City Gate Community Development District

3501 Quadrangle Boulevard, Suite 270 Orlando, FL 32817
P. 239-269-1341

Board of Supervisors
CITY GATE COMMUNITY
DEVELOPMENT DISTRICT

Thursday, September 1, 2022, 4:30 p.m.
9010 Strada Stell Court, Suite 207
Naples, FL 34109

Call to Order / Roll Call

Public Comments

Board of Supervisors Matters

- Acceptance of Brad Heisner as a new Board Supervisor.
  - Brad Heisner Oath of Office

Public Hearing to Consider FY 2022-2023 Budget

- Open Public Hearing
- Public Comment
- 1 - Consideration of Resolution 2022-2 relating to the Annual Appropriations and Adopting the FY 2022-2023 Budget
- 2 - Consideration of Resolution 2022-3 relating to Levying a Non-Ad Valorem Operation and Maintenance Assessment FY 2022-2023
- Close Public Hearing
- 3 - Proof of Publication
- 4 - Affidavit of Mailing
- 5 - Budget Letter to Collier County Manager

Administrative Matters

- 6 - Consideration of Resolution 2022-4 relating to the designation of FY 2022-2023 officers for the District and providing for an effective date.
- 7 - Consideration of Resolution 2022-5 relating to setting the dates for FY 2022-2023 Board of Supervisors Meetings and providing for an effective date.
- 8 - Consideration of the Minutes of the June 16, 2021 Board of Supervisors Meeting
- 9 – November Landowner Election Documents

Other Business

- 10 – Great Wolf Dewatering Request
- 11 – City Gate Stormwater Report
- 12 – FDEP Request for Survey Response

Financial Matters

- 13 - Consideration of Financial Statements through August 2022

Other Business

None to be considered at this time.

Staff Reports

- Manager's Report
- Attorney's Report
- Engineer's Report

Supervisor's Requests

Adjournment

EXHIBIT 1

RESOLUTION 2022-2

THE ANNUAL APPROPRIATION RESOLUTION OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the District Manager has, on the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the City Gate Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set September 1, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CITY GATE COMMUNITY DEVELOPMENT DISTRICT;

Section 1. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2) (a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2022-2023 and/or revised projections for Fiscal Year 2022-2023.

c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for City Gate Community Development District for the Fiscal Year Ending September 30, 2023, as adopted by the Board of Supervisors on September 1, 2022.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the City Gate Community Development District for the fiscal year beginning October 1**,** 2022, and ending September 30, 2023, the sum of $399,734 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$ 373,770
DEBT SERVICE FUND	$ 0
ENTERPRISE FUND	$ 0
TOTAL ALL FUNDS	$ 373,770

Section 3. Supplemental Appropriations

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

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

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

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

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

Introduced, considered favorably, and adopted this 1st day of September, 2022.

ATTEST:

BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairman/Vice Chairman

Appendix 1

City Gate Community Development District
General Fund Adopted Budget
Fiscal Year 2022/2023 (Ending September 30, 2023)

Revenues		Adopted Budget FY 2022	Proposed Budget FY 2023
001-032-5200-00-02	Off-Roll Assessments	$ 304,734.25	$ 353,770.00
001-036-9900-00-02	Cash Carryforward	95,000.00	20,000.00
		$ 399,734.25	$ 373,770.00
General & Administrative Expenses			
001-051-1000-45-01	POL Insurance	$ 2,500.00	$ 2,825.00
001-051-3000-31-02	Management	20,000.00	20,000.00
001-051-3000-31-04	Engineering	6,000.00	6,000.00
001-051-3000-31-08	District Counsel	1,000.00	2,500.00
001-051-3000-32-01	Audit	5,000.00	5,000.00
001-051-3000-42-01	Postage & Shipping	50.00	50.00
001-051-3000-47-01	Copies	400.00	400.00
001-051-3000-48-01	Legal Advertising	1,500.00	1,500.00
001-051-3000-49-02	Miscellaneous	200.00	200.00
	Signal Warrant Study	-	12,500.00
001-051-3000-49-11	Website Maintenance	2,400.00	2,520.00
001-051-3000-54-01	Dues, Licenses and Fees	175.00	175.00
001-053-1000-43-01	Electric	4,000.00	2,750.00
001-053-9000-45-01	General Insurance	3,000.00	3,450.00
001-053-9000-46-06	Irrigation	10,000.00	10,000.00
001-053-9000-46-08	Lake Maintenance	10,000.00	10,000.00
001-053-9000-46-09	Landscaping Maintenance & Material	175,200.00	170,200.00
001-053-9000-46-15	Contingency	10,000.00	10,000.00
001-054-1000-34-01	Sidewalk Cleaning	5,700.00	5,700.00
001-054-1000-43-02	Streetlights	60,000.00	58,000.00
001-054-1000-53-01	Road Repair	5,000.00	5,000.00
	Total O&M Expenditures	322,125.00	328,770.00
	O&M Net Income (Loss)	$ 77,609.25	$ 45,000.00
Capital Expenditures			
	General reserves	$ 45,000.00	$ 45,000.00
001-051-9000-49-02	Developer Advance Repayment - Monumen	25,775.00	-
001-051-9000-49-02	Developer Advance Repayment - Monumen	6,834.25	-
	O&M Funds Used For Monument Expenses	-	-
	Total Capital Expenditures	$ 77,609.25	$ 45,000.00
	Total Net Income (Loss)	**$ -**	**$ -**

EXHIBIT 2

RESOLUTION 2022-3

A RESOLUTION LEVYING A NON-AD VALOREM OPERATION AND MAINTENANCE ASSESSMENT FOR THE GENERAL FUND OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2022-2023

WHEREAS, certain costs of operation, repairs and maintenance for existing improvements within the City Gate Community Development District (the "District") are being incurred, including costs for the operation and administration of the District; and

