200	59,600	59,600	119,200
Agenda & Document Hosting	6,500	11,500	5,750	5,750	11,500
Office Supplies	2,000	-	-	-	-
Computer Equipment & Peripherals	40,000	40,000	20,000	20,000	40,000
Operating Supplies	15,000	10,000	5,000	5,000	10,000
Vehicle Operations	45,000	45,000	22,500	22,500	45,000
Emergency Supplies	4,000	4,000	2,000	2,000	4,000
Education / Training	10,000	8,000	4,000	4,000	8,000
Software License Fees and Renewals	53,500	65,500	32,750	32,750	65,500
Dues, Licenses, Subscriptions	6,000	6,000	3,000	3,000	6,000
Capital Projects & Equipment*	-	-	-	-	-
Capital Projects Reserves	62,047	-	-	-	-
Admin Building O&M	100,000	85,000	42,500	42,500	85,000
GIS Mapping	59,000	60,000	30,000	30,000	60,000
Subtotal	**2,843,023**	**2,809,526**	**1,762,211**	**1,047,315**	2,809,526
Total	**$ 3,075,984**	**$ 3,054,362**	**$ 1,884,629**	**$ 1,169,733**	3,054,362

Fiscal Year 2027 Allocation of Parks & Rec Costs

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

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

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

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

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

Description	Adopted FY 2026 Budget	FY 2027 Budget	Budget Variance Fav/(UnFav)
WATERWAY MGMT SERVICES			
Attorney Fees	10,000	5,000	(5,000)
Engineering Fees	15,000	7,500	
Cell Service for Data Loggers	4,500	4,500	-
Utilities - Aerators	20,000	20,000	-
Stock Fish	10,000	10,000	-
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	

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**	**-**
DEBT SERVICE PAYMENTS			
Principal Payment	-	-	-
Interest Payment	-	-	-
Total Debt Service Payments	**-**	**-**	**-**

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**

**** Details in Fund 307**

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

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

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**

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

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)

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

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**

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**

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

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

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

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

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

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

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

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

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

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

Fiscal Year 2026 Debt Service Budget

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

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

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

Fiscal Year 2026 Debt Service Budget

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

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

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

Fiscal Year 2026 Debt Service Budget

Debt Service Fund (205) - Lake Bank Restoration Loans

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

Fiscal Year 2026 Debt Service Budget

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

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

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

Fiscal Year 2026 Debt Service Budget

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

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

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

Fiscal Year 2026 Debt Service Budget

Debt Service Fund (205) - Lake Bank Restoration Loans

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

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

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

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 **Blue Sheet Number: 12.A**

Monthly Reports

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review reports

Why the action is necessary:

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

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

---

5. **Background**:

Monthly Reports were submitted from the following Departments:

- Administration- includes Financials
- Public Works
- Utilities

Attachments:

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

Financial Impact:

None

7. **Staff Recommendations**:

Review the reports.

Admin Report

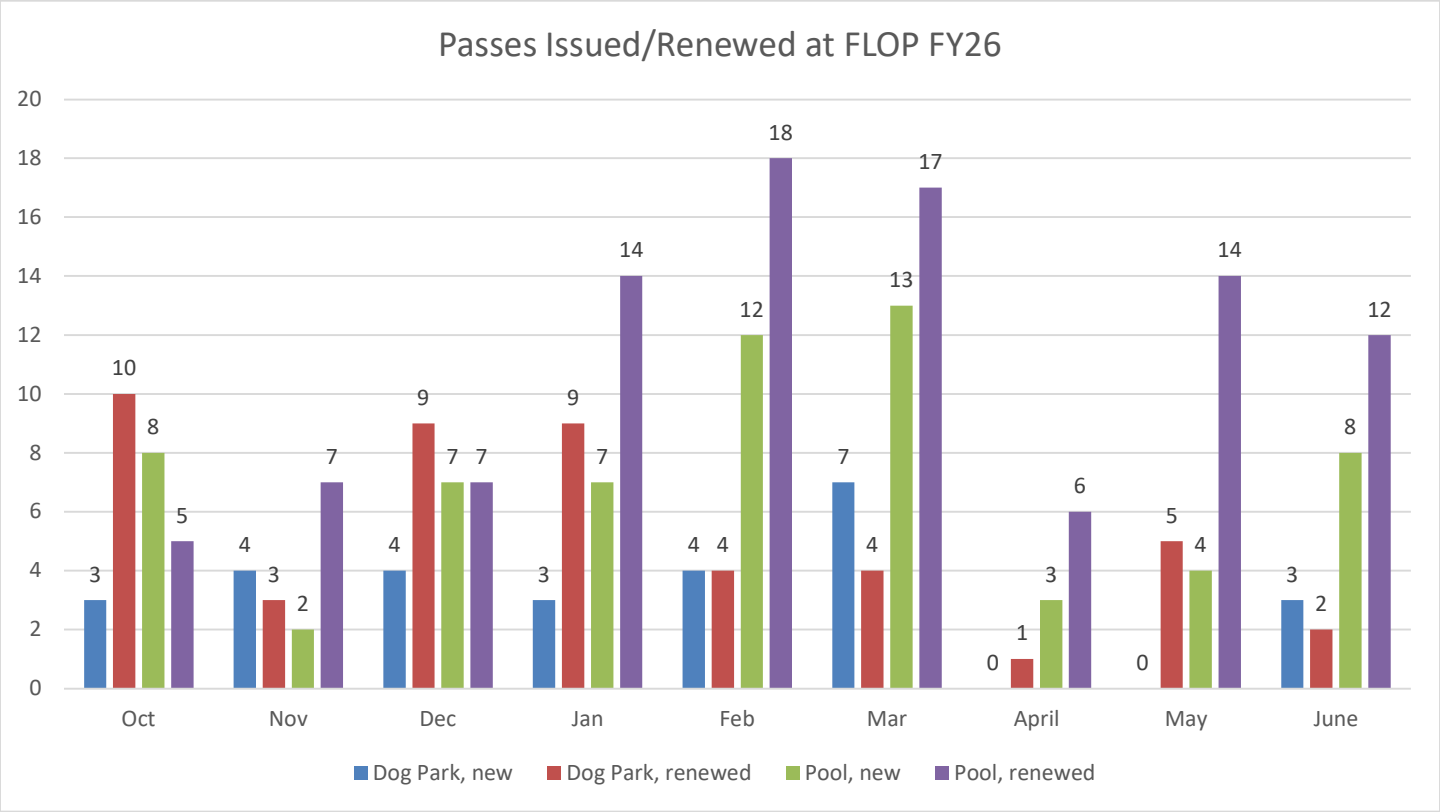
GATEWAY SERVICES COMMUNITY DEVELOPMENT DISTRICT
ADMINISTRATION
11922 Fairway Lakes Drive, Suite 1, Fort Myers, FL 33913
PHONE: (239) 561-1313 FAX: (239) 561-1350

MEMORANDUM

DATE: July 16, 2026
TO: Board of Supervisors
THROUGH: Chelsea O'Riley, District Manager
FROM: Laura LeRoy, Assistant District Manager
RE: June 2026 Monthly Report

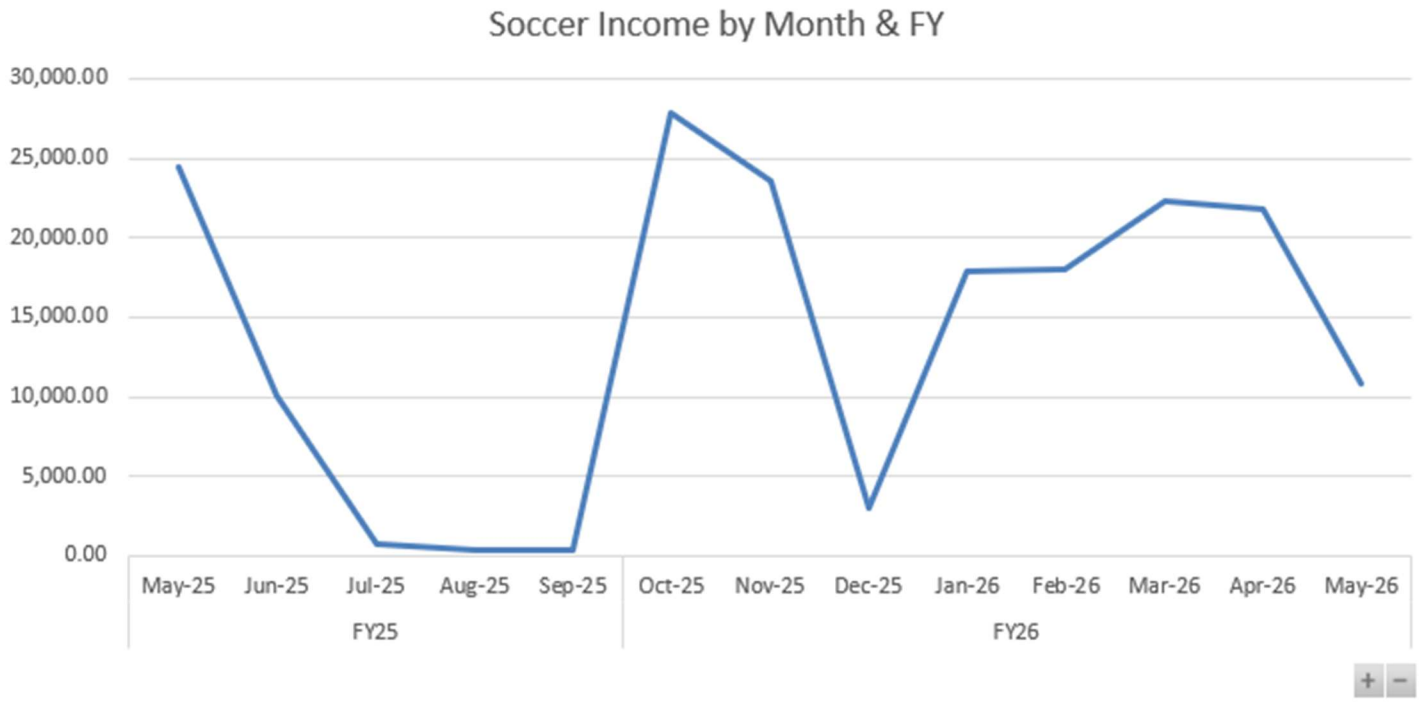
GENERAL ADMINISTRATION:

- Actively recruiting to fill the Program Coordinator position.
- There are no patrol reports for June.
- 2 HOA meetings in the Boardroom in June.
- Admin staff has issued/renewed 5 dog park passes and 20 pool passes (1 Pelican) from June 1 – June 30. As of 7/6/2026, we have 105 Dog Park Users.



FINANCIALS:

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



CONTRACTS:

- Awaiting a response from Zenner for service contract discontinuation and crediting.
- Continued discussions regarding District-issued vehicle use for Weiser roving patrols; awaiting feedback from insurance provider regarding required coverages and risk mitigation recommendations.
- Worked with LJA on District Attorney-requested revisions to insurance carrier notification language prior to contract execution.
- Executed Tetra Tech task authorization for irrigation system replacement engineering services and preparation of a supplemental engineering report.
- Everbridge public alerting agreement remains under review by the District Attorney as part of the District's evaluation of transitioning from CodeRED.
- Sought pricing for installation of electrical service to the new administrative building sign; awaiting quote to proceed.
- Obtained an ORI number for the District to facilitate background screening requirements for recreational programming as required by state statute.
- Attended CivicRec implementation meeting for District parks and amenities; working with administration to import residency data into the system.
- Attended Premium Parking implementation meeting for District parks; arranged for staff vehicles to be entered into the system, requested amendments to include the Fun Park and Commons Pool, and

coordinated residency data requirements with administration. Awaiting direction regarding future inclusion of remaining Commons facility as it comes online.

- Led revisions to the District's Contract Management Standard Operating Procedure to improve contract administration and follow-through.
- Began coordination with the Lee County Sheriff's Office regarding extension or renewal of the Outreach Office agreement, which is set to expire at the end of the fiscal year.

BIDS:

- RFQ-26-05-PW (Landscape Architect): Executed contract with the selected firm.
- ITB-26-02-PW (Pelican Preserve Roadway Maintenance & Associated Markings): Awarded to Southern Striping, LLC. Contract execution documents are being finalized.

COMMUNICATIONS:

- Coordinated with the PPAC Communications Liaison to distribute updates regarding committee openings and ongoing GSCDD projects.
- Continued coordination with Lee Designs on monument signage concepts for the Gateway Boulevard/Commerce Drive roundabout.
- Administrative building sign fabrication and installation remain pending.
- Gateway Boulevard/Daniels Parkway monument logo replacement permit has been approved; awaiting logo delivery for installation. Public Works staff are preparing to sealcoat, repaint, and address identified deficiencies to help prevent water intrusion.
- Notified Hampton Park residents of upcoming work near the gatehouse entrance associated with the administrative building driveway construction.
- Scheduled and notified residents of the Phase 2 Meter Replacement Project Town Hall and distributed the recorded presentation to affected Phase 2 communities.
- Notified Gateway Greens residents of scheduled manhole maintenance work near the Gateway Greens gatehouse entrance.
- Informed Timberwood Preserve residents of a temporary irrigation service interruption related to scheduled irrigation system improvements on June 25-26, 2026.
- Met with Tetra Tech to review updates to the community directory map.
- Followed up with SanCap Bank regarding sponsorship opportunities. Following committee review, the opportunity was declined. Working with administration to revise sponsorship pricing based on feedback received.
- Sent District benefits information to Arborwood as requested by the Board of Supervisors.
- Completed Premium Parking signage review and confirmed adequate signage coverage within designated parking areas.
- Issued notice regarding the temporary closure of the Sherman Soccer Complex fields beginning June 1, 2026, to allow for maintenance and turf recovery.
- Obtained drone imagery of the soccer fields to document pre- and post-maintenance conditions.

- Communicated traffic advisory information related to the Griffin Drive and Gateway Boulevard Lane closure and coordinated with county stakeholders regarding preferred public communication method.
- Promoted the Program Coordinator position across multiple social media and community groups to expand recruitment efforts.
- Notified residents that Towne Lake Drive would be the next area impacted by the FPL Streetlight Conversion Project, including installation of new streetlight poles, electrical infrastructure improvements, and circuit energization activities.
- Notified residents and guests regarding limited parking at the Commons Pool due to ongoing construction activities within the Commons. Communication included details regarding temporary parking restrictions, traffic control measures, and modified access routes.
- Worked with the Parks and Recreation Manager to review existing programs and evaluate proposed programming for the upcoming fiscal year.
- Led the comprehensive revision of the Parks and Recreation Fee Schedule to incorporate new amenities, programs, and events anticipated to come online during the next fiscal year.
- Obtained pricing for mobile LED display boards for consideration as part of future Parks Capital Improvement Projects and evaluation by PRAC.
- Produced Parks and Recreation Guidelines for implementation following adoption by the Board of Supervisors to establish consistent facility policies and operational standards.

Financial Summary

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

Balance Sheet Data:		In Investments	Change from Last Month	Prev YTD	Change from Last Year
General Fund (001)	$ 8,684,153	$ 1,848,933	$ 304,126	$ 8,344,035	$ 340,118
Pelican Preserve (002)	$ 5,163,935	$ 5,163,761	$ (257,874)	$ 4,982,046	$ 181,889
Towne Lakes (005)	$ 21,661		$ (857)	$ 97,596	$ (75,935)
Lake Bank Restoration (006)	$ 1,669,522		$ 442,225	$ 3,951,089	$ (2,281,567)
Enterprise Fund (400)	$ 6,146,120	$ 5,779,044	$ (2,183,061)	$ 5,727,851	$ 418,269
General Fund Capital (300)	$ 383,998		$ (276)	$ 646,825	$ (262,827)
Enterprise Fund Capital (301)	$ 2,105,876		$ 1,593,013	$ 365,567	$ 1,740,309
Pelican Preserve Capital Fund (302)	$ -		$ -	$ -	$ -
General Fund 2023-1 Bonds (307)	$ 7,179,572		$ (960,553)	$ 7,915,563	$ (735,991)
Pelican Preserve 2023-2 Bonds (308)	$ 585,215		$ (124,657)	$ 476,214	$ 109,001
Enterprise Fund 2023-1 Bonds (309)	$ 1,780,633		$ (6,579)	$ 2,018,443	$ (237,810)
Total Current Assets	**$ 33,720,685**	**$ 12,791,738**	**$ (1,194,493)**	**$ 34,804,612**	**$ (1,083,927)**

GSCDD Total Revenue

Account Description	Annual Budget	YTD Actual	Variance Bud vs Act	% of Budget	Change from Last Month	Prev YTD	Change from Last Year
General Fund (001)	$ 6,128,170	$ 5,649,606	$ (478,564)	92.2%	$ 46,968	$ 5,399,664	$ 249,942
Pelican Preserve (002)	$ 3,586,469	$ 3,544,945	$ (41,524)	98.8%	$ 21,123	$ 3,220,533	$ 324,412
Towne Lakes (005)	$ -	$ 885	$ 885	n/a	$ 53	$ 10,001	$ (9,116)
Lake Bank Restoration (006)	$ -	$ -	$ -	n/a	$ -	$ -	$ -
General Fund Capital (300)	$ -	$ 32	$ 32	n/a	$ 3	$ 39	$ (7)
Enterprise Fund Capital (301)	$ 4,635,405	$ -	$ (4,635,405)	0.0%	$ -	$ -	$ -
Pelican Preserve Capital Fund (302)	$ -	$ -	$ -	n/a	$ -	$ 2,498	$ (2,498)
General Fund 2023-1 Bonds (307)	$ 489,702	$ 260,831	$ (228,871)	53.3%	$ 17,703	$ 259,873	$ 958
Pelican Preserve 2023-2 Bonds (308)	$ -	$ 8,350	$ 8,350	n/a	$ 627	$ 15,580	$ (7,230)
Enterprise Fund 2023-1 Bonds (309)	$ -	$ 38,517	$ 38,517	n/a	$ 2,822	$ 67,766	$ (29,249)
Enterprise Fund (400)	$ 12,866,405	$ 6,688,785	$ (6,177,620)	52.0%	$ 674,742	$ 6,357,204	$ 331,581
Total Revenue	**$ 27,706,151**	**$ 16,192,469**	**$ (5,336,062)**	**58.4%**	**$ 764,041**	**$ 15,679,516**	**$ 512,953**

GSCDD Total Expenses

Account Description	Annual Budget	YTD Actual	Remaining Balance	% of Budget Remaining	Change from Last Month	Prev YTD	Change from Last Year
General Fund (001)	$ 10,767,499	$ 3,013,193	$ 7,754,306	72.0%	$ 370,372	$ 2,945,729	$ 67,464
Pelican Preserve (002)	$ 4,756,269	$ 2,131,850	$ 2,624,419	55.2%	$ 241,473	$ 2,321,491	$ (189,641)
Towne Lakes (005)	$ 8,100	$ 80,885	$ (72,785)	-898.6%	$ 3,659	$ 5,424	$ 75,461
Lake Bank Restoration (006)	$ 1,000,000	$ 1,103,649	$ (103,649)	-10.4%	$ (570,388)	$ 3,296,183	$ (2,192,534)
General Fund Capital (300)	$ 261,500	$ 263,309	$ (1,809)	-0.7%	$ 51,579	$ 275,330	$ (12,021)
Enterprise Fund Capital (301)	$ 15,693,474	$ 5,326,815	$ 10,366,659	66.1%	$ 2,267,748	$ 4,673,712	$ 653,103
Pelican Preserve Capital Fund (302)	$ -	$ -	$ -	n/a	$ -	$ -	$ -
General Fund 2023-1 Bonds (307)	$ 9,521,830	$ 2,183,739	$ 7,338,091	77.1%	$ 310,156	$ 598,628	$ 1,585,111
Pelican Preserve 2023-2 Bonds (308)	$ 961,011	$ 309,714	$ 651,297	67.8%	$ 30,791	$ 45,086	$ 264,628
Enterprise Fund 2023-1 Bonds (309)	$ 4,049,974	$ 1,305,218	$ 2,744,756	67.8%	$ 129,764	$ 157,099	$ 1,148,119
Enterprise Fund (400)	$ 6,637,029	$ 3,873,235	$ 2,763,794	41.6%	$ 423,217	$ 3,770,753	$ 102,482
Total Expenses	**$ 53,656,686**	**$ 19,591,607**	**$ 31,301,285**	**58.3%**	**$ 3,258,371**	**$ 18,353,309**	**$ 1,238,298**

June Financials

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Gateway Services Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



Gateway Services
Community Development District

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Gateway Services Community Development District

Balance Sheet

June 30, 2026

Account Description	General Fund	Pelican Preserve Fund	Towne Lakes Fund	Lake Bank Restoration Fund	Total
Assets					
Current Assets					
Cash In Bank	$ 5,351,217	$ 174	$ 21,661	$ -	$ 5,373,052
Cash On Hand/Petty Cash	2,000	-	-	-	2,000
Equity in Pooled Cash	1,481,628	-	-	-	1,481,628
Due From Other Gov'tl Units	-	-	-	1,669,522	1,669,522
Investments:					
Brokerage Investment Account	280	310	-	-	590
ICS	128	490	-	-	618
Money Market Account	87	262,881	-	-	262,968
Treasury Bills (5 Months)	299,669	300,649	-	-	600,318
Treasury Bills (6 Months)	1,548,769	4,599,431	-	-	6,148,200
Utility Deposits - TECO	375	-	-	-	375
Total Current Assets	8,684,153	5,163,935	21,661	1,669,522	15,539,271
Total Assets	**$ 8,684,153**	**$ 5,163,935**	**$ 21,661**	**$ 1,669,522**	**$ 15,539,271**
Liabilities					
Current Liabilities					
Accounts Payable	$ 228,362	$ 96,454	$ 2,750	$ 63,648	$ 391,214
Accrued Expenses	29,283	9,360	-	-	38,643
Credit Card Payable	3,232	9,549	-	-	12,781
Due To Other Gov'tl Units	1,030	719	2	-	1,751
Sales Tax Payable	9	-	-	-	9
Accrued FSA Payable	10,213	3,666	-	-	13,879
Deposits	43,072	-	-	-	43,072
Due To Other Funds	616,435	93,900	2,973	1,605,874	2,319,182
Total Current Liabilities	931,636	213,648	5,725	1,669,522	2,820,531
Total Liabilities	**931,636**	**213,648**	**5,725**	**1,669,522**	**2,820,531**
Fund Balances / Retained Earnings					
Nonspendable:					
Deposits	375	-	-	-	375
Committed to:					
Emergency Reserve Fund	700,000	-	-	-	700,000
Assigned to:					
Reserves - Capital	-	2,336,300	-	-	2,336,300
Reserves - Emergency	-	100,000	-	-	100,000
Reserves - Landscape	-	405,934	-	-	405,934
Reserves - Safety & Security	-	291,340	-	-	291,340
Reserves - Ponds	-	16,745	-	-	16,745
Unassigned:	7,052,142	1,799,968	15,936	-	8,868,046
Total Fund Bal. / Ret. Earnings	**$ 7,752,517**	**$ 4,950,287**	**$ 15,936**	**$ -**	**$ 12,718,740**
Total Liab. & Fund Bal. / Ret. Earnings	**$ 8,684,153**	**$ 5,163,935**	**$ 21,661**	**$ 1,669,522**	**$ 15,539,271**

Gateway Services Community Development District

Balance Sheet

June 30, 2026

Account Description	Series 2017 Debt Service Fund (Srl)	Series 2023-1 Debt Service Fund (Gw)	Series 2023-2 Debt Service Fund (Pp)	Total
Assets				
Current Assets				
Cash In Bank	$ 69	$ -	$ -	$ 69
Investments:				
ICS	609	-	-	609
Money Market Account	83,028	-	-	83,028
SRL Account	833,293	-	-	833,293
SRL Reserve Account	561,166	-	-	561,166
Interest Account	-	43	4	47
Revenue Fund	-	404,520	51,662	456,182
Sinking fund	-	80	8	88
Total Current Assets	1,478,165	404,643	51,674	1,934,482
Total Assets	**$ 1,478,165**	**$ 404,643**	**$ 51,674**	**$ 1,934,482**
Liabilities				
Current Liabilities				
Accounts Payable	$ -	$ -	$ -	$ -
Due To Other Gov'tl Units	132	-	-	132
Total Current Liabilities	132	-	-	132
Total Liabilities	**132**	**-**	**-**	**132**
Fund Balances / Retained Earnings				
Fund Balances				
Restricted for:				
Debt Service	1,478,033	404,643	51,674	1,934,350
Total Fund Bal. / Ret. Earnings	**$ 1,478,033**	**$ 404,643**	**$ 51,674**	**$ 1,934,350**
Total Liab. & Fund Bal. / Ret. Earnings	**$ 1,478,165**	**$ 404,643**	**$ 51,674**	**$ 1,934,482**

Gateway Services Community Development District

Balance Sheet

June 30, 2026

Account Description	Capital Projects - General Fund	Capital Projects - Enterprise Fund	Series 2023-1 Capital Projects Fund (Gw)	Series 2023-2 Capital Projects Fund (Pp)	Series 2023-1 Capital Projects Fund (Enterprise)	Enterprise Fund	Total
Assets							
Current Assets							
Cash In Bank	$ 1,429	$ -	$ -	$ -	$ -	$ 719,083	$ 720,512
Equity in Pooled Cash	(1,561,265)	2,105,876	-	-	(84,080)	(1,942,160)	(1,481,629)
Connection Fees Receivable	-	-	-	-	-	85,202	85,202
Allow-Doubtful Collections	-	-	-	-	-	(85,202)	(85,202)
Due From Other Funds	1,943,834	-	-	-	-	534,153	2,477,987
Investments:							
Brokerage Investment Account	-	-	-	-	-	315	315
ICS	-	-	-	-	-	460	460
Money Market Account	-	-	-	-	-	1,683,014	1,683,014
SRL Account	-	-	-	-	-	47,533	47,533
Acquisition & Construction Account	-	-	7,179,572	585,215	-	-	7,764,787
Construction Fund A	-	-	-	-	1,864,713	-	1,864,713
Interest Account	-	-	-	-	-	2,258	2,258
Sinking fund	-	-	-	-	-	13	13
Suboordinate Ob Debt Service	-	-	-	-	-	64,789	64,789
Treasury Bills (6 Months)	-	-	-	-	-	3,980,662	3,980,662
Accrued Revenue	-	-	-	-	-	1,056,000	1,056,000
Total Current Assets	383,998	2,105,876	7,179,572	585,215	1,780,633	6,146,120	18,181,414
Noncurrent Assets							
Fixed Assets							
Water Sewer Lines	-	-	-	-	-	32,180,201	32,180,201
Accum Depr - Wtr Swr Lines	-	-	-	-	-	(16,353,794)	(16,353,794)
Plant & Equipment	-	-	-	-	-	3,257,241	3,257,241
Accum Depr - Plant and Equip	-	-	-	-	-	(1,438,056)	(1,438,056)
Infrastructure	-	-	-	-	-	1,374,464	1,374,464
Accum Depr - Infrastructure	-	-	-	-	-	(160,538)	(160,538)
Meters	-	-	-	-	-	355,395	355,395
Accum Depr - Meters	-	-	-	-	-	(335,354)	(335,354)
Equipment and Furniture	-	-	-	-	-	3,077,046	3,077,046
Accum Depr - Equip/Furniture	-	-	-	-	-	(2,115,762)	(2,115,762)
Construction Work In Process	-	-	-	-	-	9,012,150	9,012,150
Total Noncurrent Assets	-	-	-	-	-	28,852,993	28,852,993
Total Assets	**$ 383,998**	**$ 2,105,876**	**$ 7,179,572**	**$ 585,215**	**$ 1,780,633**	**$ 34,999,113**	**$ 47,034,407**

Gateway Services Community Development District

Balance Sheet

June 30, 2026

Account Description	Capital Projects - General Fund	Capital Projects - Enterprise Fund	Series 2023-1 Capital Projects Fund (Gw)	Series 2023-2 Capital Projects Fund (Pp)	Series 2023-1 Capital Projects Fund (Enterprise)	Enterprise Fund	Total
Liabilities							
Current Liabilities							
Accounts Payable	$ 51,620	$ 2,105,876	$ 309,693	$ 30,792	$ 129,765	$ 282,690	$ 2,910,436
Accrued Expenses	-	-	-	-	-	160,661	160,661
Credit Card Payable	-	-	721	-	-	14,951	15,672
Accrued Interest Payable	-	-	-	-	-	1,523	1,523
Accrued Vacation	-	-	-	-	-	72,776	72,776
Accrued FSA Payable	-	-	-	-	-	2,589	2,589
Deposits	-	-	-	-	-	325,139	325,139
Deferred Revenue	-	-	-	-	-	4,791	4,791
Due To Other Funds	-	-	119,817	33,194	5,795	-	158,806
Total Current Liabilities	51,620	2,105,876	430,231	63,986	135,560	865,120	3,652,393
Long-Term Liabilities							
Note Payable (SRF)	-	-	-	-	-	1,426,459	1,426,459
Notes Payable-LT	-	-	-	-	-	65,500	65,500
Total Long-Term Liabilities	-	-	-	-	-	1,491,959	1,491,959
Total Liabilities	**51,620**	**2,105,876**	**430,231**	**63,986**	**135,560**	**2,357,079**	**5,144,352**
Fund Balances / Retained Earnings							
Fund Balances							
Restricted for:							
Capital Projects	332,378	-	6,749,341	521,229	1,645,073	-	9,248,021
Net Assets							
Invested in capital assets, net of related debt	-	-	-	-	-	28,787,493	28,787,493
Restricted for Debt Service	-	-	-	-	-	65,536	65,536
Restricted for Infrastructure Expansion	-	-	-	-	-	3,139,368	3,139,368
Reserved for Maintenance (R&R)	-	-	-	-	-	991,751	991,751
Unrestricted/Unreserved	-	-	-	-	-	(342,114)	(342,114)
Total Fund Bal. / Ret. Earnings	**$ 332,378**	**$ -**	**$ 6,749,341**	**$ 521,229**	**$ 1,645,073**	**$ 32,642,034**	**$ 41,890,055**
Total Liab. & Fund Bal. / Ret. Earnings	**$ 383,998**	**$ 2,105,876**	**$ 7,179,572**	**$ 585,215**	**$ 1,780,633**	**$ 34,999,113**	**$ 47,034,407**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	5,462,939	5,393,314	(69,625)	98.7%	5,172,727	220,587
Special Assmnts- Discounts	(218,518)	(199,565)	18,953	91.3%	(190,907)	(8,659)
Soccer Park Use	150,000	161,672	11,672	107.8%	165,569	(3,898)
Dog Park Revenue	7,000	7,254	254	103.6%	5,939	1,314
Other Miscellaneous Revenues	62,047	29,906	(32,141)	48.2%	6,201	23,705
Interest - Investments	175,000	202,801	27,801	115.9%	193,402	9,399
Impact Fee	489,702	-	(489,702)	0.0%	-	-
Stormwater/Road Review Fees	-	24,015	24,015	n/a	19,173	4,842
Insurance Reimbursements	-	5,210	5,210	n/a	22,259	(17,049)
Donations	-	25,000	25,000	n/a	5,300	19,700
TOTAL REVENUE	**6,128,170**	**5,649,606**	**(478,565)**	**92.2%**	**5,399,664**	**249,942**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	8,000	5,800	2,200	72.5%	5,076	(724)
Payroll - Taxes	612	444	168	72.5%	388	(55)
Attorney Fees	15,000	19,316	(4,316)	128.8%	19,771	454
Engineering Fees	11,667	5,919	5,748	50.7%	10,382	4,463
Management & Accounting Services	18,667	13,353	5,314	71.5%	5,798	(7,554)
Auditing Services	9,333	9,240	93	99.0%	4,994	(4,246)
Public Officials Insurance	4,375	2,190	2,185	50.1%	3,373	1,183
Legal Advertising	5,000	477	4,523	9.5%	1,759	1,282
Dues, Licenses, Subscriptions	5,000	270	4,730	5.4%	270	0
Total Administrative	**77,654**	**57,010**	**20,644**	**73.4%**	**51,811**	**(5,199)**
Operational Admin Services						
Payroll - Salaries	610,344	375,896	234,448	61.6%	169,274	(206,622)
Payroll - Overtime	667	1,451	(784)	217.5%	342	(1,109)
Payroll - Market Adjustments	20,011	-	20,011	0.0%	-	-
Payroll - PTO buyout	30,551	7,219	23,332	23.6%	5,603	(1,616)
Payroll - Processing Fee	4,000	4,044	(44)	101.1%	3,150	(894)
Payroll - Bonus	11,667	3,318	8,349	28.4%	3,302	(16)
Payroll - Taxes	51,503	28,743	22,760	55.8%	13,838	(14,905)
Retirement Benefits	33,662	8,014	25,648	23.8%	5,402	(2,612)
Health and Life Insurance	107,117	60,407	46,710	56.4%	23,858	(36,550)
Workers' Compensation	14,045	8,418	5,627	59.9%	2,390	(6,028)
Professional Fees	6,667	4,055	2,612	60.8%	614	(3,441)
Professional Fees - HR Fees	3,000	45	2,955	1.5%	1,756	1,711
Telephone/Fax/Internet Services	900	1,111	(211)	123.5%	666	(445)
Postage	333	137	196	41.1%	101	(36)
Cellular Service	7,667	5,148	2,519	67.1%	4,287	(861)
Internet Fiber Service	2,000	801	1,199	40.0%	877	76
Utilities - Lift Stations	500	318	182	63.6%	140	(178)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Building Utilities-Electricity	5,333	3,674	1,659	68.9%	2,702	(971)
Building Utilities-Water/Sewer	2,000	1,237	763	61.9%	956	(281)
Building Utilities-Other	3,333	1,160	2,173	34.8%	1,648	488
Rentals & Leases	2,333	1,303	1,030	55.9%	1,091	(213)
Admin Office Rent Expense	10,333	8,329	2,004	80.6%	5,800	(2,529)
Insurance (Liab,Auto,Property)	66,667	33,397	33,270	50.1%	40,288	6,891
Vehicle Maintenance	7,333	10,000	(2,667)	136.4%	7,305	(2,694)
License Plate Readers	-	-	-	n/a	7,101	7,101
R&M - Building	13,333	4,308	9,025	32.3%	4,237	(71)
Printing	500	-	500	0.0%	-	-
Marketing Expenses	3,333	345	2,988	10.3%	74	(270)
Meeting Minutes Prep	3,667	1,401	2,266	38.2%	764	(637)
Website & Newsletter	1,667	-	1,667	0.0%	-	-
Team Events	1,667	1,286	381	77.1%	862	(423)
Safety Training	-	-	-	n/a	7	7
Computer Support	35,000	27,462	7,538	78.5%	17,090	(10,372)
Agenda & Document Hosting	2,167	134	2,033	6.2%	830	696
Office Supplies	667	342	325	51.3%	353	11
Computer Equipment & Peripherals	13,333	4,514	8,819	33.9%	4,669	155
Vehicle Operations	15,000	11,591	3,409	77.3%	6,293	(5,298)
Emergency Supplies	1,333	32	1,301	2.4%	27	(5)
Education / Training	3,333	563	2,770	16.9%	1,455	892
Software License Fees & Renewals	17,833	20,279	(2,446)	113.7%	14,081	(6,198)
Dues, Licenses, Subscriptions	2,000	782	1,218	39.1%	1,093	311
Capital Projects Reserve	62,047	-	62,047	0.0%	-	-
Admin Building O&M	60,333	-	60,333	0.0%	6	6
Microsoft Dynamics Business Central	-	-	-	n/a	5,082	5,082
GIS Mapping	19,667	11,479	8,188	58.4%	-	(11,479)
Operating Supplies	5,000	2,394	2,606	47.9%	1,480	(915)
Total Oper. Admin Services	**1,263,846**	**655,137**	**608,709**	**51.8%**	**360,894**	**(294,243)**
Public Safety Services						
Contr Svcs - Police Patrol	25,000	13,611	11,389	54.4%	14,512	901
Total Public Safety Services	**25,000**	**13,611**	**11,389**	**54.4%**	**14,512**	**901**
Landscape Services						
Payroll - Salaries	-	-	-	n/a	9,120	9,120
Payroll - Overtime	-	-	-	n/a	0	0
Payroll - PTO buyout	-	-	-	n/a	1,227	1,227
Payroll - Taxes	-	-	-	n/a	787	787
Retirement Benefits	-	-	-	n/a	208	208
Health and Life Insurance	-	-	-	n/a	801	801
Workers' Compensation	-	-	-	n/a	1,354	1,354
Contr Svsc - Landscaping	1,157,500	687,850	469,650	59.4%	527,196	(160,655)
Utility Fees	120,000	104,457	15,543	87.0%	88,774	(15,683)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
R&M-Other Landscape	-	-	-	n/a	18,163	18,163
Tree Trimming Services	156,500	78,515	77,985	50.2%	53,434	(25,081)
Tree Replacement Program	55,000	1,390	53,611	2.5%	3,344	1,955
Landscape - Mulch	135,000	89,351	45,649	66.2%	111,963	22,612
Plant Replacement Program	135,000	29,423	105,577	21.8%	47,261	17,839
R&M - Landscaping Irrigation	30,000	65,037	(35,037)	216.8%	28,325	(36,712)
Licenses, Training	2,000	-	2,000	0.0%	-	-
Total Landscape Services	**1,791,000**	**1,056,023**	**734,977**	**59.0%**	**891,958**	**(164,065)**
Waterway Management Services						
Payroll - Salaries	-	-	-	n/a	84,478	84,478
Payroll - Overtime	-	-	-	n/a	408	408
Payroll - PTO buyout	-	-	-	n/a	2,256	2,256
Payroll - Taxes	-	-	-	n/a	6,883	6,883
Retirement Benefits	-	-	-	n/a	2,990	2,990
Health and Life Insurance	-	-	-	n/a	13,207	13,207
Workers' Compensation	-	-	-	n/a	1,398	1,398
Attorney Fees	10,000	14,438	(4,438)	144.4%	11,283	(3,155)
Engineering Fees	15,000	1,080	13,920	7.2%	-	(1,080)
Cell Service for Data Loggers	4,500	-	4,500	0.0%	-	-
Utilities - Aerators	20,000	19,591	409	98.0%	17,794	(1,797)
Stock Fish	10,000	-	10,000	0.0%	-	-
R&M-Fountain	-	164	(164)	n/a	6,045	5,882
Shared Flowway Maintenance	17,287	-	17,287	0.0%	-	-
Lake Maintenance	180,000	132,648	47,352	73.7%	113,346	(19,302)
Tools and Equipment	10,000	9,175	825	91.8%	-	(9,175)
Wetland Maintenance	111,000	83,464	27,536	75.2%	55,661	(27,804)
Wetland Plantings	15,000	-	15,000	0.0%	1,845	1,845
R&M - Aerators	50,000	23,581	26,419	47.2%	35,496	11,914
Littoral Restoration	25,000	-	25,000	0.0%	11,735	11,735
Stormwater System-Pipe & Catch Basin Clng	-	-	-	n/a	31,822	31,822
Wetlands - Surveying, Encroachments, Dispo	2,000	490	1,510	24.5%	-	(490)
Stormwater Basin/Valley Gutter Repair	-	-	-	n/a	3,353	3,353
Maintenance for Data Loggers	48,000	13,525	34,475	28.2%	18,104	4,579
Water Quality Testing & Supplies	25,000	18,850	6,150	75.4%	18,093	(757)
Drone Equipment & Training	15,000	14,000	1,000	93.3%	-	(14,000)
NPDES Compliance	600	560	40	93.3%	560	-
Licenses, Training	2,500	294	2,206	11.8%	-	(294)
Capital Projects	23,500	-	23,500	0.0%	-	-
Capital Projects Reserve	48,099	-	48,099	0.0%	-	-
Total Waterway Mgmt Services	**632,486**	**331,862**	**300,624**	**52.5%**	**436,757**	**104,895**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Parks & Recreation						
Payroll - Salaries	245,490	134,200	111,290	54.7%	114,091	(20,109)
Payroll - Overtime	2,455	262	2,193	10.7%	598	337
Payroll - Market Adjustments	8,049	-	8,049	0.0%	-	-
Payroll - PTO buyout	12,274	2,487	9,787	20.3%	1,794	(693)
Payroll - Taxes	20,523	10,360	10,163	50.5%	9,030	(1,331)
Retirement Benefits	13,413	2,463	10,950	18.4%	2,504	41
Health and Life Insurance	21,235	17,534	3,701	82.6%	19,502	1,968
Workers' Compensation	7,420	4,447	2,973	59.9%	2,349	(2,099)
Attorney Fees	2,500	7,634	(5,134)	305.4%	-	(7,634)
Contr Svcs - Security Services	55,000	-	55,000	0.0%	-	-
Contr Svsc - Landscaping	210,000	143,333	66,667	68.3%	166,801	23,467
Utility - Trash Removal	5,600	5,895	(295)	105.3%	459	(5,436)
Utility - Irrigation	23,000	27,481	(4,481)	119.5%	17,219	(10,262)
Utility - Electric	26,000	15,245	10,755	58.6%	15,538	293
R&M Fun Park	18,000	6,596	11,404	36.6%	9,000	2,404
R&M-Irrigation	20,000	19,202	798	96.0%	15,342	(3,860)
R&M-Signage	7,500	861	6,639	11.5%	3,738	2,877
Tools and Equipment	5,000	1,578	3,422	31.6%	555	(1,023)
Maintenance & Repairs	90,000	54,094	35,906	60.1%	67,390	13,295
Sod Installation-Dog Park	20,000	-	20,000	0.0%	13	13
Sod Replacement-Soccer Field	70,000	35,709	34,291	51.0%	16,304	(19,405)
District Events	50,000	27,634	22,366	55.3%	40,243	12,609
Meeting Minutes Prep	3,000	729	2,271	24.3%	236	(493)
Holiday Lighting & Decorations	15,000	17,500	(2,500)	116.7%	25,000	7,500
Team Uniforms	1,000	1,077	(77)	107.7%	-	(1,077)
Education / Training	2,500	814	1,686	32.6%	-	(814)
Capital Projects	208,000	-	208,000	0.0%	-	-
Capital Projects Reserve	56,745	-	56,745	0.0%	-	-
Commons Park O&M	300,000	-	300,000	0.0%	-	-
Total Parks & Recreation	**1,519,704**	**537,135**	**982,569**	**35.3%**	**527,704**	**(9,431)**
Public Works						
Payroll - Salaries	-	-	-	n/a	167,478	167,478
Payroll - Overtime	-	-	-	n/a	353	353
Payroll - PTO buyout	-	-	-	n/a	11,263	11,263
Payroll - Taxes	-	-	-	n/a	13,717	13,717
Retirement Benefits	-	-	-	n/a	3,325	3,325
Health and Life Insurance	-	-	-	n/a	30,256	30,256
Workers' Compensation	-	-	-	n/a	3,396	3,396
Attorney Fees	5,000	1,131	3,869	22.6%	1,891	760
Engineering Fees	15,000	-	15,000	0.0%	-	-
Electricity - Fountain	9,500	6,556	2,944	69.0%	5,782	(774)
FPL Expenses- Streetlights	100,000	175,038	(75,038)	175.0%	75,099	(99,940)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
R&M-Signage	7,500	9,506	(2,006)	126.8%	21,605	12,098
Tools and Equipment	10,000	9,473	527	94.7%	4,879	(4,594)
Street Sweeping Services	11,000	2,446	8,554	22.2%	7,405	4,960
Griffin Roundabout Fountain R&M	6,000	1,064	4,936	17.7%	-	(1,064)
License Plate Readers	-	3,000	(3,000)	n/a	-	(3,000)
Safety Equipment	4,000	1,035	2,965	25.9%	2,562	1,527
Team Uniforms	5,200	1,823	3,377	35.1%	3,565	1,742
Education / Training	4,000	932	3,068	23.3%	1,515	583
Capital Projects	30,000	-	30,000	0.0%	-	-
Capital Projects Reserve	112,109	-	112,109	0.0%	-	-
R&M Streetlights	10,000	-	10,000	0.0%	-	-
Total Public Works	**329,309**	**212,005**	**117,304**	**64.4%**	**354,092**	**142,087**
Swimming Pool						
Payroll - Salaries	-	-	-	n/a	85,588	85,588
Payroll - Overtime	-	-	-	n/a	1,144	1,144
Payroll - PTO buyout	-	-	-	n/a	1,045	1,045
Payroll - Taxes	-	-	-	n/a	6,799	6,799
Retirement Benefits	-	-	-	n/a	1,261	1,261
Health and Life Insurance	-	-	-	n/a	7,608	7,608
Workers' Compensation	-	-	-	n/a	3,022	3,022
Attorney Fees	2,500	-	2,500	0.0%	-	-
Contr Svsc - Landscaping	40,700	28,814	11,886	70.8%	28,373	(441)
Telephone/Fax/Internet Services	1,600	1,052	548	65.8%	1,427	375
Utility - Trash Removal	4,000	2,021	1,979	50.5%	2,333	313
Utility - Irrigation	14,000	16,170	(2,170)	115.5%	12,091	(4,079)
Utility - Electric	12,000	9,223	2,777	76.9%	8,750	(472)
Propane /Natural Gas	20,000	16,723	3,277	83.6%	15,326	(1,397)
Maintenance & Repairs	75,000	59,787	15,213	79.7%	42,974	(16,813)
Total Swimming Pool	**169,800**	**133,790**	**36,010**	**78.8%**	**217,741**	**83,951**
Other Fees & Charges						
ProfServ-Trustee Fees	7,000	3,500	3,500	50.0%	3,500	-
ProfServ-Assessment Methodology	-	-	-	n/a	36,569	36,569
Misc-Assessment Collection Cost	12,670	11,588	1,082	91.5%	11,625	38
Misc. Contingency	40,000	489	39,511	1.2%	34,084	33,595
Misc - Board/Resident Requests	-	-	-	n/a	4,482	4,482
Main District Building Construction	2,234,576	-	2,234,576	0.0%	-	-
Gateway Commons Construction	3,952,331	1,043	3,951,288	0.0%	-	(1,043)
Total Other Fees & Charges	**6,246,577**	**16,619**	**6,229,958**	**0.3%**	**90,260**	**73,641**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - (001)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
TOTAL REVENUES	**6,128,170**	**5,649,606**	**(478,565)**	**92.2%**	**5,399,664**	**249,942**
TOTAL EXPENDITURES	**12,055,376**	**3,013,193**	**9,042,183**	**25.0%**	**2,945,729**	**(67,463)**
Revenue Over (Under) Expenditures	(5,927,206)	2,636,413	8,563,619		2,453,934	182,479
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	632	632	n/a	152,770	(152,137)
Use of Series 2023-1 Bond Proceeds	2,905,248	-	(2,905,248)	0.0%	-	-
Use of Fund Balance	1,734,080	-	(1,734,080)	0.0%	-	-
Operating Transfers-Out	-	(2,136,855)	(2,136,855)	n/a	-	(2,136,855)
TOTAL OTHER SOURCES (USES)	**4,639,328**	**(2,136,223)**	**(6,775,551)**	**-46.0%**	**152,770**	**(2,288,992)**
Net change in Fund Balance	-	500,190	500,190	n/a	2,606,704	(2,106,514)
Fund balance as of Oct 01		7,252,327			5,499,303	1,753,024
Fund Balance as of Jun 30		**$ 7,752,517**			**$ 8,106,007**	**$ (353,490)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Pelican Preserve (002)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	3,631,739	3,585,203	(46,536)	98.7%	3,197,501	387,702
Special Assmnts- Delinquent	-	124	124	n/a	-	124
Special Assmnts- Discounts	(145,270)	(132,661)	12,609	91.3%	(118,008)	(14,653)
Interest - Investments	100,000	90,850	(9,150)	90.8%	130,490	(39,640)
Settlements	-	-	-	n/a	10,000	(10,000)
Insurance Reimbursements	-	1,429	1,429	n/a	550	879
TOTAL REVENUE	**3,586,469**	**3,544,945**	**(41,524)**	**98.8%**	**3,220,533**	**324,412**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	3,999	2,900	1,099	72.5%	2,632	(268)
Payroll - Taxes	306	222	84	72.5%	201	(20)
Attorney Fees	7,500	9,951	(2,451)	132.7%	9,412	(539)
Engineering Fees	5,833	3,049	2,784	52.3%	5,383	2,334
Management & Accounting Services	9,333	6,879	2,454	73.7%	4,201	(2,678)
Auditing Services	4,667	4,760	(93)	102.0%	2,589	(2,171)
Public Officials Insurance	2,188	1,095	1,093	50.1%	1,749	654
Legal Advertising	2,500	246	2,254	9.8%	811	565
Dues, Licenses, Subscriptions	2,500	139	2,361	5.6%	140	1
Total Administrative	**38,826**	**29,241**	**9,585**	**75.3%**	**27,119**	**(2,122)**
Operational Admin Services						
Payroll - Salaries	305,172	187,948	117,224	61.6%	83,192	(104,756)
Payroll - Overtime	333	725	(392)	217.8%	281	(445)
Payroll - Market Adjustments	10,006	-	10,006	0.0%	-	-
Payroll - PTO buyout	15,275	3,609	11,666	23.6%	4,074	465
Payroll - Processing Fee	2,000	1,736	264	86.8%	1,633	(103)
Payroll - Bonus	5,833	1,709	4,124	29.3%	1,712	3
Payroll - Taxes	25,751	14,372	11,379	55.8%	6,875	(7,496)
Retirement Benefits	16,831	4,007	12,824	23.8%	2,843	(1,164)
Health and Life Insurance	53,559	26,253	27,306	49.0%	10,688	(15,564)
Workers' Compensation	7,022	4,209	2,813	59.9%	1,232	(2,976)
Professional Fees	3,333	2,097	1,236	62.9%	318	(1,779)
Professional Fees - HR Fees	1,500	23	1,477	1.5%	910	887
Telephone/Fax/Internet Services	450	572	(122)	127.2%	345	(227)
Postage	167	54	113	32.6%	53	(2)
Cellular Service	3,833	2,652	1,181	69.2%	2,182	(470)
Internet Fiber Service	1,000	412	588	41.2%	297	(115)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Pelican Preserve (002)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Utilities - Lift Stations	250	164	86	65.6%	73	(91)
Building Utilities-Electricity	2,667	1,894	773	71.0%	1,402	(492)
Building Utilities-Water/Sewer	1,000	637	363	63.7%	496	(142)
Building Utilities-Other	1,667	598	1,070	35.8%	616	19
Rentals & Leases	1,167	654	513	56.1%	587	(67)
Admin Office Rent Expense	5,167	4,291	876	83.0%	3,007	(1,283)
Insurance (Liab,Auto,Property)	33,333	3,527	29,806	10.6%	20,890	17,363
Vehicle Maintenance	3,667	5,112	(1,445)	139.4%	2,568	(2,544)
License Plate Readers	-	-	-	n/a	3,682	3,682
R&M - Building	6,667	2,219	4,448	33.3%	2,183	(37)
Printing	250	-	250	0.0%	-	-
Marketing Expenses	1,667	178	1,490	10.6%	25	(153)
Meeting Minutes Prep	1,833	722	1,111	39.4%	139	(583)
Website & Newsletter	833	-	833	0.0%	-	-
Team Events	833	662	171	79.5%	447	(215)
Safety Training	-	-	-	n/a	4	4
Computer Support	17,500	14,083	3,417	80.5%	8,862	(5,221)
Agenda & Document Hosting	1,083	69	1,014	6.4%	430	362
Office Supplies	333	170	163	51.0%	183	14
Computer Equipment & Peripherals	6,667	2,325	4,342	34.9%	2,421	96
Operating Supplies	2,500	1,233	1,267	49.3%	767	(466)
Vehicle Operations	7,500	5,914	1,586	78.9%	3,261	(2,653)
Emergency Supplies	667	16	651	2.5%	14	(2)
Education / Training	1,667	290	1,377	17.4%	754	464
Software License Fees & Renewals	8,917	10,447	(1,530)	117.2%	7,301	(3,146)
Dues, Licenses, Subscriptions	1,000	403	597	40.3%	567	164
Admin Building O&M	30,667	-	30,667	0.0%	3	3
Microsoft Dynamics Business Central	-	-	-	n/a	2,635	2,635
GIS Mapping	9,833	5,913	3,920	60.1%	-	(5,913)
Total Oper. Admin Services	**601,400**	**311,901**	**289,499**	**51.9%**	**179,953**	**(131,947)**
Operating Expenses						
Payroll - Salaries	-	-	-	n/a	59,713	59,713
Payroll - Overtime	-	-	-	n/a	191	191
Payroll - PTO buyout	-	-	-	n/a	2,146	2,146
Payroll - Taxes	-	-	-	n/a	4,664	4,664
Retirement Benefits	-	-	-	n/a	763	763
Health and Life Insurance	-	-	-	n/a	13,542	13,542
Workers' Compensation	-	-	-	n/a	1,793	1,793
ProfServ-Trustee Fees	-	-	-	n/a	3,500	3,500
Attorney Fees	20,000	5,827	14,173	29.1%	12,392	6,565
Professional Fees	-	-	-	n/a	13,421	13,421