WHEREAS, the Board of Supervisors of the District (the "District Board") finds that the District's total General Fund Special Assessment levy, taking into consideration other revenue sources during Fiscal Year 2022/2023, allocated in accordance with the 2022/2023 Operation and Maintenance Budget and Assessment Roll, attached hereto as Exhibit "A", will amount to $353,770 and it is hereby determined that said special assessment levy is required within the District; and

WHEREAS, the District Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are and reasonably apportioned, in proportion to the benefits received as set forth in Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT OF COLLIER COUNTY, FLORIDA;

Section 1. A special assessment for the operation and maintenance of the District and its improvements (hereinafter referred to as the "O&M Assessment") is hereby levied on the platted lots within that portion of the District described as City Gate Commerce Center Phase Two (the "Assessed Lots").

Section 2. That the collection and enforcement of the aforesaid assessments on the Assessed Lots shall be by the District through its authorized agents using all collection and enforcement procedures under Florida Law.

Section 3. The aforesaid assessments shall be payable as follows: Assessment payments shall be made on a quarterly basis at a minimum or can be paid all at once up front.

Section 4. This resolution shall be effective upon its adoption.

PASSED AND ADOPTED this 1st day of September, 2022**,** by the Board of Supervisors of the City Gate Community Development District, Collier County, Florida.

_____

Roger Rice, Chairman

_____

_____

(Print)
Secretary/Assistant Secretary

APPENDIX 1

City Gate Community Development District
General Fund Adopted Budget
Fiscal Year 2022/2023 (Ending September 30, 2023)

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	Total O&M Expenditures	322,125.00	328,770.00
	O&M Net Income (Loss)	$ 77,609.25	$ 45,000.00
Capital Expenditures			
	General reserves	$ 45,000.00	$ 45,000.00
001-051-9000-49-02	Developer Advance Repayment - Monumen	25,775.00	-
001-051-9000-49-02	Developer Advance Repayment - Monumen	6,834.25	-
	O&M Funds Used For Monument Expenses	-	-
	Total Capital Expenditures	$ 77,609.25	$ 45,000.00
	Total Net Income (Loss)	**$ -**	**$ -**

Lot #	Owner	Acres Net of FPL Easement	Percent of Assessed Acres	Annual Assessment Budget	Quarterly Assessment Budget
1	850 NWN LLC	3.64	1.76%	$ 6,214.58	$ 1,553.64
2	850 NWN LLC	2.01	0.97%	$ 3,431.68	$ 857.92
3	850 NWN LLC	2.00	0.97%	$ 3,414.60	$ 853.65
4	850 NWN LLC	2.37	1.14%	$ 4,046.31	$ 1,011.58
Replat 1	SFWMD	5.07	2.45%	$ 8,656.02	$ 2,164.00
5	**850 NWN LLC**	**0.53**	0.26%	$ 904.87	$ 226.22
5	**CG II LLC**	**9.56**	4.61%	$ 16,321.80	$ 4,080.45
6	CG II LLC	7.73	3.73%	$ 13,197.44	$ 3,299.36
Replat No. 4 Lot 7	City Gate Naples, LLC	15.30	7.38%	$ 26,121.72	$ 6,530.43
Replat No. 4 Lot 8	City Gate Naples, LLC	5.92	2.86%	$ 10,107.23	$ 2,526.81
Replat No. 4 Lot 9	City Gate Naples, LLC	61.28	29.57%	$ 104,623.45	$ 26,155.86
Replat No. 5 Lot 10	GWR Naples, LLC	6.84	3.30%	$ 11,677.94	$ 2,919.49
Replat No. 5 Lot 10	GWR Naples, LLC	13.34	6.44%	$ 22,775.41	$ 5,693.85
Replat No. 4 Lot 11	City Gate Naples, LLC	3.69	1.78%	$ 6,299.94	$ 1,574.99
Sports Complex Lot 26	Collier County	67.93	32.78%	$ 115,977.01	$ 28,994.25
		207.21	100%	$ 353,770.00	$ 88,442.50

Lot #	Owner	850 NWN LLC	CG II LLC	Collier County	SFWMD	Great Wolf Resort	City Gate Naples
1	850 NWN LLC	$ 6,214.58					
2	850 NWN LLC	$ 3,431.68					
3	850 NWN LLC	$ 3,414.60					
4	850 NWN LLC	$ 4,046.31					
Replat 1	SFWMD				$ 8,656.02		
5	**850 NWN LLC**	$ 904.87					
5	**CG II LLC**		$ 16,321.80				
6	CG II LLC		$ 13,197.44				
Replat No. 4 Lot 7	City Gate Naples, LLC						$ 26,121.72
Replat No. 4 Lot 8	City Gate Naples, LLC						$ 10,107.23
Replat No. 4 Lot 9	City Gate Naples, LLC						$ 104,623.45
Replat No. 5 Lot 10	GWR Naples, LLC					$ 11,677.94	
Replat No. 5 Lot 10	GWR Naples, LLC					$ 22,775.41	
Replat No. 4 Lot 11	City Gate Naples, LLC						$ 6,299.94
Sports Complex Lot 26	Collier County			$115,977.01			
		$18,012.03	$ 29,519.25	$115,977.01	$ 8,656.02	$ 34,453.35	$ 147,152.34
		10.55	17.29	67.93	5.07	20.18	86.19
		$ 1,707.30	$ 1,707.30	$ 1,707.30	$ 1,707.30	$ 1,707.30	$ 1,707.30

EXHIBIT 3

Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

CITY GATE CDD
3501 QUADRANGLE BLVD # 270

ORLANDO, FL 32817-8329

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said
Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper issue(s) dated or by publication on the newspaper's website, if authorized, on

Issue(s) dated: 08/10/2022, 08/17/2022

Subscribed and sworn to before on August 17, 2022

Notary, State of WI, County of Brown

1-7-25

My commission expires

Publication Cost: $959.00
Ad No: 0005367422
Customer No: 1304308
PO #:

# of Affidavits 1

KATHLEEN ALLEN
Notary Public
State of Wisconsin

This is not an invoice

City Gate Community Development District

NOTICE OF REGULAR BOARD MEETING AND NOTICE OF PUBLIC HEARINGS TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR 2022-2023 PROPOSED FINAL BUDGET

The Board of Supervisors of the City Gate Community Development District will hold a public hearing and regular meeting on Thursday, September 1, 2022 at 4:30 p.m. at the Offices of Attorney Roger B. Rice, 9010 Strada Stelle Court, Suite 207, Naples, FL 34109.

The purpose of the public hearings is to receive public comment and objections on the Fiscal Year 2022-2023 proposed final budget upon the lands located within the District. The public hearing is being conducted pursuant to Chapters 190 and 197, Florida Statutes. The purpose of the regular meeting is to conduct any business which may properly come before the Board.

A copy of the Proposed Final Budget and/or the agenda for the meeting/hearing may be obtained on the City Gate CDD website. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website at least two days before the public hearing date.

The District will consider levying a gross assessment for operation and maintenance against each acre of land in an amount not to exceed $1,707.30. The projected assessment amount is based upon the next fiscal year's budget. These special assessments for operation and maintenance are annually recurring assessments and collected on a direct bill basis.

The Board will also consider any other business which may properly come before it. The meeting/hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting/hearings may be continued to a date, time, and place to be specified on the record at the meeting/hearings.

All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker telephone so that any interested person can attend the meeting/hearings and be fully informed of the discussions taking place either in person or by telephone communication.

If the hearing and meeting is conducted via telephone or video conferencing, anyone wishing to listen and participate in the meeting can do so telephonically at +1 (301) 715-8592; Meeting ID: 840 8838 3058 Passcode: 606557. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at (239) 269-1341 or rweyer@ree-i.com to facilitate the Board's consideration of such questions and comments during the

meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting/hearings because of a disability or physical impairment should contact the District Management Company, Real Estate Econometrics, Inc. at (239) 269-1341. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meeting and hearings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting/hearings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Aug 10, 17, 2022 #5367422

EXHIBIT 4

STATE OF FLORIDA)
)
COUNTY OF Collier)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared G. Russell Weyer, who by me first being duly sworn and deposed says:

I, G. Russell Weyer, for Real Estate Econometrics, Inc., the District Manager of the City Gate Community Development District, do hereby certify that on August 12, 2022, I caused a letter to be mailed to property owners in the City Gate Community Development District notifying them that a Public Hearing and a meeting of the Board of Directors would be held at 4:30 p.m. on September 1, 2022 at the Offices of Attorney Roger B. Rice, 9010 Strada Stelle Court, Suite 207, Naples, FL 34109. I further certify that the letters are attached.

FURTHER AFFIANT SAYETH NOT.

Executed this 16th day of August, 2022.

G. Russell Weyer

SWORN TO and SUBSCRIBED before me by the Affiant, on this 16th day of August, 2021.

YOEL NOLASCO
MY COMMISSION # HH 201472
EXPIRES: December 25, 2025
Bonded Thru Notary Public Underwriters

Notary Public State of Florida
Yoel Nolasco

Name

Personally Known _____
or
Type of identification produced FL DL

THIS IS NOT A BILL – DO NOT PAY

August 12, 2022

VIA FIRST CLASS MAIL

City Gate Naples LLC
C/O Ms. Marcia Kester Sperber
Corporate Real Estate Manager
Uline
12575 Uline Drive
Pleasant Prairie, WI 53158

Parcel(s): Replat No. 4 Lots 7, 8, 9

RE: City Gate Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Fronterra Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on September 1, 2022, at 4:30 p.m., at the offices of Attorney Roger Rice located at 9010 Strada Stell Court, Suite 207, Naples, Florida 34109. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Real Estate Econometrics, Inc., 707 Orchid Drive, Suite 100, Naples, Florida 34102, Ph: (239) 269-1341 ("**District Manager's Office**") one week prior to the meeting. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

G. Russell Weyer
District Manager

EXHIBIT A

Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **$353,770.00** in gross revenue. This budget is an increase from last year's budget of **$336,734.25** primarily due to the increase for developing a signal warrant study for the intersection of Collier Boulevard and City Gate Boulevard North plus small miscellaneous cost increases.

2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.

3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual Net O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
$140,066.24	$147,152.34	$7,086.10

4. **Collection.** The District intends to direct invoice each property owner on a quarterly basis.

THIS IS NOT A BILL – DO NOT PAY

August 12, 2022

VIA FIRST CLASS MAIL

South Florida Water Management District
c/o Mr. Ray Willis
3875 City Gate Blvd. N
Naples, FL 34117

Parcel(s): Replat 1

RE: City Gate Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Fronterra Community Development District (**"District"**) will be holding two public hearings and a Board of Supervisors' (**"Board"**) meeting for the purpose of adopting the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"Fiscal Year 2022/2023"**) and levying operations and maintenance assessments (**"O&M Assessments"**) to fund the Proposed Budget for Fiscal Year 2022/2023, on September 1, 2022, at 4:30 p.m., at the offices of Attorney Roger Rice located at 9010 Strada Stell Court, Suite 207, Naples, Florida 34109. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Real Estate Econometrics, Inc., 707 Orchid Drive, Suite 100, Naples, Florida 34102, Ph: (239) 269-1341 (**"District Manager's Office"**) one week prior to the meeting. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

G. Russell Weyer
District Manager

EXHIBIT A

Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **$353,770.00** in gross revenue. This budget is an increase from last year's budget of **$336,734.25** primarily due to the increase for developing a signal warrant study for the intersection of Collier Boulevard and City Gate Boulevard North plus small miscellaneous cost increases.