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Pelican Preserve (002)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Engineering Fees	40,000	-	40,000	0.0%	2,136	2,136
FPL Expenses- Streetlights	-	-	-	n/a	73,468	73,468
Utility - Irrigation	12,000	9,340	2,660	77.8%	9,266	(74)
Electricity-Signs	7,200	1,754	5,446	24.4%	1,609	(145)
Vehicle Maintenance	2,500	-	2,500	0.0%	1,083	1,083
Tools and Equipment	4,000	851	3,149	21.3%	422	(429)
Meeting Minutes Prep	9,000	1,944	7,056	21.6%	1,467	(477)
Vehicle Operations	4,000	-	4,000	0.0%	633	633
Total Operating Expenses	**98,700**	**19,717**	**78,983**	**20.0%**	**202,207**	**182,491**
Safety & Security						
Contr Svcs - Security Services	350,000	260,367	89,633	74.4%	265,625	5,258
Contr Svcs - Police Patrol	15,000	12,288	2,713	81.9%	6,880	(5,408)
FPL Expenses- Streetlights	157,400	76,733	80,668	48.8%	-	(76,733)
Utilities - Gatehouse	10,500	4,154	6,346	39.6%	3,806	(347)
R&M-Sidewalks	40,000	1,070	38,930	2.7%	951	(119)
R&M-Signage	17,500	18,266	(766)	104.4%	2,647	(15,619)
R&M Roadway	30,000	30,337	(337)	101.1%	4,793	(25,545)
Safety & Security-Other	40,000	7,318	32,682	18.3%	6,487	(831)
Speed Monitoring Devices	-	27,715	(27,715)	n/a	-	(27,715)
Street Sweeping Services	9,000	4,349	4,651	48.3%	7,798	3,450
R&M - Gatehouse	63,000	39,022	23,978	61.9%	26,650	(12,372)
Speed Calming Devices	-	-	-	n/a	29,285	29,285
R&M Streetlights	70,000	147,700	(77,700)	211.0%	174,650	26,950
Cap Outlay - Vehicles	-	28,209	(28,209)	n/a	-	(28,209)
Cap Outlay-Roads	400,000	41,292	358,708	10.3%	157,804	116,512
GIS Web Portal	15,000	6,200	8,800	41.3%	14,538	8,338
Total Safety & Security	**1,217,400**	**705,018**	**512,382**	**57.9%**	**701,914**	**(3,105)**
Landscape Services						
Contr Svsc - Landscaping	388,447	284,812	103,635	73.3%	409,338	124,526
R&M-Other Landscape	30,000	36,022	(6,022)	120.1%	45,222	9,200
Plant Replacement Program	-	-	-	n/a	60,484	60,484
Annual Tree Trimming	144,000	112,126	31,874	77.9%	-	(112,126)
Monuments and Signs	15,000	4,608	10,392	30.7%	27,807	23,199
Tree/Sod Replacement	-	-	-	n/a	1,700	1,700
Landscape Replacement	85,000	29,108	55,892	34.2%	-	(29,108)
Shared Entry Feature	16,000	-	16,000	0.0%	-	-
Irrigation Maintenance	14,000	6,010	7,990	42.9%	8,360	2,349
Holiday Lighting & Decorations	25,000	25,000	-	100.0%	25,000	-
GIS Web Portal	15,000	11,368	3,632	75.8%	14,833	3,465
Total Landscape Services	**732,447**	**509,054**	**223,393**	**69.5%**	**592,744**	**83,690**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Pelican Preserve (002)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Waterway Management Services						
Contr Svcs - Lakes	135,000	87,143	47,857	64.6%	89,749	2,606
R&M-Stormwater System	10,000	-	10,000	0.0%	105,432	105,432
Basin 6 Flowway	12,000	-	12,000	0.0%	-	-
Shared Flowway Maintenance	8,218	6,135	2,083	74.7%	-	(6,135)
Fish Gate & Aerator Maint.	10,000	-	10,000	0.0%	-	-
Vine Control & Removal	10,000	-	10,000	0.0%	-	-
Littoral Restoration	40,000	985	39,015	2.5%	22,000	21,015
Pond Aeration	147,000	91,859	55,141	62.5%	101,969	10,110
R&M Drain Boxes	25,000	23,550	1,450	94.2%	-	(23,550)
Conservation & Wetlands	90,000	42,823	47,177	47.6%	50,169	7,346
Pond Bank Improvements	600,000	283,454	316,546	47.2%	222,552	(60,902)
GIS Web Portal	20,000	9,747	10,253	48.7%	17,086	7,340
Total Waterway Mgmt Services	**1,107,218**	**545,695**	**561,523**	**49.3%**	**608,956**	**63,262**
Other Fees & Charges						
ProfServ-Trustee Fees	3,500	3,500	-	100.0%	-	(3,500)
ProfServ-Assessment Methodology	-	-	-	n/a	1,411	1,411
Misc-Assessment Collection Cost	9,767	7,724	2,043	79.1%	7,186	(538)
Cap Outlay - Admin Bldg Construction	454,211	-	454,211	0.0%	-	-
Main District Building Construction	772,280	-	772,280	0.0%	-	-
Total Other Fees & Charges	**1,239,758**	**11,224**	**1,228,534**	**0.9%**	**8,597**	**(2,627)**
TOTAL REVENUES	**3,586,469**	**3,544,945**	**(41,524)**	**98.8%**	**3,220,533**	**324,412**
TOTAL EXPENDITURES	**5,035,749**	**2,131,850**	**2,903,899**	**42.3%**	**2,321,491**	**192,745**
Revenue Over (Under) Expenditures	(1,449,280)	1,413,095	2,862,375	**-97.5%**	899,042	517,158
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	-	-	n/a	233,920	(233,920)
Use of Series 2023-2 Bond Proceeds	506,800	-	(506,800)	0.0%	-	-
Use of Fund Balance	263,000	-	(263,000)	0.0%	-	-
Use of Cash Reserves	400,000	-	(400,000)	0.0%	-	-
Operating Transfers-Out	-	(542,480)	(542,480)	n/a	(962,874)	420,394
TOTAL OTHER SOURCES (USES)	**1,169,800**	**(542,480)**	**(1,712,280)**	**-46.4%**	**(728,954)**	**186,474**
Net change in Fund Balance	(279,480)	870,615	1,150,095	-311.5%	170,088	700,528
Fund balance as of Oct 01		4,079,673			4,507,959	(428,286)
Fund Balance as of Jun 30		**$ 4,950,288**			**$ 4,678,047**	**$ 272,241**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Stoneybrook (004)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	-	-	-	n/a	351,727	(351,727)
Special Assmnts- Discounts	-	-	-	n/a	(12,981)	12,981
Interest - Investments	517	518	1	100.2%	7,612	(7,094)
TOTAL REVENUE	**517**	**518**	**1**	**100.2%**	**346,358**	**(345,840)**
EXPENDITURES						
Operational Admin Services						
Payroll - Salaries	-	-	-	n/a	4,761	4,761
Payroll - Overtime	-	-	-	n/a	0	0
Payroll - PTO buyout	-	-	-	n/a	245	245
Payroll - Taxes	-	-	-	n/a	382	382
Retirement Benefits	-	-	-	n/a	250	250
Health and Life Insurance	-	-	-	n/a	895	895
Workers' Compensation	-	-	-	n/a	243	243
Attorney Fees	-	-	-	n/a	4,706	4,706
Total Oper. Admin Services	**-**	**-**	**-**	**n/a**	**11,481**	**11,481**
Public Safety Services						
Contr Svcs - Security Services	-	-	-	n/a	195,978	195,978
Utilities - Gatehouse	-	-	-	n/a	1,140	1,140
Total Public Safety Services	**-**	**-**	**-**	**n/a**	**197,118**	**197,118**
Public Works						
FPL Expenses- Streetlights	-	-	-	n/a	33,802	33,802
Total Public Works	**-**	**-**	**-**	**n/a**	**33,802**	**33,802**
Other Fees & Charges						
Misc-Assessment Collection Cost	-	-	-	n/a	790	790
O&M Reimbursement	-	-	-	n/a	5,566	5,566
Reserve - Capital Projects	-	-	-	n/a	4,765	4,765
Reserve - Gatehouse	-	-	-	n/a	10,352	10,352
Total Other Fees & Charges	**-**	**-**	**-**	**n/a**	**21,473**	**21,473**
TOTAL EXPENDITURES	**-**	**-**	**-**	**n/a**	**263,874**	**263,874**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Stoneybrook (004)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Revenue Over (Under) Expenditures	517	518	1	1.001547389	82,483	(81,966)
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	(632)	(632)	(0)	100.1%	-	(632)
TOTAL OTHER SOURCES (USES)	**(632)**	**(632)**	**(0)**	**100.1%**	**-**	**(632)**
Net change in Fund Balance	(115)	(115)	0	0.996521739	82,483	(82,598)
Fund balance as of Oct 01		115			156,322	(156,207)
Fund Balance as of Jun 30		**$ -**			**$ 238,805**	**$ (238,805)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Towne Lakes (005)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	-	-	-	n/a	7,550	(7,550)
Special Assmnts- Discounts	-	-	-	n/a	(279)	279
Interest - Investments	-	885	885	n/a	2,729	(1,844)
TOTAL REVENUE	**-**	**885**	**885**	**n/a**	**10,001**	**(9,116)**
EXPENDITURES						
Operational Admin Services						
Attorney Fees	100	-	100	0.0%	-	-
Misc-Assessment Collection Cost	50	-	50	0.0%	17	17
Total Oper. Admin Services	**150**	**-**	**150**	**0.0%**	**17**	**17**
Landscape Services						
Contractual Services	4,100	5,723	(1,623)	139.6%	1,982	(3,741)
Utility Fees	2,750	3,795	(1,045)	138.0%	3,425	(371)
Irrigation Maintenance	1,100	-	1,100	0.0%	-	-
Total Landscape Services	**7,950**	**9,518**	**(1,568)**	**119.7%**	**5,407**	**(4,112)**
Roadway Services						
Maintenance & Repairs	71,367	71,367	-	100.0%	-	(71,367)
Total Roadway Services	**71,367**	**71,367**	**-**	**100.0%**	**-**	**(71,367)**
TOTAL EXPENDITURES	**79,467**	**80,885**	**(1,418)**	**101.8%**	**5,424**	**(75,462)**
Revenue Over (Under) Expenditures	(79,467)	(80,001)	(534)	100.7%	4,577	(84,578)
Net change in Fund Balance	-	(80,001)	(80,001)	n/a	4,577	(84,578)
Fund balance as of Oct 01		95,936			93,017	2,919
Fund Balance as of Jun 30		**$ 15,936**			**$ 97,594**	**$ (81,658)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund - Lake Bank Restoration (006)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
TOTAL REVENUE	**-**	**-**	**-**	**n/a**	**-**	**-**
EXPENDITURES						
Waterway Mgmt Services						
Impr - Lake Bank Restoration	1,000,000	1,098,649	(98,649)	109.9%	3,296,183	2,197,534
Auditing Services	-	5,000	(5,000)	n/a	-	(5,000)
Total Waterway Mgmt Services	**1,000,000**	**1,103,649**	**(103,649)**	**110.4%**	**3,296,183**	**2,192,534**
TOTAL EXPENDITURES	**1,000,000**	**1,103,649**	**(103,649)**	**110.4%**	**3,296,183**	**2,192,534**
Revenue Over (Under) Expenditures	(1,000,000)	(1,103,649)	(103,649)	110.4%	(3,296,183)	2,192,534
OTHER FINANCING SOURCES (USES)						
Loan/Note Proceeds	1,000,000	2,116,262	1,116,262	211.6%	3,951,089	(1,834,827)
TOTAL OTHER SOURCES (USES)	**1,000,000**	**2,116,262**	**1,116,262**	**211.6%**	**3,951,089**	**(1,834,827)**
Net change in Fund Balance	-	1,012,613	1,012,613	n/a	654,906	357,707
Fund balance as of Oct 01		(1,012,614)			(654,906)	(357,707)
Fund Balance as of Jun 30		**$ (0)**			**$ 0**	**$ (0)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Debt Service Fund - Lake Bank Restoration (205)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	981,693	969,181	(12,512)	98.7%	803,890	165,292
Special Assmnts- Discounts	(39,268)	(35,862)	3,406	91.3%	(29,669)	(6,193)
Interest - Investments	-	34,560	34,560	n/a	35,035	(475)
TOTAL REVENUE	**942,425**	**967,879**	**25,454**	**102.7%**	**809,256**	**158,623**
EXPENDITURES						
Administrative Services						
ProfServ-Trustee Fees	5,500	3,500	2,000	63.6%	3,500	-
Auditing Services	2,500	-	2,500	0.0%	-	-
Total Administrative Services	**8,000**	**3,500**	**4,500**	**43.8%**	**3,500**	**-**
Debt Service Payments						
Principal Debt Retirement	820,832	377,292	443,540	46.0%	354,321	(22,971)
Interest Expense	113,593	120,708	(7,115)	106.3%	53,448	(67,260)
Total Debt Service Payments	**934,425**	**498,000**	**436,425**	**53.3%**	**407,769**	**(90,231)**
Other Fees and Charges						
Misc-Assessment Collection Cost	-	1,242	(1,242)	n/a	1,081	(161)
Reserve - Other	140,164	-	140,164	0.0%	-	-
Total Other Fees and Charges	**140,164**	**1,242**	**138,922**	**0.9%**	**1,081**	**(161)**
TOTAL EXPENDITURES	**1,082,589**	**502,742**	**579,847**	**46.4%**	**412,350**	**(90,392)**
Revenue Over (Under) Expenditures	(140,164)	465,137	605,301	-331.9%	396,906	68,231
OTHER FINANCING SOURCES (USES)						
Operating Transfers-Out	-	-	-	n/a	(147,391)	147,391
TOTAL OTHER SOURCES (USES)	**-**	**-**	**-**	**n/a**	**(147,391)**	**147,391**
Net change in Fund Balance	-	465,137	465,137	n/a	249,515	215,622
Fund balance as of Oct 01		1,012,897			910,576	102,321
Fund Balance as of Jun 30		**$ 1,478,034**			**$ 1,160,092**	**$ 317,942**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

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

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	921,014	909,275	(11,739)	98.7%	911,939	(2,663)
Special Assmnts- Discounts	(36,841)	(33,645)	3,196	91.3%	(33,656)	11
Interest - Investments	-	15,358	15,358	n/a	12,624	2,735
TOTAL REVENUE	**884,173**	**890,988**	**6,815**	**100.8%**	**890,906**	**82**
EXPENDITURES						
Debt Service Payments						
Misc-Assessment Collection Cost	32,235	1,203	31,032	3.7%	1,226	23
Principal Debt Retirement	425,000	425,000	-	100.0%	410,000	(15,000)
Interest Expense	423,900	430,806	(6,906)	101.6%	444,131	13,325
Total Debt Service Payments	**881,135**	**857,009**	**24,126**	**97.3%**	**855,357**	**(1,652)**
Other Fees and Charges						
Misc-Assessment Collection Cost	-	(46)	46	n/a	-	46
Total Other Fees and Charges	**-**	**(46)**	**46**	**n/a**	**-**	**46**
TOTAL EXPENDITURES	**881,135**	**856,964**	**24,171**	**97.3%**	**855,357**	**(1,606)**
Revenue Over (Under) Expenditures	3,038	34,025	30,987	1120.0%	35,548	(1,524)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	287	287	n/a	321,498	(321,211)
TOTAL OTHER SOURCES (USES)	**-**	**287**	**287**	**n/a**	**321,498**	**(321,211)**
Net change in Fund Balance	3,038	34,311	31,273	1129.4%	357,046	(322,735)
Fund balance as of Oct 01		370,332			-	370,332
Fund Balance as of Jun 30		**$ 404,643**			**$ 357,046**	**$ 47,596**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

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

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Special Assmnts- Tax Collector	101,315	99,985	(1,330)	98.7%	100,278	(293)
Special Assmnts- Discounts	(4,053)	(3,700)	353	91.3%	(3,701)	1
Interest - Investments	-	1,812	1,812	n/a	1,402	410
TOTAL REVENUE	**97,262**	**98,097**	**835**	**100.9%**	**97,979**	**118**
EXPENDITURES						
Debt Service Payments						
Misc-Assessment Collection Cost	3,546	132	3,414	3.7%	135	3
Principal Debt Retirement	45,000	45,000	-	100.0%	45,000	-
Interest Expense	45,141	45,816	(675)	101.5%	47,166	1,350
Total Debt Service Payments	**93,687**	**90,949**	**2,738**	**97.1%**	**92,301**	**1,353**
Other Fees and Charges						
Misc-Assessment Collection Cost	-	(5)	5	n/a	-	5
Total Other Fees and Charges	**-**	**(5)**	**5**	**n/a**	**-**	**5**
TOTAL EXPENDITURES	**93,687**	**90,944**	**2,743**	**97.1%**	**92,301**	**1,358**
Revenue Over (Under) Expenditures	3,575	7,154	3,579	200.1%	5,678	1,476
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	15	15	n/a	37,330	(37,315)
TOTAL OTHER SOURCES (USES)	**-**	**15**	**15**	**n/a**	**37,330**	**(37,315)**
Net change in Fund Balance	3,575	7,169	3,594	200.5%	43,007	(35,839)
Fund balance as of Oct 01		44,506			-	44,506
Fund Balance as of Jun 30		**$ 51,675**			**$ 43,007**	**$ 8,668**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Capital Projects Fund - General Fund (300)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	32	32	n/a	39	(7)
TOTAL REVENUE	**-**	**32**	**32**	**n/a**	**39**	**(7)**
EXPENDITURES						
Administrative Services						
Motorola Radios	-	-	-	n/a	15,059	15,059
Total Administrative	**-**	**-**	**-**	**n/a**	**15,059**	**15,059**
Waterway Mgmt Services						
Staff Gauges	20,000	68,429	(48,429)	342.1%	-	(68,429)
Pond Bank Point Repairs & Maintenance	-	-	-	n/a	44,931	44,931
Cap Outlay - ATV Dump Trailer	3,500	41	3,459	1.2%	-	(41)
Total Waterway Mgmt Services	**23,500**	**68,470**	**(44,970)**	**291.4%**	**44,931**	**(23,540)**
Roadway Services						
R&M Roadway	-	2,500	(2,500)	n/a	-	(2,500)
Tractor w/Mower & Front End Attachments	-	-	-	n/a	72,970	72,970
Cap Outlay - Skidsteer	-	-	-	n/a	296	296
Cap Outlay - Vehicles	30,000	1,162	28,838	3.9%	52,376	51,214
Cap Outlay - Sidewalks	-	1,510	(1,510)	n/a	-	(1,510)
Total Roadway Services	**30,000**	**5,172**	**24,828**	**17.2%**	**125,643**	**120,471**
Parks & Recreation						
Dumpster Enclosure	-	-	-	n/a	8,550	8,550
FPL Linear Park Improvements	25,000	-	25,000	0.0%	-	-
Playground Equipment	-	-	-	n/a	81,148	81,148
Cap Outlay - Pool Deck Resurfacing	160,000	173,209	(13,209)	108.3%	-	(173,209)
Cap Outlay - Pool Vacuum	13,000	10,896	2,104	83.8%	-	(10,896)
Cap Outlay - Bleachers	10,000	-	10,000	0.0%	-	-
Cap Outlay - Mower	-	5,562	(5,562)	n/a	-	(5,562)
Total Parks & Recreation	**208,000**	**189,667**	**18,333**	**91.2%**	**89,698**	**(99,969)**
TOTAL EXPENDITURES	**261,500**	**263,309**	**(1,809)**	**100.7%**	**275,330**	**12,021**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Capital Projects Fund - General Fund (300)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Revenue Over (Under) Expenditures	(261,500)	(263,277)	(1,809)	100.7%	(275,291)	12,014
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	261,500	-	(261,500)	0.0%	-	-
Transfer In - Future Reserve	279,000	-	(279,000)	0.0%	-	-
TOTAL OTHER SOURCES (USES)	**540,500**	**-**	**(540,500)**	**0.0%**	**-**	**-**
Net change in Fund Balance	**279,000**	**(263,277)**	**(538,659)**	**-94.4%**	**(275,291)**	**12,014**
Fund balance as of Oct 01		595,654			907,116	(311,462)
Fund Balance as of Jun 30		332,377			631,825	(299,448)

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Capital Projects Fund - Enterprise Fund (301)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	-	-	n/a	-	-
Grant Proceeds	4,635,405	-	(4,635,405)	0.0%	-	-
Loan/Note Proceeds	-	-	-	n/a	-	-
TOTAL REVENUE	**4,635,405**	**-**	**(4,635,405)**	**0.0%**	**-**	**-**
EXPENDITURES						
Administrative Services						
Billing IVR Service	-	-	-	n/a	4,000	4,000
SCADA System Upgrades	40,000	-	40,000	0.0%	-	-
Utilities Maintenance Bldg	-	27,376	(27,376)	n/a	180,063	152,686
Kubota U35 Excavator	-	-	-	n/a	2,950	2,950
Motorola Radios	-	-	-	n/a	32,906	32,906
Vac Trailer	-	-	-	n/a	70,304	70,304
Cap Outlay - Variable Message Board	-	-	-	n/a	13,941	13,941
Cap Outlay - Vehicles	90,000	82,727	7,273	91.9%	152,751	70,023
GPR Unit	-	-	-	n/a	24,773	24,773
Meter Pilot Program	-	-	-	n/a	635	635
Total Administrative	**130,000**	**110,104**	**19,896**	**84.7%**	**482,323**	**372,219**
Utility Services						
Generator for Irrigation Pumps	-	-	-	n/a	1,245	1,245
Meter Pilot Program	-	-	-	n/a	80,404	80,404
Meter Replacement Project	-	-	-	n/a	365,854	365,854
Total General	**-**	**-**	**-**	**n/a**	**447,503**	**447,503**
Water						
Insertion Valve	250,000	-	250,000	0.0%	-	-
Meter Replacement Project	10,134,069	4,809,194	5,324,875	47.5%	3,009,327	(1,799,867)
Total Water	**10,384,069**	**4,809,194**	**5,574,875**	**46.3%**	**3,009,327**	**(1,799,867)**
Wastewater						
Lift Station Panels	30,000	-	30,000	0.0%	97,122	97,122
Cap Outlay - Lift Stations (General/Panel/Motors)	50,000	38,088	11,912	76.2%	24,737	(13,351)
Cap Outlay - Lift Stations (Rehabilitation)	150,000	182,128	(32,128)	121.4%	104,829	(77,299)
Cap Outlay - Lift Station	-	-	-	n/a	12,962	12,962
Cap Outlay - Odor Control Stations	97,000	8,800	88,200	9.1%	-	(8,800)
Cap Outlay - Master Manhole Lid Replacement Prog	12,000	-	12,000	0.0%	-	-
Cap Outlay - Sewer Jetting Trailer	80,000	80,106	(106)	100.1%	-	(80,106)
Emergency By-Pass Pump	125,000	71,939	53,061	57.6%	120,826	48,887
12" FPL Bypass Force Main	4,635,405	-	4,635,405	0.0%	-	-
Total Wastewater	**5,179,405**	**381,061**	**4,798,344**	**7.4%**	**360,476**	**(20,586)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Capital Projects Fund - Enterprise Fund (301)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Irrigation						
Hawthorn Wells	-	320	(320)	n/a	257,695	257,375
Generator for Irrigation Pumps	-	26,135	(26,135)	n/a	1,625	(24,510)
Meter Replacement Project	-	-	-	n/a	114,763	114,763
Total Irrigation	**-**	**26,455**	**(26,455)**	**n/a**	**374,083**	**347,628**
TOTAL EXPENDITURES	**15,693,474**	**5,326,815**	**10,366,659**	**33.9%**	**4,673,712**	**(653,102)**
Revenue Over (Under) Expenditures	(11,058,069)	(5,326,815)	10,366,659	48.2%	(4,673,712)	(653,102)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	6,471,439	6,471,439	n/a	4,679,415	1,792,024
Use of Capital Reserves	924,000	-	(924,000)	0.0%	-	-
Debt Proceeds	10,134,069	-	(10,134,069)	0.0%	-	-
TOTAL OTHER SOURCES (USES)	**11,058,069**	**6,471,439**	**(4,586,630)**	**58.5%**	**4,679,415**	**1,792,024**
Net change in Fund Balance	-	1,144,624	1,144,624	n/a	5,703	1,138,921
Fund balance as of Oct 01		(1,144,624)			(5,703)	(1,138,921)
Fund Balance as of Jun 30		**$ 0**			**$ (0)**	**$ 0**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

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

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	179,683	179,683	n/a	259,873	(80,189)
Impact Fee	489,702	81,148	(408,554)	16.6%	-	81,148
TOTAL REVENUE	**489,702**	**260,831**	**(228,871)**	**53.3%**	**259,873**	**959**
EXPENDITURES						
Capital Improvements						
Utilities Maintenance Bldg	-	-	-	n/a	23,202	23,202
Cap Outlay-ADA Requirements	60,000	-	60,000	0.0%	-	-
Microsoft Dynamics Business Central	-	-	-	n/a	(91)	(91)
Main District Building Construction	1,853,378	603,027	1,250,351	32.5%	71,984	(531,043)
GIS Mapping	-	-	-	n/a	18,106	18,106
R&M-Stormwater System	428,000	79,783	348,218	18.6%	29,370	(50,413)
Bathymetric Study	124,000	-	124,000	0.0%	-	-
Pond Bank Point Repairs & Maintenance	116,000	32,757	83,243	28.2%	44,695	11,939
Aerators	179,000	-	179,000	0.0%	-	-
R&M-Sidewalks	210,000	32,508	177,492	15.5%	-	(32,508)
R&M Roadway	195,800	41,777	154,023	21.3%	-	(41,777)
Curb & Gutter Replacement	93,000	-	93,000	0.0%	-	-
Utilities Maintenance Bldg	800,000	77,915	722,085	9.7%	-	(77,915)
Streetlight Pole & Fixture Replacement	-	8,000	(8,000)	n/a	39,719	31,719
Master Irrigation Renovation	2,240,000	10,460	2,229,540	0.5%	122,897	112,437
Parks & Rec Fields & Amenities	-	19,305	(19,305)	n/a	2,500	(16,805)
Landscaping/Monument Signs	-	-	-	n/a	19,350	19,350
Gateway Commons Construction	3,222,652	1,278,208	1,944,444	39.7%	226,895	(1,051,313)
Total Capital Improvements	**9,521,830**	**2,183,739**	**7,338,091**	**22.9%**	**598,628**	**(1,585,111)**
TOTAL EXPENDITURES	**9,521,830**	**2,183,739**	**7,338,091**	**22.9%**	**598,628**	**(1,585,111)**
Revenue Over (Under) Expenditures	(9,032,128)	(1,922,908)	7,109,220	21.3%	(338,756)	(1,584,153)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	2,136,855	2,136,855	n/a	-	2,136,855
Use of Series 2023-1 Bond Proceeds	7,291,048	-	(7,291,048)	0.0%	-	-
Operating Transfers-Out	-	(287)	(287)	n/a	(321,498)	321,211
TOTAL OTHER SOURCES (USES)	**7,291,048**	**2,136,568**	**(5,154,480)**	**29.3%**	**(321,498)**	**2,458,066**
Net change in Fund Balance	(1,741,080)	213,660	1,954,740	-12.3%	(660,254)	873,914
Fund balance as of Oct 01		6,535,680			8,270,036	(1,734,356)
Fund Balance as of Jun 30		**$ 6,749,341**			**$ 7,609,783**	**$ (860,442)**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