2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.

3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2020 – September 30, 2021)	Proposed Annual Net O&M Assessment (October 1, 2021 – September 30, 2022)	Change in Annual Dollar Amount
$8,239.19	$8,656.02	$416.83

4. **Collection.** The District intends to direct invoice each property owner on a quarterly basis.

THIS IS NOT A BILL – DO NOT PAY

August 12, 2022

VIA FIRST CLASS MAIL

Collier County Real Property Management
c/o Debra Windsor
3299 Tamiami Trail East
Suite 202
Naples, FL 34112

Parcel(s): Collier County Sports Park

RE: City Gate Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Fronterra Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on September 1, 2021, at 4:30 p.m., at the offices of Attorney Roger Rice located at 9010 Strada Stell Court, Suite 207, Naples, Florida 34109. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

G. Russell Weyer
District Manager

EXHIBIT A

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1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **$353,770.00** in gross revenue. This budget is an increase from last year's budget of **$336,734.25** primarily due to the increase for developing a signal warrant study for the intersection of Collier Boulevard and City Gate Boulevard North plus small miscellaneous cost increases.

2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.

3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual Net O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
$110,392.15	$115,977.10	$5,584.86

4. **Collection.** The District intends to direct invoice each property owner on a quarterly basis.

THIS IS NOT A BILL – DO NOT PAY

August 12, 2022

VIA FIRST CLASS MAIL

850 NWN, LLC
c/o Mr. Joseph R. Weber
121 S. Main Street
Akron, OH 44308

Parcel(s): 1, 2, 3, 4, Portion Lot 5

RE: City Gate Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Fronterra Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' (**"Board"**) meeting for the purpose of adopting the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"Fiscal Year 2022/2023"**) and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on September 1, 2022, at 4:30 p.m., at the offices of Attorney Roger Rice located at 9010 Strada Stell Court, Suite 207, Naples, Florida 34109. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

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Sincerely,

G. Russell Weyer
District Manager

EXHIBIT A

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2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.

3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual Net O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
$17,144.67	$18,012.03	$867.36

4. **Collection.** The District intends to direct invoice each property owner on a quarterly basis.

THIS IS NOT A BILL – DO NOT PAY

August 12, 2022

VIA FIRST CLASS MAIL

GWR Naples, LLC
C/O Mr. Steve Jacobsen
V.P. of Domestic Development
Great Wolf Resorts, Inc.
350 N. Orleans St.
Chicago IL 60654

Parcel(s): Replat No. 5 Lot 10

RE: City Gate Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Fronterra Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' (**"Board"**) meeting for the purpose of adopting the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2024**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on September 1, 2022, at 4:30 p.m., at the offices of Attorney Roger Rice located at 9010 Strada Stell Court, Suite 207, Naples, Florida 34109. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

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Sincerely,

G. Russell Weyer
District Manager

EXHIBIT A

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2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.

3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual Net O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
$32,794.25	$34,453.35	$1,659.10

4. **Collection.** The District intends to direct invoice each property owner on a quarterly basis.

THIS IS NOT A BILL – DO NOT PAY

August 12, 2022

VIA FIRST CLASS MAIL

CG II
c/o Mr. Joseph R. Weber
121 S. Main Street
Akron, OH 44308

Parcel(s): Portion Lot 5, 6

RE: City Gate Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the Fronterra Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' (**"Board"**) meeting for the purpose of adopting the District's proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on September 1, 2021, at 4:30 p.m., at the offices of Attorney Roger Rice located at 9010 Strada Stell Court, Suite 207, Naples, Florida 34109. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

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If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

G. Russell Weyer
District Manager

EXHIBIT A

Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **$353,770.00** in gross revenue. This budget is an increase from last year's budget of **$336,734.25** primarily due to the increase for developing a signal warrant study for the intersection of Collier Boulevard and City Gate Boulevard North plus small miscellaneous cost increases.

2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.

3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual Net O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
$28.097.75	$29.519.25	$1,421.50

4. **Collection.** The District intends to direct invoice each property owner on a quarterly basis.

EXHIBIT 5

City Gate
Community Development District

12051 Corporate Boulevard, Orlando, FL 32817
Phone: (407) 382-3256• Fax: (407) 382-3254

June 15, 2022

Ms. Debbie Windsor
Operations Coordinator
Collier County Government
Office of Management and Budget
3299 Tamiami Trail E, Ste 201
Naples, FL 34112-5746

RE: City Gate Community Development District – Collier County, Florida
Proposed Budget – Fiscal Year 2022-2023

Dear Ms. Windsor:

In accordance with Chapter 189 and 190.008(2)(b) of the Florida Statutes, the District is required to submit to the local governing authorities having jurisdiction over the area included in the City Gate Community Development District ("District"), for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year.

As such, I am pleased to enclose the District's Proposed Budget for Fiscal Year 2022-2023, which was approved at a preliminary budget meeting on June 14, 2022. A public hearing on the final budget will be held on September 1, 2022.

If you have any questions regarding this matter, please call me at (239) 269-1341.

Sincerely,

G. Russell Weyer
President
Real Estate Econometrics, Inc.
For PFM Financial Advisors, LLC
District Manager

Attachment

ATTACHMENT 1

City Gate Community Development District
General Fund Adopted Budget
Fiscal Year 2022/2023 (Ending September 30, 2023)

Revenues			Adopted Preliminary Budget FY 2023
001-032-5200-00-02	Off-Roll Assessments	$	353,770.00
001-036-9900-00-02	Cash Carryforward		20,000.00
		$	373,770.00
General & Administrative Expenses			
001-051-1000-45-01	POL Insurance	$	2,825.00
001-051-3000-31-02	Management		20,000.00
001-051-3000-31-04	Engineering		6,000.00
001-051-3000-31-08	District Counsel		2,500.00
001-051-3000-32-01	Audit		5,000.00
001-051-3000-42-01	Postage & Shipping		50.00
001-051-3000-47-01	Copies		400.00
001-051-3000-48-01	Legal Advertising		1,500.00
001-051-3000-49-02	Miscellaneous		200.00
	Signal Warrant Study		12,500.00
001-051-3000-49-11	Website Maintenance		2,520.00
001-051-3000-54-01	Dues, Licenses and Fees		175.00
001-053-1000-43-01	Electric		2,750.00
001-053-9000-45-01	General Insurance		3,450.00
001-053-9000-46-06	Irrigation		10,000.00
001-053-9000-46-08	Lake Maintenance		10,000.00
001-053-9000-46-09	Landscaping Maintenance & Material		170,200.00
001-053-9000-46-15	Contingency		10,000.00
001-054-1000-34-01	Sidewalk Cleaning		5,700.00
001-054-1000-43-02	Streetlights		58,000.00
001-054-1000-53-01	Road Repair		5,000.00
	Total O&M Expenditures		328,770.00
	O&M Net Income (Loss)	$	45,000.00
Capital Expenditures			
	General reserves	$	45,000.00
001-051-9000-49-02	Developer Advance Repayment - Monument L		-
001-051-9000-49-02	Developer Advance Repayment - Monument Ii		-
	O&M Funds Used For Monument Expenses		-
	Total Capital Expenditures	$	45,000.00
	Total Net Income (Loss)	**$**	**-**

EXHIBIT 6

RESOLUTION 2022-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CITY GATE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023

WHEREAS**,** the CITY GATE Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2022-2023 annual meeting schedule as attached in **Exhibit A**;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2022-2023 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of September, 2022.

BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairman / Vice Chairman

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
CITY GATE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023

October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023

Meetings of City Gate CDD will convene at 4:30 p.m. at 9010 Strada Stell Court, Suite 207, Naples, FL 34109.

EXHIBIT 7

RESOLUTION 2022-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT FOR FISCAL YEAR 2022-2023 AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the City Gate Community Development District desires to elect the below recited persons to the office specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT;

1. The following persons are appointed to the offices shown, to wit:

Roger B. Rice	Chairman
Jake Stephens	Vice Chairman
Hank Fishkind	Secretary
Hank Fishkind	Treasurer
John Fraine	Assistant Secretary
Brad Heisner	Assistant Secretary
Jennifer Belpedio	Assistant Secretary
Russ Weyer	Assistant Secretary/Assistant Treasurer
Amy Champagne	Assistant Treasurer
Jennifer Glasgow	Assistant Treasurer

PASSED AND ADOPTED THIS 1st DAY OF SEPTEMBER, 2022.

ATTEST:

CITY GATE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairman/Vice Chairman

EXHIBIT 8

CITY GATE COMMUNITY DEVELOPMENT DISTRICT
12051 Corporate Boulevard
Orlando, FL 32817

MINUTES OF MEETING

Board of Supervisors Meeting 9010 Strada Stell Court, Suite 207
Tuesday, June 14, 2022, 4:30 p.m. Naples, FL 34109

Present and constituting a quorum were:

Roger B. Rice	Board Member
Jake Stephens	Board Member
John Fraine	Board Member (Via Zoom)
Jennifer Belpedio	Board Member (Sworn In)

Also present was:

Russ Weyer	Real Estate Econometrics, Inc.
Josh Fruth	Peninsula Engineering, Inc.
Amy Champaign	PFM Group Consulting, LLC (Via Zoom)
Joe Weber	850 NWN LLC & CG II LLC (Via Zoom)
Brad Heisner	Uline (Via Zoom)

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Weyer called the meeting to order and proceeded with the roll call. The members in attendance are as outlined above.

SECOND ORDER OF BUSINESS

Mr. Weyer noted that the Florida Statutes require that there be an opportunity for Public Comment. There were no public comments brought forward. He also presented the proof of publication for the meeting.

THIRD ORDER OF BUSINESS **Sean Callahan Resignation**

Mr. Weyer asked the Board to consider the resignation of Sean Callahan from the Board of Supervisors of the City Gate Community Development District.

There was no discussion.

On MOTION, by Mr. Roger Rice, seconded by Mr. Jake Stephens, with all in favor, the Board of Supervisors accepted the resignation of Sean Callahan from the Board.

FOURTH ORDER OF BUSINESS **Acceptance of Jennifer Belpedio as New Board Supervisor**

Mr. Weyer introduced Jennifer Belpedio Esq., Manager of Real Property for Collier County. She will be filling Seat 2 vacated by Sean Callahan. The term of office is up for reelection in November 2022.

There was no Board discussion.

On MOTION, by Mr. Jake Stephens, seconded by Mr. Roger Rice, with all in favor, the Board of Supervisors approved the acceptance of Jennifer Belpedio to the Board.

Ms. Belpedio was given the oath of office. Mr. Weyer proceeded to explain the requirements of the position and what forms she will need to file going forward.

FIFTH ORDER OF BUSINESS **Consideration of Willis & Davidow, Attorneys at Law, LLC, as new District Counsel**

Mr. Weyer explained that he spoke with Joseph Davidow regarding their potential service as the District's legal counsel. He reiterated the responsibilities the legal counsel position entails and how much they would be needed. Mr. Rice recommended them for the position and recommended that the Board approve their proposal.

There was no further discussion.