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

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	8,350	8,350	n/a	15,580	(7,229)
TOTAL REVENUE	**-**	**8,350**	**8,350**	**n/a**	**15,580**	**(7,229)**
EXPENDITURES						
Administrative						
Motorola Radios	-	-	-	n/a	7,808	7,808
Microsoft Dynamics Business Central	-	-	-	n/a	(47)	(47)
Main District Building Construction	961,011	309,714	651,297	32.2%	37,325	(272,389)
Total Administrative	**961,011**	**309,714**	**651,297**	**32.2%**	**45,086**	**(264,628)**
TOTAL EXPENDITURES	**961,011**	**309,714**	**651,297**	**32.2%**	**45,086**	**(264,628)**
Revenue Over (Under) Expenditures	(961,011)	(301,364)	659,647	31.4%	(29,506)	(271,858)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	542,480	542,480	n/a	-	542,480
Use of Series 2023-2 Bond Proceeds	506,800	-	(506,800)	0.0%	-	-
Use of Cash Reserves	191,211	-	(191,211)	0.0%	-	-
Operating Transfers-Out	-	(15)	(15)	n/a	(37,330)	37,315
TOTAL OTHER SOURCES (USES)	**698,011**	**542,465**	**(155,546)**	**0.0%**	**(37,330)**	**579,795**
Net change in Fund Balance	(263,000)	241,101	504,101	-91.7%	(66,835)	307,937
Fund balance as of Oct 01		280,128			496,474	(216,346)
Fund Balance as of Jun 30		**$ 521,230**			**$ 429,639**	**$ 91,591**

Gateway Services Community Development District

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2023 Capital Projects Fund - Enterprise (309)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Interest - Investments	-	38,517	38,517	n/a	67,766	(29,249)
TOTAL REVENUE	**-**	**38,517**	**38,517**	**n/a**	**67,766**	**(29,249)**
EXPENDITURES						
Capital Improvements						
Microsoft Dynamics Business Central	-	-	-	n/a	(199)	(199)
Main District Building Construction	4,049,974	1,305,218	2,744,756	32.2%	157,298	(1,147,921)
Total Capital Improvements	**4,049,974**	**1,305,218**	**2,744,756**	**32.2%**	**157,099**	**(1,148,120)**
TOTAL EXPENDITURES	**4,049,974**	**1,305,218**	**2,744,756**	**32.2%**	**157,099**	**(1,148,120)**
Revenue Over (Under) Expenditures	(4,049,974)	(1,266,701)	2,783,273	31.3%	(89,332)	(1,177,369)
OTHER FINANCING SOURCES (USES)						
Interfund Transfer - In	-	1,550,999	1,550,999	n/a	-	1,550,999
Use of Series 2023-1 Bond Proceeds	2,135,800	-	(2,135,800)	0.0%	-	-
Use of Loan Proceeds - First Horizon	1,264,620	-	(1,264,620)	0.0%	-	-
TOTAL OTHER SOURCES (USES)	**3,400,420**	**1,550,999**	**(1,849,421)**	**45.6%**	**-**	**1,550,999**
Net change in Fund Balance	(649,554)	284,298	933,852	-43.8%	(89,332)	373,630
Fund balance as of Oct 01		1,360,776			2,078,777	(718,001)
Fund Balance as of Jun 30		**$ 1,645,074**			**$ 1,989,445**	**$ (344,370)**

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
REVENUE						
Grant Proceeds	4,635,405	-	(4,635,405)	0.0%	-	-
Water Revenue	3,226,700	2,972,291	(254,409)	92.1%	2,457,029	515,263
Irrigation Revenue	1,381,500	1,268,119	(113,381)	91.8%	1,016,991	251,128
Sewer Revenue	3,138,800	2,215,035	(923,765)	70.6%	2,157,990	57,045
Meter Fees	15,000	2,897	(12,103)	19.3%	7,651	(4,754)
Penalties	25,000	58,253	33,253	233.0%	37,701	20,552
Availablity Fee Revenue	25,000	-	(25,000)	0.0%	-	-
Interest - Investments	109,000	146,450	37,450	134.4%	133,599	12,851
Other Miscellaneous Revenues	10,000	16,401	6,401	164.0%	-	16,401
Insurance Reimbursements	-	539	539	n/a	4,226	(3,687)
Connection Fees - W/S	300,000	8,800	(291,200)	2.9%	542,018	(533,218)
TOTAL REVENUE	**12,866,405**	**6,688,785**	**(6,177,620)**	**52.0%**	**6,357,204**	**331,581**
EXPENSES						
Administrative						
P/R-Board of Supervisors	11,998	8,700	3,298	72.5%	11,092	2,392
Payroll - Taxes	918	666	252	72.5%	849	183
Attorney Fees	22,500	29,267	(6,767)	130.1%	39,666	10,399
Engineering Fees	17,500	8,968	8,532	51.2%	22,686	13,718
Management & Accounting Services	28,000	20,232	7,768	72.3%	17,702	(2,529)
Auditing Services	14,000	14,000	-	100.0%	10,912	(3,088)
Public Officials Insurance	6,563	3,285	3,278	50.1%	7,370	4,085
Legal Advertising	7,500	723	6,777	9.6%	3,419	2,695
Dues, Licenses, Subscriptions	-	410	(410)	n/a	591	181
Total Administrative	**108,979**	**86,251**	**22,728**	**79.1%**	**114,286**	**28,035**
Operational Admin Services						
Payroll - Salaries	387,705	264,380	123,325	68.2%	226,461	(37,919)
Payroll - Overtime	1,000	1,761	(761)	176.1%	287	(1,474)
Payroll - Market Adjustments	36,935	-	36,935	0.0%	-	-
Payroll - PTO buyout	19,435	8,507	10,928	43.8%	11,596	3,089
Payroll - Processing Fee	6,000	5,105	895	85.1%	6,882	1,777
Payroll - Bonus	17,500	5,027	12,473	28.7%	7,215	2,188
Payroll - Taxes	35,387	21,034	14,353	59.4%	18,886	(2,148)
Retirement Benefits	23,129	10,194	12,935	44.1%	8,441	(1,753)
Health and Life Insurance	46,337	31,275	15,062	67.5%	30,859	(416)
Workers' Compensation	8,499	5,094	3,405	59.9%	5,889	795
Professional Fees	10,000	7,707	2,293	77.1%	1,342	(6,364)
Professional Fees - HR Fees	4,500	68	4,432	1.5%	3,837	3,769
Telephone/Fax/Internet Services	1,350	1,684	(334)	124.7%	1,455	(228)
Postage	500	160	340	32.0%	222	62
Cellular Service	11,500	7,800	3,700	67.8%	9,196	1,397
Internet Fiber Service	3,000	1,213	1,787	40.4%	1,253	39
Utilities - Lift Stations	750	482	268	64.3%	306	(176)

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Building Utilities-Electricity	8,000	5,718	2,282	71.5%	5,903	185
Building Utilities-Water/Sewer	3,000	1,875	1,125	62.5%	2,089	215
Building Utilities-Other	5,000	1,757	3,243	35.1%	2,598	840
Rentals & Leases	3,500	1,924	1,576	55.0%	2,474	550
Admin Office Rent Expense	15,500	12,620	2,880	81.4%	12,674	54
Insurance (Liab,Auto,Property)	100,000	50,096	49,904	50.1%	88,037	37,942
Vehicle Maintenance	11,000	15,035	(4,035)	136.7%	10,821	(4,213)
License Plate Readers	-	-	-	n/a	15,517	15,517
R&M - Building	20,000	6,527	13,473	32.6%	9,199	2,671
Printing	750	-	750	0.0%	-	-
Marketing Expenses	5,000	522	4,478	10.4%	103	(419)
Meeting Minutes Prep	5,500	2,123	3,377	38.6%	586	(1,538)
Website & Newsletter	2,500	-	2,500	0.0%	-	-
Team Events	2,500	1,948	552	77.9%	1,884	(64)
Safety Training	-	-	-	n/a	15	15
Computer Support	52,500	31,080	21,420	59.2%	37,345	6,265
Agenda & Document Hosting	3,250	203	3,047	6.2%	1,814	1,611
Office Supplies	1,000	473	527	47.3%	772	300
Computer Equipment & Peripherals	20,000	6,839	13,161	34.2%	10,202	3,364
Operating Supplies	7,500	3,628	3,872	48.4%	3,233	(395)
Vehicle Operations	22,500	17,415	5,085	77.4%	13,868	(3,546)
Emergency Supplies	2,000	48	1,952	2.4%	59	11
Education / Training	5,000	853	4,147	17.1%	3,179	2,326
Software License Fees & Renewals	26,750	41,066	(14,316)	153.5%	30,769	(10,297)
Dues, Licenses, Subscriptions	3,000	1,185	1,816	39.5%	2,388	1,203
Admin Building O&M	109,000	-	109,000	0.0%	14	14
Microsoft Dynamics Business Central	-	-	-	n/a	11,104	11,104
GIS Mapping	29,500	17,393	12,108	59.0%	-	(17,393)
Total Oper. Admin Services	**1,077,777**	**591,816**	**485,961**	**54.9%**	**600,774**	**8,959**
Utility Services						
Payroll - Salaries	738,812	474,334	264,478	64.2%	-	(474,334)
Payroll - Overtime	34,000	14,180	19,820	41.7%	-	(14,180)
Payroll - PTO buyout	36,941	9,573	27,368	25.9%	-	(9,573)
Payroll - Taxes	2,826	38,001	(35,175)	1344.7%	-	(38,001)
Retirement Benefits	24,952	11,480	13,472	46.0%	-	(11,480)
Health and Life Insurance	145,149	86,681	58,468	59.7%	80	(86,602)
Workers' Compensation	23,443	14,051	9,392	59.9%	-	(14,051)
ProfServ-Trustee Fees	8,300	13,621	(5,321)	164.1%	10,996	(2,624)
Attorney Fees	45,000	13,034	31,966	29.0%	27,218	14,184
Professional Fees	10,000	-	10,000	0.0%	123	123
Billing IT Support	30,000	43,788	(13,788)	146.0%	17,374	(26,414)
Billing IT Support - Asset Management	-	-	-	n/a	1,591	1,591
Engineering Fees	43,000	18,043	24,958	42.0%	18,555	512
Billing IT Support - AMI Zenner	15,500	682	14,818	4.4%	16,250	15,568

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Engineering - SRF Projects	-	-	-	n/a	3,434	3,434
Contracts-Bulk Potable Water	1,512,500	1,153,416	359,084	76.3%	1,001,917	(151,498)
Contracts-Bulk Wastewater	1,149,500	661,821	487,679	57.6%	627,754	(34,068)
Contractual Svcs-Locate Services	1,500	751	749	50.1%	828	77
Contractual Svcs-Odor Control	90,000	46,566	43,434	51.7%	23,472	(23,094)
Water Qlty Analysis-Health Department	12,000	6,090	5,910	50.8%	4,870	(1,220)
Water Quality Testing	20,000	2,330	17,670	11.7%	8,344	6,014
Water Quality Testing Supplies	5,000	4,258	742	85.2%	2,713	(1,545)
Contr Svcs - Landscaping (Lift Stations)	11,500	8,571	2,929	74.5%	8,571	-
Postage - Utility Billing	17,000	12,105	4,895	71.2%	10,817	(1,288)
Cell Service for Tablet Devices	2,200	1,586	614	72.1%	1,410	(176)
Cell Service for Data Loggers	-	-	-	n/a	7,437	7,437
Cell Service for Metering Services	1,300	240	1,060	18.4%	1,897	1,657
Cell Service for SCADA	7,600	5,560	2,040	73.2%	-	(5,560)
Electricity	210,000	158,868	51,132	75.7%	137,375	(21,493)
R&M-Equipment	10,000	5,491	4,509	54.9%	2,515	(2,977)
R&M-Lift Station	45,000	3,257	41,743	7.2%	32,833	29,576
R&M SCADA System	-	-	-	n/a	14,652	14,652
Tools and Equipment	20,000	9,743	10,257	48.7%	13,829	4,086
R&M AMI Metering	9,000	1,592	7,408	17.7%	6,408	4,816
R&M AMI Non Warranty	25,000	4,210	20,790	16.8%	21,444	17,234
R&M Sanitary Sewer Manholes	20,000	55	19,945	0.3%	-	(55)
Video Inspections	150,000	65,536	84,464	43.7%	28,446	(37,090)
Irrigation Maintenance	50,000	25,274	24,726	50.5%	19,017	(6,257)
R&M - Water Distribution	75,000	11,471	63,529	15.3%	11,415	(56)
R&M - Wastewater Collection	100,000	38,405	61,595	38.4%	9,245	(29,160)
R&M - Irrigation Distribution	75,000	14,159	60,841	18.9%	50,491	36,332
Fire Hydrant Repairs	40,000	336	39,664	0.8%	9,486	9,150
Generator & Bypass Pump Maint	20,000	6,446	13,554	32.2%	6,915	468
Printing-Billing	9,950	5,460	4,490	54.9%	6,029	568
Bank Fees	4,000	7,468	(3,468)	186.7%	1,611	(5,858)
Safety Equipment	3,000	1,390	1,610	46.3%	920	(470)
Lee Cty Agreement Obligation	172,500	129,251	43,249	74.9%	129,251	-
Annual Lee County True-Up	100,000	-	100,000	0.0%	26,625	26,625
Sanitary Sewer Jetting	40,000	-	40,000	0.0%	-	-
Computer Equipment & Peripherals	-	-	-	n/a	14,844	14,844
Inventory	175,000	17,753	157,247	10.1%	26,543	8,790
Meter Boxes	5,000	-	5,000	0.0%	-	-
Meters & Supplies	100,000	4,352	95,648	4.4%	11,237	6,885
Team Uniforms	16,000	8,208	7,792	51.3%	8,977	769
Billing Supplies	1,300	392	908	30.2%	247	(145)
R&M Meters & Supplies	2,500	13,625	(11,125)	545.0%	3,084	(10,541)
Inventory-Electric	30,000	12,460	17,540	41.5%	14,328	1,868
Education / Training	10,000	5,163	4,837	51.6%	3,384	(1,779)
Dues, Licenses, Subscriptions	3,000	4,042	(1,042)	134.7%	655	(3,387)
12" FPL Bypass Force Main	4,635,405	-	4,635,405	0.0%	-	-

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Main District Building Construction	5,168,784	-	5,168,784	0.0%	-	-
Meter Replacement Project	10,134,069	-	10,134,069	0.0%	-	-
Total Utility Services	**25,447,531**	**3,195,168**	**22,252,363**	**12.6%**	**2,407,455**	**(787,714)**
Water Utility Services						
Payroll - Salaries	-	-	-	n/a	165,482	165,482
Payroll - Overtime	-	-	-	n/a	7,659	7,659
Payroll - PTO buyout	-	-	-	n/a	6,024	6,024
Payroll - Taxes	-	-	-	n/a	13,933	13,933
Retirement Benefits	-	-	-	n/a	3,681	3,681
Health and Life Insurance	-	-	-	n/a	35,005	35,005
Workers' Compensation	-	-	-	n/a	5,569	5,569
Total Water Utility Services	**-**	**-**	**-**	**n/a**	**237,353**	**237,353**
Wastewater Utility Services						
Payroll - Salaries	-	-	-	n/a	122,904	122,904
Payroll - Overtime	-	-	-	n/a	7,200	7,200
Payroll - PTO buyout	-	-	-	n/a	4,399	4,399
Payroll - Taxes	-	-	-	n/a	10,448	10,448
Retirement Benefits	-	-	-	n/a	2,704	2,704
Health and Life Insurance	-	-	-	n/a	25,273	25,273
Workers' Compensation	-	-	-	n/a	4,196	4,196
Total Wastewater Utility Services	**-**	**-**	**-**	**n/a**	**177,124**	**177,124**
Irrigation Utility Services						
Payroll - Salaries	-	-	-	n/a	163,047	163,047
Payroll - Overtime	-	-	-	n/a	7,451	7,451
Payroll - PTO buyout	-	-	-	n/a	5,935	5,935
Payroll - Taxes	-	-	-	n/a	13,723	13,723
Retirement Benefits	-	-	-	n/a	3,644	3,644
Health and Life Insurance	-	-	-	n/a	34,479	34,479
Workers' Compensation	-	-	-	n/a	5,483	5,483
Total Irrigation Utility Services	**-**	**-**	**-**	**n/a**	**233,761**	**233,761**
TOTAL OPERATING REVENUES	**12,866,405**	**6,688,785**	**(6,177,620)**	**52.0%**	**6,357,204**	**331,581**
TOTAL OPERATING EXPENSES	**26,634,287**	**3,873,235**	**22,761,052**	**14.5%**	**3,770,753**	**(102,482)**
Operating Income	**(13,767,882)**	**2,815,550**	**16,583,432**	**-20.5%**	**2,586,451**	**229,099**
Debt Service Expenses						
Principal Debt Retirement	125,182	14,766	110,416	11.8%	166,894	152,128
Interest Expense	166,889	2,106	164,783	1.3%	1,847	(259)
Cost of Issuance	-	44,263	(44,263)	n/a	65,500	21,237
Total Debt Service	**292,071**	**61,136**	**230,935**	**20.9%**	**234,241**	**173,105**

Gateway Services Community Development District

Statement of Revenues, Expenses and Changes in Net Position

Enterprise Fund - Water and Sewer (400)

For the Period Ending June 30, 2026

(75% Yr Complete)

Description	Annual Budget	Year to Date Actual	Variance Bud vs. Act Fav (Unfav)	% of Annual Budget	PRIOR YEAR Year to Date Jun-25	PRIOR YEAR Variance Fav (Unfav)
Reserves						
Capital Reserve	924,000	-	924,000	0.0%	-	-
Reserve - Capital Projects	742,900	-	742,900	0.0%	-	-
Reserve - Maintenance Program	500,000	-	500,000	0.0%	-	-
Total Reserves	**2,166,900**	**-**	**2,166,900**	**0.0%**	**-**	**-**
Other Financing Sources / (Uses)						
Use of Capital Reserves	924,000	-	(924,000)	0.0%	-	-
Use of Series 2023-1 Bond Proceeds	2,135,800	-	(2,135,800)	0.0%	-	-
Use of Loan Proceeds - First Horizon	1,264,620	-	(1,264,620)	0.0%	-	-
Use of Fund Balance	590,554	-	(590,554)	0.0%	-	-
Loan/Note Proceeds	10,134,069	5,733,562	(4,400,507)	56.6%	604,739	5,128,823
Bond Proceeds	-	-	-	n/a	65,500	(65,500)
Operating Transfers-Out	-	(8,022,438)	(8,022,438)	n/a	(4,679,415)	(3,343,023)
Total Other Financing Sources / (Uses)	**15,049,043**	**(2,288,876)**	**(17,337,919)**	**-15.2%**	**(4,009,176)**	**1,720,300**
Net change in Assets	(1,177,810)	465,538	1,643,348	-39.5%	(1,656,966)	1,776,294
Net Assets as of Oct 01		32,176,495			28,213,442	3,963,053
Net Assets as of Jun 30		**$ 32,642,033**			**$ 26,556,476**	**$ 5,739,347**

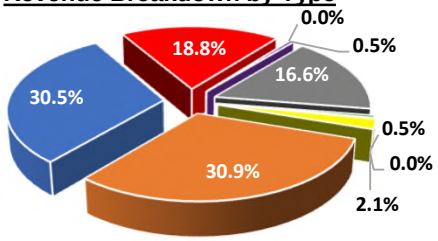
Gateway Services Community Development District
Financial Overview
June 30, 2026

TOTAL REVENUE BY FUND

Fund Name	Annual Budget	YTD Actual	Variance Fav (unFav)	% of Budget
General Fund	6,128,170	$5,650,238	($477,932)	92.2%
Pelican Preserve Fund	3,586,469	$3,544,945	($41,524)	98.8%
Stoneybrook Fund	$0	$518	$518	n/a
Towne Lakes Fund	$0	$885	$885	n/a
Enterprise Fund	8,231,000	6,688,785	($1,542,215)	81.3%
Debt Service Funds	1,923,860	1,956,965	$33,105	101.7%
Capital Project Funds	27,572,655	11,009,504	($16,563,151)	39.9%
Total	**$47,442,154**	**$28,851,840**	**($18,590,314)**	**60.8%**

Notes
1.) 99% of annual assessments were collected.
2.) General Fund revenue includes $4.6M of use of 2023-1 bond proceeds and fund balance.
3.) Utility billings is at 75% of the budget through June.
4.) Approximately $10.7M of the YTD capital project fund's revenue is from transfer in from other funds.
5.) Enterprise Fund revenue does not include $5.7M in loan proceeds.
6.) General, Pelican and Enterprise Funds annual budget excludes transfers in and use of fund balance.

Revenue Breakdown by Type



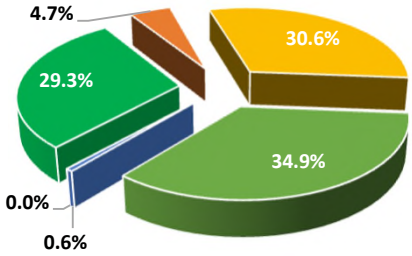
Revenue Type	Total	% of Ttl
Special Assessments	10,551,652	30.5%
Utility Billing	$6,513,698	18.8%
Connection / Meter Fees	$11,697	0.0%
Service Fees	$168,925	0.5%
Loan/Bond Proceeds	$5,733,562	16.6%
Misc. Income	$183,647	0.5%
Interest Income	$719,816	2.1%
Transfer In	$10,702,405	30.9%
Total	**$34,585,402**	**100.0%**

TOTAL EXPENSES BY FUND

Fund Name	Annual Budget	YTD Actual	Variance Fav (unFav)	% of Budget
General Fund	5,868,469	5,150,048	$718,421	87.8%
Pelican Preserve Fund	3,809,258	2,674,330	$1,134,928	70.2%
Stoneybrook Fund	$0	632	($632)	0.0%
Towne Lakes Fund	79,467	80,885	($1,418)	101.8%
Enterprise Fund	6,696,029	3,934,371	$2,761,658	58.8%
Debt Service Funds	2,057,411	1,450,649	$606,762	70.5%
Capital Project Funds	30,487,789	9,389,098	$21,098,691	30.8%
Total	**$48,998,423**	**$22,680,014**	**$26,318,409**	**46.3%**

Notes
1.) Overall, the total spending is 40% of the budget. Excluding the debt service & capital project funds, the total spending is 46% of the budget.
2.) Approximately $10.7M of the YTD General, Pelican Preserve and Enterprise Funds expenses are for transfers out to other funds.
3.) Enterprise Fund expenses do not include $7M in transfers out.

Expense Breakdown by Type



Expense Type	Total	% of Ttl
Administration	172,502	0.6%
Operations	8,987,798	29.3%
Debt Service	$1,450,649	4.7%
Capital	$9,388,796	30.6%
Transfer Out	10,702,707	34.9%
Total	**30,702,452**	**100.0%**

OTHER INFORMATION

Investment Earnings By Fund

General Fund	$202,801
Pelican Preserve Fund	$90,850
Stoneybrook Fund	$518
Towne Lakes Fund	$885
Debt Service Funds	$51,730
Capital Project Funds	$226,583
Enterprise Fund	$146,450
Total	**$719,816**

FY2025 Carry-over Amount By Fund

General Fund	$1,038,904	
Pelican Preserve	$185,716	(Does not include bond pay-off - net $727K)
Stoneybrook	$0	
Towne Lakes	$0	
Enterprise Fund	$2,683,348	(1)
Total (2)	**$3,907,968**	

(1) Excludes non-cash transactions

(2) Based on net change in fund balance/assets.

Gateway Services Community Development District
Treasurer's Report
June 30, 2026

Account Name	Bank Name	Yield	Maturity	Balance	
General Fund					
Checking Account - Operating	First Horizon	2.990%	n/a	$ 5,351,217	
Money Market Account	First Horizon	0.000%	n/a	87	
Money Market Account - ICS	First Horizon	0.050%	n/a	128	
Brokerage Investment Account	LPL Financial	1.740%	n/a	280	
Treasury Bills (6 Months)	LPL Financial	3.403%	07/30/26	276,220	
Treasury Bills (6 Months)	LPL Financial	3.463%	08/06/26	299,823	
Treasury Bills (5 Months)	LPL Financial	3.404%	09/03/26	299,669	
Treasury Bills (6 Months)	LPL Financial	3.458%	10/01/26	298,820	
Treasury Bills (6 Months)	LPL Financial	3.458%	10/29/26	100,063	
Treasury Bills (6 Months)	LPL Financial	3.478%	11/12/26	227,401	
Treasury Bills (6 Months)	LPL Financial	3.507%	12/03/26	346,443	
		Subtotal		$ 7,200,150	
Pelican Preserve Fund					
Checking Account - Operating	First Horizon	0.000%	n/a	174	
Money Market Account	First Horizon	2.990%	n/a	262,881	
Money Market Account - ICS	First Horizon	0.050%	n/a	490	
Brokerage Investment Account	LPL Financial	1.740%	n/a	310	(3)
Treasury Bills (6 Months)	LPL Financial	3.351%	07/02/26	255,750	
Treasury Bills (6 Months)	LPL Financial	3.344%	07/09/26	338,389	
Treasury Bills (6 Months)	LPL Financial	3.403%	07/30/26	367,850	
Treasury Bills (6 Months)	LPL Financial	3.463%	08/06/26	299,823	
Treasury Bills (6 Months)	LPL Financial	3.396%	08/06/26	354,135	
Treasury Bills (6 Months)	LPL Financial	3.398%	08/13/26	391,370	
Treasury Bills (5 Months)	LPL Financial	3.408%	09/03/26	300,649	
Treasury Bills (6 Months)	LPL Financial	3.436%	09/17/26	365,843	
Treasury Bills (6 Months)	LPL Financial	3.454%	10/01/26	299,808	
Treasury Bills (6 Months)	LPL Financial	3.359%	09/24/26	364,136	
Treasury Bills (6 Months)	LPL Financial	3.458%	10/29/26	300,188	
Treasury Bills (6 Months)	LPL Financial	3.478%	11/12/26	312,207	
Treasury Bills (6 Months)	LPL Financial	3.510%	11/27/26	259,434	
Treasury Bills (6 Months)	LPL Financial	3.497%	11/28/26	299,829	
Treasury Bills (6 Months)	LPL Financial	3.507%	12/03/26	390,669	
		Subtotal		$ 5,163,935	
Towne Lakes Fund					
Checking Account - Operating	First Horizon	2.990%	n/a	21,661	
		Subtotal		$ 21,661	
Series 2017 Debt Service Fund					
Checking Account - Operating	First Horizon	0.000%	n/a	69	
Money Market Account	First Horizon	2.990%	n/a	83,028	
Money Market Account - ICS	First Horizon	0.050%	n/a	609	
SRF Repayment	Regions	3.450%	n/a	942,903	
SRF Contingency Reserve	Regions	3.450%	n/a	559,572	
		Subtotal		$ 1,586,181	

Gateway Services Community Development District
Treasurer's Report
June 30, 2026

Account Name	Bank Name	Yield	Maturity	Balance	
Series 2023-1 Debt Service Fund					
Interest	Regions	3.450%	n/a	42	
Revenue	Regions	3.450%	n/a	400,072	
Sinking	Regions	3.450%	n/a	80	
		Subtotal		$400,194	
Series 2023-2 Debt Service Fund					
Interest	Regions	3.450%	n/a	4	
Revenue	Regions	3.450%	n/a	51,164	
Sinking	Regions	3.450%	n/a	8	
		Subtotal		$ 51,176	
Capital Projects-General Fund					
Debt Service Loan Disbursements	First Horizon	2.990%	n/a	1,425	
		Subtotal		$ 1,425	
Series 2023-1 Capital Projects Fund					
Series 2023-1 Construction	Regions	3.450%	n/a	8,140,125	(2)
		Subtotal		$ 8,140,125	
Series 2023-1 Capital Projects Fund (Enterprise)					
Series 2023-1 Utility Construction	Regions	3.450%	n/a	2,389,806	(2)
		Subtotal		$ 2,389,806	
Series 2023-2 Capital Projects Fund					
Series 2023-2 Construction	Regions	3.450%	n/a	709,879	(2)
		Subtotal		$ 709,879	
Enterprise Fund					
Checking Account - Operating	First Horizon	0.000%	n/a	1,541	
Checking Account - Connection Fee	First Horizon	2.990%	n/a	717,542	
Money Market Account	First Horizon	2.990%	n/a	1,683,014	
Money Market Account - ICS	First Horizon	0.050%	n/a	460	
Series 2024 Suboordinate Obligation	US Bank	3.250%	n/a	64,789	
Series 2025 Interest	US Bank	3.250%	n/a	2,258	(1)
Series 2025 Sinking	US Bank	3.250%	n/a	13	(1)
SRF Repayment	Regions	3.450%	n/a	47,533	
Brokerage Investment Account	LPL Financial	1.740%	n/a	315	(3)
Treasury Bills (6 Months)	LPL Financial	3.436%	09/17/26	335,006	
Treasury Bills (6 Months)	LPL Financial	3.441%	10/01/26	900,465	
Treasury Bills (6 Months)	LPL Financial	3.451%	10/08/26	580,020	
Treasury Bills (6 Months)	LPL Financial	3.439%	10/15/26	339,183	
Treasury Bills (6 Months)	LPL Financial	3.478%	11/19/26	682,202	
Treasury Bills (6 Months)	LPL Financial	3.479%	11/27/26	572,023	
Treasury Bills (6 Months)	LPL Financial	3.571%	12/26/26	571,762	
		Subtotal		$ 6,498,127	
		Total		$ 32,162,659	

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

Gateway Services Community Development District

Lake Bank Restoration - Recap of Activity

June 30, 2026

Sources of Funds:		
State Revolving Fund Loan		$17,887,261
Assessment Revenue		$6,238,657
Interest		$130,266
	Total Sources	$24,256,184
Uses of Funds:		
Non-construction Costs:		
Bond Counsel		($45,029)
Regions Trustee/Bank Fees		($12,000)
Closing Costs		($7,850)
Principal & Interest		($4,257,560)
Assessment Collection Costs		($7,644)
	Total Other Costs:	($4,330,083)
Construction Costs:		
Propex		($457,748)
Metro		($6,540,569)
Mettauer Environmental		($6,349,189)
MRI Construction		($727,260)
C&B Civil Construction		($869,232)
B&Z Diving		($810,479)
Other Construction Costs		($593,212)
Attorney Fees		($18,362)
Professional Fees		($104,671)
Engineering Fees		($1,977,345)
	Total Construction Costs:	($18,448,067)
	Total Uses	($22,778,150)
Fund Balance as of June 30, 2026		**$1,478,034**

Gateway Services Community Development District

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND: General Fund	Pelican Preserve Fund	Series 2017 Debt Service Fund (SRL)	Series 2023-1 Debt Service Fund (GW)	Series 2023-2 Debt Service Fund (PP)
Assessments Levied				$ 11,098,407	$ 5,462,939	$ 3,631,486	$ 981,693	$ 921,014	$ 101,276
Allocation %				100%	49%	33%	9%	8%	1%
11/12/25	$ 123,523	$ 6,968	$ 14,499 (1)	$ 144,991	$ 71,368	$ 47,442	$ 12,825	$ 12,032	$ 1,323
11/21/25	$ 1,723,243	$ 71,802	$ -	$ 1,795,044	$ 883,570	$ 587,353	$ 158,778	$ 148,964	$ 16,380
12/11/25	$ 6,610,394	$275,338	$ -	$ 6,885,733	$ 3,389,346	$ 2,253,066	$ 609,067	$ 571,420	$ 62,834
12/24/25	$ 938,720	$ 36,628	$ -	$ 975,348	$ 480,093	$ 319,142	$ 86,273	$ 80,940	$ 8,900
01/16/26	$ 301,580	$ 9,297	$ -	$ 310,877	$ 153,022	$ 101,721	$ 27,498	$ 25,798	$ 2,837
02/12/26	$ 206,159	$ 4,531	$ -	$ 210,690	$ 103,707	$ 68,939	$ 18,636	$ 17,484	$ 1,923
03/11/26	$ 228,569	$ 3,650	$ -	$ 232,219	$ 114,305	$ 75,984	$ 20,541	$ 19,271	$ 2,119
04/15/26	$ 293,070	$ 94	$ -	$ 293,164	$ 144,303	$ 95,926	$ 25,931	$ 24,329	$ 2,675
05/13/26	$ 71,720	$ (1,709)	$ -	$ 70,011	$ 34,461	$ 22,908	$ 6,193	$ 5,810	$ 639
06/11/26	$ 40,048	$ (1,166)	$ -	$ 38,882	$ 19,139	$ 12,722	$ 3,439	$ 3,227	$ 355
TOTAL	**$ 10,537,026**	**$405,433**	**$ 14,499**	**$ 10,956,959**	**$ 5,393,314**	**$ 3,585,203**	**$ 969,181**	**$ 909,275**	**$ 99,985**
% COLLECTED				98.73%	98.73%	98.73%	98.73%	98.73%	98.73%
TOTAL OUTSTANDING				**$ 141,448**	**$ 69,625**	**$ 46,283**	**$ 12,512**	**$ 11,738**	**$ 1,291**

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

Pelican Preserve

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount

DEPARTMENT NAME: ADMINISTRATIVE

Annual Budget	$32,793
Jun-26 YTD Actual	$29,241
% of Annual Budget	89.17%

Account Name: P/R-Board of Supervisors

10/10/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	166.67
10/24/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	166.67
10/31/25	511001-51302	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	6.22
10/31/25	511001-51302	JE006924	Journal Entry		R/C First Hor Cc Pi041725- Bus Card For Board	(6.22)
11/07/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	100.00
11/21/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	500.00
12/05/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	166.67
12/19/25	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	200.00
01/30/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	166.67
02/13/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	166.67
02/27/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	133.33
03/13/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	166.67
03/27/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	166.67
04/10/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	166.67
04/24/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	133.33
05/22/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	166.67
06/05/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	166.67
06/18/26	511001-51302	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	166.67
					Total P/R-Board Of Supervisors:	**$2,900.03**

Account Name: Payroll - Taxes

10/10/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	12.75
10/24/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	12.75
11/07/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	7.65
11/21/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	38.25
12/05/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	12.75
12/19/25	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	15.30
01/30/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	12.75
02/13/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	12.75
02/27/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	10.20
03/13/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	12.75
03/27/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	12.75
04/10/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	12.75
04/24/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	10.20
05/22/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	12.75
06/05/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	12.75
06/18/26	521004-51302	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	12.75
					Total Payroll - Taxes:	**$221.85**

Account Name: Attorney Fees

11/12/25	531058-51302	55698	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041743	1,018.42
11/12/25	531058-51302	55704	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041749	406.96
12/19/25	531058-51302	56826	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041967	596.04
12/19/25	531058-51302	56832	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041973	225.42
01/14/26	531058-51302	57254	Vendor	Woodward, Pires & Lombardo Pa	Invoice 57254	19.89
01/15/26	531058-51302	57412	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042118	442.00
01/20/26	531058-51302	57411	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042119	76.08
02/17/26	531058-51302	58139	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042333	1,024.70
03/11/26	531058-51302	54354	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042529	1,046.31
03/11/26	531058-51302	58882	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042530	1,138.31
04/14/26	531058-51302	59718	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042898	495.64
04/14/26	531058-51302	59720	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042901	576.68
04/15/26	531058-51302	59716	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042923	1,085.80
05/19/26	531058-51302	60459	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043282	811.27
06/17/26	531058-51302	61698	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043573	987.34
					Total Attorney Fees:	**$9,950.86**

Account Name: Engineering Fees

11/14/25	531092-51302	52508672	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	162.35
11/14/25	531092-51302	52508674	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	218.45
12/31/25	531092-51302	52524571	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	212.50
12/31/25	531092-51302	52524573	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	194.65
01/23/26	531092-51302	52538705	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	112.20
01/23/26	531092-51302	52538707	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	142.80
02/23/26	531092-51302	52551685	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	214.51
03/20/26	531092-51302	52560384	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	728.45
04/27/26	531092-51302	52578520	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	234.91
04/27/26	531092-51302	52578520	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	201.14
06/30/26	531092-51302	52605477	Vendor	Tetra Tech Inc-Eft	Quote Prq11221	627.31
					Total Engineering Fees:	**$3,049.27**

Account Name: Management & Accounting Services

10/27/25	531093-51302	160860	Vendor	Inframark, Llc - Eft	Invoice Pi041613	764.31
11/30/25	531093-51302	ACCRUAL-PP	Journal Entry		Accrue Nov25 Exp- Inframark	764.31
12/01/25	531093-51302	ACCRUAL-PP	Journal Entry		Accrue Nov25 Exp- Inframark	(764.31)
12/03/25	531093-51302	165599	Vendor	Inframark, Llc - Eft	Invoice Pi041861	126.44
12/03/25	531093-51302	165599	Vendor	Inframark, Llc - Eft	Invoice Pi041861	71.13
12/03/25	531093-51302	165599	Vendor	Inframark, Llc - Eft	Invoice Pi041861	128.99
12/03/25	531093-51302	165599	Vendor	Inframark, Llc - Eft	Invoice Pi041861	437.75
12/31/25	531093-51302	ACCRUAL-PP	Journal Entry		Accrue Nov25 Exp- Inframark	764.31
01/01/26	531093-51302	ACCRUAL-PP	Journal Entry		Accrue Nov25 Exp- Inframark	(764.31)
01/05/26	531093-51302	167723	Vendor	Inframark, Llc - Eft	Invoice Pi042009	126.44
01/05/26	531093-51302	167723	Vendor	Inframark, Llc - Eft	Invoice Pi042009	71.13
01/05/26	531093-51302	167723	Vendor	Inframark, Llc - Eft	Invoice Pi042009	128.99
01/05/26	531093-51302	167723	Vendor	Inframark, Llc - Eft	Invoice Pi042009	437.75
01/21/26	531093-51302	163473	Vendor	Inframark, Llc - Eft	Invoice Pi042151	764.30
02/03/26	531093-51302	170571	Vendor	Inframark, Llc - Eft	Invoice Pi042220	126.44

Date	Account #	Document #	.	Vendor Name	Description	Amount
02/03/26	531093-51302	170571	Vendor	Inframark, Llc - Eft	Invoice Pi042220	71.13
02/03/26	531093-51302	170571	Vendor	Inframark, Llc - Eft	Invoice Pi042220	128.99
02/03/26	531093-51302	170571	Vendor	Inframark, Llc - Eft	Invoice Pi042220	437.75
03/02/26	531093-51302	172969	Vendor	Inframark, Llc - Eft	Invoice Pi042422	764.31
04/01/26	531093-51302	175367	Vendor	Inframark, Llc - Eft	Invoice Pi042759	764.31
05/07/26	531093-51302	178408	Vendor	Inframark, Llc - Eft	Invoice Pi043118	764.31
06/03/26	531093-51302	180917	Vendor	Inframark, Llc - Eft	Invoice Pi043428	764.31
					Total Management & Accounting Services:	**$6,878.78**
Account Name: Auditing Services						
10/01/25	532002-51302	28129	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	2,125.00
10/31/25	532002-51302	28216	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	340.00
01/05/26	532002-51302	28428	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	680.00
02/03/26	532002-51302	28585	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	850.00
02/28/26	532002-51302	28786	Vendor	Antonio J Grau Cpa Pa - Eft	Order Po11525	765.00
					Total Auditing Services:	**$4,760.00**
Account Name: Public Officials Insurance						
10/01/25	545008-51302	INSUR ALLO	Journal Entry		Expense Pgit Fy 2026 Insurance	1,095.31
					Total Public Officials Insurance:	**$1,095.31**
Account Name: Legal Advertising						
11/30/25	548002-51302	0007454457	Vendor	Usa Today Media Corp- Eft	Invoice Pi041862	55.50
03/09/26	548002-51302	0007597716	Vendor	Usa Today Media Corp- Eft	Invoice Pi042454	34.82
05/31/26	548002-51302	0007734163	Vendor	Usa Today Media Corp- Eft	Invoice Pi043424	155.59
					Total Legal Advertising:	**$245.91**
Account Name: Dues, Licenses, Subscriptions						
02/28/26	554020-51302	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	139.23
					Total Dues, Licenses, Subscriptions:	**$139.23**
					Total Administrative:	**$29,241.24**