On MOTION, by Mr. Roger Rice, seconded by Mr. John Fraine, with all in favor, the Board of Supervisors approved the proposal from Willis & Davidow.

SIXTH ORDER OF BUSINESS **Consideration of the September 21, 2021 Meeting Minutes**

There were no changes or discussion.

On MOTION by Mr. Jake Stephens and seconded by Mr. John Fraine with all in favor, the Board of Supervisors of City Gate Community Development District approved the meeting minutes from the September 21, 2021 Board of Supervisors meeting and public hearing.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2022-1: A Resolution of the Board of Supervisors of the City Gate Community Development District approving a Proposed Budget for Fiscal year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Mr. Weyer explained the procedure and timing for approving the preliminary budget then setting a public hearing to approve the final budget. Mr. Weyer noted that the public hearing meeting is set for Thursday, September 1, 2022 at 4:30 p.m. that would be held either at our normal meeting location of Mr. Rice's offices.

Mr. Ron Rice pointed out that all we are doing today is setting the ceiling for the budget and that the budget has remained relatively stable with the major addition being the traffic impact study needed for the proposed light at the northern entrance to City Gate at Collier Boulevard. He noted that there were a few small increases that were primarily offset by small decreases.

Mr. Weyer said that the Board will be setting a ceiling of $373,770 for the budget adoption.

There was no further comment or discussion.

On MOTION by Mr. Roger Rice and seconded by Mr. John Fraine with all in favor, the Board of Supervisors of City Gate Community Development District adopted Resolution 2022-1: A Resolution of the Board of Supervisors of the City Gate Community Development District approving a Proposed Budget for Fiscal year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date.

EIGHTH ORDER OF BUSINESS Consideration of District Financial Statements through May 2022

Mr. Weyer had Ms. Amy Champagne go through the financials. She explained that they were pretty much self-explanatory. The District has a net positive cash flow of close to $6,000 through May. She noted that we still have the July assessments to come and there are costs remaining over the next five months. The budget to actual report shows that we should come close to a balanced budget by year end.

There was no further discussion.

On MOTION by Mr. John Fraine and seconded by Mr. Jake Stephens, with all in favor, the Board of Supervisors of City Gate Community Development District accepted the May 2022 financial statements.

John Fraine left the Meeting at 4:58 p.m.

NINTH ORDER OF BUSINESS **FY 2020-2021 Audit**

Ms. Champaign noted that the audit was again clean and that there were no concerns or recommendations. She said it was submitted to the state by their June 30th deadline. Mr. Weyer said that the auditors are pretty thorough especially if a district issues bonds so it was very good that the audit was clean.

There was no further questions or comments.

On MOTION by Mr. Roger Rice and seconded by Mr. Jake Stephens, with all in favor, the Board of Supervisors of City Gate Community Development District ratified the City Gate CDD FY 2020-2021 audit as presented.

TENTH ORDER OF BUSINESS **Consideration of the Collier Environmental Lake and Aerator Contract**

Mr. Fruth presented the Collier Environmental Lake and Aerator Maintenance Contract for $2,200 annually. Mr. Jake Stephens asked if there was a 30 day out for all parties, Mr. Fruth said there was.

There was no further discussion.

On MOTION by Mr. Roger Rice and seconded by Mr. Jake Stephens, with all in favor, the Board of Supervisors of City Gate Community Development District approved the Collier Environmental Contract.

ELEVENTH ORDER OF BUSINESS **Consideration of the Peninsula Engineering Contract**

Mr. Fruth presented the Peninsula Engineering Contract for $6,000 annually. Mr. Weyer pointed out that this is a late add on to the agenda. Mr. Jake Stephens again asked if there was a 30 day out for all parties and is the contract not to exceed $6,000, Mr. Fruth said there was 30 day outs for both parties and that the contract is not to exceed $6,000.

There was no further discussion.

On MOTION by Mr. Roger Rice and seconded by Mr. Jake Stephens, with all in favor, the Board of Supervisors of City Gate Community Development District approved the Peninsula Engineering Contract.

TWELFTH ORDER OF BUSINESS **Consideration of the Ecotone Contract**

Mr. Fruth presented the Ecotone Contract.

There was no further discussion.

On MOTION by Mr. Roger Rice and seconded by Mr. Jake Stephens, with all in favor, the Board of Supervisors of City Gate Community Development District approved the Ecotone Contract.

THIRTEENTH ORDER OF BUSINESS **Consideration of the Sureflow Irrigation Contract**

Mr. Fruth presented the Sureflow Irrigation Contract.

There was no further discussion.

On MOTION by Mr. Roger Rice and seconded by Ms. Jennifer Belpedio, with all in favor, the Board of Supervisors of City Gate Community Development District approved the Sureflow Irrigation Contract.

FOURTEENTH ORDER OF BUSINESS **Consideration of the Yardology Irrigation Contract**

Mr. Fruth presented the Yardology Contract. Mr. Stephens asked about the difference between Ecotone and Yardology. Mr. Fruth pointed out that the Ecotone contract is related to mowing and the Yardology contract is related to landscape maintenance.

There was no further discussion.

On MOTION by Mr. Roger Rice and seconded by Ms. Jennifer Belpedio, with all in favor, the Board of Supervisors of City Gate Community Development District approved the Yardology Landscape Contract.

FIFTEENTH ORDER OF BUSINESS **Ratification of the Peninsula Engineering Stormwater Needs Analysis Proposal**

Mr. Weyer presented the executed Peninsula Engineering Stormwater Needs Analysis Proposal for ratification. He explained that the Florida Legislature passed legislation past the District's budget deadline last year and the report needed to be filed with Collier County by June 30th. That required the District to have the District Engineer get started on report preparation prior to the next board meeting so the proposal needed an early execution by the Chairman and thus needs ratification. The report will be presented at the next Board meeting.