DEPARTMENT NAME: OPERATIONAL ADMIN SERVICES

Annual Budget	$175,382
Jun-26 YTD Actual	$311,901
% of Annual Budget	177.84%

Account Name: Payroll - Salaries						
10/01/25	512001-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(6,886.60)
10/10/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	9,838.00
10/24/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	11,006.41
11/07/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	10,064.38
11/21/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	10,854.84
12/05/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	10,721.84
12/19/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	10,831.97
12/31/25	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	10,443.26
01/16/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	9,785.35
01/30/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	9,733.91
02/13/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	10,095.90
02/27/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	10,340.00
03/13/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	10,236.28
03/27/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	10,381.88
04/10/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	9,986.19
04/24/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	10,542.33
05/08/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	9,761.19
05/22/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	9,857.60
06/05/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	10,506.70
06/18/26	512001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	9,846.57
					Total Payroll - Salaries:	**$187,948.00**
Account Name: Payroll - Overtime						
10/01/25	512010-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(56.68)
10/10/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	80.97
10/24/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	126.84
11/07/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	32.52
11/21/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	20.93
12/05/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	19.26
12/19/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	124.78
12/31/25	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	8.48
01/16/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	26.85
01/30/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	7.46
02/13/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	27.42
02/27/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	7.13
03/13/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	29.81
03/27/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	31.76
04/10/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	20.68
04/24/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	60.20
05/08/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	54.29
05/22/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	52.84
06/05/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	21.25
06/18/26	512010-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	28.50
					Total Payroll - Overtime:	**$725.29**
Account Name: Payroll - PTO buyout						
12/05/25	512062-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	3,609.46
					Total Payroll - Pto Buyout:	**$3,609.46**
Account Name: Payroll - Processing Fee						
10/03/25	512080-51303	INV02528917	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi041380	7.96

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
10/08/25	512080-51303	HE FEE	Journal Entry		Pelican Preserve	15.30
10/10/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	44.40
10/24/25	512080-51303	INV02551482	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi041598	111.90
10/24/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	16.74
10/31/25	512080-51303	GF BANK2	Journal Entry		Pelican Preserve	41.99
11/07/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	27.41
11/10/25	512080-51303	HE FEE	Journal Entry		Pelican Preserve	15.30
11/24/25	512080-51303	INV02585492	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi041823	111.90
11/30/25	512080-51303	GF BANK2	Journal Entry		Pelican Preserve	55.25
12/05/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	45.42
12/08/25	512080-51303	HE FEE	Journal Entry		Pelican Preserve	15.30
12/19/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	60.70
12/31/25	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	45.42
01/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	16.58
01/26/26	512080-51303	INV02653990	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi042175	109.09
02/09/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	16.58
02/13/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	46.60
02/24/26	512080-51303	INV02687713	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi042378	114.69
03/09/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	17.43
03/13/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	45.41
03/31/26	512080-51303	INV02721870	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi042800	111.90
04/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	17.00
04/10/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	45.41
04/10/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	42.50
04/23/26	512080-51303	INV02754104	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi042996	69.36
04/24/26	512080-51303	INV02755859	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi043002	109.09
05/08/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	45.41
05/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	15.30
05/26/26	512080-51303	INV02789462	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi043324	118.60
06/05/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	43.39
06/08/26	512080-51303	HE FEE	Journal Entry		Pelican Preserve	16.15
06/18/26	512080-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	1.70
06/24/26	512080-51303	INV02822976	Vendor	Bamboo Hr Llc - Ach Auto	Invoice Pi043647	118.60
					Total Payroll - Processing Fee:	**$1,735.78**
Account Name: Payroll - Bonus						
10/10/25	515001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	935.00
06/05/26	515001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	774.25
					Total Payroll - Bonus:	**$1,709.25**
Account Name: Payroll - Taxes						
10/01/25	521004-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(531.96)
10/10/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	759.94
10/24/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	833.84
11/07/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	754.56
11/21/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	814.14
12/05/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	1,079.97
12/19/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	820.34
12/31/25	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	776.44
01/16/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	727.51
01/30/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	722.09
02/13/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	751.31
02/27/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	768.43
03/13/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	762.23
03/27/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	773.52
04/10/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	742.41
04/24/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	788.99
05/08/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	728.78
05/22/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	736.05
06/05/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	829.74
06/18/26	521004-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	733.34
					Total Payroll - Taxes:	**$14,371.67**
Account Name: Retirement Benefits						
10/01/25	522020-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(183.05)
10/10/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	261.50
10/24/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	248.20
11/07/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	223.31
11/21/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	223.17
12/05/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	285.34
12/19/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	226.06
12/31/25	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	223.18
01/16/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	224.71
01/30/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/25/2026, P/D 01/30/2026	224.44
02/13/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	224.41
02/27/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	225.60
03/13/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	224.68
03/27/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	224.91
04/10/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	183.06
04/24/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	162.07
05/08/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	195.84
05/22/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	195.93
06/05/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	215.81
06/18/26	522020-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	197.70
					Total Retirement Benefits:	**$4,006.87**
Account Name: Health and Life Insurance						
10/01/25	523001-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	(37.43)
10/01/25	523001-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/10/2025 For P/E 10/5/2025	137.73
10/10/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	53.48
10/10/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	(196.76)
10/15/25	523001-51303	ACH	Journal Entry		Medcom- Cobra Payments	(12.17)
10/20/25	523001-51303	00656454 OCTOBER 2025	Vendor	Cigna Health And Life Insurance Company	Invoice Pi041700	3,046.22
10/24/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	53.48
10/24/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/19/2025, P/D 10/24/2025	(182.23)

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

Date	Account #	Document #	.	Vendor Name	Description	Amount
10/31/25	523001-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	17.15
10/31/25	523001-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	43.06
11/07/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	53.48
11/07/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/02/2025, P/D 11/07/2025	(182.23)
11/10/25	523001-51303	00656454 NOVEMBER 2025	Vendor	Cigna Health And Life Insurance Company	Invoice Pi041742	2,464.72
11/17/25	523001-51303	1133540-10001 NOV 2025	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi041785	544.33
11/20/25	523001-51303	179764	Journal Entry		Brown & Brown Ins- Return Premium For V Davies	(32.46)
11/21/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	53.48
11/21/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/16/2025, P/D 11/21/2025	(182.23)
11/30/25	523001-51303	JE006954	Journal Entry		Pelican Preserve	(6.53)
12/01/25	523001-51303	1133540_10001 12-01-25	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi041786	524.98
12/05/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	53.48
12/05/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 11/30/2025, P/D 12/05/2025	(182.23)
12/08/25	523001-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	97.12
12/10/25	523001-51303	00656454 DEC 2025	Vendor	Cigna Health And Life Insurance Company	Invoice Pi041922	2,990.45
12/17/25	523001-51303	JE007047	Journal Entry		Medcom- Cobra Reimbursement	(12.17)
12/19/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	53.48
12/19/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/14/2025, P/D 12/19/2025	(182.23)
12/31/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	61.16
12/31/25	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 12/28/2025, P/D 01/02/2026	(216.24)
12/31/25	523001-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	259.36
01/01/26	523001-51303	1133540-10001 01-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi041956	632.62
01/01/26	523001-51303	FSA ANNUAL	Journal Entry		Record Annual Fy 2026 Fsa Contribution	2,534.33
01/12/26	523001-51303	00656454 JAN 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi042089	2,798.74
01/16/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	61.16
01/16/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	(216.24)
01/20/26	523001-51303	1133540-10001 01-17-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi042121	672.52
01/30/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	61.16
01/30/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 01/11/2026, P/D 01/16/2026	(216.24)
01/31/26	523001-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	68.00
02/11/26	523001-51303	FEBRUARY 2026	Vendor	Cigna Health And Life Insurance Company	Order Po11758	3,534.94
02/13/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	61.16
02/13/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/08/2026, P/D 02/13/2026	(216.24)
02/13/26	523001-51303	PRJNL	Journal Entry		Pelican Preserve	7.73
02/18/26	523001-51303	JE007161	Journal Entry		Pelican Preserve	(13.82)
02/27/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	61.16
02/27/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 02/22/2026, P/D 02/27/2026	(216.24)
02/28/26	523001-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	17.00
03/01/26	523001-51303	1133540-10001 03-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi042332	599.47
03/11/26	523001-51303	00656454 MARCH 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi042536	2,369.35
03/13/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	61.16
03/13/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/08/2026, P/D 03/13/2026	(216.24)
03/19/26	523001-51303	JE007252	Journal Entry		Pelican Preserve	(6.91)
03/27/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	61.16
03/27/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026	(216.24)
04/01/26	523001-51303	JE007234	Journal Entry		R/C Principal Pi042615- Life & Health Insurance	769.93
04/10/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	61.16
04/10/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/05/2026, P/D 04/10/2026	(216.24)
04/13/26	523001-51303	00656454 APRIL 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi042873	1,446.41
04/17/26	523001-51303	GF BANK8	Journal Entry		Pelican Preserve	(6.91)
04/24/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	61.16
04/24/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 04/19/2026, P/D 04/24/2026	(216.24)
04/24/26	523001-51303	PRJNL	Journal Entry		Pelican Preserve	48.77
04/30/26	523001-51303	CHERI-AZ-04-28-26-400.00	Vendor	Amazon- Pcard	Invoice Pi043113	68.00
05/01/26	523001-51303	1133540-10001 05-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi042946	697.67
05/08/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	35.14
05/08/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	(216.24)
05/12/26	523001-51303	00656464 MAY 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi043195	1,419.64
05/22/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	35.14
05/22/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/03/2026, P/D 05/08/2026	(216.24)
06/01/26	523001-51303	1133540-10001 06-01-26	Vendor	Principal Life Insurance Company - Ach Auto	Invoice Pi043266	700.19
06/05/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	35.14
06/05/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 05/31/2026, P/D 06/05/2026	(216.24)
06/10/26	523001-51303	LAURA-ST-06-10-26-497.50	Vendor	Slacker Tees & Hats, Llc - Pcard	Invoice Pi043534	84.58
06/11/26	523001-51303	00656464 JUNE 2026	Vendor	Cigna Health And Life Insurance Company	Invoice Pi043501	880.27
06/18/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	35.14
06/18/26	523001-51303	PRJNL	Journal Entry		Payroll Entry For P/E 06/14/2026, P/D 06/18/2026	(214.85)
06/18/26	523001-51303	JE007438	Journal Entry		Pelican Preserve	(188.35)
					Total Health And Life Insurance:	**$26,252.77**
Account Name: Workers' Compensation						
10/01/25	524001-51303	INSUR ALLO	Journal Entry		Expense Pgit Fy 2026 W/C Insurance	3,359.88
03/27/26	524001-51303	67918	Vendor	Preferred Governmental Insurance Trust	Invoice Pi042708	848.86
					Total Workers' Compensation:	**$4,208.74**
Account Name: Professional Fees						
10/03/25	531084-51303	E 2025000265811	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041390	45.55
10/06/25	531084-51303	E 2025000265969	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041395	10.87
10/06/25	531084-51303	E 20250000266113	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041394	10.75
10/31/25	531084-51303	ROYAL GREENS 10-03-25	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041701	35.44
10/31/25	531084-51303	8085	Vendor	Total Reporting, Llc - Eft	Invoice Pi041704	11.05
10/31/25	531084-51303	8085	Vendor	Total Reporting, Llc - Eft	Invoice Pi041704	49.94
11/05/25	531084-51303	2025000293917	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi041702	13.76
11/14/25	531084-51303	52508669	Vendor	Tetra Tech Inc-Eft	Order Po11347	2.10
11/14/25	531084-51303	52508669	Vendor	Tetra Tech Inc-Eft	Order Po11347	5.60
11/14/25	531084-51303	52508669	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,201.20
12/17/25	531084-51303	8191	Vendor	Total Reporting, Llc - Eft	Invoice Pi041948	11.05
12/31/25	531084-51303	52524568	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,722.10
12/31/25	531084-51303	MOVE AMOUNT FROM 531084 TO 564301	Vendor	Tetra Tech Inc-Eft	Order Po11347	(1,722.10)
01/07/26	531084-51303	8251	Vendor	Total Reporting, Llc - Eft	Invoice Pi042073	20.95
01/27/26	531084-51303	9976354	Vendor	Florida Department Of Revenue	Invoice Pi042195	467.96
02/10/26	531084-51303	10719 PRATO	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042286	15.21
02/10/26	531084-51303	10719 PRATO	Vendor	Simplifile, Llc - Ach Auto	Credit Memo Pcr000563	(0.12)
02/12/26	531084-51303	8336	Vendor	Total Reporting, Llc - Eft	Invoice Pi042298	27.29
02/18/26	531084-51303	9976354 02-07-26	Vendor	Florida Department Of Revenue	Invoice Pi042336	46.33

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
02/20/26	531084-51303	ECHELON UTILITY EASEMENT	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042363	32.55
02/20/26	531084-51303	ECHELON UTILITY EASEMENT	Vendor	Simplifile, Llc - Ach Auto	Credit Memo Pcr000566	(0.12)
03/09/26	531084-51303	SILVERLAKES 03-09-26	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042499	15.21
03/16/26	531084-51303	8411	Vendor	Total Reporting, Llc - Eft	Invoice Pi042593	16.53
04/17/26	531084-51303	19859	Vendor	Inframark, Llc - Eft	Credit Memo Pcr000574	(4.70)
04/20/26	531084-51303	11644 MAHOGANY EUA	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042963	18.10
04/20/26	531084-51303	11644 MAHOGANY EUA	Vendor	Simplifile, Llc - Ach Auto	Credit Memo Pcr000590	(0.12)
04/21/26	531084-51303	8488	Vendor	Total Reporting, Llc - Eft	Invoice Pi042974	3.40
05/13/26	531084-51303	8581	Vendor	Total Reporting, Llc - Eft	Invoice Pi043223	19.64
06/09/26	531084-51303	8665	Vendor	Total Reporting, Llc - Eft	Invoice Pi043451	21.63
					Total Professional Fees:	**$2,097.05**
Account Name: Professional Fees - HR Fees						
10/31/25	531099-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	23.01
					Total Professional Fees - Hr Fees:	**$23.01**
Account Name: Telephone/Fax/Internet Services						
10/09/25	541009-51303	853510021294223 09-28-25	Vendor	Comcast-Auto Pay	Invoice Pi041408	40.21
10/31/25	541009-51303	8535100211294223 10-28-25	Vendor	Comcast-Auto Pay	Invoice Pi041666	40.21
10/31/25	541009-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	10.98
12/02/25	541009-51303	8535100211294223	Vendor	Comcast-Auto Pay	Invoice Pi041847	41.60
12/08/25	541009-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	11.31
12/31/25	541009-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	10.93
01/02/26	541009-51303	8535100211294223 12-28-25	Vendor	Comcast-Auto Pay	Invoice Pi041993	41.60
01/30/26	541009-51303	8535100211294223 01-28-26	Vendor	Comcast-Auto Pay	Invoice Pi042213	41.60
01/31/26	541009-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	14.49
02/28/26	541009-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	20.32
02/28/26	541009-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	13.62
03/01/26	541009-51303	AP-VOXTELESYS-03-01-26-69.51	Vendor	Voxtelesys - Pcard	Invoice Pi042482	11.82
03/02/26	541009-51303	8535100211294223 02-28-26	Vendor	Comcast-Auto Pay	Invoice Pi042412	41.60
04/01/26	541009-51303	8535100211294223 03-28-26	Vendor	Comcast-Auto Pay	Invoice Pi042730	41.60
04/07/26	541009-51303	AP-VOX-04-01-26-86.56	Vendor	Voxtelesys - Pcard	Invoice Pi042838	14.72
05/06/26	541009-51303	8535100211294223 04-28-26	Vendor	Comcast-Auto Pay	Invoice Pi043084	41.60
05/07/26	541009-51303	INV-22200	Vendor	Junopi, Llc - Eft	Invoice Pi043119	67.15
05/08/26	541009-51303	AP-VX-05-01-26-80.07	Vendor	Voxtelesys - Pcard	Invoice Pi043163	13.61
06/01/26	541009-51303	8535100211294223 05-28-26	Vendor	Comcast-Auto Pay	Invoice Pi043382	41.60
06/01/26	541009-51303	AP-VX-06-01-26-69.59	Vendor	Voxtelesys - Pcard	Invoice Pi043469	11.83
					Total Telephone/Fax/Internet Services:	**$572.40**
Account Name: Postage						
11/30/25	541010-51303	9-080-58982	Vendor	Fedex	Invoice Pi041885	5.32
12/31/25	541010-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	20.23
04/23/26	541010-51303	CHERI-USPS-04-21-26-119.50	Vendor	Usps - Pcard	Invoice Pi043000	20.32
05/28/26	541010-51303	GEORGIA-PS-05-28-26-18.86	Vendor	Pack N Ship - Pcard	Invoice Pi043398	3.21
05/29/26	541010-51303	GEORGIA-PS-05-29-26-18.86	Vendor	Pack N Ship - Pcard	Invoice Pi043409	3.21
06/01/26	541010-51303	CHERI-PS-06-01-26-12.70	Vendor	Pack N Ship - Pcard	Invoice Pi043425	2.16
					Total Postage:	**$54.45**
Account Name: Cellular Service						
10/03/25	541015-51303	613000073792	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi041381	44.46
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	119.56
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	67.07
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	6.37
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	26.75
10/29/25	541015-51303	6126733831	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041644	13.39
10/31/25	541015-51303	336000074578	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi041703	46.09
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	119.56
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	67.07
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	6.37
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	26.75
11/30/25	541015-51303	6129229810	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041845	13.39
12/08/25	541015-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	3.57
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	128.05
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	67.07
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	6.37
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	26.75
12/29/25	541015-51303	6131749502	Vendor	Verizon Wireless - Ach Auto	Invoice Pi041981	13.39
12/31/25	541015-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	4.59
01/06/26	541015-51303	633000088098	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042064	46.27
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	119.56
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	67.07
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	6.37
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	26.75
01/30/26	541015-51303	6134256123	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042210	13.39
01/31/26	541015-51303	63000076283	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042230	46.27
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	125.92
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	60.70
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	6.37
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	26.75
02/28/26	541015-51303	6136761012	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042405	13.39
03/03/26	541015-51303	336000078735	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042423	46.27
03/04/26	541015-51303	382000076914	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042799	46.27
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	125.92
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	60.70
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	6.37
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	26.75
03/30/26	541015-51303	6139293325	Vendor	Verizon Wireless - Ach Auto	Invoice Pi042728	13.39
04/02/26	541015-51303	611000087752	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi042802	38.71
04/07/26	541015-51303	LAURA-AZ-04-01-26-44.98	Vendor	Amazon- Pcard	Invoice Pi042835	7.65
04/21/26	541015-51303	LAURA-AZ-04-16-26-37.98	Vendor	Amazon- Pcard	Invoice Pi042969	6.46
04/21/26	541015-51303	LAURA-AZ-04-16-26-44.95	Vendor	Amazon- Pcard	Invoice Pi042970	7.64
04/28/26	541015-51303	LAURA-AZ-04-24-26-44.95	Vendor	Amazon- Pcard	Credit Memo Pcr000588	(7.64)
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	125.87
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	60.67
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	6.36

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	26.74
04/28/26	541015-51303	6141808998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043059	13.39
04/30/26	541015-51303	386000080369	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi043086	49.21
05/14/26	541015-51303	LAURA-AZ-05-14-26-53.49	Vendor	Amazon- Pcard	Invoice Pi043260	9.09
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	125.90
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	60.68
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	6.36
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	26.75
05/29/26	541015-51303	6144325807	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043371	13.39
05/31/26	541015-51303	625000073867	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi043403	50.70
06/09/26	541015-51303	LAURA-AZ-06-09-26-95.18	Vendor	Amazon- Pcard	Invoice Pi043524	16.18
06/16/26	541015-51303	LAURA-AZ-06-16-26-19.69	Vendor	Amazon- Pcard	Invoice Pi043598	3.35
06/29/26	541015-51303	LAURA-AZ-06-29-26-80.96	Vendor	Amazon- Pcard	Invoice Pi043781	13.76
06/30/26	541015-51303	372000096199	Vendor	Verizon Connect Fleet Usa Llc - Ach Auto	Invoice Pi043758	59.09
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	7.43
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	125.90
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	60.69
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	6.36
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	26.75
06/30/26	541015-51303	6146830998	Vendor	Verizon Wireless - Ach Auto	Invoice Pi043760	13.39
					Total Cellular Service:	**$2,651.93**
Account Name: Internet Fiber Service						
11/14/25	541018-51303	760493909	Vendor	Centurylink - Auto Pay	Invoice Pi041768	51.56
01/28/26	541018-51303	768511966	Vendor	Centurylink - Auto Pay	Invoice Pi042208	51.56
01/28/26	541018-51303	764507644	Vendor	Centurylink - Auto Pay	Invoice Pi042207	51.56
02/13/26	541018-51303	772507661	Vendor	Centurylink - Auto Pay	Invoice Pi042305	51.56
03/17/26	541018-51303	776511771	Vendor	Centurylink - Auto Pay	Invoice Pi042612	51.56
04/15/26	541018-51303	780537228	Vendor	Centurylink - Auto Pay	Invoice Pi042924	51.56
05/13/26	541018-51303	784498343	Vendor	Centurylink - Auto Pay	Invoice Pi043217	51.56
06/30/26	541018-51303	788506910	Vendor	Centurylink - Auto Pay	Invoice Pi043726	51.56
					Total Internet Fiber Service:	**$412.48**
Account Name: Utilities - Lift Stations						
10/31/25	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	30.75
12/31/25	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	33.63
02/28/26	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	32.81
04/30/26	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	33.86
06/30/26	543048-51303	GF BANK3	Journal Entry		Pelican Preserve	32.88
					Total Utilities - Lift Stations:	**$163.93**
Account Name: Building Utilities-Electricity						
10/31/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	120.00
11/01/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(120.00)
11/18/25	543068-51303	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	244.28
11/30/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	120.00
12/01/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(120.00)
12/15/25	543068-51303	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	210.17
12/31/25	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	120.00
01/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(120.00)
01/13/26	543068-51303	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	203.26
01/31/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	120.00
02/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(120.00)
02/17/26	543068-51303	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	206.74
03/17/26	543068-51303	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	204.81
03/31/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	120.00
04/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(120.00)
04/27/26	543068-51303	APRIL 2026-2	Vendor	Florida Power And Light - Ach Man	Invoice Pi043033	21.71
04/27/26	543068-51303	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	189.31
04/30/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	120.00
05/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(120.00)
05/11/26	543068-51303	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	237.88
05/31/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	120.00
06/01/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(120.00)
06/09/26	543068-51303	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	255.90
06/30/26	543068-51303	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	120.00
					Total Building Utilities-Electricity:	**$1,894.06**
Account Name: Building Utilities-Water/Sewer						
10/31/25	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	116.31
12/31/25	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	106.79
02/28/26	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	126.83
04/30/26	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	155.50
06/30/26	543069-51303	GF BANK3	Journal Entry		Pelican Preserve	131.94
					Total Building Utilities-Water/Sewer:	**$637.37**
Account Name: Building Utilities-Other						
10/28/25	543073-51303	0006394624	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi041619	56.54
10/31/25	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	44.17
11/24/25	543073-51303	0006516348	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi041822	39.92
12/30/25	543073-51303	0006633322	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi041988	39.92
12/31/25	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	46.30
01/31/26	543073-51303	0006752351	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi042232	39.92
02/24/26	543073-51303	0006873994	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi042381	39.92
02/28/26	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	47.63
03/24/26	543073-51303	0006995405	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi042681	39.92
04/23/26	543073-51303	0007118596	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi042989	39.92
04/30/26	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	48.14
05/26/26	543073-51303	0007173632	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi043321	39.92
06/23/26	543073-51303	0007365827	Vendor	Waste Pro Of Florida - Ach Auto	Invoice Pi043626	11.46
06/30/26	543073-51303	GF BANK3	Journal Entry		Pelican Preserve	63.82
					Total Building Utilities-Other:	**$597.50**
Account Name: Rentals & Leases						
10/22/25	544025-51303	967435	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041593	11.32

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
10/22/25	544025-51303	967435	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041593	21.74
10/22/25	544025-51303	967435	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041593	15.58
10/22/25	544025-51303	967435	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041593	23.90
11/03/25	544025-51303	2755910	Vendor	D.T. Water, Llc - Eft	Invoice Pi041681	5.61
11/20/25	544025-51303	970288	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041791	75.28
12/02/25	544025-51303	1276976	Vendor	D.T. Water, Llc - Eft	Invoice Pi041843	5.61
12/29/25	544025-51303	973823	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041986	66.45
01/23/26	544025-51303	976222	Vendor	J.M. Todd, Inc. - Eft	Order Po11723	62.79
02/18/26	544025-51303	979408	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi042338	71.86
02/26/26	544025-51303	2813687	Vendor	D.T. Water, Llc - Eft	Invoice Pi042382	5.61
03/17/26	544025-51303	982445	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi042596	65.50
03/30/26	544025-51303	2832788	Vendor	D.T. Water, Llc - Eft	Invoice Pi042736	5.61
04/02/26	544025-51303	2850846	Vendor	D.T. Water, Llc - Eft	Invoice Pi042784	5.61
04/15/26	544025-51303	985552	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi042919	74.36
05/08/26	544025-51303	2870848	Vendor	D.T. Water, Llc - Eft	Invoice Pi043150	5.61
05/14/26	544025-51303	988537	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi043233	60.78
06/01/26	544025-51303	2889095	Vendor	D.T. Water, Llc - Eft	Invoice Pi043379	5.61
06/17/26	544025-51303	991561	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi043568	65.49
					Total Rentals & Leases:	**$654.32**
Account Name: Admin Office Rent Expense						
10/01/25	544034-51303	JE006857	Journal Entry		Pelican Preserve	427.07
10/01/25	544034-51303	JE006873	Journal Entry		Expense Oct Rent Admin Bldg	427.07
10/01/25	544034-51303	JE006857	Journal Entry		Pelican Preserve	(427.07)
11/01/25	544034-51303	NOVEMBER 2025	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi041502	427.07
12/01/25	544034-51303	DECEMBER 2025	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi041770	427.07
01/01/26	544034-51303	JANUARY	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi041940	427.07
01/01/26	544034-51303	JANUARY ADDITIONAL	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi041984	441.39
02/01/26	544034-51303	FEBRUARY 01-15-26	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi042110	428.24
03/01/26	544034-51303	MARCH 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi042331	428.24
04/01/26	544034-51303	APRIL 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi042661	428.24
05/01/26	544034-51303	MAY 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi042925	428.24
06/01/26	544034-51303	JUNE 2026	Vendor	Gateway Leasing Co Llc - Eft	Invoice Pi043231	428.24
					Total Admin Office Rent Expense:	**$4,290.87**
Account Name: Insurance (Liab,Auto,Property)						
10/01/25	545020-51303	INSUR ALLO	Journal Entry		Expense Pgit Fy 2026 Insurance	3,515.19
06/26/26	545020-51303	25415729	Vendor	Risk Management Associates, Inc	Invoice Pi043673	12.19
					Total Insurance (Liab,Auto,Property):	**$3,527.38**
Account Name: Vehicle Maintenance						
10/31/25	546104-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	156.70
10/31/25	546104-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	172.23
10/31/25	546104-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	50.09
12/08/25	546104-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	168.86
12/31/25	546104-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	86.14
01/21/26	546104-51303	27022	Vendor	Global Finance & Insurance - Eft	Quote Prq11320	(62.61)
01/21/26	546104-51303	27022	Vendor	Global Finance & Insurance - Eft	Quote Prq11320	1,055.63
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	58.30
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	32.63
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	23.44
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	5.25
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	18.50
01/31/26	546104-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	84.65
02/28/26	546104-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	63.65
02/28/26	546104-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	305.29
03/03/26	546104-51303	JOE-SAMGALLOWAY-03-03-26-173.71	Vendor	Sam Galloway Ford South, Ltd	Invoice Pi042485	29.53
03/03/26	546104-51303	FLEET-TIMDODGE-03-03-26-3309.33	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042488	562.59
03/03/26	546104-51303	FLEET-TIMDODGE-03-03-26-1237.59	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042489	210.39
03/03/26	546104-51303	FLEET-TIMDODGE-03-03-26-328.47	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042490	55.84
03/04/26	546104-51303	LAURA-TIMDODGE-03-04-26-702.11	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042491	119.36
03/04/26	546104-51303	LAURA-TIMDODGE-03-04-26-99.50	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi042493	16.92
03/17/26	546104-51303	FLEET-AA-03-13-26-71.99	Vendor	Advance Auto Parts	Invoice Pi042610	12.24
03/17/26	546104-51303	FLEET-AA-03-13-26-83.00	Vendor	Advance Auto Parts	Invoice Pi042611	14.11
03/23/26	546104-51303	FLEET-CREEL-03-19-26-1777.76	Vendor	Creel Tractor Company	Invoice Pi042670	302.22
03/27/26	546104-51303	KERRY-TIRES-03-18-26-379.96	Vendor	Amazon- Pcard	Invoice Pi042717	64.59
03/30/26	546104-51303	JOE-IB-03-30-26-251.95	Vendor	Interstate Batteries - Pcard	Invoice Pi042794	42.83
04/16/26	546104-51303	FLEET-LEALS-04-14-26-103.00	Vendor	Leal'S Tires - Pcard	Invoice Pi042936	17.51
04/16/26	546104-51303	FLEET-CREEL-04-14-26-1349.74	Vendor	Creel Tractor Company	Invoice Pi042937	229.46
04/28/26	546104-51303	FLEET-SG-04-24-26-389.94	Vendor	Sam Galloway Ford	Invoice Pi043045	66.29
05/01/26	546104-51303	MARK-AZ-05-01-26-96.98	Vendor	Amazon- Pcard	Invoice Pi043202	16.49
05/08/26	546104-51303	JOE-AA-05-05-26-43.98	Vendor	Advance Auto Parts	Invoice Pi043165	3.94
05/08/26	546104-51303	FLEET-SG-05-05-26-1277.16	Vendor	Sam Galloway Ford	Invoice Pi043167	217.12
05/11/26	546104-51303	MARK-AMZ-05-11-26-96.98	Vendor	Amazon- Pcard	Invoice Pi043221	16.49
05/13/26	546104-51303	FLEET-SG-04-30-26-81.79	Vendor	Sam Galloway Ford	Invoice Pi043220	13.90
05/13/26	546104-51303	FLEET-SG-04-30-26-5.00CR	Vendor	Sam Galloway Ford	Credit Memo Pcr000594	(0.85)
05/13/26	546104-51303	MARK-AZ-05-13-26-369.95	Vendor	Amazon- Pcard	Invoice Pi043250	62.89
05/14/26	546104-51303	JOE-HD-05-14-26-82.83	Vendor	Home Depot - Pcard	Invoice Pi043269	4.66
05/26/26	546104-51303	FLEET-SDW-05-26-26-539.00	Vendor	Same Day Windshield - Pcard	Invoice Pi043392	95.25
06/03/26	546104-51303	FLEET-SG-06-03-26-575.63	Vendor	Sam Galloway Ford	Invoice Pi043460	97.86
06/04/26	546104-51303	JAMES-HD-06-04-26-149.29	Vendor	Home Depot - Pcard	Invoice Pi043483	4.21
06/05/26	546104-51303	FLEET-TD-06-05-26-207.47	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi043482	35.27
06/05/26	546104-51303	FLEET-LEALS-06-05-26-26.00	Vendor	Leal'S Tires - Pcard	Invoice Pi043481	4.42
06/09/26	546104-51303	FLEET-AA-06-09-26-72.94	Vendor	Advance Auto Parts	Invoice Pi043519	12.40
06/09/26	546104-51303	MARK-HD-06-09-26-54.20	Vendor	Home Depot - Pcard	Invoice Pi043540	9.21
06/10/26	546104-51303	ISAAC-TD-06-10-26-537.04	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi043543	91.30
06/17/26	546104-51303	FLEET-SG-06-17-26-266.20	Vendor	Sam Galloway Ford	Invoice Pi043610	45.25
06/18/26	546104-51303	FLEET-AA-06-18-26-112.55	Vendor	Advance Auto Parts	Invoice Pi043638	19.13
06/22/26	546104-51303	FLEET-TD-06-22-26-607.60	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi043650	103.29
06/23/26	546104-51303	FLEET-TD-06-23-26-1433.70	Vendor	Tim Dodge Firestone - Pcard	Invoice Pi043681	243.73
06/29/26	546104-51303	FLEET-ER-06-29-26-312.87	Vendor	Elite Equipment Rentals - Pcard	Invoice Pi043755	53.19
					Total Vehicle Maintenance:	**$5,111.78**
Account Name: R&M - Building						
10/01/25	546925-51303	33069	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
10/01/25	546925-51303	33069	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
10/20/25	546925-51303	621217801	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	21.56
10/31/25	546925-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	20.21
11/03/25	546925-51303	08-45-26-00-0001.2060 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041695	3.87
11/03/25	546925-51303	08-45-26-00-00001.2050 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041696	7.00
11/03/25	546925-51303	08-45-26-00-00001.2020 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041697	52.24
11/03/25	546925-51303	07-45-26-00-00001.1230 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041698	2.74
11/03/25	546925-51303	35-44-25-P3-001R2.0010 11-01-25	Vendor	Lee County Tax Collector - Eft	Invoice Pi041694	3.03
11/14/25	546925-51303	621341099	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	21.56
11/24/25	546925-51303	24795	Vendor	Florida Utility Solutions, Inc - Eft	Invoice Pi041824	144.33
11/26/25	546925-51303	33818	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
11/26/25	546925-51303	33818	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
11/30/25	546925-51303	25-2892-1639	Vendor	South Trail Fire & Rescue District	Invoice Pi041863	40.80
12/04/25	546925-51303	621463245	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	21.56
12/08/25	546925-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	84.83
12/12/25	546925-51303	3715	Vendor	Legacy Fire & Technologies, Llc - Eft	Invoice Pi041939	21.25
12/17/25	546925-51303	34463	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
12/17/25	546925-51303	34463	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
12/18/25	546925-51303	621463356	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	20.40
12/31/25	546925-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	19.55
01/21/26	546925-51303	35560	Vendor	Clean 17, Inc - Eft	Invoice Pi042134	50.15
01/23/26	546925-51303	D536179	Vendor	Marmic Fire & Safety Co., Inc	Invoice Pi042161	42.25
01/26/26	546925-51303	35132	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
01/26/26	546925-51303	35132	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
01/31/26	546925-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	155.60
02/06/26	546925-51303	10372	Vendor	Kevin Kobie Ii	Invoice Pi042271	9.52
02/18/26	546925-51303	621677946	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	22.54
02/18/26	546925-51303	621809298	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	22.54
02/28/26	546925-51303	35828	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
02/28/26	546925-51303	35828	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
03/16/26	546925-51303	621921624	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	22.54
03/17/26	546925-51303	70411143780326	Vendor	The Sherwin-Williams Company	Invoice Pi042595	69.62
03/19/26	546925-51303	MARK-03-11-26-39.17	Vendor	Amazon- Pcard	Invoice Pi042635	6.66
03/19/26	546925-51303	MARK-03-12-26-28.99	Vendor	Amazon- Pcard	Invoice Pi042634	4.93
03/30/26	546925-51303	621921734	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	20.40
03/30/26	546925-51303	MIKE-HD-03-25-26-129.06	Vendor	Home Depot - Pcard	Invoice Pi042742	21.94
03/31/26	546925-51303	36531	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
03/31/26	546925-51303	36531	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
04/06/26	546925-51303	9865123427	Vendor	Grainger - Eft	Invoice Pi042811	6.52
04/07/26	546925-51303	74215143780326	Vendor	The Sherwin-Williams Company	Invoice Pi042833	37.55
04/29/26	546925-51303	37185	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
04/29/26	546925-51303	37185	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
04/30/26	546925-51303	4054	Vendor	Legacy Fire & Technologies, Llc - Eft	Invoice Pi043122	73.44
05/08/26	546925-51303	SCOTT-HD-04-28-26-246.19	Vendor	Home Depot - Pcard	Invoice Pi043152	38.63
05/14/26	546925-51303	JOE-HD-05-14-26-82.83	Vendor	Home Depot - Pcard	Invoice Pi043269	3.65
05/15/26	546925-51303	D656391	Vendor	Marmic Fire & Safety Co., Inc	Invoice Pi043252	15.30
05/15/26	546925-51303	D656391	Vendor	Marmic Fire & Safety Co., Inc	Invoice Pi043252	15.30
05/15/26	546925-51303	D656400	Vendor	Marmic Fire & Safety Co., Inc	Invoice Pi043253	12.75
05/31/26	546925-51303	37895	Vendor	Clean 17, Inc - Eft	Invoice Pi043383	71.40
06/17/26	546925-51303	MARK-AZ-06-17-26-45.99	Vendor	Amazon- Pcard	Invoice Pi043607	7.82
06/24/26	546925-51303	622317706	Vendor	Turner Pest Control, Llc - Eft	Quote Prq11255	20.40
06/26/26	546925-51303	9249773974	Vendor	Hd Supply, Inc.	Quote Prq11531	5.71
06/29/26	546925-51303	AP-SW-06-29-26-2388.17	Vendor	The Sherwin-Williams Company	Invoice Pi043752	405.99
06/30/26	546925-51303	38625	Vendor	Clean 17, Inc - Eft	Quote Prq11244	34.00
06/30/26	546925-51303	38625	Vendor	Clean 17, Inc - Eft	Quote Prq11244	37.40
					Total R&M - Building:	**$2,219.28**
Account Name: Marketing Expenses						
12/08/25	548003-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	15.35
12/31/25	548003-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	20.10
03/31/26	548003-51303	RANDY-FB-03-28-26-7.94	Vendor	Facebook/Meta - Pcard	Invoice Pi042769	1.35
04/16/26	548003-51303	STEPHANIE-GR-04-14-26-123.72	Vendor	Grainger - Eft	Invoice Pi042935	5.10
04/16/26	548003-51303	STEPHANIE-GR-04-14-26-123.72	Vendor	Grainger - Eft	Invoice Pi042935	15.93
04/30/26	548003-51303	RANDY-FB-04-28-26-19.96	Vendor	Facebook/Meta - Pcard	Invoice Pi043125	3.39
05/11/26	548003-51303	29789562	Vendor	Greenwire Llc - Eft	Invoice Pi043182	107.14
05/12/26	548003-51303	RANDY-VP-04-30-26-56.25	Vendor	Vistaprint - Pcard	Invoice Pi043200	9.14
					Total Marketing Expenses:	**$177.50**
Account Name: Meeting Minutes Prep						
12/23/25	549919-51303	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	65.66
12/23/25	549919-51303	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	18.70
01/22/26	549919-51303	166683	Vendor	Inframark, Llc - Eft	Invoice Pi042152	131.33
01/22/26	549919-51303	169025	Vendor	Inframark, Llc - Eft	Invoice Pi042153	234.39
03/20/26	549919-51303	173915	Vendor	Inframark, Llc - Eft	Invoice Pi042656	253.09
04/27/26	549919-51303	177130	Vendor	Inframark, Llc - Eft	Invoice Pi043029	18.70
					Total Meeting Minutes Prep:	**$721.87**
Account Name: Team Events						
10/31/25	549922-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	99.45
10/31/25	549922-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	12.81
10/31/25	549922-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	21.25
10/31/25	549922-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	91.02
12/08/25	549922-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	15.12
12/31/25	549922-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	83.50
02/11/26	549922-51303	PUBLIX	Vendor	Randy Paniagua	Invoice Pi042292	10.34
02/28/26	549922-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	15.16
03/02/26	549922-51303	BILL-SAUCYMEATBALL-03-02-26-73.20	Vendor	Saucy Meatball - Pcard	Invoice Pi042486	12.44
03/09/26	549922-51303	LAURA-PUBLIX-03-05-26-212.76	Vendor	Publix - Pcard	Invoice Pi042504	36.17
03/23/26	549922-51303	CHELSEA-SM-03-19-26-127.39	Vendor	Saucy Meatball - Pcard	Invoice Pi042667	21.66
03/31/26	549922-51303	RANDY-AMZ-03-29-26-49.63	Vendor	Amazon- Pcard	Invoice Pi042761	8.44
03/31/26	549922-51303	RANDY-LOWES-03-29-26-28.16	Vendor	Lowes - Pcard	Invoice Pi042773	4.79
04/06/26	549922-51303	RANDY-PX-04-02-26-215.39	Vendor	Publix - Pcard	Invoice Pi042818	36.62
04/06/26	549922-51303	RANDY-PX-04-02-26-37.03	Vendor	Publix - Pcard	Invoice Pi042819	6.30
04/13/26	549922-51303	RANDY-JZ-04-02-26-771.00	Vendor	Jonesez - Pcard	Invoice Pi042875	131.07
04/21/26	549922-51303	RANDY-PX-04-17-26-38.99	Vendor	Publix - Pcard	Invoice Pi042971	6.63

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
05/11/26	549922-51303	RANDY-PX-05-11-26-39.99	Vendor	Publix - Pcard	Invoice Pi043254	6.80
05/13/26	549922-51303	RANDY-PX-05-13-26-93.17	Vendor	Publix - Pcard	Invoice Pi043255	15.84
06/10/26	549922-51303	BILL-DOMINOS-06-10-26-157.78	Vendor	Dominos - Pcard	Invoice Pi043577	26.82
					Total Team Events:	**$662.23**
Account Name: Computer Support						
10/22/25	549930-51303	INV-19610	Vendor	Junopi, Llc - Eft	Order Po11532	922.25
10/31/25	549930-51303	INV-19878	Vendor	Junopi, Llc - Eft	Invoice Pi041682	357.04
11/03/25	549930-51303	INV-20006	Vendor	Junopi, Llc - Eft	Order Po11532	927.01
11/30/25	549930-51303	INV-20235	Vendor	Junopi, Llc - Eft	Invoice Pi041849	153.09
12/02/25	549930-51303	INV-20351	Vendor	Junopi, Llc - Eft	Invoice Pi041848	923.78
12/29/25	549930-51303	21564	Vendor	Prenticeworx Llc - Eft	Invoice Pi041983	28.69
01/05/26	549930-51303	20586	Vendor	Junopi, Llc - Eft	Invoice Pi042008	180.23
01/05/26	549930-51303	INV-20708	Vendor	Junopi, Llc - Eft	Order Po11532	917.66
01/22/26	549930-51303	CLOSE FY25 PO11430	Vendor	Junopi, Llc - Eft	Quote Prq11084	(776.02)
01/22/26	549930-51303	CLOSE FY25 PO11430	Vendor	Junopi, Llc - Eft	Quote Prq11084	776.02
01/23/26	549930-51303	21791	Vendor	Prenticeworx Llc - Eft	Invoice Pi042164	9.56
01/31/26	549930-51303	INV-20965	Vendor	Junopi, Llc - Eft	Invoice Pi042270	230.04
02/03/26	549930-51303	INV-21092	Vendor	Junopi, Llc - Eft	Order Po11532	898.96
02/28/26	549930-51303	INV-21350	Vendor	Junopi, Llc - Eft	Invoice Pi042411	422.39
03/02/26	549930-51303	INV-21465	Vendor	Junopi, Llc - Eft	Order Po11532	871.93
03/23/26	549930-51303	22257	Vendor	Prenticeworx Llc - Eft	Invoice Pi042665	19.13
03/24/26	549930-51303	JE007210	Journal Entry		R/C Opengov Inv23105- Annual Cartagraph Subscription	3,515.77
03/31/26	549930-51303	INV-21734	Vendor	Junopi, Llc - Eft	Invoice Pi042767	228.19
04/01/26	549930-51303	INV-21849	Vendor	Junopi, Llc - Eft	Order Po11532	891.82
04/27/26	549930-51303	22518	Vendor	Prenticeworx Llc - Eft	Invoice Pi043009	47.81
04/30/26	549930-51303	INV-22117	Vendor	Junopi, Llc - Eft	Invoice Pi043102	198.42
05/07/26	549930-51303	INV-22232	Vendor	Junopi, Llc - Eft	Order Po11532	896.92
05/26/26	549930-51303	22754	Vendor	Prenticeworx Llc - Eft	Invoice Pi043325	28.69
06/01/26	549930-51303	INV-22578	Vendor	Junopi, Llc - Eft	Order Po11532	900.15
06/01/26	549930-51303	INV-22465	Vendor	Junopi, Llc - Eft	Invoice Pi043385	242.68
06/30/26	549930-51303	INV-22850	Vendor	Junopi, Llc - Eft	Invoice Pi043735	270.61
					Total Computer Support:	**$14,082.82**
Account Name: Agenda & Document Hosting						
05/04/26	549932-51303	363927	Vendor	Civicplus, Llc - Eft	Invoice Pi043078	68.88
					Total Agenda & Document Hosting:	**$68.88**
Account Name: Office Supplies						
10/31/25	551002-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	2.07
10/31/25	551002-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	9.23
12/08/25	551002-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	2.41
12/31/25	551002-51303	512230014	Vendor	Marco Office Supply Furniture And Printing Inc	Invoice Pi041999	29.21
12/31/25	551002-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	0.90
01/31/26	551002-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	30.32
02/28/26	551002-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	11.18
02/28/26	551002-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	12.90
03/01/26	551002-51303	GEORGIA-AMAZON-02-27-26-8.54	Vendor	Amazon- Pcard	Invoice Pi042478	1.45
03/02/26	551002-51303	LAURA-AMAZON-03-02-26-134.46	Vendor	Amazon- Pcard	Invoice Pi042470	22.86
03/27/26	551002-51303	PRJNL	Journal Entry		Pelican Preserve	(2.38)
03/27/26	551002-51303	PRJNL	Journal Entry		Payroll Entry For P/E 03/22/2026, P/D 03/27/2026- Reimb For P-Card Charge	(6.57)
03/31/26	551002-51303	KERRY-AZ-3-31-26-23.39	Vendor	Amazon- Pcard	Invoice Pi042795	3.98
03/31/26	551002-51303	KERRY-AZ-03-31-26-23.42	Vendor	Amazon- Pcard	Invoice Pi042796	3.98
04/17/26	551002-51303	LAURA-AZ-04-15-26-19.85	Vendor	Amazon- Pcard	Invoice Pi042949	3.37
05/26/26	551002-51303	605210006	Vendor	Marco Office Supply Furniture And Printing Inc	Invoice Pi043329	31.25
06/16/26	551002-51303	GEORGIA-AZ-06-16-26-6.75	Vendor	Amazon- Pcard	Invoice Pi043597	1.15
06/17/26	551002-51303	GEORGIA-AZ-06-17-26-12.19	Vendor	Amazon- Pcard	Invoice Pi043643	2.07
06/18/26	551002-51303	KERRY-AZ-06-18-26-25.36	Vendor	Amazon- Pcard	Invoice Pi043658	4.31
06/19/26	551002-51303	KERRY-AZ-06-19-26-35.88	Vendor	Amazon- Pcard	Invoice Pi043657	6.10
					Total Office Supplies:	**$169.79**
Account Name: Computer Equipment & Peripherals						
11/05/25	551015-51303	20254	Vendor	Global Fiber Optics	Invoice Pi041705	102.43
12/08/25	551015-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	68.84
12/31/25	551015-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	13.60
01/31/26	551015-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	2.74
02/17/26	551015-51303	INV-20051	Vendor	Junopi, Llc - Eft	Order Po11642	68.00
02/17/26	551015-51303	INV-20788	Vendor	Junopi, Llc - Eft	Order Po11731	244.80
02/17/26	551015-51303	INV-20788	Vendor	Junopi, Llc - Eft	Order Po11731	688.50
02/17/26	551015-51303	INV-20789	Vendor	Junopi, Llc - Eft	Order Po11732	81.60
02/17/26	551015-51303	INV-20789	Vendor	Junopi, Llc - Eft	Order Po11732	315.69
02/28/26	551015-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	3.40
03/02/26	551015-51303	LAURA-AMAZON-03-02-26-79.98	Vendor	Amazon- Pcard	Invoice Pi042468	13.60
03/03/26	551015-51303	LAURA-AMAZON-03-03-26-187.60	Vendor	Amazon- Pcard	Invoice Pi042479	31.89
03/09/26	551015-51303	INV-21163	Vendor	Junopi, Llc - Eft	Order Po11777	163.20
03/09/26	551015-51303	INV-21163	Vendor	Junopi, Llc - Eft	Order Po11777	525.30
04/06/26	551015-51303	LAURA-AZ-04-01-26-9.49	Vendor	Amazon- Pcard	Invoice Pi042815	1.61
					Total Computer Equipment & Peripherals:	**$2,325.20**
Account Name: Operating Supplies						
10/15/25	552025-51303	NOTARY REIMBURSEMENT	Vendor	Cheri Russ	Invoice Pi041503	21.42
10/31/25	552025-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	74.80
10/31/25	552025-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	29.70
10/31/25	552025-51303	JE006924	Journal Entry		R/C First Hor Cc Pi041725- Bus Card For Board	6.22
10/31/25	552025-51303	JE006925	Journal Entry		R/C First Hor Cc Pi041725- Bus Card For Board	6.50
10/31/25	552025-51303	JE006929	Journal Entry		R/C First Hor Cc Pi041725	5.73
12/08/25	552025-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	26.10
12/12/25	552025-51303	JE007070	Journal Entry		R/C Kathleen Robbins Inv 969 & 970	38.36
12/31/25	552025-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	38.50
01/26/26	552025-51303	58897	Vendor	Lit & More Inc	Invoice Pi042178	382.50
01/31/26	552025-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	88.37
02/28/26	552025-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	40.77
02/28/26	552025-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	0.86
02/28/26	552025-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	6.86
03/11/26	552025-51303	GEORGIA-COSTCO-03-06-26-216.50	Vendor	Costco - Pcard	Invoice Pi042537	36.81

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
03/17/26	552025-51303	AUSTIN-AMAZON-03-10-26-346.64	Vendor	Amazon- Pcard	Invoice Pi042600	58.93
03/24/26	552025-51303	GEORGIA-COSTCO-03-23-26-9.27	Vendor	Costco - Pcard	Invoice Pi042692	1.58
03/27/26	552025-51303	GEORGIA-CC-03-19-26-459.99	Vendor	Costco - Pcard	Invoice Pi042713	78.20
03/27/26	552025-51303	LAURA-AMAZON-03-25-26-49.70	Vendor	Amazon- Pcard	Invoice Pi042720	8.45
03/27/26	552025-51303	STEPHANIE-AMAZON-03-24-26-120.22	Vendor	Amazon- Pcard	Invoice Pi042724	20.44
03/30/26	552025-51303	GEORGIA-ALDI-03-26-26-6.38	Vendor	Aldi - Pcard	Invoice Pi042738	1.08
04/13/26	552025-51303	GEORGIA-GFS-04-01-26-8.99	Vendor	Gordon Food Service - Pcard	Invoice Pi042880	1.53
04/14/26	552025-51303	GEORGIA-CO-04-10-26-28.22	Vendor	Costco - Pcard	Invoice Pi042891	4.80
04/14/26	552025-51303	GEORGIA-CO-04-10-26-50.04	Vendor	Costco - Pcard	Invoice Pi042892	8.51
04/15/26	552025-51303	JE007342	Journal Entry		R/C Kathleen Robbins Inv 1272	21.48
05/14/26	552025-51303	GEORGIA-CC-05-14-26-459.99	Vendor	Costco - Pcard	Invoice Pi043275	78.20
05/19/26	552025-51303	KERRY-AZ-05-19-26-133.38	Vendor	Amazon- Pcard	Invoice Pi043332	22.67
05/21/26	552025-51303	LAURA-AZ-05-21-26-98.83	Vendor	Amazon- Pcard	Invoice Pi043350	16.80
06/02/26	552025-51303	GEORGIA-CCO-06-02-26-50.04	Vendor	Costco - Pcard	Invoice Pi043446	8.51
06/02/26	552025-51303	GEORGIA-CC-06-02-26-217.51	Vendor	Costco - Pcard	Invoice Pi043463	36.98
06/04/26	552025-51303	LAURA-AZ-06-04-26-75.16	Vendor	Amazon- Pcard	Invoice Pi043474	12.78
06/05/26	552025-51303	LAURA-AZ-06-05-26-37.86	Vendor	Amazon- Pcard	Invoice Pi043475	6.44
06/07/26	552025-51303	LAURA-AZ-06-07-26-37.86	Vendor	Amazon- Pcard	Invoice Pi043476	6.44
06/08/26	552025-51303	GEORGIA-AZ-06-08-26-14.79	Vendor	Amazon- Pcard	Invoice Pi043485	2.51
06/19/26	552025-51303	GEORGIA-CC-06-19-26-136.76	Vendor	Costco - Pcard	Invoice Pi043649	6.80
06/23/26	552025-51303	AUSTIN-FDEP-06-23-26-25.00	Vendor	Florida Department Of	Invoice Pi043748	4.25
06/30/26	552025-51303	LAURA-AZ-06-30-26-132.93	Vendor	Amazon- Pcard	Invoice Pi043782	22.60
					Total Operating Supplies:	**$1,233.48**
Account Name: Vehicle Operations						
10/01/25	552040-51303	PR ACCRUAL	Journal Entry		Accrue Payroll Pd 10/11 For P/E 10/6	(11.88)
10/10/25	552040-51303	PRJNL	Journal Entry		Payroll Entry For P/E 10/05/2025, P/D 10/10/2025	16.97
10/31/25	552040-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	486.10
12/08/25	552040-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	362.47
12/31/25	552040-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	475.05
01/31/26	552040-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	1.02
01/31/26	552040-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	471.77
01/31/26	552040-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	40.61
02/27/26	552040-51303	TIM-GAS-02-27-26-126.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042455	21.42
02/27/26	552040-51303	MARY-GAS-02-27-26-45.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042456	7.65
02/28/26	552040-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	468.57
03/02/26	552040-51303	ALEX-GAS-03-02-26-78.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042464	13.37
03/02/26	552040-51303	KRISTINA-GAS-03-02-26-34.53	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042472	5.87
03/02/26	552040-51303	RICK-GAS-03-02-26-96.99	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042484	16.49
03/02/26	552040-51303	BILL-GAS-03-02-26-44.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042487	7.52
03/09/26	552040-51303	NOMAR-GAS-03-03-26-35.85	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042501	6.09
03/09/26	552040-51303	ANGELO-GAS-03-03-26-12.39	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042502	2.11
03/09/26	552040-51303	TIM-GAS-03-05-26-124.16	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042503	21.11
03/09/26	552040-51303	JOE-GAS-03-05-26-67.09	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042506	11.41
03/11/26	552040-51303	ADRIAN-GAS-03-06-26-156.68	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042539	26.64
03/11/26	552040-51303	MARY-GAS-03-06-26-41.68	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042540	7.09
03/11/26	552040-51303	RICK-GAS-03-06-26-105.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042543	17.90
03/11/26	552040-51303	NOMAR-GAS-03-06-26-41.38	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042544	7.03
03/11/26	552040-51303	ANGELO-GAS-03-06-26-28.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042545	4.79
03/11/26	552040-51303	ISAAC-GAS-03-06-26-118.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042548	20.06
03/11/26	552040-51303	POOL-GAS-03-07-26-17.08	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042553	2.90
03/11/26	552040-51303	POOL-GAS-03-04-26-17.53	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042552	2.98
03/16/26	552040-51303	4080858-00	Vendor	Certified Slings, Inc - Eft	Quote Prq11421	323.00
03/16/26	552040-51303	TIM-GAS-03-10-26-89.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042566	15.13
03/16/26	552040-51303	MARY-GAS-03-11-26-42.83	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042567	7.28
03/16/26	552040-51303	ANGELO-GAS-03-10-26-45.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042570	7.74
03/16/26	552040-51303	ALEX-GAS-03-09-26-94.09	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042571	16.00
03/16/26	552040-51303	ALEX-GAS-03-10-26-76.46	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042574	13.00
03/16/26	552040-51303	KRISTINA-GAS-03-11-26	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042575	6.67
03/16/26	552040-51303	ANGELO-GAS-3/12/26-17.78	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042576	3.02
03/16/26	552040-51303	ISAAC-GAS-03-02-26-126.82	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042589	21.56
03/17/26	552040-51303	PAUL-GAS-03-13-26-68.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042598	11.56
03/17/26	552040-51303	BILL-GAS-03-13-26-57.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042602	9.82
03/17/26	552040-51303	JOE-GAS-03-13-26-72.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042603	12.24
03/17/26	552040-51303	RICK-GAS-03-13-26-117.07	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042607	19.90
03/17/26	552040-51303	ALEX-GAS-03-13-26-34.92	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042608	5.94
03/17/26	552040-51303	ANGELO-GAS-03-16-26-18.57	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042609	3.16
03/19/26	552040-51303	ISAAC-GAS-03-17-26-120.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042631	20.40
03/19/26	552040-51303	KRISTINA-GAS-03-17-26-42.74	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042628	7.27
03/19/26	552040-51303	ANDREW-GAS-03-16-26-63.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042629	10.80
03/19/26	552040-51303	MARY-GAS-03-17-26-40.87	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042630	6.95
03/19/26	552040-51303	ADRIAN-GAS-03-17-26-168.70	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042632	28.68
03/19/26	552040-51303	STEPHANIE-GAS-03-16-26-150.38	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042627	25.56
03/19/26	552040-51303	POOL-GAS-03-15-26-15.71	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042624	2.67
03/19/26	552040-51303	POOL-GAS-03-11-26-19.91	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042622	3.38
03/20/26	552040-51303	STEPHANIE-03-05-26-219.11	Vendor	Equipment Decals.Com - Pcard	Invoice Pi042653	37.25
03/20/26	552040-51303	BILL-03-09-26-36.99	Vendor	Vision Ace Hardware - Pcard	Invoice Pi042654	6.29
03/20/26	552040-51303	ANGELO-03-16-26-20.18	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042662	3.43
03/23/26	552040-51303	NOMAR-GAS-03-12-26-41.31	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042666	7.02
03/23/26	552040-51303	RICK-GAS-03-18-26-124.99	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042669	21.25
03/24/26	552040-51303	LESLIE-GAS-03-20-26-30.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042685	5.10
03/24/26	552040-51303	MARY-GAS-03-20-26-41.35	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042686	7.03
03/24/26	552040-51303	NOMAR-GAS-03-20-26-35.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042687	5.95
03/24/26	552040-51303	JOE-GAS-03-20-26-19.36	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042689	3.29
03/24/26	552040-51303	JOE-GAS-03-20-26-26.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042688	4.55
03/24/26	552040-51303	FABIAN-GAS-03-19-26-170.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042690	28.90
03/27/26	552040-51303	POOL-GAS-03-19-26-19.34	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042709	3.29
03/27/26	552040-51303	ANGELO-GAS-03-23-26-20.34	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042712	3.46
03/27/26	552040-51303	RICK-GAS-03-24-26-118.94	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042714	20.22
03/27/26	552040-51303	JAMES-GAS-03-25-26-56.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042718	9.52
03/27/26	552040-51303	ALEX-GAS-03-25-26-117.35	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042719	19.95
03/27/26	552040-51303	BILL-GAS-03-25-26-68.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042721	11.56
03/27/26	552040-51303	ANGELO-GAS-03-25-26-40.85	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042722	6.94
03/27/26	552040-51303	ADRIAN-GAS-03-23-26-167.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042710	28.49
03/27/26	552040-51303	ANGELO-GAS-3/26/26-40.85	Vendor	Wawa - Pcard	Invoice Pi042726	6.94

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
03/27/26	552040-51303	KRISTINA-GAS-03-23-26-46.56	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042711	7.92
03/30/26	552040-51303	POOL-GAS-03-25-26-21.80	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042739	3.71
03/30/26	552040-51303	MARY-GAS-03-26-26-48.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042740	8.25
03/30/26	552040-51303	GEORGIA-GAS-03-30-26-43.55	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042789	7.40
03/30/26	552040-51303	ADRIAN-GAS-03-30-26-184.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042790	31.33
03/30/26	552040-51303	MARY-GAS-03-30-26-42.42	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042792	7.21
03/31/26	552040-51303	KRISTINA-GAS-03-27-26-48.64	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042752	8.27
03/31/26	552040-51303	FABIAN-GAS-03-27-26-188.48	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042755	32.04
03/31/26	552040-51303	ANGELO-GAS-03-27-26-30.14	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042756	5.12
03/31/26	552040-51303	ANDREW-GAS-03-23-25-92.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042763	15.65
03/31/26	552040-51303	RICK-GAS-03-30-26-127.22	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042770	21.63
03/31/26	552040-51303	JOE-GAS-03-30-26-53.22	Vendor	Racetrac - Pcard	Invoice Pi042771	9.05
03/31/26	552040-51303	NOMAR-GAS-03-30-26-40.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042772	6.80
03/31/26	552040-51303	POOL-GAS-03-29-26-17.69	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042774	3.01
03/31/26	552040-51303	ISAAC-GAS-03-31-26-255.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042791	43.35
04/06/26	552040-51303	ANGELO-GAS-04-02-26-20.65	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042816	3.51
04/07/26	552040-51303	BILL-GAS-04-03-26-117.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042834	20.02
04/07/26	552040-51303	MARY-GAS-04-02-26-46.02	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042836	7.82
04/08/26	552040-51303	KRISTINA-GAS-04-06-26-41.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042848	7.02
04/08/26	552040-51303	FABIAN-GAS-04-06-26-160.03	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042849	27.21
04/09/26	552040-51303	BILL-GAS-04-06-26-60.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042852	10.33
04/09/26	552040-51303	MIKE-GAS-04-07-06-33.45	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042853	5.69
04/09/26	552040-51303	NOMAR-GAS-04-07-26-40.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042862	6.80
04/09/26	552040-51303	ANGELO-GAS-04-06-26-33.98	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042863	5.78
04/10/26	552040-51303	ADRIAN-GAS-04-07-26-182.15	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042869	30.97
04/13/26	552040-51303	POOL-GAS-04-09-26-22.86	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042876	3.89
04/13/26	552040-51303	ANGELO-GAS-04-08-26-20.80	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042879	3.54
04/14/26	552040-51303	MARY-GAS-04-10-26-40.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042894	6.91
04/14/26	552040-51303	KRISTINA-GAS-04-10-26-45.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042895	7.75
04/15/26	552040-51303	ADRIAN-GAS-04-13-26-173.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042921	29.50
04/16/26	552040-51303	ANGELO-GAS-04-13-26-65.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042934	11.14
04/16/26	552040-51303	DANNY-GAS-04-14-26-133.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042938	22.64
04/16/26	552040-51303	MARK-GAS-04-14-26-36.37	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042942	6.18
04/16/26	552040-51303	FABIAN-GAS-04-14-26-186.45	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042943	31.70
04/16/26	552040-51303	POOL-GAS-04-12-26-14.77	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042945	2.51
04/17/26	552040-51303	JOE-GAS-04-15-26-19.04	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042947	3.24
04/17/26	552040-51303	KERRY-GAS-04-14-26-68.73	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042948	11.68
04/20/26	552040-51303	KRISTINA-GAS-04-15-26-48.83	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042958	8.30
04/20/26	552040-51303	ALEX-GAS-04-16-26-18.13	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042957	3.08
04/20/26	552040-51303	ALEX-GAS-04-16-121.06	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042956	20.58
04/20/26	552040-51303	POOL-GAS-04-02-26-20.82	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042959	3.54
04/20/26	552040-51303	BILL-GAS-04-16-26-60.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042962	10.24
04/21/26	552040-51303	ANGELO-GAS-04-17-26-24.97	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042967	4.24
04/21/26	552040-51303	DANNY-GAS-04-17-26-141.40	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042968	24.04
04/21/26	552040-51303	MARY-GAS-04-17-26-36.91	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042973	6.27
04/21/26	552040-51303	POOL-GAS-04-17-26-22.22	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042975	3.78
04/22/26	552040-51303	NOMAR-GAS-04-15-26-48.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042985	8.25
04/23/26	552040-51303	ISAAC-GAS-04-14-26-181.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042991	30.77
04/23/26	552040-51303	ISAAC-GAS-04-16-26-109.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042992	18.53
04/23/26	552040-51303	ADRIAN-GAS-04-20-26-179.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi042993	30.43
04/28/26	552040-51303	JOE-GAS-04-22-26-99.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043041	16.83
04/28/26	552040-51303	BILL-GAS-04-24-26-66.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043042	11.26
04/28/26	552040-51303	AUSTIN-GAS-04-21-26-64.41	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043043	10.95
04/28/26	552040-51303	ANGELO-GAS-4-22-26-48.04	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043046	8.17
04/28/26	552040-51303	DANNY-GAS-04-23-26-137.10	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043048	23.31
04/28/26	552040-51303	SCOTT-GAS-04-21-26-28.78	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043049	4.89
04/28/26	552040-51303	JAMES-GAS-4-22-26-36.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043051	6.23
04/28/26	552040-51303	ISAAC-GAS-04-23-26-119.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043052	20.23
04/28/26	552040-51303	KRISTINA-GAS-04-21-26-42.61	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043053	7.24
04/28/26	552040-51303	FABIAN-GAS-04-24-26-182.94	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043054	31.10
04/28/26	552040-51303	NOMAR-GAS-04-24-26-45.94	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043044	7.81
04/29/26	552040-51303	POOL-GAS-04-23-26-20.92	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043069	3.56
04/29/26	552040-51303	POOL-GAS-04-27-26-17.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043070	2.94
04/29/26	552040-51303	KRISTINA-GAS-04-27-26-47.82	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043073	8.13
04/29/26	552040-51303	ANGELO-GAS-04-28-26-32.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043074	5.54
04/30/26	552040-51303	ANDREW-GAS-04-21-26-55.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043104	9.35
04/30/26	552040-51303	MARY-GAS-04-22-26-52.09	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043105	8.86
04/30/26	552040-51303	MARY-GAS-04-27-26-42.13	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043106	7.16
04/30/26	552040-51303	JOE-GAS-04-28-26-40.70	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043107	6.92
04/30/26	552040-51303	DANNY-GAS-04-28-26-128.44	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043108	21.83
04/30/26	552040-51303	ADRIAN-GAS-04-28-26-159.20	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043109	27.06
04/30/26	552040-51303	MARK-GAS-04-28-26-60.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043115	10.20
04/30/26	552040-51303	ANDREW-GAS-04-22-26-135.61	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043124	23.05
05/06/26	552040-51303	DANNY-GAS-05-06-26-146.33	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043199	24.88
05/06/26	552040-51303	NOMAR-GAS-05-06-26-51.07	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043203	8.68
05/07/26	552040-51303	ADRIAN-GAS-05-07-26-172.36	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043205	29.30
05/07/26	552040-51303	MARY-GAS-05-07-26-40.72	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043208	6.92
05/07/26	552040-51303	ANDREW-GAS-05-07-26-120.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043298	20.40
05/08/26	552040-51303	ANGELO-GAS-04-30-26-33.81	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043151	5.75
05/08/26	552040-51303	ISAAC-GAS-04-29-26-98.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043153	16.77
05/08/26	552040-51303	MARY-GAS-04-29-26-45.21	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043154	7.69
05/08/26	552040-51303	KRISTINA-GAS-05-01-26-55.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043155	9.50
05/08/26	552040-51303	FABIAN-GAS-05-04-26-144.86	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043164	24.63
05/08/26	552040-51303	BILL-GAS-05-04-26--73.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043166	12.54
05/08/26	552040-51303	ANGELO-GAS-05-05-26-26.36	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043168	4.48
05/08/26	552040-51303	ANGELO-GAS-05-05-26-23.96	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043169	4.07
05/08/26	552040-51303	POOL-GAS-05-01-26-22.62	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043171	3.85
05/08/26	552040-51303	MARY-GAS-05-02-26-45.22	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043172	7.69
05/08/26	552040-51303	POOL-GAS-05-06-26-26.09	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043173	4.44
05/08/26	552040-51303	MARY-GAS-05-05-26-39.39	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043174	6.70
05/08/26	552040-51303	ALEX-GAS-05-01-26-107.72	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043178	18.31
05/08/26	552040-51303	ISAAC-GAS-05-08-26-124.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043207	21.08
05/11/26	552040-51303	NOMAR-GAS-05-11-26-53.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043222	9.08
05/11/26	552040-51303	MARY-GAS-05-11-26-51.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043234	8.71
05/11/26	552040-51303	DANNY-GAS-05-11-26-146.77	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043243	24.95

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05/12/26	552040-51303	DANNY-GAS-04-30-26-143.59	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043198	24.41
05/12/26	552040-51303	NOMAR-GAS-04-30-26-49.10	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043197	8.35
05/12/26	552040-51303	JOE-GAS-05-12-26-19.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043244	3.24
05/12/26	552040-51303	ANGELO-GAS-05-12-26-32.01	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043248	5.44
05/12/26	552040-51303	POOL-GAS-05-12-26-24.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043278	4.11
05/13/26	552040-51303	ADRIAN-GAS-05-13-26-51.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043249	8.70
05/13/26	552040-51303	ADRIAN-GAS-05-13-26-141.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043261	23.97
05/14/26	552040-51303	ANGELO-GAS-05-14-26-22.02	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043262	3.74
05/14/26	552040-51303	BILL-GAS-05-14-26-85.50	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043270	14.54
05/14/26	552040-51303	MARY-GAS-05-14-26-42.55	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043276	7.23
05/14/26	552040-51303	ANGELO-GAS-05-14-26-20.89	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043300	3.55
05/15/26	552040-51303	DANNY-AH-05-15-26-36.99	Vendor	Vision Ace Hardware - Pcard	Invoice Pi043272	6.29
05/15/26	552040-51303	ALEX-GAS-05-15-26-162.91	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043274	27.69
05/15/26	552040-51303	KRISTINA-GAS-05-15-26-52.48	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043277	8.92
05/18/26	552040-51303	DANNY-GAS-05-18-26-133.87	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043273	22.76
05/18/26	552040-51303	ADRIAN-GAS-05-18-26-125.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043289	21.40
05/19/26	552040-51303	ANGELO-GAS-05-19-26-31.52	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043301	5.36
05/19/26	552040-51303	DANNY-GAS-05-19-26-140.52	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043331	23.89
05/20/26	552040-51303	MARY-GAS-05-20-26-47.44	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043317	8.06
05/20/26	552040-51303	POOL-GAS-05-20-26-28.79	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043318	4.89
05/20/26	552040-51303	ALEX-GAS-05-20-26-111.29	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043319	18.92
05/20/26	552040-51303	ANGELO-GAS-05-20-26-18.81	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043320	3.20
05/20/26	552040-51303	NOMAR-GAS-05-20-26-60.59	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043330	10.30
05/20/26	552040-51303	JAYDEN-GAS-05-20-26-158.19	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043333	26.89
05/21/26	552040-51303	ANGELO-GAS-05-21-26-31.23	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043347	5.31
05/21/26	552040-51303	DANNY-GAS-05-21-26-136.66	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043348	23.23
05/21/26	552040-51303	KRISTINA-GAS-05-21-26-57.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043351	9.76
05/26/26	552040-51303	ANDREW-GAS-05-26-26-140.74	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043360	23.93
05/26/26	552040-51303	ANGELO-GAS-05-26-26-17.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043363	2.98
05/26/26	552040-51303	DANNY-GAS-05-26-26-139.16	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043364	23.66
05/27/26	552040-51303	PAUL-GAS-05-27-26-69.66	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043391	11.84
05/27/26	552040-51303	MARY-GAS-05-27-26-41.46	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043394	7.05
05/27/26	552040-51303	ISAAC-GAS-05-27-26-99.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043395	16.83
05/27/26	552040-51303	POOL-GAS-05-27-26-21.23	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043396	3.61
05/28/26	552040-51303	ANGELO-GAS-05-28-26-65.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043393	11.18
05/28/26	552040-51303	NOMAR-GAS-05-28-26-76.08	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043397	12.93
05/28/26	552040-51303	ALEX-GAS-05-28-26-164.55	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043400	27.97
05/28/26	552040-51303	BILL-GAS-05-28-26-72.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043405	12.24
05/28/26	552040-51303	KRISTINA-GAS-05-28-26-75.29	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043410	12.80
05/29/26	552040-51303	ALEX-GAS-05-29-26-17.57	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043406	2.99
05/29/26	552040-51303	GEORGIA-GAS-05-29-26-48.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043407	8.16
05/29/26	552040-51303	DANNY-GAS-05-29-26-98.66	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043408	16.77
06/01/26	552040-51303	ANGELO-GAS-06-01-26-33.60	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043426	5.71
06/02/26	552040-51303	MARY-GAS-06-02-26-36.96	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043438	6.28
06/02/26	552040-51303	ANGELO-GAS-06-02-26-18.68	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043434	3.18
06/02/26	552040-51303	ALEX-GAS-06-02-26-17.44	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043462	2.96
06/02/26	552040-51303	MIKE-GAS-06-02-26-21.81	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043511	3.71
06/02/26	552040-51303	FABIAN-GAS-06-02-26-146.11	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043663	24.84
06/03/26	552040-51303	NOMAR-GAS-06-03-26-49.74	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043459	8.46
06/03/26	552040-51303	ANGELO-GAS-06-03-26-19.43	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043461	3.30
06/03/26	552040-51303	ISAAC-GAS-06-03-26-106.97	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043464	18.18
06/03/26	552040-51303	ISAAC-GAS-06-03-26-58.83	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043465	10.00
06/03/26	552040-51303	KRISTINA-GAS-06-03-26-46.87	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043467	7.97
06/03/26	552040-51303	BILL-GAS-06-03-26-59.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043472	10.03
06/03/26	552040-51303	MARK-GAS-06-03-26-57.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043488	9.82
06/03/26	552040-51303	JOE-GAS-06-03-26-14.88	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043547	2.53
06/04/26	552040-51303	POOL-GAS-06-04-26-21.76	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043513	3.70
06/05/26	552040-51303	ANGELO-GAS-06-05-26-18.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043479	3.07
06/05/26	552040-51303	ALEX-GAS-06-05-26-103.84	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043480	17.65
06/05/26	552040-51303	MARY-GAS-06-05-26-38.13	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043487	6.48
06/08/26	552040-51303	ANGELO-GAS-06-08-26-18.49	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043484	3.14
06/08/26	552040-51303	ADRIAN-GAS-06-08-26-167.73	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043520	28.51
06/09/26	552040-51303	KRISTINA-GAS-06-09-26-49.89	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043518	8.48
06/10/26	552040-51303	FABIAN-GAS-06-10-26-177.26	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043542	30.13
06/10/26	552040-51303	ANGELO-GAS-06-10-26-29.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043545	5.08
06/10/26	552040-51303	JOE-GAS-06-10-26-90.98	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043532	15.47
06/10/26	552040-51303	JE007405	Journal Entry		R/C Pi043533- James-Gas 06-10-26-25.58	4.35
06/12/26	552040-51303	MARY-GAS-06-12-26-38.28	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043578	6.51
06/12/26	552040-51303	DANNY-GAS-06-12-26-119.41	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043580	20.30
06/15/26	552040-51303	JOE-GAS-06-15-26-46.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043584	7.82
06/15/26	552040-51303	KRISTINA-GAS-06-15-26-63.05	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043594	10.72
06/15/26	552040-51303	NOMAR-GAS-06-15-26-43.64	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043615	7.42
06/15/26	552040-51303	ISAAC-GAS-06-15-26-18.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043743	3.15
06/16/26	552040-51303	MATT-GAS-06-16-26-30.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043596	5.10
06/16/26	552040-51303	ANGELO-GAS-06-16-26-18.03	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043599	3.07
06/16/26	552040-51303	DANNY-GAS-06-16-26-122.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043600	20.84
06/16/26	552040-51303	POOL-GAS-06-16-26-23.54	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043605	4.00
06/16/26	552040-51303	AUSTIN-GAS-06-16-26-57.90	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043609	9.84
06/16/26	552040-51303	MIKE-GAS-06-16-26-127.37	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043614	21.65
06/16/26	552040-51303	JOE-GAS-06-16-26-17.03	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043608	2.90
06/16/26	552040-51303	FABIAN-GAS-06-16-26-84.49	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043664	14.36
06/16/26	552040-51303	ANDREW-GAS-06-16-26-136.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043744	23.12
06/17/26	552040-51303	ALEX-GAS-06-17-26-143.97	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043630	24.47
06/17/26	552040-51303	ANDREW-GAS-06-17-26-73.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043745	12.41
06/18/26	552040-51303	PRJNL	Journal Entry		Pelican Preserve	75.80
06/18/26	552040-51303	JOE-GAS-06-18-26-25.60	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043635	4.35
06/18/26	552040-51303	DANNY-GAS-06-18-26-126.39	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043639	21.49
06/19/26	552040-51303	JOE-GAS-06-19-26-22.30	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043633	3.79
06/19/26	552040-51303	JOE-GAS-06-19-26-29.40	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043634	5.00
06/19/26	552040-51303	JOE-GAS-06-19-26-7.57	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043636	1.29
06/19/26	552040-51303	JOE-GAS-6-19-26-25.58	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043637	4.35
06/19/26	552040-51303	JAYDEN-GAS-6-19-26-20.17	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043640	3.43
06/19/26	552040-51303	JAYDEN-GAS-06-19-26-55.04	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043641	9.36
06/19/26	552040-51303	MATT-GAS-06-19-26-49.63	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043642	8.44
06/19/26	552040-51303	ANDREW-GAS-06-19-26-70.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043746	11.90

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
06/22/26	552040-51303	MARY-GAS-06-22-26-38.94	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043651	6.62
06/22/26	552040-51303	KRISTINA-GAS-06-22-26-42.20	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043665	7.17
06/22/26	552040-51303	NOMAR-GAS-6-22-26-41.59	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043685	7.07
06/22/26	552040-51303	DANNY-GAS-06-22-26-120.34	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043688	20.46
06/22/26	552040-51303	ISAAC-GAS-06-22-26-156.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043747	26.52
06/23/26	552040-51303	ALEX-GAS-06-23-26-125.65	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043680	21.36
06/23/26	552040-51303	FABIAN-GAS-06-23-26-104.64	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043684	17.79
06/23/26	552040-51303	ANDREW-GAS-06-23-26-146.11	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043749	24.84
06/24/26	552040-51303	MARY-GAS-06-24-26-48.27	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043720	8.21
06/25/26	552040-51303	DANNY-GAS-06-25-26-126.40	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043717	21.49
06/25/26	552040-51303	JOE-GAS-06-25-26-12.71	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043718	2.16
06/25/26	552040-51303	POOL-GAS-06-25-26-15.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043721	2.55
06/25/26	552040-51303	ANGELO-GAS-06-25-26-24.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043723	4.08
06/25/26	552040-51303	BILL-GAS-06-25-26-57.25	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043724	9.73
06/26/26	552040-51303	ALEX-GAS-06-26-26	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043715	24.42
06/29/26	552040-51303	JAYDEN-GAS-06-29-26-23.06	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043753	3.92
06/29/26	552040-51303	KRISTINA-GAS-06-29-26-52.84	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043774	8.98
06/30/26	552040-51303	BILL-GAS-06-30-26-53.75	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043775	9.14
06/30/26	552040-51303	MARY-GAS-06-30-26-38.99	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043776	6.63
06/30/26	552040-51303	POOL-GAS-06-30-26-21.95	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043785	3.73
06/30/26	552040-51303	NOMAR-GAS-06-30-26-42.00	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043786	7.14
06/30/26	552040-51303	ANGELO-GAS-06-30-26-24.30	Vendor	Speedway / 7-11 - Pcard	Invoice Pi043788	4.13
					Total Vehicle Operations:	**$5,914.07**
Account Name: Emergency Supplies						
06/19/26	552081-51303	GEORGIA-CC-06-19-26-136.76	Vendor	Costco - Pcard	Invoice Pi043649	16.45
					Total Emergency Supplies:	**$16.45**
Account Name: Education / Training						
03/02/26	554015-51303	LAURA-FASD-03-02-26-278.10	Vendor	Florida Association Of Special Districts, Inc	Invoice Pi042467	47.28
03/02/26	554015-51303	LAURA-HYATT-03-02-26-228.38	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi042471	38.82
03/04/26	554015-51303	CHELSEA-HYATT-03-04-26-228.38	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi042466	38.82
03/06/26	554015-51303	CHELSEA-FASD-03-02-26-570.62	Vendor	Florida Association Of Special Districts, Inc	Invoice Pi042465	97.01
06/07/26	554015-51303	LAURA-HR-06-07-26-4.26	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043486	0.72
06/08/26	554015-51303	LAURA-HYATT-06-08-26-22.65	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043521	3.85
06/08/26	554015-51303	LAURA-HYATT-06-08-26-19.98	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043522	3.40
06/08/26	554015-51303	LAURA-HYATT-06-08-26-41.54	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043523	7.06
06/10/26	554015-51303	CHELSEA-HR-06-10-26-311.46	Vendor	Hyatt Regency Grand Express - Pcard	Invoice Pi043544	52.95
					Total Education / Training:	**$289.91**
Account Name: Software License Fees & Renewals						
10/03/25	554016-51303	15351215	Vendor	Onsolve Intermediate Holding Company	Invoice Pi041376	885.58
10/28/25	554016-51303	INV-22934-Z6L2M6	Vendor	Prenticeworx Llc - Eft	Invoice Pi041625	958.80
10/29/25	554016-51303	INV23105	Vendor	Opengov, Inc. - Eft	Order Po11610	7,257.81
10/31/25	554016-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	14.77
10/31/25	554016-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	251.57
10/31/25	554016-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	44.18
11/19/25	554016-51303	900107861	Vendor	Environmental Systems Research Institute, Inc	Quote Prq11246	901.00
12/08/25	554016-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	20.40
12/08/25	554016-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	296.01
12/31/25	554016-51303	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	302.42
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	1.70
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	14.74
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	68.54
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	180.90
01/31/26	554016-51303	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	44.18
02/18/26	554016-51303	RENEWAL 2026	Vendor	Simplifile, Llc - Ach Auto	Invoice Pi042335	16.83
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	181.36
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	14.51
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	68.54
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	293.15
02/28/26	554016-51303	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	44.18
03/01/26	554016-51303	AP-MICROSOFT-03-01-26	Vendor	Microsoft - Pcard	Invoice Pi042457	2.86
03/02/26	554016-51303	LAURA-PRENTICEWORX-03-02-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi042469	68.54
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-5.00	Vendor	Microsoft - Pcard	Invoice Pi042473	0.85
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-346.45	Vendor	Microsoft - Pcard	Invoice Pi042474	58.90
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-60.00	Vendor	Microsoft - Pcard	Invoice Pi042475	10.20
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-2.47	Vendor	Microsoft - Pcard	Invoice Pi042476	0.42
03/02/26	554016-51303	AP-MICROSOFT-03-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi042477	9.69
03/02/26	554016-51303	AP-ADOBE-03-02-26-259.87	Vendor	Adobe - Pcard	Invoice Pi042481	44.18
03/04/26	554016-51303	LESLIE-INTELLISTACK-03-04-26-244.99	Vendor	Intellistack - Pcard	Invoice Pi042492	41.65
03/17/26	554016-51303	AP-MICROSOFT-03-15-26-446.42	Vendor	Microsoft - Pcard	Invoice Pi042606	75.89
03/23/26	554016-51303	AP-MICROSOFT-03-20-26-2.90	Vendor	Microsoft - Pcard	Invoice Pi042668	0.49
03/24/26	554016-51303	JE007210	Journal Entry		R/C Opengov Inv23105- Annual Cartagraph Subscription	(3,515.77)
03/27/26	554016-51303	INV-24704-C2B7W4	Vendor	Prenticeworx Llc - Eft	Invoice Pi042694	562.48
03/27/26	554016-51303	LAURA-APPLE-03-23-26-89.07	Vendor	Apple - Pcard	Invoice Pi042723	15.14
03/31/26	554016-51303	AP-MS-03-30-26-25.20	Vendor	Microsoft - Pcard	Invoice Pi042753	4.28
03/31/26	554016-51303	AP-MS-03-28-26-1080.00	Vendor	Microsoft - Pcard	Invoice Pi042754	183.60
04/06/26	554016-51303	LAURA-PW-04-02-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi042817	68.54
04/06/26	554016-51303	AP-MS-04-02-26-60.00	Vendor	Microsoft - Pcard	Invoice Pi042820	10.20
04/06/26	554016-51303	AP-MS-04-02-26-360.00	Vendor	Microsoft - Pcard	Invoice Pi042821	61.20
04/06/26	554016-51303	AP-MS-04-02-26-.81	Vendor	Microsoft - Pcard	Invoice Pi042822	0.14
04/06/26	554016-51303	AP-MS-04-02-26-23.00	Vendor	Microsoft - Pcard	Invoice Pi042823	3.91
04/06/26	554016-51303	AP-MS-04-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi042824	9.69
04/07/26	554016-51303	AP-ADO-04-03-26-259.87	Vendor	Adobe - Pcard	Invoice Pi042837	44.18
04/16/26	554016-51303	AP-MS-04-15-26-446.42	Vendor	Microsoft - Pcard	Invoice Pi042941	75.89
04/27/26	554016-51303	LAURA-APPLE-04-23-26-68.80	Vendor	Apple - Pcard	Invoice Pi043010	11.70
04/30/26	554016-51303	AP-MS-04-30-26-25.20	Vendor	Microsoft - Pcard	Invoice Pi043114	4.28
05/08/26	554016-51303	LAURA-PWX-05-02-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi043156	68.54
05/08/26	554016-51303	AP-ADOBE-05-02-26-259.87	Vendor	Adobe - Pcard	Invoice Pi043157	44.18
05/08/26	554016-51303	AP-MS-05-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi043158	9.69
05/08/26	554016-51303	AP-MS-05-02-26-348.39	Vendor	Microsoft - Pcard	Invoice Pi043159	59.23
05/08/26	554016-51303	AP-MS-05-02-26-23.00	Vendor	Microsoft - Pcard	Invoice Pi043160	3.91
05/08/26	554016-51303	AP-MS-05-2-26-60.00	Vendor	Microsoft - Pcard	Invoice Pi043161	10.20
05/11/26	554016-51303	AP-SM-05-11-26-468.00	Vendor	Surveymonkey - Pcard	Invoice Pi043219	79.56

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
05/15/26	554016-51303	AP-MS-05-15-26-446.42	Vendor	Microsoft - Pcard	Invoice Pi043259	75.89
05/23/26	554016-51303	LAURA-APPLE-05-23-26-8.57	Vendor	Apple - Pcard	Invoice Pi043349	1.46
05/30/26	554016-51303	AP-MS-05-30-26-25.20	Vendor	Microsoft - Pcard	Invoice Pi043411	4.28
06/02/26	554016-51303	LAURA-PWRX-06-02-26-403.20	Vendor	Prenticeworx Llc - Eft	Invoice Pi043436	68.54
06/02/26	554016-51303	AP-MS-06-02-26-60.00	Vendor	Microsoft - Pcard	Invoice Pi043439	10.20
06/02/26	554016-51303	AP-MS-06-02-26-57.00	Vendor	Microsoft - Pcard	Invoice Pi043440	9.69
06/02/26	554016-51303	AP-MS-06-02-26-23.00	Vendor	Microsoft - Pcard	Invoice Pi043441	3.91
06/02/26	554016-51303	AP-MS-06-02-26-354.00	Vendor	Microsoft - Pcard	Invoice Pi043442	60.18
06/03/26	554016-51303	AP-ADOBE-06-03-26-259.87	Vendor	Adobe - Pcard	Invoice Pi043468	44.18
06/15/26	554016-51303	AP-MICROSOFT-6-15-26-446.42	Vendor	Microsoft - Pcard	Invoice Pi043579	75.89
06/18/26	554016-51303	AP-MS-06-18-26-558.24	Vendor	Microsoft - Pcard	Invoice Pi043606	94.90
06/23/26	554016-51303	LAURA-APPLE-06-23-26-7.92	Vendor	Apple - Pcard	Invoice Pi043667	1.35
06/27/26	554016-51303	AP-MS-06-27-26-7.88	Vendor	Microsoft - Pcard	Invoice Pi043719	1.34
06/30/26	554016-51303	AP-MS-06-30-26-31.77	Vendor	Microsoft - Pcard	Invoice Pi043751	5.40
					Total Software License Fees & Renewals:	**$10,446.82**
Account Name: Dues, Licenses, Subscriptions						
10/31/25	554020-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	172.72
10/31/25	554020-51303	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	15.30
12/08/25	554020-51303	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	73.10
02/09/26	554020-51303	23325	Vendor	Florida Rural Water Association	Invoice Pi042280	57.12
02/09/26	554020-51303	23325	Vendor	Florida Rural Water Association	Invoice Pi042280	25.16
04/30/26	554020-51303	LAURA-AZ-04-28-26-349.00	Vendor	Amazon- Pcard	Invoice Pi043111	59.33
					Total Dues, Licenses, Subscriptions:	**$402.73**
Account Name: GIS Mapping						
12/31/25	564301-51303	MOVE AMOUNT FROM 531084 TO 564301	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,722.10
01/23/26	564301-51303	52538703	Vendor	Tetra Tech Inc-Eft	Order Po11347	317.90
02/23/26	564301-51303	52551681	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,074.40
03/20/26	564301-51303	52560380	Vendor	Tetra Tech Inc-Eft	Order Po11347	175.10
04/27/26	564301-51303	52578516	Vendor	Tetra Tech Inc-Eft	Order Po11347	251.60
05/26/26	564301-51303	52590410	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,168.75
06/30/26	564301-51303	52605474	Vendor	Tetra Tech Inc-Eft	Order Po11347	1,203.60
					Total Gis Mapping:	**$5,913.45**
					Total Operational Admin Services:	**$311,900.84**

DEPARTMENT NAME: OPERATING EXPENSES

Annual Budget	$381,234
Jun-26 YTD Actual	$19,717
% of Annual Budget	5.17%

Account Name: Attorney Fees						
11/12/25	531058-51304	55703	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041748	741.00
12/19/25	531058-51304	56831	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041972	546.00
12/29/25	531058-51304	53806	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi041979	250.00
01/14/26	531058-51304	57255	Vendor	Woodward, Pires & Lombardo Pa	Invoice 57255	936.00
02/17/26	531058-51304	58140	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042334	819.00
03/11/26	531058-51304	58886	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042534	117.00
03/11/26	531058-51304	58887	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042535	819.00
04/14/26	531058-51304	59721	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi042899	39.00
05/19/26	531058-51304	60464	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043286	1,092.00
06/17/26	531058-51304	61703	Vendor	Woodward, Pires & Lombardo Pa	Invoice Pi043572	468.00
					Total Attorney Fees:	**$5,827.00**
Account Name: Utility - Irrigation						
10/31/25	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Oct	287.26
10/31/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	630.00
11/01/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(630.00)
11/18/25	543014-51304	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	788.05
11/30/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	630.00
12/01/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(630.00)
12/15/25	543014-51304	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	971.20
12/31/25	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Oct	224.66
12/31/25	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	630.00
01/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(630.00)
01/13/26	543014-51304	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	1,113.24
01/31/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	630.00
02/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(630.00)
02/17/26	543014-51304	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	1,014.51
02/28/26	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Feb	300.40
03/17/26	543014-51304	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	977.96
03/31/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	630.00
04/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(630.00)
04/27/26	543014-51304	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	797.66
04/30/26	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Apr	261.49
04/30/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	630.00
05/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(630.00)
05/11/26	543014-51304	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	887.17
05/31/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	630.00
06/01/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(630.00)
06/09/26	543014-51304	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	806.51
06/29/26	543014-51304	77644-31271 06-15-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043691	37.33
06/29/26	543014-51304	77644-31271 06-15-26	Vendor	Florida Power And Light - Ach Man	Credit Memo Pcr000601	(32.95)
06/30/26	543014-51304	GF BANK3	Journal Entry		Gateway Irrigation Invoices- Jun	275.56
06/30/26	543014-51304	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	630.00
					Total Utility - Irrigation:	**$9,340.05**
Account Name: Electricity-Signs						
10/31/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	230.00

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
11/01/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(230.00)
11/18/25	543058-51304	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	166.09
11/30/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	230.00
12/01/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(230.00)
12/15/25	543058-51304	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	168.48
12/31/25	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	230.00
01/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(230.00)
01/13/26	543058-51304	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	203.62
01/31/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	230.00
02/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(230.00)
02/17/26	543058-51304	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	187.94
03/17/26	543058-51304	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	201.03
03/31/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	230.00
04/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(230.00)
04/27/26	543058-51304	APRIL 2026-2	Vendor	Florida Power And Light - Ach Man	Invoice Pi043033	88.37
04/27/26	543058-51304	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	115.28
04/30/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	230.00
05/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(230.00)
05/11/26	543058-51304	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	205.20
05/31/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	230.00
06/01/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(230.00)
06/09/26	543058-51304	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	188.26
06/30/26	543058-51304	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	230.00
					Total Electricity-Signs:	**$1,754.27**
Account Name: Tools and Equipment						
10/31/25	546447-51304	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	228.04
12/08/25	546447-51304	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	623.27
					Total Tools And Equipment:	**$851.31**
Account Name: Meeting Minutes Prep						
11/20/25	549919-51304	970288	Vendor	J.M. Todd, Inc. - Eft	Invoice Pi041791	0.14
12/23/25	549919-51304	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	243.00
12/23/25	549919-51304	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	243.00
12/23/25	549919-51304	143789-A	Vendor	Inframark, Llc - Eft	Invoice Pi041978	243.00
01/22/26	549919-51304	169025	Vendor	Inframark, Llc - Eft	Invoice Pi042153	486.00
04/27/26	549919-51304	177130	Vendor	Inframark, Llc - Eft	Invoice Pi043029	243.00
04/27/26	549919-51304	177130	Vendor	Inframark, Llc - Eft	Invoice Pi043029	243.00
04/27/26	549919-51304	177130	Vendor	Inframark, Llc - Eft	Invoice Pi043029	243.00
					Total Meeting Minutes Prep:	**$1,944.14**
					Total Operating Expenses:	**$19,716.77**

DEPARTMENT NAME: PUBLIC SAFETY - SECURITY

Annual Budget	$968,500
Jun-26 YTD Actual	$705,018
% of Annual Budget	72.79%

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

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

Date	Account #	Document #	.	Vendor Name	Description	Amount
06/11/26	534037-52910	1270343	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
06/11/26	534037-52910	1270531	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	1,371.00
06/19/26	534037-52910	1271112	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
06/25/26	534037-52910	1273100	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
06/26/26	534037-52910	1272338	Vendor	Weiser Security Services Inc - Eft	Quote Prq11274	5,919.52
					Total Contr Svcs - Security Services:	**$260,367.01**
Account Name: Contr Svcs - Police Patrol						
10/28/25	534131-52910	207012	Vendor	City Of Fort Myers	Invoice Pi041618	255.50
11/10/25	534131-52910	207042	Vendor	City Of Fort Myers	Invoice Pi041736	1,168.00
11/21/25	534131-52910	207067	Vendor	City Of Fort Myers	Invoice Pi041820	936.00
12/09/25	534131-52910	207116	Vendor	City Of Fort Myers	Invoice Pi041911	876.00
01/14/26	534131-52910	207164	Vendor	City Of Fort Myers	Invoice Pi042102	876.00
01/26/26	534131-52910	207184	Vendor	City Of Fort Myers	Invoice Pi042177	292.00
02/09/26	534131-52910	207204	Vendor	City Of Fort Myers	Invoice Pi042276	876.00
02/17/26	534131-52910	207225	Vendor	City Of Fort Myers	Invoice Pi042307	1,168.00
02/28/26	534131-52910	207254	Vendor	City Of Fort Myers	Invoice Pi042408	584.00
03/19/26	534131-52910	207297	Vendor	City Of Fort Myers	Invoice Pi042621	876.00
04/09/26	534131-52910	207326	Vendor	City Of Fort Myers	Invoice Pi042861	876.00
04/15/26	534131-52910	207359	Vendor	City Of Fort Myers	Invoice Pi042926	292.00
05/11/26	534131-52910	207390	Vendor	City Of Fort Myers	Invoice Pi043189	584.00
05/11/26	534131-52910	207426	Vendor	City Of Fort Myers	Invoice Pi043190	876.00
06/01/26	534131-52910	207447	Vendor	City Of Fort Myers	Invoice Pi043381	584.00
06/09/26	534131-52910	207472	Vendor	City Of Fort Myers	Invoice Pi043450	1,168.00
					Total Contr Svcs - Police Patrol:	**$12,287.50**
Account Name: FPL Expenses- Streetlights						
10/31/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	8,200.00
11/01/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(8,200.00)
11/30/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	8,200.00
12/01/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(8,200.00)
12/31/25	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	8,200.00
12/31/25	543013-52910	JE007069	Journal Entry		R/C Fpl- Streetlights Oct25 & Nov25	16,727.00
01/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(8,200.00)
01/13/26	543013-52910	JE007121	Journal Entry		R/C Fpl- Streetlights Dec25	8,782.43
01/31/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	8,200.00
02/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(8,200.00)
03/01/26	543013-52910	JE007261	Journal Entry		R/C Fpl- Streetlights Jan26	8,766.72
03/17/26	543013-52910	JE007262	Journal Entry		R/C Fpl- Streetlights Feb26	8,755.80
03/31/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	8,200.00
04/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(8,200.00)
04/27/26	543013-52910	JE007338	Journal Entry		R/C Fpl- Streetlights Mar26	229.46
04/27/26	543013-52910	JE007339	Journal Entry		R/C Fpl- Streetlights Mar26	8,493.56
04/30/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	8,200.00
05/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(8,200.00)
05/19/26	543013-52910	JE007395	Journal Entry		R/C Fpl - Streetlights Apr26	8,390.17
05/31/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	8,200.00
06/01/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(8,200.00)
06/09/26	543013-52910	JE007463	Journal Entry		R/C Fpl Expenses- Streetlights May26	8,387.36
06/30/26	543013-52910	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	8,200.00
					Total Fpl Expenses- Streetlights:	**$76,732.50**
Account Name: Utilities - Gatehouse						
10/31/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	180.00
10/31/25	543043-52910	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	185.97
11/01/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Oct Exp- Fpl	(180.00)
11/10/25	543043-52910	JE006979	Journal Entry		R/C City Of Ft Myers 8005784-01 11-06-25	65.64
11/18/25	543043-52910	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	144.24
11/30/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	180.00
12/01/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Nov Exp- Fpl	(180.00)
12/05/25	543043-52910	JE007071	Journal Entry		R/C City Of Ft Myers 8005784-01 12-04-25	75.81
12/08/25	543043-52910	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	186.69
12/15/25	543043-52910	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	152.02
12/31/25	543043-52910	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	186.69
12/31/25	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	180.00
01/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Dec Exp- Fpl	(180.00)
01/12/26	543043-52910	221009001027 01-09-26	Vendor	Teco - Ach Auto	Invoice Pi042088	20.67
01/13/26	543043-52910	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	201.65
01/13/26	543043-52910	JE007114	Journal Entry		R/C City Of Ft Myers 800578401 01-08-26	69.21
01/31/26	543043-52910	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	186.69
01/31/26	543043-52910	JE007115	Journal Entry		R/C City Of Ft Myers 800578401 02-05-26	63.99
01/31/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	180.00
02/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Jan Exp- Fpl	(180.00)
02/10/26	543043-52910	221009001027 02-09-26	Vendor	Teco - Ach Auto	Invoice Pi042281	67.04
02/17/26	543043-52910	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	283.96
02/28/26	543043-52910	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	186.55
03/05/26	543043-52910	8-005784-01 03-05-26	Vendor	City Of Fort Myers - Ach Auto	Invoice Pi042496	61.78
03/11/26	543043-52910	221009001027 03-10-26	Vendor	Teco - Ach Auto	Invoice Pi042528	69.30
03/17/26	543043-52910	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	199.86
03/24/26	543043-52910	AP-HOTWIRE-03-20-26-186.55	Vendor	Hotwire - Pcard	Invoice Pi042691	186.55
03/31/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	180.00
04/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Mar Exp- Fpl	(180.00)
04/10/26	543043-52910	221009001027 04-09-26	Vendor	Teco - Ach Auto	Invoice Pi042865	67.04
04/13/26	543043-52910	8-005784-01 04-09-26	Vendor	City Of Fort Myers - Ach Auto	Invoice Pi042884	69.49
04/22/26	543043-52910	AP-HW-04-20-26-186.55	Vendor	Hotwire - Pcard	Invoice Pi042979	186.55
04/27/26	543043-52910	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	146.72
04/30/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	180.00
05/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(180.00)
05/08/26	543043-52910	JE007399	Journal Entry		R/C City Of Ft Myers 8005784-01 5-07-26	71.14
05/11/26	543043-52910	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	134.88
05/11/26	543043-52910	221009001027 05-08-26	Vendor	Teco - Ach Auto	Invoice Pi043188	67.04
05/20/26	543043-52910	AP-HW-05-20-26-186.33	Vendor	Hotwire - Pcard	Invoice Pi043316	186.33
05/31/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	180.00
06/01/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Apr Exp- Fpl	(180.00)
06/09/26	543043-52910	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	174.68

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
06/09/26	543043-52910	JE007464	Journal Entry		R/C City Of Ft Myers 8005784-01 6-04-26	89.02
06/20/26	543043-52910	AP-HW-06-20-26-186.33	Vendor	Hotwire - Pcard	Invoice Pi043631	186.33
06/30/26	543043-52910	ACCRUAL-FP	Journal Entry		Accrue Jun Exp- Fpl	180.00
					Total Utilities - Gatehouse:	**$4,153.53**
Account Name: R&M-Sidewalks						
12/08/25	546084-52910	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	727.75
04/08/26	546084-52910	9860183608	Vendor	Grainger - Eft	Invoice Pi042785	342.12
					Total R&M-Sidewalks:	**$1,069.87**
Account Name: R&M-Signage						
10/15/25	546085-52910	25-10582	Vendor	Acp International / Sa-So - Eft	Quote Prq11264	356.00
10/16/25	546085-52910	1661051	Vendor	Bpcp Brimar Holdings Llc - Eft Test	Quote Prq11219	6,673.58
10/28/25	546085-52910	2020201-IN	Vendor	Brandon Industries, Inc - Eft	Quote Prq11272	4,558.00
10/30/25	546085-52910	8430	Vendor	Paramount Assets Group, Llc	Quote Prq11220	5,338.00
10/30/25	546085-52910	8431	Vendor	Paramount Assets Group, Llc	Quote Prq11220	990.20
12/31/25	546085-52910	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	125.76
01/31/26	546085-52910	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	160.99
01/31/26	546085-52910	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	63.60
					Total R&M-Signage:	**$18,266.13**
Account Name: R&M Roadway						
01/20/26	546167-52910	67324	Vendor	Carter Fence Company	Invoice Pi042128	125.00
01/26/26	546167-52910	22585	Vendor	Carter Fence Company	Invoice Pi042181	125.00
02/06/26	546167-52910	JE007128	Journal Entry		R/C Pi042267- Emergency Access Rd Gate Repair	105.00
02/19/26	546167-52910	3657-1	Vendor	Hein Brothers, Llc	Quote Prq11382	14,980.00
02/27/26	546167-52910	12606	Vendor	Florida Transportation Engineering, Inc - Eft	Invoice Pi042397	5,900.00
03/09/26	546167-52910	PAUL-CFMCDD-02-27-26-757.04	Vendor	City Of Fort Myers	Invoice Pi042458	757.04
03/17/26	546167-52910	PAUL-CFMCDD-03-12-26-50.00	Vendor	City Of Fort Myers	Invoice Pi042599	50.00
03/30/26	546167-52910	12604	Vendor	Florida Transportation Engineering, Inc - Eft	Invoice Pi042733	8,295.00
					Total R&M Roadway :	**$30,337.04**
Account Name: Safety & Security-Other						
10/15/25	546170-52910	SIN046478	Vendor	All Traffic Solutions, Inc Use S00426	Quote Prq11223	341.88
10/15/25	546170-52910	JE006885	Journal Entry		R/C All Traffic Solutions Pi041496- Two Batteries	(341.88)
10/17/25	546170-52910	SIN046546	Vendor	All Traffic Solutions, Inc Use S00426	Quote Prq11224	11,506.36
10/17/25	546170-52910	JE006884	Journal Entry		R/C All Traffic Solutions Pi041558- Two Speed Monitoring Devices	(11,506.36)
10/31/25	546170-52910	OCTOBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041725	138.36
11/20/25	546170-52910	SLK PERFORMANCE 11-03-25	Vendor	Slk Performance Companies Inc	Quote Prq11311	3,997.50
01/27/26	546170-52910	I817620	Vendor	Traffic And Parking Control Co, Llc - Eft	Order Po11745	2,000.00
02/28/26	546170-52910	FEBRUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042437	1,178.71
06/30/26	546170-52910	PAUL-PP-06-30-26-3.55	Vendor	Premium Parking - Pcard	Invoice Pi043777	3.55
					Total Safety & Security-Other:	**$7,318.12**
Account Name: Speed Monitoring Devices						
10/15/25	546171-52910	JE006885	Journal Entry		R/C All Traffic Solutions Pi041496- Two Batteries	341.88
10/17/25	546171-52910	JE006884	Journal Entry		R/C All Traffic Solutions Pi041558- Two Speed Monitoring Devices	11,506.36
11/20/25	546171-52910	SIN046873	Vendor	All Traffic Solutions, Inc Use S00426	Quote Prq11296	11,712.08
12/31/25	546171-52910	SIN047319	Vendor	All Traffic Solutions, Inc Use S00426	Order Po11680	180.96
03/04/26	546171-52910	ATS RETURNS	Vendor	Rich Glover	Invoice Pi042434	407.84
04/08/26	546171-52910	2021811-IN	Vendor	Brandon Industries, Inc - Eft	Quote Prq11471	3,121.00
04/23/26	546171-52910	HOME DEPOT REIMB	Vendor	Rich Glover	Invoice Pi042995	43.45
05/12/26	546171-52910	SIN046806	Vendor	Traffic And Parking Control Co, Llc - Eft	Invoice Pi043194	19.52
05/12/26	546171-52910	SIN046806	Vendor	Traffic And Parking Control Co, Llc - Eft	Invoice Pi043194	322.32
05/19/26	546171-52910	I825220	Vendor	Traffic And Parking Control Co, Llc - Eft	Order Po11881	59.16
					Total Speed Monitoring Devices:	**$27,714.57**
Account Name: Street Sweeping Services						
10/29/25	546448-52910	FL1227996	Vendor	Usa Services Of Florida, Llc - Eft	Order Po11620	2,174.27
01/23/26	546448-52910	FL12283951	Vendor	Usa Services Of Florida, Llc - Eft	Order Po11620	2,174.27
					Total Street Sweeping Services:	**$4,348.54**
Account Name: R&M - Gatehouse						
10/02/25	546927-52910	33607	Vendor	Berkley Pest Control, Llc	Invoice Pi041369	30.00
10/09/25	546927-52910	47784	Vendor	New Iq, Llc - Eft	Invoice Pi041406	71.50
10/30/25	546927-52910	13708029	Vendor	Hands Free Security Llc - Eft	Invoice Pi041658	388.17
10/30/25	546927-52910	48028	Vendor	New Iq, Llc - Eft	Quote Prq11256	36,620.00
11/07/25	546927-52910	33857	Vendor	Berkley Pest Control, Llc	Order Po11574	30.00
11/24/25	546927-52910	48371	Vendor	New Iq, Llc - Eft	Invoice Pi041821	250.00
12/05/25	546927-52910	34049	Vendor	Berkley Pest Control, Llc	Order Po11574	30.00
12/08/25	546927-52910	0000262	Vendor	Sarah Ballard-Richardson - Eft	Quote Prq11336	325.00
01/05/26	546927-52910	34268	Vendor	Berkley Pest Control, Llc	Invoice Pi042011	30.00
01/31/26	546927-52910	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	10.65
02/03/26	546927-52910	34500	Vendor	Berkley Pest Control, Llc	Invoice Pi042225	30.00
03/16/26	546927-52910	49915	Vendor	New Iq, Llc - Eft	Invoice Pi042591	800.00
03/17/26	546927-52910	CC	Journal Entry		S Donckers- Reimb For Gate Damage	(800.00)
03/18/26	546927-52910	13708251	Vendor	Hands Free Security Llc - Eft	Invoice Pi042620	388.17
03/31/26	546927-52910	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Berkley Pest Control	65.00
04/01/26	546927-52910	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Berkley Pest Control	(65.00)
04/06/26	546927-52910	34935	Vendor	Berkley Pest Control, Llc	Invoice Pi042810	30.00
04/07/26	546927-52910	34712	Vendor	Berkley Pest Control, Llc	Invoice Pi042831	30.00
04/22/26	546927-52910	MARK-AFE-04-14-26-505.65	Vendor	American Flags Express - Pcard	Invoice Pi042987	14.52
04/22/26	546927-52910	MARK-AFE-04-14-26-505.65	Vendor	American Flags Express - Pcard	Invoice Pi042987	95.00
04/22/26	546927-52910	MARK-AFE-04-14-26-505.65	Vendor	American Flags Express - Pcard	Invoice Pi042987	147.00
04/22/26	546927-52910	MARK-AFE-04-14-26-505.65	Vendor	American Flags Express - Pcard	Invoice Pi042987	121.15
04/24/26	546927-52910	50468	Vendor	New Iq, Llc - Eft	Invoice Pi043005	121.00
05/20/26	546927-52910	35165	Vendor	Berkley Pest Control, Llc	Invoice Pi043295	30.00
06/01/26	546927-52910	35398	Vendor	Berkley Pest Control, Llc	Invoice Pi043404	30.00
06/04/26	546927-52910	0000519	Vendor	Sarah Ballard-Richardson - Eft	Invoice Pi043430	200.00
					Total R&M - Gatehouse:	**$39,022.16**
Account Name: R&M Streetlights						
10/31/25	563104-52910	2025-684	Vendor	Bentley Electric Company - Eft	Invoice Pi041683	1,021.00
03/18/26	563104-52910	103987	Vendor	Ameri-Scape Of Sw Florida - Eft	Invoice Pi042616	635.00
04/07/26	563104-52910	23804	Vendor	A+ Environmental Restoration, Llc - Eft	Order Po11384	34,256.69

Date	Account #	Document #	.	Vendor Name	Description	Amount
04/22/26	563104-52910	2026-319	Vendor	Bentley Electric Company - Eft	Invoice Pi042986	2,971.00
04/30/26	563104-52910	23981	Vendor	A+ Environmental Restoration, Llc - Eft	Order Po11384	5,825.95
04/30/26	563104-52910	23981	Vendor	A+ Environmental Restoration, Llc - Eft	Order Po11384	74,106.33
06/04/26	563104-52910	1800545121	Vendor	Florida Power And Light - Ach Man	Quote Prq11519	682.74
06/10/26	563104-52910	FEE FOR INVOICE	Vendor	Florida Power And Light - Ach Man	Invoice Pi043478	1.00
06/17/26	563104-52910	2026-422	Vendor	Bentley Electric Company - Eft	Quote Prq11497	14,600.00
06/18/26	563104-52910	20414	Vendor	Greatview Lawncare, Llc - Eft	Quote Prq11535	1,200.00
06/26/26	563104-52910	936	Vendor	Coastline Partners Llc - Eft	Quote Prq11517	12,400.00
					Total R&M Streetlights:	**$147,699.71**
Account Name: Cap Outlay - Vehicles						
05/07/26	564041-52910	VIN 3FTTW8AAXTRA14557	Vendor	Sam Galloway Ford	Order Po11868	28,209.05
					Total Cap Outlay - Vehicles:	**$28,209.05**
Account Name: Cap Outlay-Roads						
11/14/25	564100-52910	52508675	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	3,120.00
12/31/25	564100-52910	52524574	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	11,995.00
01/23/26	564100-52910	52538708	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	375.00
02/23/26	564100-52910	52551686	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	860.00
03/20/26	564100-52910	52560385	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	4,322.50
04/06/26	564100-52910	12702	Vendor	Florida Transportation Engineering, Inc - Eft	Quote Prq11332	1,837.50
04/27/26	564100-52910	52578521	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	2,500.00
04/27/26	564100-52910	52578521	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	12,430.00
05/12/26	564100-52910	0007690597	Vendor	Usa Today Media Corp- Eft	Invoice Pi043212	356.90
05/26/26	564100-52910	52590412	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	2,100.00
05/26/26	564100-52910	52590412	Vendor	Tetra Tech Inc-Eft	Quote Prq11262	1,345.00
06/05/26	564100-52910	PAUL-CFM-06-05-26-50.00	Vendor	City Of Fm Permits - Pcard	Invoice Pi043477	50.00
					Total Cap Outlay-Roads:	**$41,291.90**
Account Name: GIS Web Portal						
11/10/25	564117-52910	18GSC2829 11-10-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,700.00
12/15/25	564117-52910	18GSC2829 12-12-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,479.16
01/12/26	564117-52910	18GSC2829 01-13-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,781.25
02/10/26	564117-52910	18GSC2829 02-10-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	200.00
04/13/26	564117-52910	18GSC2829 6-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	585.00
06/10/26	564117-52910	18GSC2829 8-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	455.00
					Total Gis Web Portal:	**$6,200.41**
					Total Public Safety - Security:	**$705,018.04**

DEPARTMENT NAME: LANDSCAPE SERVICES

Annual Budget	$1,011,000
Jun-26 YTD Actual	$509,054
% of Annual Budget	50.35%

Account Name: Contr Svsc - Landscaping						
10/31/25	534382-53902	103532	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
10/31/25	534382-53902	103533	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	16,666.66
11/30/25	534382-53902	103617	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
11/30/25	534382-53902	103618	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	16,666.66
12/11/25	534382-53902	MOVE 002 EXP TO 001	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	(33,333.32)
12/30/25	534382-53902	103738	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
01/30/26	534382-53902	103876	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
02/27/26	534382-53902	103905	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.42
03/31/26	534382-53902	103974	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	0.02
03/31/26	534382-53902	103974	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	31,332.40
04/30/26	534382-53902	104044	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	32,272.50
06/01/26	534382-53902	104145	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	32,272.50
06/30/26	534382-53902	104230	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11230	32,272.50
					Total Contr Svsc - Landscaping:	**$284,812.02**
Account Name: R&M-Other Landscape						
12/04/25	546036-53902	103744	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11572	(179.50)
12/04/25	546036-53902	103744	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11572	13,479.50
12/08/25	546036-53902	19691	Vendor	Greatview Lawncare, Llc - Eft	Order Po11665	125.00
02/03/26	546036-53902	103891	Vendor	Ameri-Scape Of Sw Florida - Eft	Quote Prq11394	100.00
02/17/26	546036-53902	19946	Vendor	Greatview Lawncare, Llc - Eft	Order Po11744	924.24
03/31/26	546036-53902	2026-225	Vendor	Bentley Electric Company - Eft	Order Po11689	17,450.00
03/31/26	546036-53902	2026-224	Vendor	Bentley Electric Company - Eft	Quote Prq11429	2,623.00
05/26/26	546036-53902	2026-383	Vendor	Bentley Electric Company - Eft	Quote Prq11494	1,500.00
					Total R&M-Other Landscape:	**$36,022.24**
Account Name: Annual Tree Trimming						
11/12/25	546717-53902	103661	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	4,650.00
11/14/25	546717-53902	103676	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	2,559.00
12/03/25	546717-53902	19292	Vendor	Greatview Lawncare, Llc - Eft	Invoice Pi041858	500.00
12/03/25	546717-53902	103715	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	6,543.00
12/03/25	546717-53902	103718	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	2,625.00
12/03/25	546717-53902	103719	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	715.00
12/03/25	546717-53902	103726	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	147.00
12/15/25	546717-53902	19718	Vendor	Greatview Lawncare, Llc - Eft	Order Po11648	1,595.00
01/20/26	546717-53902	103792	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11613	10,462.00
01/22/26	546717-53902	103862	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11714	3,750.00
02/12/26	546717-53902	103918	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11654	7,975.00
02/12/26	546717-53902	103924	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11654	70,605.00
					Total Annual Tree Trimming:	**$112,126.00**
Account Name: Monuments and Signs						
12/08/25	546718-53902	NOVEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi041900	225.24
12/10/25	546718-53902	83767	Vendor	Gem City Iv	Invoice Pi041921	362.50

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
12/31/25	546718-53902	DECEMBER 2025	Vendor	First Horizon - Auto Pay	Invoice Pi042067	256.00
01/31/26	546718-53902	JANUARY 2026	Vendor	First Horizon - Auto Pay	Invoice Pi042265	142.20
02/19/26	546718-53902	103940	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11736	1,385.00
03/10/26	546718-53902	20028	Vendor	Greatview Lawncare, Llc - Eft	Order Po11750	1,413.00
03/10/26	546718-53902	20029	Vendor	Greatview Lawncare, Llc - Eft	Order Po11750	90.00
03/11/26	546718-53902	MARK-AMAZON-03-07-26-624.00	Vendor	Amazon- Pcard	Invoice Pi042542	624.00
03/16/26	546718-53902	MARK-HD-03-03-26-109.90	Vendor	Home Depot - Pcard	Invoice Pi042563	109.90
					Total Monuments And Signs:	**$4,607.84**
Account Name: Landscape Replacement						
10/01/25	546720-53902	JE006917	Journal Entry		R/C Ameri-Scape Pi041375- Add 5 Lavender To Entr On Pp Blvd	300.00
11/14/25	546720-53902	19638	Vendor	Greatview Lawncare, Llc - Eft	Order Po11633	1,788.00
12/03/25	546720-53902	103724	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11637	1,046.00
12/03/25	546720-53902	103725	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11637	0.60
12/03/25	546720-53902	103725	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11637	165.00
12/08/25	546720-53902	19711	Vendor	Greatview Lawncare, Llc - Eft	Order Po11655	532.00
12/08/25	546720-53902	19706	Vendor	Greatview Lawncare, Llc - Eft	Invoice Pi041906	45.00
12/09/25	546720-53902	103759	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11637	1,403.00
12/18/25	546720-53902	103791	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11663	390.00
12/19/25	546720-53902	19733	Vendor	Greatview Lawncare, Llc - Eft	Order Po11677	2.00
12/19/25	546720-53902	19733	Vendor	Greatview Lawncare, Llc - Eft	Order Po11677	166.00
01/20/26	546720-53902	19833	Vendor	Greatview Lawncare, Llc - Eft	Order Po11690	3,648.00
01/22/26	546720-53902	19832	Vendor	Greatview Lawncare, Llc - Eft	Order Po11721	1,430.00
02/13/26	546720-53902	19930	Vendor	Greatview Lawncare, Llc - Eft	Order Po11722	335.00
02/13/26	546720-53902	19931	Vendor	Greatview Lawncare, Llc - Eft	Order Po11722	(81.00)
02/13/26	546720-53902	19931	Vendor	Greatview Lawncare, Llc - Eft	Order Po11722	165.00
02/13/26	546720-53902	19932	Vendor	Greatview Lawncare, Llc - Eft	Order Po11743	45.00
02/13/26	546720-53902	19940	Vendor	Greatview Lawncare, Llc - Eft	Order Po11743	2,032.50
02/19/26	546720-53902	103939	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11742	520.00
03/10/26	546720-53902	20030	Vendor	Greatview Lawncare, Llc - Eft	Order Po11776	380.50
04/27/26	546720-53902	20227	Vendor	Greatview Lawncare, Llc - Eft	Invoice Pi043117	225.00
04/30/26	546720-53902	20223	Vendor	Greatview Lawncare, Llc - Eft	Order Po11838	4,434.00
05/11/26	546720-53902	20273	Vendor	Greatview Lawncare, Llc - Eft	Order Po11821	(64.00)
05/11/26	546720-53902	20273	Vendor	Greatview Lawncare, Llc - Eft	Order Po11821	8,079.00
06/18/26	546720-53902	20413	Vendor	Greatview Lawncare, Llc - Eft	Quote Prq11534	2,121.00
					Total Landscape Replacement:	**$29,107.60**
Account Name: Irrigation Maintenance						
10/15/25	546930-53902	103565	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11557	360.00
10/22/25	546930-53902	103568	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11581	170.00
10/28/25	546930-53902	103589	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11582	1,180.72
03/18/26	546930-53902	10000	Vendor	West Coast Fire Equipment - Eft Test	Invoice Pi042617	1,195.00
04/02/26	546930-53902	20124	Vendor	Greatview Lawncare, Llc - Eft	Order Po11825	579.59
05/15/26	546930-53902	104187	Vendor	Ameri-Scape Of Sw Florida - Eft	Invoice Pi043246	198.00
06/11/26	546930-53902	20272	Vendor	Greatview Lawncare, Llc - Eft	Order Po11912	320.00
06/23/26	546930-53902	104198	Vendor	Ameri-Scape Of Sw Florida - Eft	Order Po11882	338.00
06/25/26	546930-53902	JE007441	Journal Entry		R/C Landscape Pros Maint Pi043669- Repair Mainline Behind 10508 Avila Cir	1,669.07
					Total Irrigation Maintenance:	**$6,010.38**
Account Name: Holiday Lighting & Decorations						
12/03/25	549940-53902	000556	Vendor	Outdoor Necessities - Eft	Quote Prq11328	25,000.00
					Total Holiday Lighting & Decorations:	**$25,000.00**
Account Name: GIS Web Portal						
11/10/25	564117-53902	18GSC2829 11-10-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,700.00
12/15/25	564117-53902	18GSC2829 12-12-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,479.17
01/12/26	564117-53902	18GSC2829 01-13-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,781.25
02/10/26	564117-53902	18GSC2829 02-10-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	200.00
03/17/26	564117-53902	18GSC2829 5-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	422.50
04/13/26	564117-53902	18GSC2829 6-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,625.00
05/22/26	564117-53902	18GSC2829 7-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	3,705.00
06/10/26	564117-53902	18GSC2829 8-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	455.00
					Total Gis Web Portal:	**$11,367.92**
					Total Landscape Services:	**$509,054.00**

DEPARTMENT NAME: WATERWAY MANAGEMENT SERVICES

Annual Budget	$904,000
Jun-26 YTD Actual	$545,695
% of Annual Budget	60.36%

Account Name: Contr Svcs - Lakes						
11/06/25	534084-53925	109243	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
12/12/25	534084-53925	109823	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
12/17/25	534084-53925	PSI223064	Vendor	Solitude Lake Management	Invoice Pi041955	1,040.50
12/31/25	534084-53925	110606	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
12/31/25	534084-53925	ACCRUAL-PP	Journal Entry		Accrue July Exp- Aquagenix	6,000.00
01/01/26	534084-53925	ACCRUAL-PP	Journal Entry		Accrue July Exp- Aquagenix	(6,000.00)
02/12/26	534084-53925	111404	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
02/28/26	534084-53925	112172	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
03/31/26	534084-53925	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Superior Waterway	9,446.67
04/01/26	534084-53925	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Superior Waterway	(9,446.67)
04/07/26	534084-53925	112935	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
04/29/26	534084-53925	PSI250095	Vendor	Solitude Lake Management	Invoice Pi043076	1,082.12
05/22/26	534084-53925	1011627	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
06/12/26	534084-53925	1012450	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
06/30/26	534084-53925	1013450	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	9,446.67
					Total Contr Svcs - Lakes:	**$87,142.65**

Account Name: Shared Flowway Maintenance

Date	Account #	Document #	.	Vendor Name	Description	Amount
06/18/26	546093-53925	060726	Vendor	High Sights, Inc - Eft	Quote Prq11459	6,135.00
					Total Shared Flowway Maintenance:	**$6,135.00**
Account Name: Littoral Restoration						
11/30/25	546935-53925	110859	Vendor	Superior Waterway Services, Inc - Eft	Order Po11578	985.00
					Total Littoral Restoration:	**$985.00**
Account Name: Pond Aeration						
10/21/25	546936-53925	2900	Vendor	Roto-Tech Plumbing Contractors Llc	Order Po11547	225.00
10/21/25	546936-53925	2900	Vendor	Roto-Tech Plumbing Contractors Llc	Order Po11547	300.00
10/21/25	546936-53925	2900	Vendor	Roto-Tech Plumbing Contractors Llc	Order Po11547	975.00
10/29/25	546936-53925	2255814	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
10/30/25	546936-53925	2273957	Vendor	Bay Area Pools And Spas, Llc - Eft	Invoice Pi041663	260.00
11/06/25	546936-53925	109244	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
11/18/25	546936-53925	11864-76519 11-10-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041787	6,315.29
11/26/25	546936-53925	2272721	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
12/10/25	546936-53925	2289014	Vendor	Bay Area Pools And Spas, Llc - Eft	Order Po11592	(75.00)
12/10/25	546936-53925	2289014	Vendor	Bay Area Pools And Spas, Llc - Eft	Order Po11592	260.00
12/12/25	546936-53925	109824	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
12/15/25	546936-53925	11864-76519 12-09-25	Vendor	Florida Power And Light - Ach Man	Invoice Pi041942	5,958.85
12/17/25	546936-53925	2288193	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
12/31/25	546936-53925	110607	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
12/31/25	546936-53925	110255	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	375.00
01/05/26	546936-53925	2316564	Vendor	Bay Area Pools And Spas, Llc - Eft	Invoice Pi042004	185.00
01/13/26	546936-53925	11864-76519 01-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042101	6,867.69
01/23/26	546936-53925	112411	Vendor	Superior Waterway Services, Inc - Eft	Order Po11687	2,197.35
01/26/26	546936-53925	111405	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
02/17/26	546936-53925	11864-76519 02-10-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042330	6,296.94
02/28/26	546936-53925	112173	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
03/10/26	546936-53925	2303483	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
03/10/26	546936-53925	2317674	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
03/17/26	546936-53925	11864-76519 03-11-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi042594	6,439.00
03/30/26	546936-53925	2332572	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
03/30/26	546936-53925	219550	Vendor	Bay Area Pools And Spas, Llc - Eft	Order Po11765	185.00
03/31/26	546936-53925	JE007266	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
03/31/26	546936-53925	JE007266	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
03/31/26	546936-53925	JE007266	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
03/31/26	546936-53925	JE007266	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
03/31/26	546936-53925	JE007268	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
04/01/26	546936-53925	JE007267	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
04/01/26	546936-53925	JE007267	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
04/01/26	546936-53925	JE007267	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
04/01/26	546936-53925	JE007267	Journal Entry		Accrue Mar Exp- Superior Waterway	2,804.25
04/01/26	546936-53925	JE007269	Journal Entry		Accrue Mar Exp- Superior Waterway	(2,804.25)
04/07/26	546936-53925	112564	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	375.00
04/07/26	546936-53925	112936	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
04/16/26	546936-53925	1012009	Vendor	Superior Waterway Services, Inc - Eft	Order Po11820	75.00
04/16/26	546936-53925	1012009	Vendor	Superior Waterway Services, Inc - Eft	Order Po11820	387.00
04/16/26	546936-53925	1012009	Vendor	Superior Waterway Services, Inc - Eft	Order Po11820	2,348.51
04/27/26	546936-53925	APRIL 2026-2	Vendor	Florida Power And Light - Ach Man	Invoice Pi043033	125.39
04/27/26	546936-53925	APRIL 2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043031	5,856.64
04/29/26	546936-53925	2347423	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
05/11/26	546936-53925	MAY 2026 05-08-2026	Vendor	Florida Power And Light - Ach Man	Invoice Pi043186	5,987.77
05/21/26	546936-53925	1800545119	Vendor	Florida Power And Light - Ach Man	Quote Prq11518	1.00
05/21/26	546936-53925	1800545119	Vendor	Florida Power And Light - Ach Man	Quote Prq11518	227.58
05/22/26	546936-53925	1011628	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
05/22/26	546936-53925	1013691	Vendor	Superior Waterway Services, Inc - Eft	Order Po11853	2,995.67
06/01/26	546936-53925	2360857	Vendor	Bay Area Pools And Spas, Llc - Eft	Quote Prq11252	200.00
06/09/26	546936-53925	84410-19539 06-09-26	Vendor	Florida Power And Light - Ach Man	Invoice Pi043453	6,524.24
06/10/26	546936-53925	1012451	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
06/15/26	546936-53925	2026-411	Vendor	Bentley Electric Company - Eft	Invoice Pi043550	1,901.00
06/30/26	546936-53925	1013063	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	375.00
06/30/26	546936-53925	1011912	Vendor	Superior Waterway Services, Inc - Eft	Order Po11763	1,075.58
06/30/26	546936-53925	1013451	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	2,804.25
					Total Pond Aeration:	**$91,858.75**
Account Name: R&M Drain Boxes						
06/26/26	546951-53925	621	Vendor	Copeland Southern Enterprises, Inc - Eft Test	Order Po11814	15,775.00
06/26/26	546951-53925	621	Vendor	Copeland Southern Enterprises, Inc - Eft Test	Order Po11814	7,775.00
					Total R&M Drain Boxes:	**$23,550.00**
Account Name: Conservation & Wetlands						
11/10/25	546958-53925	109613	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	12,470.73
11/20/25	546958-53925	AMAZON	Vendor	Douglas Zanter	Invoice Pi041794	30.83
11/30/25	546958-53925	110859	Vendor	Superior Waterway Services, Inc - Eft	Order Po11578	820.00
12/31/25	546958-53925	111661	Vendor	Superior Waterway Services, Inc - Eft	Order Po11695	1,700.00
12/31/25	546958-53925	ACCRUAL-PP	Journal Entry		Accrue Sep Exp- Solitude Lake Mgmt	4,150.00
01/01/26	546958-53925	ACCRUAL-PP	Journal Entry		Accrue Sep Exp- Solitude Lake Mgmt	(4,150.00)
01/26/26	546958-53925	111632	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	12,470.73
02/05/26	546958-53925	112494	Vendor	Superior Waterway Services, Inc - Eft	Order Po11519	2,860.00
05/22/26	546958-53925	1011865	Vendor	Superior Waterway Services, Inc - Eft	Quote Prq11253	12,470.73
					Total Conservation & Wetlands:	**$42,823.02**
Account Name: Pond Bank Improvements						
10/23/25	563050-53925	560	Vendor	Copeland Southern Enterprises, Inc - Eft Test	Order Po11580	3,775.00
11/14/25	563050-53925	52508671	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	375.00
11/14/25	563050-53925	52508671	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	5,405.00
12/31/25	563050-53925	52524570	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	1,685.00
01/12/26	563050-53925	588	Vendor	Copeland Southern Enterprises, Inc - Eft Test	Order Po11662	3,375.00
02/27/26	563050-53925	JE007149	Journal Entry		R/C Copeland Southern Pi042344	27,125.00
02/27/26	563050-53925	JE007198	Journal Entry		R/C Copeland Southern Pi042344	50.00
02/28/26	563050-53925	CO056-25-01	Vendor	Mri Construction, Inc - Eft	Quote Prq11409	68,565.47
03/20/26	563050-53925	52560382	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	4,335.00
03/20/26	563050-53925	52560382	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	125.00
03/31/26	563050-53925	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Mri Construction	121,746.92

Gateway ServicesCommunity Development District
Expenditure Report -
For the Period(s) from Oct 01, 2025 to Jun 30, 2026
(Sorted by Department)

Date	Account #	Document #	.	Vendor Name	Description	Amount
04/01/26	563050-53925	ACCRUAL-PP	Journal Entry		Accrue Mar Exp- Mri Construction	(121,746.92)
04/27/26	563050-53925	52578518	Vendor	Tetra Tech Inc-Eft	Quote Prq11236	5,999.28
05/08/26	563050-53925	CO056-25-02	Vendor	Mri Construction, Inc - Eft	Quote Prq11409	121,746.92
05/08/26	563050-53925	CO056-25-03	Vendor	Mri Construction, Inc - Eft	Quote Prq11409	40,892.04
					Total Pond Bank Improvements:	**$283,453.71**
Account Name: GIS Web Portal						
11/10/25	564117-53925	18GSC2829 11-10-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,700.00
12/15/25	564117-53925	18GSC2829 12-12-25	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	1,785.42
01/12/26	564117-53925	18GSC2829 01-13-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	2,043.75
02/10/26	564117-53925	18GSC2829 02-10-26	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	3,068.75
03/17/26	564117-53925	18GSC2829 5-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	108.75
04/13/26	564117-53925	18GSC2829 6-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	585.00
06/10/26	564117-53925	18GSC2829 8-I	Vendor	Passarella & Associates, Inc - Eft	Quote Prq11271	455.00
					Total Gis Web Portal:	**$9,746.67**
					Total Waterway Management Services:	**$545,694.80**
Account Name: Maintenance & Repairs						
04/15/26	546920-57205	JE007347	Journal Entry		R/C Kathleen Robbins Inv 1272	94.70
					Total Maintenance & Repairs:	**$94.70**
Account Name: Safety Equipment						
04/15/26	549904-57205	JE007347	Journal Entry		R/C Kathleen Robbins Inv 1272	(94.70)
					Total Safety Equipment:	**($94.70)**

DEPARTMENT NAME: OTHER FEES AND CHARGES

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

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

Total Expenditures & Other Financing Uses:	2,131,849.64
Total Expenditures & Other Financing Uses:	**$2,131,849.64**

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

MEMORANDUM

Date: July 7, 2026
To: Board of Supervisors
Through: Chelsea O'Riley, District Manager
From: Paul Flores, Public Works Director
Re: Monthly Public Works Report - June 2026

Public Works Projects Underway

Title	Description	Status
Pond Standards Manual	Consolidation between Pelican Preserve and Gateway Services Pond Standards	The Ponds Subcommittee has selected Harold Daigneau to be the liaison to spearhead the revised Pond Standards to work with Staff. The first meeting to review the continuation of the Standard is on July 9th, and additional meetings will be held, if needed, before returning to the Ponds Subcommittee in October, when the Subcommittee reconvenes.
Pelican Preserve Blvd Mill & Resurfacing/Bike Lane Project/Restriping of Community Roads	Mill and resurface Pelican Preserve Blvd, from Treeline Ave to the 4-way stop at Veneto. Implement the Bike Lane Design by FTE, and restriping of road markings throughout Pelican Preserve.	Southern Striping Solutions LLC was awarded the contract. A preconstruction meeting was held on July 30th with the contractor, Gateway staff, and Tetra Tech. Work is scheduled to begin in July with curb-and-gutter panel replacements, followed by milling and paving at the end of July, and restriping in early August.
CCTV Stormwater Drainage Project	CCTV stormwater inspection uses a remote-controlled camera to view the inside of underground pipes, allowing crews to identify blockages, cracks, and other damage without digging. This helps with accurate maintenance, mapping, and targeted repairs.	Same status as last month. Work resumed on May 11, and Phase I is approaching completion, with final completion currently anticipated by August 1, 2026, pending District approval.
Landscape & Irrigation Design Project	90% Design has been reached, and a task authorization with Tetra Tech will get the design to 100%.	The project will resume on July 10th, with a restart meeting with Tetra Tech, Kapur Engineering, and Gateway staff. The goal is to expedite the completion of the 100% design and bid the project out.

Projects Look-Ahead:

- Gateway Administration Building – Under Construction and Substantial Completion scheduled for August.
- PW Storage Building – ERP approved and will soon work on bid documents.

• Soccer Complex Parking Lot Extension – Pending permit issuance. • Treeline Sidewalk – Tetra Tech has draft plans. • Griffin Sidewalk – Plans have been updated with District input.		
Projects Completed:		
Staff Gauges	Staff Gauges are used to track water fluctuations in GSCDD stormwater ponds.	The 12 staff gauges throughout Gateway were completed in June.

Public Works Maintenance (PWM): June 2026

Title	Description	Status
Gateway Parks	Standard Park Maintenance	PWM continues standard maintenance on Parks and Equipment
Gateway Monuments	Gateway/Daniels	PWM began pressure washing, patching and painting for the new logos.
Gateway Monuments	Daniels/Jet Blue	PWM completed demolition of the Gateway/Jet Blue monument.
Linear Park	The tractor has also been used for rock loading for Lake Bank restoration, roadway drainage improvements, and overhead sign installation and repair. Mainscape contract was descoped to remove this portion of annual bush hog work, net savings per year ~$35K	PWM continues to bush hog Tract 17B, Sections 3 and 4. Sidewalk edge vegetation is also being cut back to remove sidewalk encroachment.
Linear Park	Extreme Demolition & Land Clearing	PWM awaits Extreme Demolition to remove abandoned RCP and Drain Boxes
All Weirs	Service and Repair	PWM continues servicing and performing minor repairs on all weirs
Gateway/Griffin Fountain	PWM continues to maintain the fountain.	PWM is currently servicing the fountain twice a week.
Gateway Commons Pool	Back yard sod removal	PWM completed installing a new French drain along the new pool deck
Gateway Commons Pool	Back yard sod removal	PWM began installing new patio pavers along the new pool deck above the French drain
Gateway Sign Replacement Program	PWM has taken possession of the repair and replacement of street signs on Gateway-owned roads.	PWM continues its MUTCD-compliant sign repair and replacement program.
Lee County RFA	Monthly inspections of Gateway Blvd and Griffin Dr.	Gateway and Griffin edge raveling issues reported to LCDOT. LCDOT continues to be active on Gateway roadways.
Gateway/Pelican Preserve	Sidewalk Maintenance	PWM completed removing/replacing a long-standing tree /sidewalk issue on Gateway Blvd in front of Skinny Dogz.
Pelican Preserve	Conservation Area Maintenance	PWM continues weekly maintenance of cleaning and repairing the boardwalk and pathway bridges. PWM has solicited for widespread repairs to the bridge/boardwalk handrails
Gateway Stormwater System	Cleaning	PWM continues cleaning the Gateway Stormwater system
Gateway Stormwater System	Repair	PWM continues repairing the Gateway Stormwater system
Gateway Stormwater	Lakeside Point Stone Repair	PWM is addressing minor washout areas on various pond banks.

Recruiting		PWM is fully staffed

Stormwater/Ponds/Environmental: June 2026

Title	Description	Status
Aerator Maintenance and Repairs	Routine inspection, cleaning, servicing, and fixing of pond aeration systems to ensure proper oxygen circulation, improve water quality, and keep equipment functioning effectively.	Lake 82 Seals were replaced due to excessive noise. Lake 83 compressor was replaced. Lake 59 had electrical service restored to the aeration cabinet. Lake 125/128/140 system has been down, Vendor will be out to troubleshoot
Conservation Areas	Under the maintenance agreement with Crosscreek Environmental, all conservation areas are maintained in accordance with ERP compliance requirements**.**	Treatments Completed This Month: CA29 & CA38 received an additional treatment this month. CA32, CA27, and CA56 were also treated. CA29 and CA38 were re-inspected this month by district staff to confirm treatment effectiveness. Notable Items: • CA29 & CA38 permits are being put into compliance by SFWMD
Data Loggers	Electronic devices that automatically record water levels and flow at stormwater ponds and weirs to support monitoring, maintenance, and reporting.	Repairs were made to site 1 Bi-Monthly inspections were completed this month. Only minor issues were observed. Mostly minor corrosion on battery terminals.
Community-Wide Pond Inspections	Under the maintenance agreement with Mettauer Environmental, all ponds were visually inspected for vegetation maintenance needs by stormwater staff and the contractor.	Lakes being addressed: Flowway 3 – Surfaced out aquatic weeds (Marine Naiad) was observed along the flowway. Vendor has treated and treatment was effective. Lake 65 – Surfaced out Charra was observed in the eastern corner of the Pond. Treatment has been applied and will be monitored for effectiveness. Lake 114 – Charra was observed throughout the pond. Treatment has been applied and will be monitored for effectiveness.
Littoral Removal	Property owners whose land borders a pond with no governmental littoral requirement may request littoral removal behind their property up to twice per calendar year. GSCDD staff will conduct an on-site inspection and issue a decision letter within 30 days of the request. Approval requires no significant water quality issues and no washouts or erosion within 10 feet of the removal area. All approved removals will be performed by the GSCDD contractor.	No Littoral Removal Requests were made this month.

Alligator Reports	Trapping Requests	None reported.
Pond Bank Point Repairs	Lake banks with displaced rock, exposed Turf Reinforcement Mat (TRM) or washouts will be repaired and stabilized to restore proper bank protection.	Lake 133 lake band repairs were completed. 21 Stone Point Repairs remain open and will have to be rescheduled for the upcoming dry season.
Encroachment Request	To encroach into an easement or property area, property owners must complete an Easement Use Agreement (EUA) and receive approval from the Board of Supervisors (BOS).	None reported for the month of June.
Stormwater GIS Mapping	All assets associated with the stormwater system and conservation areas are maintained in Open Gov (Cartegraph). Gateway pond maintenance contract utilizes Cartegraph to manage maintenance requests. Pelican Preserve is also set up in Cartegraph for tracking maintenance related to aeration systems, conservation areas, and pond maintenance contracts.	This project has been completed and is in production.
Miscellaneous	Fish Stocking: Lake 102 scheduled for July 9th.	

Water Quality

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

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

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

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

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

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

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

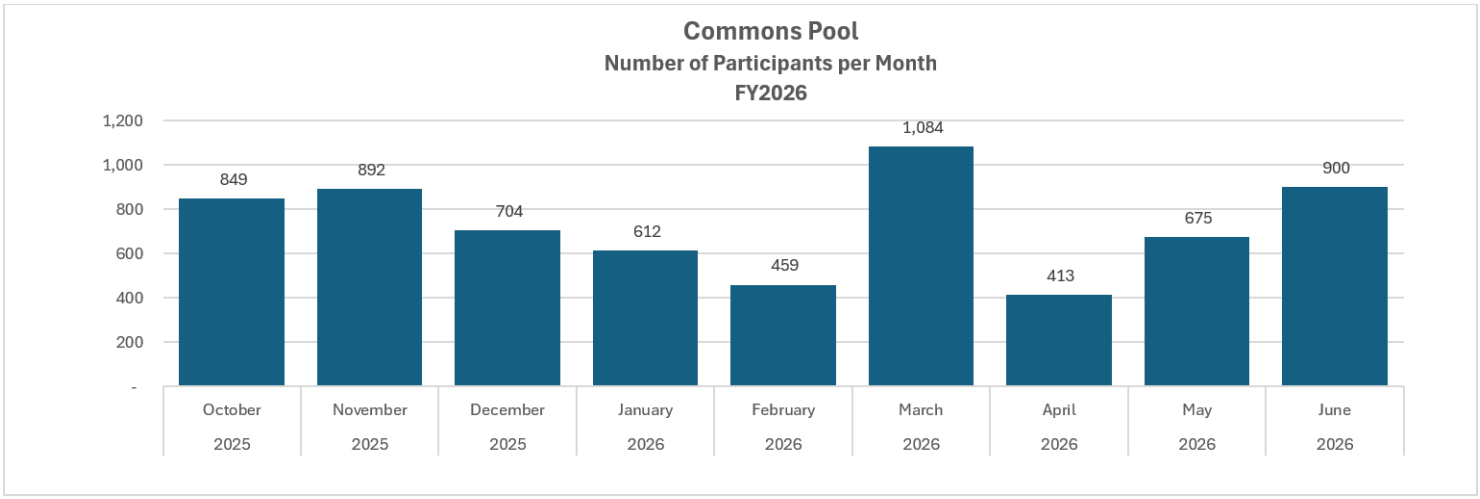
Basin 1	**April**	**May**	**June**
Fecal MMO-MUG (MPN/L)	5.20	88.2	No Data Available
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	Will be Published in
TKN (Kjeldahl) (mg/L)	0.46	ND	July's report.
Total Nitrogen (mg/L)	0.46	ND	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	8.90	16	
Hardness (mg/L CaCO3)	240	240	
Biological Oxygen Demand (mg/L)	3.00	4	
Total Suspended Solids (TSS)	5.50	8.4	
DO (Dissolved Oxygen)	9.93	3.95	
pH	7.98	8.28	
Temperature (°C)	31.90	28.5	
Turbidity (NTUs)	1.21	1.91	
TSI	**44.2**	**33.0**	
Basin 2	**April**	**May**	**June**
Fecal MMO-MUG (MPN/L)	19.5	26.9	No Data Available
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	Will be Published in
TKN (Kjeldahl) (mg/L)	ND	ND	July's report.
Total Nitrogen (mg/L)	0.300	ND	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	11.6	14.2	
Hardness (mg/L CaCO3)	220	200	
Biological Oxygen Demand (mg/L)	4.00	4.00	
Total Suspended Solids (TSS)	5.7	6.1	
DO (Dissolved Oxygen)	7.68	3.94	
pH	7.6	8.27	
Temperature (°C)	26.2	31	
Turbidity (NTUs)	0.002	2.01	

TSI	**43.0**	**32.6**	
Basin 3	**April**	**May**	**June**
Fecal MMO-MUG (MPN/L)	7.5	8.4	No Data Available
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	Will be Published in
TKN (Kjeldahl) (mg/L)	ND	ND	July's report.
Total Nitrogen (mg/L)	0.23	0.15	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	6.23	7.12	
Hardness (mg/L CaCO3)	150	110	
Biological Oxygen Demand (mg/L)	4.00	4.00	
Total Suspended Solids (TSS)	3.0	4.7	
DO (Dissolved Oxygen)	7.35	5.08	
pH	7.67	8.81	
Temperature (°C)	26.0	31.7	
Turbidity (NTUs)	0.02	2.4	
TSI	**39.7**	**38.1**	
Basin 4	**April**	**May**	**June**
Fecal MMO-MUG (MPN/L)	11.0	119	No Data Available
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	Will be Published in
TKN (Kjeldahl) (mg/L)	0.530	ND	July's report.
Total Nitrogen (mg/L)	0.530	ND	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	14.2	32	
Hardness (mg/L CaCO3)	150	150	
Biological Oxygen Demand (mg/L)	5.00	4.00	
Total Suspended Solids (TSS)	6.5	10	
DO (Dissolved Oxygen)	7.4	4.92	
pH	7.94	8.74	
Temperature (°C)	27.1	31.2	
Turbidity (NTUs)	0.02	3.01	
TSI	**46.4**	**35.2**	
Basin 5	**April**	**May**	**June**
Fecal MMO-MUG (MPN/L)	109	517	No Data Available
Nitrogen, Nitrate + Nitrite (mg/L)	ND	ND	Will be Published in
TKN (Kjeldahl) (mg/L)	0.635	ND	July's report.
Total Nitrogen (mg/L)	0.670	0.33	
Total Phosphorus (mg/L)	ND	ND	
Chlorophyll A (mg/m³)	27.6	29.4	
Hardness (mg/L CaCO3)	200	110	
Biological Oxygen Demand (mg/L)	4.00	5.00	

Total Suspended Solids (TSS)	5.7	10.3	
DO (Dissolved Oxygen)	7.03	5.29	
pH	7.14	8.77	
Temperature (°C)	27.6	33.3	
Turbidity (NTUs)	0.002	2.04	
TSI	**49.7**	**46.5**	

Parks and Recreation: June 2026

Title	Description	Status
Gateway Pool	Blue Paint pool door inside office	
	Put up NEW covers over chemicals at pool.	Completed
	Reorganize and clean pump house; items off the floor	In Process
	All cones and other items are stored behind the pumphouse. Take back any PW cones to PW. Store old hoses if still good. Otherwise, throw away old stuff.	In Process
	Place torn chairs on the side of the pumphouse.	In process
Soccer Complex	Ordered and received 3 soccer goals to replace 3 damaged goals for Fall 2026 season. Waiting on PW maintenance to construct.	In process
	PW maintenance repaired Sherman Soccer playground.	Completed
	Park Attendant/PW Maintenance/Landscape teams working on general shutdown maintenance of Soccer Complex and Pool.	In process
	Soccer Garbage Cans – take all trash bags out of cans throughout the whole complex EXCEPT for the playground, West pavilion and Field 1.	In process; Completed Fields 2 and 3 only
	Pull all the trash can lids and pressure clean them. Start with Field 1 first. 2,3,4,5	Not completed.
	Check and zip tie any signage that is falling down.	Completed falling signs.
	Disinfect and lightly pressure clean floor tile in all 4 restrooms at Soccer Complex.	Not completed
	Pressure clean sidewalks; started around restroom/concession stand Pressure clean pavilions	In process
	Clean janitorial carts and stock up at janitorial closets at both the pool and soccer.	In process
	Sweep out the Electrical room at Soccer.	Not completed
	Sweep out the Electrical room at Soccer.	Not completed
	Pressure clean playground and roof	Completed
	Sweep out Storage rooms at soccer (Flag B and Soccer storage)	Completed
	Put new nets on soccer goals (August)	Not completed
	Assist Angelo to dismantle old soccer goals.	Not completed
Recruiting	Parks = fully staffed P/T attendants; recruiting for Program Coordinator	Actively recruiting for Program Coordinator
Attendance at Pool	910	
Other	Facility and Playground Checklist	Completed


Commons Pool
Number of Participants per Month
FY2026
1,200
1,000
800
600
400
200
-
849
892
704
612
459
1,084
413
675
900
October 2025
November 2025
December 2025
January 2026
February 2026
March 2026
April 2026
May 2026
June 2026

Landscape & Irrigation May 2026:

Title	Description	Status
CONTRACTS:		
Annual Mulching ITQ-26-3-PW	N/A	N/A
Annual Palm Tree Trimming ITQ-26-2-PW	N/A	N/A
Christmas Decorations SPA (Outdoor Necessities)	N/A	N/A
Mainscape's Services Contract	Weekly mowing is now weekly and will continue until November.	Next Shrub Trimming begins in September.
Proposals	Submitted a CSR to replace all sod damaged by wild boars at the Stoneybrook monument with Palmetto sod.	Completed
	Re-sodding the pool with zoysia grass.	Completed.
	Submitted a CSR to fill the shrub line on the berm on Gateway Blvd. Across the Pelican access road.	Scheduled for the week of July 5th.
	Submitted a CSR to replace all sod damaged drought and cold snap-on Griffin Drive with Palmetto sod.	Completed.
	Current Landscape Conditions	Gateway rainfall total for June was 11.20 inches.
	Current Dog Park Conditions	The sod remains in fair condition. Overall, the Park is in fair condition. Park will be mowed weekly until November at a height of 4.00 inches. Fire ants are treated bi-weekly with pet-friendly chemicals. Weeds are treated as

		needed with pet-friendly chemicals.
	Seasonal Annuals Conditions:	Annuals were planted in early May and are doing well.
JSM Services Contract	All services are performed as detailed in the contract.	
	Current Field Conditions	The SSC is closed until September 7th for annual maintenance.
Proposals	Submitted a PO request to sprig all soccer fields.	Work begins on June 8th.
Ameriscape's Services Contract	All services that the district is responsible for are being performed as detailed in the contract.	N/A
Miscellaneous Proposals and Activities	N/A	N/A.

Public Works Maintenance Photos

Playground Equipment





Monument Demolition





Monument Cleaning





Linear Park Mowing







Weir Exercising and Maintenance



Linear Park Cleanup





Fountain Maintenance

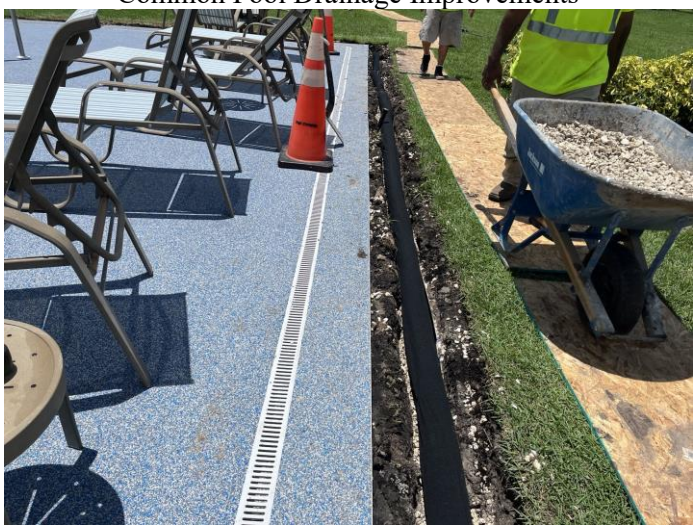








Common Pool Drainage Improvements





Street Signs Improvements





Sidewalk Repairs (Skinny Dogz)





Pelican Preserve Boardwalk Railing





Stormwater Inlet
Concrete Improvements



Storm Drains Clearing





Stone Point Repairs





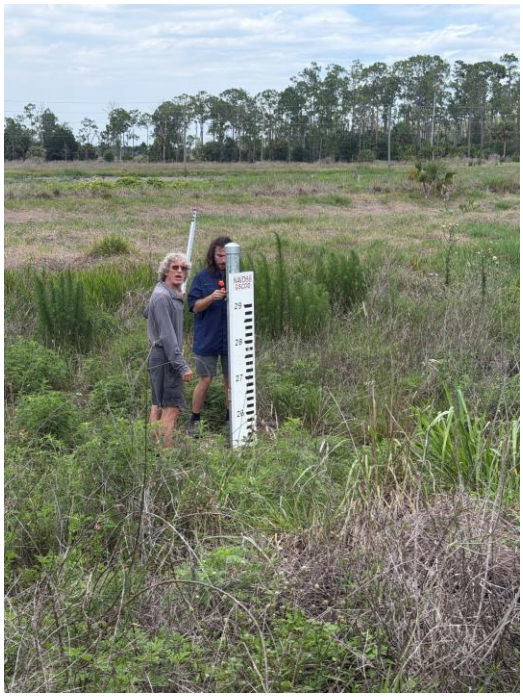


Stormwater

Staff Gauge Installations









Landscape Photos

Zoysia Sod at Commons Pool



Sod Replacement Gateway Blvd and SR 82







Mainscape Monthly Report

GATEWAY SERVICES CDD

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

Account Executive: BODNAR, SANDRA **Start Date:** 6/1/2026 **End Date:** 6/30/2026 **Total CSRs:** 12

CSR ID	Created Date	Caller Name	Status	Category	Priority	Due Date	Reason Code	Accountable
Overdue								
608076	5/29/2026	Angelo Losardo	Overdue	None	Medium	6/8/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:							
	Description:	Griffin Drive hairpin - Please prepare a proposal to repair damaged sod on Griffin on BOTH sides of the hairpin turn. Please price out with Palmetto sod.						
	Action:							
	other actions:							
608078	5/29/2026	Angelo Losardo	Overdue	None	Medium	6/8/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:							
	Description:	Gateway Blvd - Please prepare a proposal to replace all dead sod on Gateway Blvd. from State Road 82 to the Pelican access road, price out using Palmetto sod.						
	Action:							
	other actions:							
608551	6/3/2026	Angelo Losardo	Overdue	None	Medium	6/11/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:							
	Description:	Planters linear park- "Please prepare a proposal to fill all planters at the linear park with drought tolerant Florida Friendly plants."						
	Action:							
	other actions:							
609853	6/17/2026	Angelo Losardo	Overdue	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:							
	Description:	Gateway Blvd east side from Daniels Parkway to 7-11 - Please prepare a proposal to fill in all gaps in the shrubs and plant beds on the east side of Gateway Blvd to 7-11.						
	Action:							
	other actions:							
609856	6/17/2026	Angelo Losardo	Overdue	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES
	Created:							
	Description:	Gateway Blvd near the lake bed west side - Please submit a proposal for the planting of five trees on the lake bed on the east side of Gateway Blvd near Denny Grimes' office. If possible prove two or three options.						

Action:

other actions:

609859	6/17/2026	Angelo Losardo	Overdue	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created:

Description: Gateway Blvd median in front of Towne Lakes - Please prepare a proposal to add a shrub/plant bed in the median on Gateway Blvd in front of the Deli plaza. The median is the middle median on Gateway Blvd.

Action:

other actions:

Resolved

604699	4/23/2026	Angelo Losardo	Resolved	None	Medium	5/31/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created: 6/1/2026

Description: Gateway Blvd near emergency access road - Please prepare a proposal to fill in shrub line on gateway Blvd from the emergency access road to end of shrub line east side of Gateway Blvd heading south.

Action: Status Changed - Overdue >> ResolvedThe proposal was submitted and approved by Angelo.

other actions:

Create Date	Begin Status	End Status	Action Type
5/18/2026	Overdue	In-Process	ChangedStatus

Status Changed - Overdue >> InProcess
Due Date Changed - 5/1/2026 >> 5/31/2026

The landscape designs have been approved by Angelo and the proposal will be sent this week.

5/18/2026	Overdue	In-Process	ChangedStatus

Status Changed - Overdue >> InProcess
Due Date Changed - 5/1/2026 >> 5/31/2026

The landscape designs have been approved by Angelo and the proposal will be sent this week.

608552	6/3/2026	Angelo Losardo	Resolved	None	Medium	6/11/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created: 6/14/2026

Description: Gateway Blvd and Griffin Drive- "Please prepare a proposal to plant Coco-plums around electrical box. arrange the shrubs in a horseshoe pattern with the opening facing away from the pool."

Action: Status Changed - Overdue >> ResolvedThe proposal was sent on 6/12.

other actions:

609850	6/17/2026	Angelo Losardo	Resolved	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created: 6/26/2026

Description: Gateway Blvd and Griffin Drive - Please submit a proposal to remove and replace all Coco plums on Griffin Drive that did not that did not survive the cold snap.

I am open to adding shrubs with more color.

Action: Status Changed - Overdue >> ResolvedProposal was submitted and approved.

other actions:

Created: 6/26/2026

Description: Gateway Blvd and Griffin Drive - Please submit a proposal to remove and replace all Coco plums on Griffin Drive that did not that did not survive the cold snap.

I am open to adding shrubs with more color.

Action: Proposal was submitted and approved.

other actions:

609851	6/17/2026	Angelo Losardo	Resolved	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created: 6/26/2026

Description: Gateway Blvd - Please submit a proposal to cover the two areas on Gateway Blvd where trees were removed with Palmetto sod. Mauricio knows the locations.

Action: Status Changed - Overdue >> ResolvedProposal was submitted and approved.

other actions:

609855	6/17/2026	Angelo Losardo	Resolved	None	Medium	6/25/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created: 6/26/2026

Description: Soccer Drive large parking lot - Please submit a proposal to fill-in the Coco Plum shrub line as you pull into the entrance of the large parking lot.

Action: Status Changed - Overdue >> ResolvedProposal was submitted and approved.

other actions:

610206	6/22/2026	Angelo Losardo	Resolved	None	Medium	6/30/2026	Proposal for Extra Services	AGUILAR, MAURICIO ANDRES

Created: 6/29/2026

Description: Gateway Blvd near Pelican service entrance - Please prepare a proposal to remove two dead tress. Need this by Friday close of business. One pic attached will email BOTH to Mauricio

Action: Status Changed - New >> ResolvedProposal was submitted.

other actions:

Americscape Monthly Report

Monthly Service Summary

Community: Pelican GSCDD

Month: June 2026

Service	Planned	Actual	Dates	Notes
Mowing	4	4	1,8,15,22, and 29th	-
Hard Edging (Hard Surfaces)	2	2	8th and 22nd	-
Soft Edging (Plant Beds)	3	3	1,15 and 29th	-
Irrigation Inspection	1	1	5th	-
Pest Control/Fertilization: Lawns	0	0	-	-
Pest Control/Fertilization: Ornamentals	0	0	-	-
Root Drench	0	0	-	-
Trimming	1	1	9th and 23rd	-
Walk Through	0	0	-	-
Weed Control: Lawns	0	0	-	-
Wee				

Ask AI Assistant
Why is this information important?

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

MEMORANDUM

Date: July 16th, 2026
To: Board of Supervisors
Through: Chelsea O'Riley, District Manager
From: Bill Shaw, Utilities Director
Re: June 2026 Monthly Report

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

UTILITY CAPITAL PROJECTS	
Projects- Day to Day operations	**Status, as of June 30, 2026.**

Meter Box Replacement Project	• Phase 2:
	  • Continued meter box replacement in Gateway Greens.
	  • Replacement of meter boxes that were skipped in the initial install phase.
	  • Contractor is working on coordinating meter installs for commercial accounts.

Meter Replacement Project	• June 1st – Start of meter installation for project full deployment. • Progress as of June 30th – 6,526 meters installed (78.60%)
Water Table Aquifer Well Rehab	Due to changes in the scope of work for this project, this is being pushed back to a later fiscal year. Staff is currently exploring the possibility of grant funding for this project.
Utility Department Storage Building	• Contractor is still working on completing punch list items.
FPL Easement Irrigation Line and Sewer Force Main	• Awaiting award of funding through HMGP for the project. • Staff is pursuing SRF funding for the irrigation line portion of this project. • Staff is in the process of renewing the previously granted consent agreement for constructing these lines in the FPL easement.
Sanitary Sewer Repair and Rehabilitation	Awaiting final technical specifications from Tetra Tech
Girl Scout Lane (LS08) Odor Control Unit Replacement	• Construction of odor control unit foundation pad and site improvements tentatively scheduled for August 31st. • Installation of LS08 odor control unit TBD. Lead time for the equipment is approximately 6 months.

UTILITY CAPITAL PROJECTS	
Projects- Day to Day operations	**Status, as of June 30, 2026.**
Girl Scout Lane (LS08) Thompson Pump Replacement	• Installation Date TBD pending completion of LS08 odor control unit replacement.
Lift Station 12 (Stoneybrook #2) – Panel Replacement	• June 22nd – July 1st: New panel installed at lift stations by Bentley Electric.

UTILITY ADMINISTRATION	
Projects- Day to Day operations	**Status, as of June 30, 2026.**
Regulatory Reporting - FDEP	• June 4th – May 2026 monthly operating report submitted.
2026 Lead and Copper Sampling	• June 10th – Draft sampling plan submitted to DEP. • June 11th – Sampling plan approved by DEP.
South Florida Water Management District Water Use Permit Renewal	• Renewal of water use permit in progress.
Utility Billing Software Update	• **System audit:** The system audit review is in progress. • **Corrections:** Back billing was applied to each affected account, and the billing setup has been corrected going forward.

ODOR CONTROL COMPLAINTS	
Projects- Day to Day operations	**Status, as of June 30, 2026.**
Girl Scout Lane Master Lift Station (LS08)	• Upgrade in progress.

UTILITY BILLING CUSTOMER SERVICE	
Projects- Day to Day operations	**Status, as of June 30, 2026.**
AMI Warranty Inventory	Staff are awaiting a response from Zenner regarding a buyback agreement. The agreement is expected to cover reimbursement for outstanding warranty products that were not delivered, as well as the buyback of 1,300 new or refurbished MIUs.
AMI Exceptions (Failures outstanding)	Exceptions are no longer reviewed. 60% of meters have been changed out, and projected completion by mid-July.
June non-billing	• Late Notices processed on 6/8/26: 429

UTILITY BILLING CUSTOMER SERVICE	
Projects- Day to Day operations	**Status, as of June 30, 2026.**
Bill Cycle	• Disconnection for non-payment: 22 • New Liens filed: 6
Outstanding AR Balance	- AR/Outstanding Balance Total Payment Plans $27,692.32 Lien Accounts $4,525.71 Outstanding Accounts: Current charges $1,472.85 Final Bills, No Deposits $579.94 **Total $ 34,270.56** - **Lien accounts outstanding (9):** - Cypress Cay: Deceased/Abandoned - Filed 05/14/24, $ 1,676.72 - Daniels Preserve: No response, filed 12/30/2025 $766.21 - Daniels Preserve: Filed 04/2026 - $229.38 - **Late/Non-Payments Lien Accounts:** Daniels Preserve account: $185.96 Stoneybrook (2) accounts: $ 332.39 Gateway Greens: $ 141.87 Devonshire: $92.01 Silverlake: $217.19

UTILITY FIELD	
Projects- Day to Day operations	**Status, as of June 30, 2026.**
Potable Water	Routine Maintenance.
Sewer	Routine Maintenance. Contractor bored through gravity sewer line on Griffin Dr. Near the roundabout at Gateway Blvd. Restoration is expected to be complete and the road reopened on 7-10-2026.
Irrigation	Routine Maintenance.
Valve and Hydrant Exercising/Maintenance Program	All January valve inspections, Hydrants at 95%, Potable, Sewer and Irrigation Valves complete. February valve inspections, Potable at 93%, Hydrants at 79%, Sewer and irrigation valves complete. March valve inspections, Potable at 82%, Hydrants at 54%, Irrigation at 90%, and sewer complete. April valve inspection, Potable at 70%, Irrigation at 41%, Sewer at 0%, Hydrants at 88%.

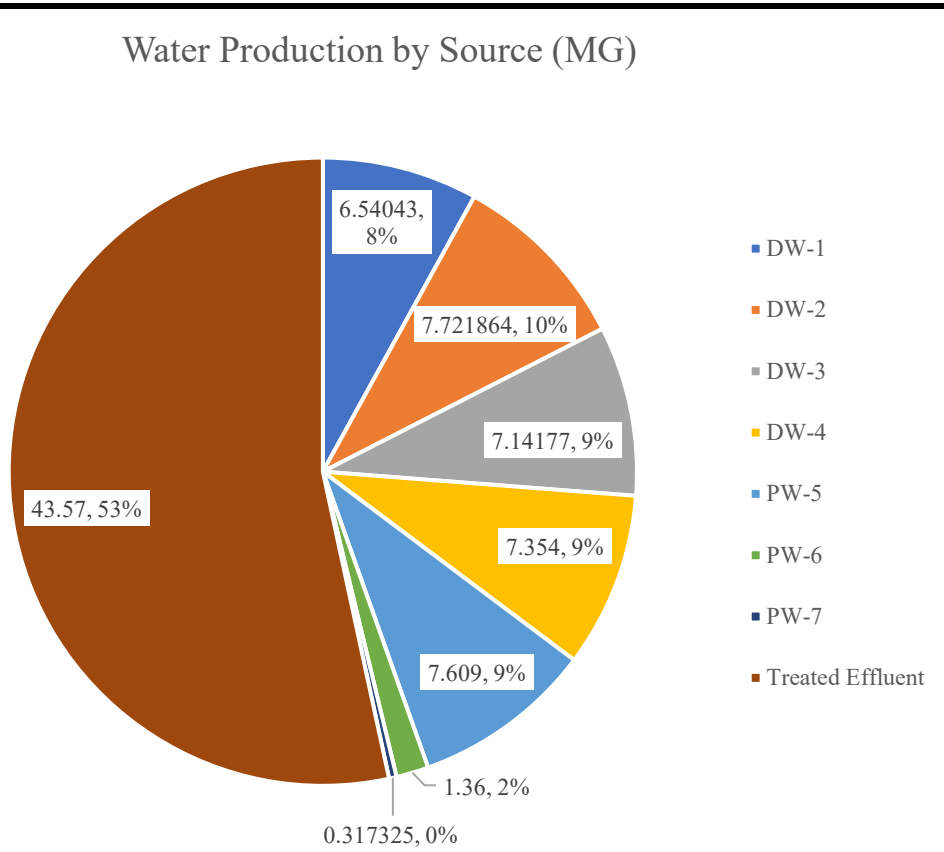
Irrigation System Report

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

GATEWAY SERVICES CDD

Irrigation System Flows:

Well Number	Measured Flow (MG)
DW-1	6.54
DW-2	7.72
DW-3	7.14
DW-4	7.35
PW-5	7.61
PW-6	1.36
PW-7	0.32
PW-8	Not in Use
WT-1	Not in Use
WT-2	Not in Use
WT-3	Not in Use
WT-4	Not in Use
WT-5	Not in Use
24 in Meter	81.61



Irrigation Water By Source:

Water Source	Volume Produced (MG)
Water Table Aquifer	0.00
Sanstone Aquifer	36.37
Lower Hawthorne Aquifer	1.68
Treated Effluent from LCU	43.57
Distribution System Flow (MG)	**81.61**

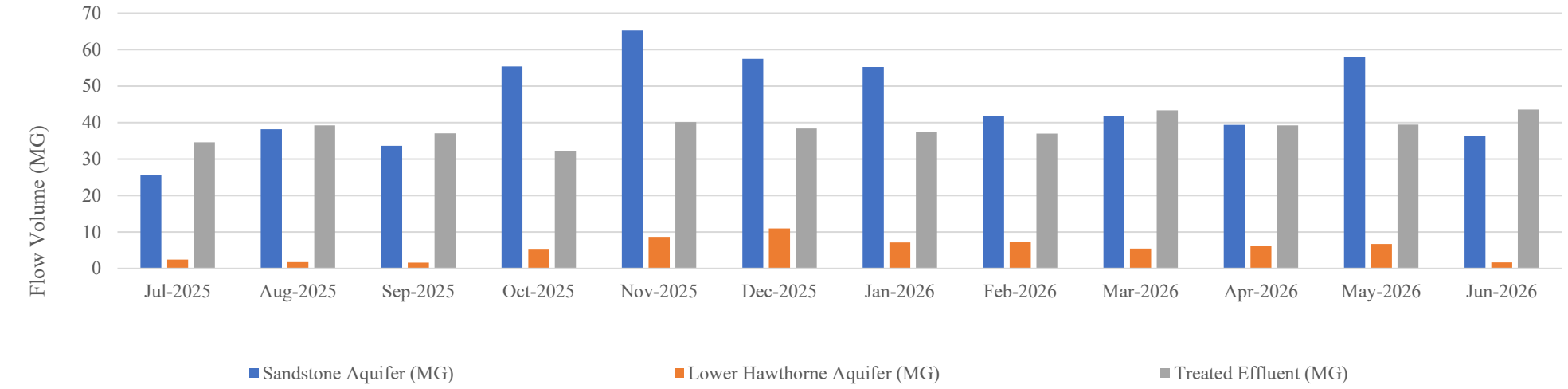
Prepared by:
Austin Minoli
Assistant Utilities Manager

Irrigation System Report

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

GATEWAY SERVICES CDD

Irrigation System Flow - Past 12 Months by Source:



Month	Sandstone Aquifer (MG)	Lower Hawthorne Aquifer (MG)	Treated Effluent (MG)	Total Out (MG)
Jul-2025	25.56	2.48	34.59	62.63
Aug-2025	38.19	1.72	39.22	79.12
Sep-2025	33.609	1.59	37.06	72.24
Oct-2025	55.36	5.39	32.27	93.01
Nov-2025	65.23	8.65	40.15	114.03
Dec-2025	57.45	10.98	38.42	106.85
Jan-2026	55.24	7.1	37.32	99.69
Feb-2026	41.78	7.21	36.98	85.98
Mar-2026	41.83	5.48	43.33	90.63
Apr-2026	39.34	6.33	39.25	84.92
May-2026	58.07	6.72	39.44	104.23
Jun-2026	36.36	1.68	43.57	81.61

Prepared by:
Austin Minoli
Assistant Utilities Manager

Gateway Services Community Development District

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

FPL Update

1. **Requested Motion**:

Meeting Date: July 16, 2026

2. **Agenda**: DISTRICT MANAGER ITEMS

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

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

Attachments:

1. FPL Guide to EMF and Health_June2026.pdf
2. Q&A.pdf

Guide to EMF and Health

What is “EMF”?

“EMF” is an abbreviation for “electric and magnetic fields” or “electromagnetic fields.” EMF results from all uses of electricity.

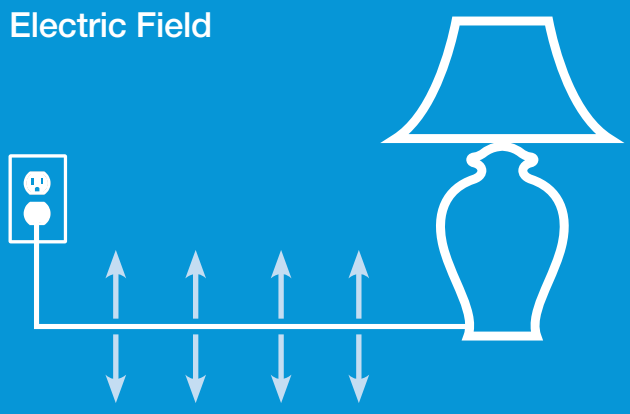
When an electric device is plugged into a working socket, there is an electric field around the device and its cord, even if the device is turned off.

When the device is turned on, there is also a magnetic field around the device and its cord. Therefore, both an electric field and a magnetic field exist around an operating electric device and its cord.

Some people are concerned that EMF, specifically the magnetic field resulting from the use of electricity, could cause adverse health effects.

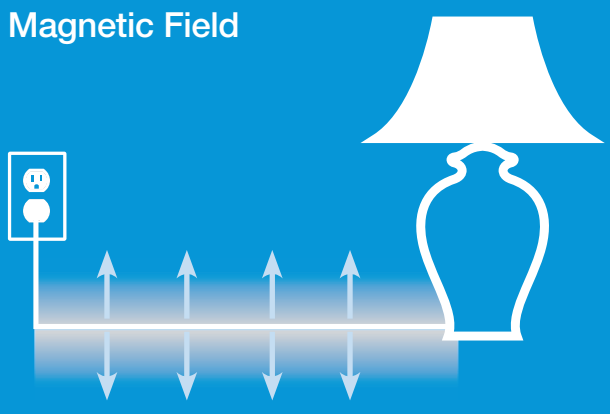
This guide addresses common questions and scientific research on EMF. Findings from the national and international public health authorities about EMF are quoted in the last pages of this guide, and links to their websites are provided there.

Comparison of electric and magnetic fields



Lamp plugged in but turned off. Voltage produces an electric field.

- » Produced by voltage.
- » Measured in kilovolts per meter (kV/m).



Lamp plugged in and turned on. Current flow now also produces a magnetic field.

- » Produced by current flow.
- » Measured in milligauss (mG) or microtesla (μT).

Is EMF “radiation” like medical X-rays or ultraviolet sunlight?

No. Radiation is a scientific term that simply describes how energy travels from a source. For example, a rock tossed into a pond is a source of energy where it lands and causes ripples that radiate out in circles - that is radiation. TV and radio broadcast towers, power lines, appliances and home wiring all have fields that radiate out from the source.

Radiation also refers to very different fields, such as those from medical X-rays or the ultraviolet part of sunlight. Exposure to fields from those sources can damage the DNA in cells, which can lead to cancer. A good example is overexposure to sunlight, which can lead to skin cancer. The damage occurs by a process called ionization, so scientists categorize those fields as “ionizing” radiation.

EMF from power lines, electrical appliances and home wiring, however, is not strong enough to damage DNA, so it is not the same as radiation from medical X-rays or the ultraviolet part of sunlight. EMF, therefore, is categorized as “non-ionizing.”

The capability to damage DNA is determined by the “frequency” of the source. Frequency means how rapidly the field changes direction back and forth and is measured in Hertz (Hz).

For a source to produce enough energy to damage DNA, it must be at a frequency of approximately ten thousand billion Hertz. By comparison, EMF from the use of electricity is at a frequency of only 60 Hertz in Canada and the U.S.

Comparison of field frequencies

Source of Field	Lowest Frequency Field of Source (Hertz)
Ionizing Radiation	
Medical X-rays	1,000,000,000,000,000,000
Most ultraviolet sunlight	10,000,000,000,000,000
Non-Ionizing Radiation	
Visible light	100,000,000,000,000
Radio broadcast at a low frequency	10,000
Electricity	60

What are the EMF levels from common sources?

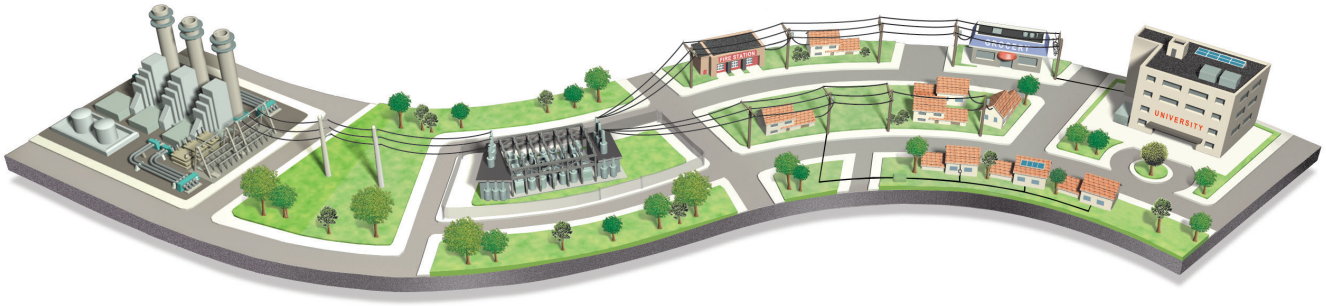
Examples of EMF sources* (in milligauss)

Coffee makers	7
Toasters	10
Distribution line upper level of typical average	20
Dishwashers	20
500-kV transmission line typical average at edge of right-of-way	30
Distribution line typical maximum above underground line	40
Laptop on lap	18-60
Distribution line typical maximum under overhead line	70
Blenders	70
500-kV transmission line typical average under the line	87
Hair dryers	300
Vacuum Cleaners	300

EMF is created wherever electricity is present. As people change activities or locations during a day, they are exposed to a variety of sources of EMF and a wide range of field levels. EMF levels typically drop off quickly with distance from a source.

*Field levels from U.S. National Institute of Environmental Health Sciences (NIEHS), Electric and Magnetic Fields Associated with the Use of Electric Power, EMF Questions & Answers, pages 33-35 (median level at 6 inches from appliances), page 36 (distribution lines), and page 37 (transmission lines). As noted by NIEHS, field levels of transmission lines can approximately double during peak loads which occur about 1% of the time. Laptop on lap: Bellieni, C. V., et al. (2012), Arch Environ Occup Health 67(1): 31-36.

Electricity - from generating station to you



Are electric transmission lines necessary?

Yes, electric transmission lines are a vital part of the system that brings electricity to our homes. Most of the electricity people use comes from generating stations that are located away from populated areas. Transmission lines deliver electricity from those generating stations to substations located near populated areas. From those substations, distribution lines deliver electricity to homes, schools, businesses, office buildings, hospitals and other locations. Transmission lines are an essential link, delivering electricity from where it is generated to where people use it.

Are there any EMF exposure guidelines?

Yes. Two international expert groups – the Institute of Electrical and Electronics Engineers (IEEE) and the International Commission on Non-Ionizing Radiation Protection (ICNIRP) – have issued EMF exposure guidelines. These guidelines are based on avoiding very high levels of exposure that can produce short-term biological responses, such as the perception of a faint flickering of light or a tingling on the skin.

Both groups of experts have concluded that no adverse health effects occur at EMF levels below their exposure guidelines.

EMF levels under a typical 500-kilovolt (kV) high-voltage transmission line are 95 percent below the 9,000 milligaus level.

The U.S. and Canadian governments have not issued any limits or guidelines for public exposure to power frequency EMF.

Typical EMF levels from power lines* compared to EMF exposure guidelines (in milligauss)

IEEE exposure guideline for general public	9,040
ICNIRP exposure guideline for general public	2,000
500-kV transmission line typical average under the line	87
Distribution line typical maximum under overhead line	70
Distribution line typical maximum above underground line	40
500-kV transmission line typical average at edge of right-of-way	30
Distribution line upper level of typical average	20

* Field levels from U.S. National Institute of Environmental Health Sciences (NIEHS) EMF Questions & Answers, pages 33-35 (median level at 6 inches from appliances), page 36 (distribution lines), and page 37 (transmission lines). As noted by NIEHS, field levels of transmission lines can approximately double during peak loads which occur about 1 percent of the time.

What types of research have been done on EMF and health?

There are three basic types of scientific studies used to determine whether exposure causes a health effect:

1. Clinical studies of humans. These studies typically compare biological functions, such as heart rate or hormone levels, at different exposure levels.
2. Epidemiology studies. These studies typically compare the rate of a particular health effect in groups of people who have different estimated exposures. Epidemiology studies try to determine if there appears to be a "statistical association" between the estimated exposure and a health effect. Because people are exposed to many things, it can be difficult for these studies to determine if a health effect is associated with an estimated exposure or with some other exposure or condition that was not taken into account in the study.
3. Laboratory studies of cells or animals. These studies compare cells or animals with no exposure with those exposed to various levels to determine if exposure damages the cells or causes a health effect in animals.

Each type of study has been used to research EMF extensively. Many studies have been done at much higher EMF exposure levels than people are exposed to in everyday life.

The U.S. National Institute of Environmental Health Sciences has pointed out no single study or type of study can provide a definitive answer to the question of whether EMF exposure causes a health effect.

How much research has been done on EMF and health?

Scientists have been conducting studies for more than 40 years to determine whether EMF can cause adverse health effects.

The studies have looked for a relationship between EMF and leukemia, breast cancer, brain cancer, DNA damage, cancer clusters, birth defects, immune system damage, nervous system damage, Alzheimer's disease, Lou Gehrig's disease, Parkinson's disease, high blood pressure, heart disease, sleep disruption and a variety of other diseases and conditions.

EMF - health effects research totals* more than

44 years – 2,900 Studies – $490 Million Spent

* Repacholi M, "Concern that 'EMF' magnetic fields from power lines cause cancer." Sci Total Environ (2012), doi:10.1016/j.scitotenv.2012.03.030, page 3. [citing PubMed]

What do expert public health authorities take into account when assessing if exposure causes a health effect?

Expert public health authorities, such as the World Health Organization, follow three basic principles when evaluating scientific research:

1. All of the relevant studies must be considered – not just the studies that support one conclusion or another.
2. For the results of a study to be credible, generally the study should be replicated (consistent results are obtained when the study is repeated by independent researchers).
3. The results of different types of studies, particularly epidemiology studies and laboratory experiments using live animals, should be consistent to conclude whether there is a health effect.



Environmental Health Criteria 238, Extremely Low Frequency Fields (page xiii): http://www.who.int/peh-emf/publications/elf_ehc/en/index.html

What conclusions have public health authorities reached about whether EMF causes health effects?

The EMF health research has been examined by governmental public health authorities and public health organizations in more than 160 reports.

Some of the most prestigious scientific organizations, such as the U.S. National Cancer Institute and the World Health Organization, have evaluated studies on EMF effects. None has found that exposure causes or contributes to cancer or any other disease or illness. Their reviews generally conclude that while some epidemiology studies report an association with childhood leukemia, which warrants further research, the scientific studies overall have not demonstrated that EMF causes or contributes to any type of cancer or other disease.

Some examples of the conclusions reached by public health authorities follow:

U.S. National Cancer Institute – *Magnetic Field Exposure and Cancer*

"No consistent evidence for an association between any source of non-ionizing EMF and cancer has been found."

"No mechanism by which ELF-EMFs... could cause cancer has been identified. Unlike high-energy (ionizing) radiation, EMFs in the non-ionizing part of the electromagnetic spectrum cannot damage DNA or cells directly."

"Studies of animals have not provided any indications that exposure to ELF-EMF is associated with cancer."

Health Canada – *Electric and Magnetic Fields from Power Lines and Electrical Appliance*

"The vast majority of scientific research to date does not support a link between ELF [extremely low frequency] magnetic field exposure and human cancers. Health Canada does not consider that any precautionary measures are needed regarding daily exposures to EMF at ELF. There is no conclusive evidence of any harm caused by exposures at levels found in Canadian homes and schools, including those located just outside the boundaries of power line corridors."

Australian Radiation Protection and Nuclear Safety Agency – *Electricity and Health*

"The scientific evidence does not firmly establish that exposure to 50 Hz electric and magnetic fields found around the home, the office or near power lines is a hazard to human health."

World Health Organization – *About Electromagnetic Fields*

"A number of epidemiological studies suggest small increases in risk of childhood leukemia with exposure to low frequency magnetic fields in the home. However, scientists have not generally concluded that these results indicate a cause-effect relation between exposure to the fields and disease (as opposed to artifacts in the study or effects unrelated to field exposure). In part, this conclusion has been reached because animal and laboratory studies fail to demonstrate any reproducible effects that are consistent with the hypothesis that fields cause or promote cancer."

"Despite the feeling of some people that more research needs to be done, scientific knowledge in this area is now more extensive than for most chemicals. Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields."

Where else can I find information about EMF and health?

Here are some good places to start:

- U.S. National Cancer Institute: Electromagnetic Fields and Cancer, **https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet**
- Health Canada: Power Lines and Electrical Products, **https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/power-lines-electrical-appliances.html**
- Australian Radiation and Nuclear Safety Agency, **https://www.arpansa.gov.au/understanding-radiation/radiation-sources/powerlines**
- World Health Organization website:
  - What are electromagnetic fields?, **https://www.who.int/news-room/questions-and-answers/item/radiation-electromagnetic-fields**
- Environmental Health Criteria 238, Extremely Low Frequency Fields, **https://www.who.int/teams/environment-climate-change-and-health/radiation-and-health/non-ionizing/emf/health-risk**

Please see the below answers from our team to questioned you've posed about this project:

1. **What is the construction timeline and phases?**
   Florida Power & Light Company (FPL) is in the early stages of planning a multi-phase project to construct a new transmission line. We understand that long-term projects can raise questions for nearby residents, and we are committed to keeping the community informed throughout each stage. As this project is still in the design stage, timeframes are approximate and subject to change. Once plans have been finalized and this project is ready for construction, more concrete timeframes can be provided. Construction will occur in the phases listed below. Each timeframe is an estimate specific to the Gateway community area. Phases may not occur consecutively, and advance notice will be provided prior to the start of each phase:

   1. *Vegetation clearing and civil work: 2 months*
   2. *Concrete structure foundation installation: 1 month*
   3. *Structure and conductor installation: 1 month*
   4. *Upgrading power lines on the existing transmission line: 1 month*

While the overall project will span several years, construction activity at any given location will be temporary and limited in duration.

Residents will receive notifications approximately one month before potential work begins for each phase. We recognize that construction can affect daily routines, and we will work to provide timely updates so customers know what to expect. We do not anticipate any interruptions to your electric service as part of this project.

2. What is the exact proximity of new transmission lines to homes?

We understand that proximity to homes is important for residents, and we want to assure the community that the project is being planned within the established FPL transmission corridor of record, as shown on the subdivision plat, and adjacent to the existing transmission lines.

3. What is the corridor width and what are the vegetation clearing plans?

As part of FPL's commitment to providing safe, reliable electricity and abiding by the required North American Electric Reliability Corporation federal regulations, vegetation within our existing utility easement will be removed. FPL's existing easement locations vary in width along the corridor and are shown in relation to the areas of concern on the Hampton Park at Gateway subdivision plat.

4. What will be the wetland and preserve impacts?

FPL is committed to protecting the environment and complying with all applicable environmental regulatory requirements. Any construction and operation of the project will follow wetlands and wildlife permit requirements established by state and federal environmental agencies. We recognize how important local wetlands and preserved areas are to the community and are approaching this work with the utmost care.

5. Are there Corona audible noise expectations?

With all FPL transmission line designs, we meet applicable local ordinances that limit allowable noise levels at the time the line is designed.

6. Where can EMF information be found?

If residents may have further questions, we encourage them to review this additional information about EMF below:

https://www.fpl.com/safety/electric-magnetic-fields.html (Additional info attached)

7. Who would be the point of contact for resident concerns?

FPL is committed to listening to and addressing resident questions throughout this project. To support the community, a dedicated Outreach Specialist, Tiffany Turner, has been assigned as a point of contact for this project. She can be reached at (407)493-8802. Should you have any additional questions, you may email the FPL project team directly at OrangeRiverPumaProject.SharedMailbox@fpl.com.

I sincerely hope this helps you better understand the project, when questioned, and I trust that most all of the community is now aware of our mailbox and other materials.

Best,

Cameron Crenshaw
Florida Power & Light Company
Corporate Real Estate Manager
Western Region
Cameron.Crenshaw@fpl.com

Gateway Services Community Development District

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

Florida Association of Special District (FASD) Committee Letter of Recommendation - District Manager

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review and approve the Letter of Recommendation for the District Manager to participate in a Florida Association of Special Districts Committee.

Why the action is necessary:

A letter of recommendation is required by FASD for the Committee Application.

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

---

5. **Background**:

Committee Commitment includes:

We are looking for individuals who can commit to attending the Education Leadership Conference (October), Legislative Forum (January in even years / March in odd years), Annual Conference (June), and virtual monthly meetings (2–3 hours per month).

Being on the FASD Board, I will already be attending many of these conferences so participating in (1) committee will strengthen the District's membership and representation within the organization.

Attachments:

1. Committee Sign Up Application_2026 C.ORiley.pdf
2. Letter_of_Recommendation_-_FASD_Committees.pdf

6. **Alternative Action**:

Do not approve.

COMMITTEE APPLICATION

— SIGN UP FORM

CONTACT INFORMATION

Name : Chelsea O'Riley

Title : District Manager **Phone** : 2392845396

Street Address : 11922 Fairway Lakes Drive, Suite 1

City : Fort Myers **State** : FL **Zipcode** : 33912

E-Mail : Chelsea.oriley@gatewaydistrict.org

District : Gateway Services Community Development District

COMMITTEE REQUESTS

PLEASE RANK YOUR TOP 3 CHOICES:

- ☐ **Conference Committee**
- ☑ **Education and Certification Committee**
- ☐ **Finance and Strategic Planning Committee**
- ☑ **Membership and Technology Committee**
- ☐ **Legislative Committee**
- ☑ **Nominating Committee**

DESCRIBE THE REASONS YOU WOULD BE A GOOD FIT FOR THESE COMMITTEES:

Preferred Order: (1) Nomination, (2) Membership & Technology Committee, (3) Education & Certification Committee

Being a District Manager of one of the larger CDDs, I am accustomed to seeing the "bigger picture" and that in my eyes

is what the Nominating Committee does. Membership & Technology support everything and touch everything we do.

Education and Certification Committee are the implementers and push the policies/direction of the other 2 committees.

My ability to bring people together, push forward progress and implement change make me a great fit for a committee.

THANK YOU FOR YOUR SUBMITTAL

HTTP://FASD.COM

PLEASE RETURN COMPLETED APPLICATION TO ANGELA@FASD.COM

GATEWAY
SERVICES CDD

July 9, 2026

RE: Chelsea O'Riley, Committee Application

To Whom It May Concern:

I am pleased to recommend Chelsea O'Riley, MPA, CFM, CDM, for any leadership, committee, or executive-level opportunity.

Chelsea has over a decade of public sector experience and currently serves as District Manager for the Gateway Services Community Development District, where she oversees a $37 million operation encompassing utilities, public works, administration, budgeting, capital projects, and strategic planning.

Throughout her tenure, Chelsea has demonstrated exceptional leadership by securing significant grant and financing opportunities, managing major infrastructure initiatives, improving operational efficiencies, strengthening financial oversight, and enhancing employee development and retention programs. Her accomplishments include securing millions in grant and loan funding, implementing organizational improvements, leading complex capital projects, and fostering strong relationships with residents, staff, elected officials, and community partners.

Beyond her technical expertise, Chelsea is a collaborative and forward-thinking leader who consistently brings people together, drives progress, and successfully implements meaningful change. Her professionalism, integrity, and commitment to public service make her an invaluable asset to any organization or committee.

I recommend Chelsea without reservation and am confident she will continue to make significant contributions wherever she serves.

Sincerely,

Flavia Walsh,
Chair on behalf of Gateway Services CDD Board of Supervisors

Gateway Services Community Development District

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

District Attorney Project List Update

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review and provide direction or reprioritize task list.

Why the action is necessary:

Provide an update.

2. **Agenda**: DISTRICT ATTORNEY ITEMS

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

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

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5. **Background**:

N/A

Attachments:

1. JULY 2026-APP.pdf

Financial Impact:

None

6. **Alternative Action**:

None

JULY 2026 STATUS OF SOME DISTRICT COUNSEL PROJECTS AND TASKS

Task Name	Woodward, Pires & Lombardo, P.A. Activities	Current Status	Authorization Date	Anticipated Completion Date
LCU/Lee County Wastewater rates	retrieved/reviewed agreement as to District options	conversations with District Manger as to options in current agreement(s)		**TBD based upon further conversation between GSCDD and LCU management/staff**
ATLANTIC PIPE SERVICES CONTRACT MATTERS	Review, consult and advise regarding change order issues and vendor assertions as to plans and site matters	Prepared notice letters to vendor and Surety for District Manger signature; participated in conferences to discuss status/approach and change order		**Ongoing. In progress with GSCDD staff.**
DANIELS PARKWAY APARTMENTS UTILITY ISSUES; IRRIGATION LINE EXTENSION	Easement documents preparation	Reviewed/revised exhibits for temporary access/construction easement (TCE) for subsurface installation of irrigation line; preparing ingress/egress easements	September, 2024	**finalized TCE and form of exhibits for TCE; received comments; review and advise developer by 7.13.26**
Force Main and Irrigation Main Redundancy Project SRF Loan	REVIEW NECESSARY DOCUMENTS FOR BORROWING	DOCUMENTS COMPLETED		**WORKING WITH BOND COUNSEL AND DISTRICT TEAM AS NEEDED**
SANTA LUZ DRAINS/EROSION/ DOWNSPOUTS	Retrieve, research, review various documents as to repair responsibility of Lennar/developer	edited work authorization and settlement agreement following Board conditional approval/direction; awaiting response		**sent revised redlined agreement to Lennar ~~NLT 6.11.26~~ 6.25.26; followed up 7.6.26; do further follow up 7.13.26**
HIDDEN LINKS UNITS WATER DAMAGE	reviewed emails and conversations with staff	opened file for potential claims		**TBD based upon research and vendor response**
PARK AMENITIES OPERATIONAL GUIDELINES	review documents prepared by District Manager and advise	awaiting further revised document; possible rule development		**TBD based upon time of receipt**
SERIES 2026 BOND ISSUE		prepared engagement letter; reviewed/revised Tetra Tech Task Authorization		**Board authorized on 6.18.26**
ZENNER LETTER RE: TERMINATION AND NON-RENEWAL EFF. NOV. 1, 2026	review letter	Reviewed and revised Notice of Termination and Non-Renewal Effective Nov. 1, 2026		**Initial draft reviewed; further revised draft 7.7.26 ~~by 6.15.26~~**
SEWER LINE BREACH BY EXCAVATING CONTRACTOR	review numerous documents, materials regarding Sunshine State One-Call tickets; damage to line; conference with managers	TEAMS call with District staff and engineer regarding incident; reports; research as to duties/liabilities of parties		**TBD, dependent upon reports and status of insurance claim**
EASEMENT FOR GIRL SCOUT LIFT STATION	Odor control unit	in progress		**ON HOLD waiting for church to sign**
Notice of Public Hearing to revise rates, fees and charges	review notice and proposed schedule	completed		**considered by Board on 6.18.26**
WEISER CONTRACT AMENDMENT FOR LEASE OF VEHICLE	review contract amendment as to leasing vehicle to vendor for roving patrol	edited and prepared lease form and revised PPERT Volunteer form for vehicle use; reviewed insurance coverage		**COMPLETED lease form and revised PPERT Volunteer form; awaiting closure on insurance**
REVIEW TETRA TECH CONTRACT VIS-À-VIS CDBG		under review; partially complete; will add required text as necessary to future TA		**~~ONGOING 5.7.26 5.17.26 6.19.26~~ 7.15.26**

Shared Use Agreement with Lee County School District	retrieved prior [2022] draft	GSCDD draft provided to school district		**awaiting School Board review; TBD**
Review/approve form of letter notice for budget/assessment hearing	reviewed and edited/made comments	reviewed. Approved revised letter		**~~6.12.26~~ 7.6.26**
REVISE PROPOSED BOARD POLICIES AND PROCEDURES MANUAL	Review draft proposed Board Policies and Procedures Manual	Final draft prepared and delivered		**Board consideration NLT October, 2026**
RESEARCH/RETRIEVE ARCHIVED DOCUMENTS ON VARIOUS TOPICS	Search and retrieve from hard copy files and electronic files	Ongoing, as needed or requested		**Ongoing**
REVIEW OF COMPETITIVE SOLICITATIONS; REVISIONS TO COMPETITIVE SOLICITATION DOCUMENTS	Review to assist in revising documents and addressing proposer questions.	reviewed, revised assisted on various RFP/RFQ/ITB		**Ongoing; varies, based upon when notified or requested:**
REVIEW AND/OR SIGN OFF ON CONTRACTS/AGENDA ITEMS; MEETING MINUTES; REVIEW, UPDATE, REVISE DOCUMENTS		As needed: after approval at Board meeting(s); after review statutes, case law or documents; addendum preparation		**Ongoing**
Claims Notices	address/consult with staff as necessary appropriate when notified	1. Hidden Links, see above. 2. Letter and Notice of Claim from Farah & Farah, 2/16/25 alleged incident; location identified in lawsuit against Lee County		**TBD; Manager notified carrier. As to #2, consult with managers and claims adjuster. Ongoing**

Gateway Services Community Development District

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

Agenda Management

1. **Requested Motion**: **Meeting Date**: July 16, 2026

Review the Agenda Management items

Why the action is necessary:

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

2. **Agenda**: FUTURE BOARD BUSINESS

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

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

Attachments:

1. Agenda Management.pdf

6. **Alternative Action**:

Do nothing.

	Subject	Department	Staff Lead	Subcommittee	Committee	Added Date	BOS Date
	Workshop - August 6, 2026						
1	Board Workshop - Budget	Admin	Laura			11.25.2025	08.06.2026
	Regular Meeting - August 6, 2026						
1	Res. 2026-22 / Fiscal Sustainability Plan FY25 Lakes	Admin	Laura			06.19.2026	08.06.2026
2	Resolution 2026-24 - Public Hearing for General Fund Fee Schedule	Admin	Chelsea/Georgia			06.22.2026	08.06.2026
3	Draft 2nd Supplemental Engineer's Report	Admin	Chelsea/Laura			06.29.2026	08.06.2026
4	Draft 2nd Supplemental Assessment Methodology Report	Admin	Chelsea/Laura			06.29.2026	08.06.2026
5	FPL Transmission Line Project	Admin	Chelsea/Tony			04.02.2026	Continuous
	Regular Meeting - August 20, 2026						
1	Parks & Recreations Guidelines	Public Works	Paul/Kerry				08.20.2026
2	Resolution 2026-19: Goals and Objectives of the District	Admin	Chelsea/Georgia			06.12.2026	08.20.2026
3	Public Hearing/Budget Discussion/Budget Adoption	Admin	Laura			11.25.2025	08.20.2026
4	FPL Transmission Line Project	Admin	Chelsea/Tony			04.02.2026	Continuous
Items	Future Board Meetings						
	ADMINISTRATION						
	E-Bikes on District Properties	Admin	Chelsea/Paul			06.12.2025	TBD
	FPL Transmission Line Project	Admin	Chelsea/Tony			04.02.2026	Continuous
	Board approves Delegation Resolution	Admin	Chelsea/Laura			06.29.2026	09.03.2026
	Approve Final 2nd Supplemental Engineer's Report	Admin	Chelsea/Laura			06.29.2026	09.03.2026
	Approve Final 2nd Supplemental Assessment Methodology Report	Admin	Chelsea/Laura			06.29.2026	09.03.2026
	Bond Related Items, if any	Admin	Chelsea/Laura			06.29.2026	10.01.2026
	DISTRICT ENGINEER						
	Rehab of Water Table Aquifer Irrigation Supply Wells	Utilities	Austin/Bill			08.30.2023	TBD
	High Service Pumps Evaluation	Utilities	Austin/Bill			11.13.2025	TBD
	PUBLIC WORKS/PARKS & RECREATION						
	Ponds Standard	Public Works	Paul	Ponds 06.08.2026			
	UTILITIES						
	FY2025 Valve Insertions	Utilities	Austin/Bill			09.10.2024	TBD
	LEGAL						
	Board Policies and Procedures	Legal	Tony			04.02.2026	09.03.2026

District Priorities

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

FY 2026 BOARD AND COMMITTEE/SUBCOMMITTEE CALENDAR

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

BOS Mtg Date 1st Thursday (if Wksp)-2pm 3rd Thursday - 3pm President's Council-4pm	PPAC Mtg Date (2nd Thursday) 2pm	PRAC Mtg Date (1st Tuesday) 1:30 pm	Landscaping Mtg Date (4th Thursday) 9am	Ponds Mtg Date 2nd Monday, every 2 months - 8:30am	Safety&Security Mtg Date (4th Thursday) 11am
Boardroom, unless otherwise noted	Boardroom, unless otherwise noted	Boardroom, unless otherwise noted	Pelican Conference Rm. 10571 Veneto Dr.	Pelican Conference Rm. 10571 Veneto Dr.	Pelican Conference Rm. 10571 Veneto Dr.
	7/9/2026	7/7/2026-Canceled	7/23/2026-Canceled		7/23/2026
Wksp - 7/16/2026					
Wksp - 8/6/2026	8/13/2026	8/4/2026-Canceled	8/27/2026-Canceled	8/10/2026	8/27/2026
8/20/2026					
Wksp - 9/3/2026	9/10/2026	9/8/2026	9/24/2026-Canceled		9/24/2026
9/17/2026					

FY 2027 BOARD AND COMMITTEE/SUBCOMMITTEE CALENDAR

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Wksp & Mtg - 10/1/2026	10/8/2026	10/6/2026	10/22/2026	10/12/2026	10/22/2026
Mtg - 10/15/2026					
PC - 10/27/2026					
Wksp & Mtg - 11/5/2026	11/12/2026	11/3/2026	**11/xx/2026		**11/20/2026
Mtg - 11/19/2026					
Wksp & Mtg - 12/3/2026	12/10/2026	12/1/2026	**12/xx/2026	*12/7/2026	**12/18/2026
Mtg - 12/17/2026					
Wksp & Mtg - 1/7/2027	1/14/2027	1/5/2027	1/28/2027		1/28/2027
Mtg - 1/21/2027					
Wksp & Mtg - 2/4/2027	2/11/2027	2/2/2027	2/25/2027	2/8/2027	2/25/2027
Mtg - 2/18/2027					
Wksp & Mtg - 3/4/2027	3/11/2027	3/2/2027	3/25/2027		3/25/2027
Mtg - 3/18/2027					
Wksp & Mtg - 4/1/2027	4/8/2027	4/6/2027	4/22/2027	4/12/2027	4/22/2027
Mtg - 4/15/2027					
PC - 4/27/2027					
Wksp & Mtg - 5/6/2027	5/13/2027	5/4/2027	5/27/2027		5/27/2027
Mtg - 5/20/2027					
Wksp & Mtg - 6/3/2027	6/10/2027	6/1/2027	6/24/2027	6/14/2027	6/24/2027
Mtg - 6/17/2027					
Wksp & Mtg - 7/1/2027	7/8/2027	7/6/2027	7/22/2027		7/22/2027
Mtg - 7/15/2027					

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

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

*1st Monday 12/7/26

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