There was no further discussion.

On MOTION by Mr. Roger Rice and seconded by Mr. Jake Stephens, with all in favor, the Board of Supervisors of City Gate Community Development District ratified the Peninsula Engineering Stormwater Needs Analysis Contract.

SIXTEENTH ORDER OF BUSINESS **Consideration of the Great Wolf Resort Temporary Construction Easement**

Mr. Roger Rice presented two construction easement requests from the Great Wolf Resort. City Gate CDD owns Tract RL (the original lake tract). The Easement areas (East/West – from the outfall east to the eastern boundary and North/South varies 15-20 feet). Mr. Rice pointed out that 50' of easement by the lake will be used for a construction access.

The purpose of the Temporary Construction Easements is to grant Great Wolf's land a temporary non-exclusive access easement over, on, under, and across the Easement Premises to perform all acts necessary, including construction of surface slope, grade and elevation and installation of sodding / vegetation restoration, to ensure fulfillment of all requirements of Grantee's South Florida Water Management District ("SFWMD") Permit 220216-33236 / Permit 11-105286-P (Pending), all of which Great Wolf shall be authorized to perform at its sole expense.

Mr. Rice pointed out that neither easement will not create additional costs to the CDD or materially burden the CDD's land. He said it should slightly reduce the CDD mowing costs.

There was no further discussion.

On MOTION by Mr. Roger Rice and seconded by Mr. Jake Stephens, with all in favor, the Board of Supervisors of City Gate Community Development District approved the Great Wolf Construction Easement.

SEVENTEENTH ORDER OF BUSINESS **Consideration of the Florida Power & Light Lighting Plan**

Mr. Josh Fruth presented the new Florida Power & Light Lighting Plan. The plan shows how many street lights are located along all of the roadways in the District and in the Property Owners Association areas. Mr. Roger Rice showed where the POA area is and the streetlights are located in that area. Mr. Roger Rice asked for Mr. Josh Fruth to true up the plan with what is actually on the ground.

There was no further discussion.

On MOTION by Mr. Jake Stephens and seconded by Mr. Roger Rice, with all in favor, the Board of Supervisors of City Gate Community Development District accepted the Florida Power & Light streetlighting plan.

EIGHTEENTH ORDER OF BUSINESS **Consideration of the Trebilcock Consulting Services Proposal**

Mr. Roger Rice presented the Trebilcock Consulting Services Proposal. Mr. Roger Rice said that a traffic impact study is needed for the application to install a traffic light at the intersection of City Gate Boulevard North and Collier Boulevard.

There was no further discussion or questions.

On MOTION by Mr. Jake Stephens and seconded by Mr. Roger Rice, with all in favor, the Board of Supervisors of City Gate Community Development District approved the Trebilcock Consulting Services Proposal.

Staff Reports

Manager's Report – Mr. Weyer presented the letter from the Collier County Supervisor of Elections that notes there are no voters living within the district boundaries, which is expected since city gate is a park of commerce and not a residential community.

He also reminded the board of supervisors to submit their Form 1 to the Supervisor of Elections.

Attorney's Report – There was no legal counsel present.

Engineer's Report – Mr. Fruth had nothing further to report.

NINETEENTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

TWENTIETH ORDER OF BUSINESS **Supervisor's Requests**

Mr. Roger Rice acknowledged the passing of his father, Ron Rice. Mr. Ron Rice served faithfully on the City Gate CDD Board of Supervisors for 14 years. He will be missed.

TWENTYFIRST ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Jake Stephens, seconded by Ms. Jennifer Belpedio, with all in favor, the meeting of the Board of Supervisors of the City Gate Community Development District was adjourned.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice-Chairperson

EXHIBIT 9

RESOLUTION 2022-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, City Gate Community Development District (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CITY GATE COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Brad Heisner	November 2022
2	Jennifer Belpedio, Esq.	November 2022
3	Jake Stephens	November 2024
4	John Fraine	November 2024
5	Roger Rice	November 2024

This year, Seat 1, currently held by Brad Heisner and Seat 2, currently held by Jennifer Belpedio, are subject to election by landowners in November 2022. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the 3rd day of November 2022, at 4:30 p.m., and located at the offices of Attorney Roger Rice, 9010 Strada Stell Court, Suite 207, Naples, FL 34109.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its September 1, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Real Estate Econometrics, Inc., 707 Orchid Drive, Suite 100, Naples, Florida 34102.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 1ST DAY OF SEPTEMBER, 2022.

CITY GATE COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

_____
Chairperson, Board of Supervisors

_____
Secretary / Assistant Secretary

Exhibit A: Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within City Gate Community Development District (**"District"**) the location of which is generally described as comprising a parcel or parcels of land containing approximately 33.21 acres, located directly north of the intersection of Market Street and Davis Boulevard, west of the CR 951 and Interstate 75 intersection in unincorporated Collier County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 3, 2022
TIME:	4:30 p.m.
PLACE:	Attorney Roger Rice 9010 Strada Stell Court, Suite 207 Naples, FL 34109

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Real Estate Econometrics, Inc., 707 Orchid Drive, Suite 100, Naples, Florida 34102, Ph: (239) 269-1341 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF CITY GATE COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2022**

TIME: **4:30 P.M.**

LOCATION: **Attorney Roger Rice**
9010 Strada Stell Court, Suite 207
Naples, FL 34109

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors (**"Board"**) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

CITY GATE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2022

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the City Gate Community Development District to be held at the offices of Barron Collier Companies, 2600 Golden Gate Parkway, Naples, Florida 34105, on November 16, 2022, at 6 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
CITY GATE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the City Gate Community Development District and described as follows:

Description	**Acreage**
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
5		

Date: _____

Signed: _____
Printed Name: _____

EXHIBIT 10

Russ Weyer

From: Roger Rice <Roger@attyrogerrice.com>
Sent: Saturday, August 20, 2022 11:38 AM
To: Joshua Fruth
Cc: Russ Weyer
Subject: City Gate CDD Consent - Dewatering - GWR Naples, LLC, a Delaware limited liability company ("Great Wolf") ,
Attachments: Pages from Great Wolf Lodge - Attachments - Dewatering Submittal_rev1.pdf

Mr. Fruth,

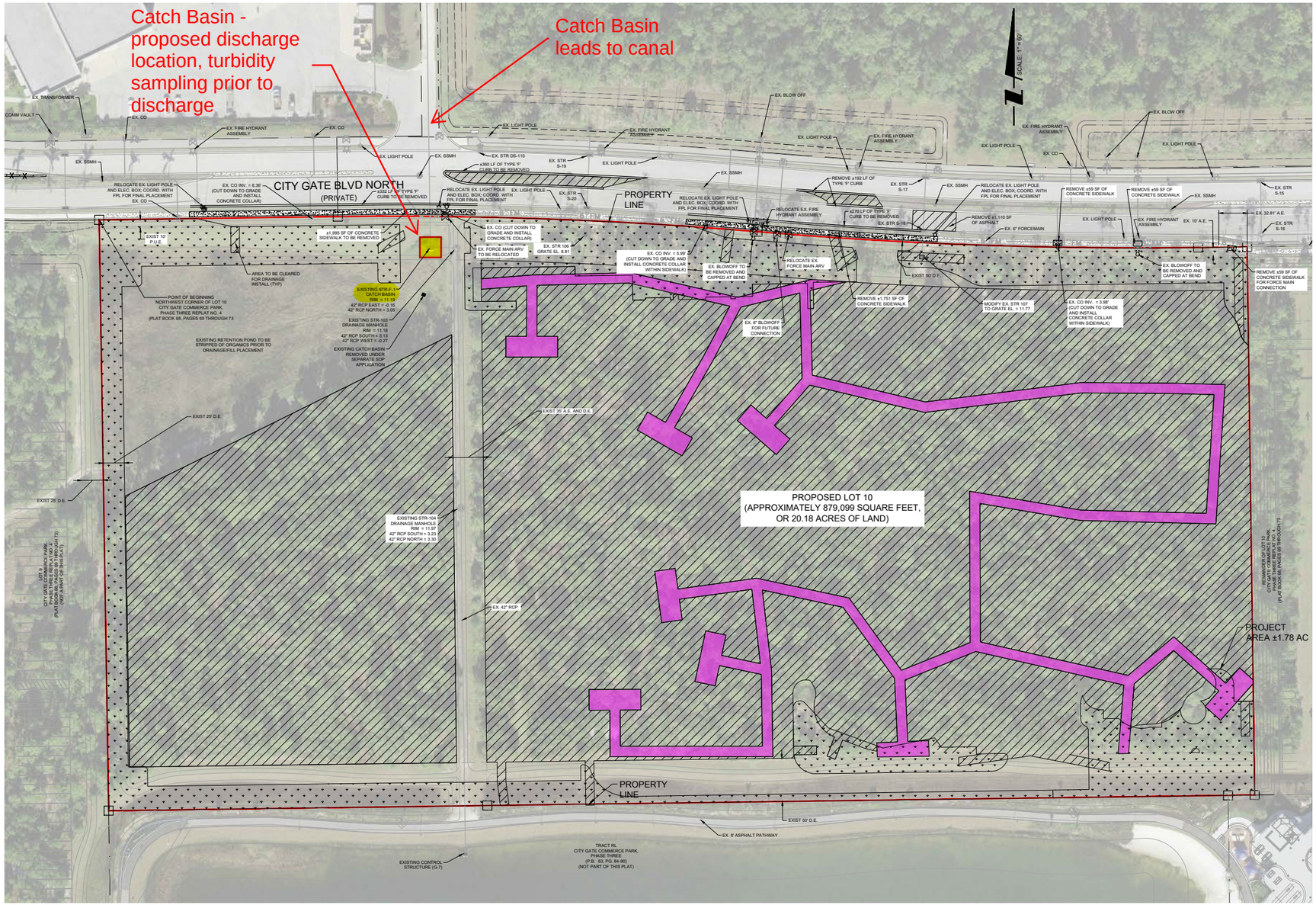
I am the Chair of the Board of Supervisors for the **City Gate Community Development District.**

Let this email memorialize the **City Gate Community Development District**, an independent special district established pursuant to Chapter 190, Florida Statutes, consent to **GWR Naples, LLC**, a Delaware limited liability company ("**Great Wolf**"), its General Contractor**, Suffolk Construction Company, Inc**., and its subcontractor **Griffin Dewatering L.L.C.** to dewater to the structure shown on the attachment (Dewatering Submittal).

During dewatering, **Great Wolf** and its contractors are, of course, responsible for satisfying all applicable permit requirements.

Roger B. Rice, Chair of the Board of Supervisors for the **City Gate Community Development District.**

Roger B. Rice, Esq.
Roger B. Rice, P.A.
9010 Strada Stell Court, Suite 207
Naples, Florida 34109
Phone: 239-593-1002
Fax: 239-593-1309



Discharge Location

GRIFFIN DEWATERING L.L.C.
5306 CLINTON DRIVE
HOUSTON, TX 77020
TEL: (713) 676-8000
FAX: (713) 676-8080
E MAIL: griffin@griffindewatering.com
WEBSITE: www.griffindewatering.com

REV.	DESCRIPTION	DATE	BY	APPVD.

This drawing is the property of Griffin Dewatering Corporation and its associated companies and is intended only for its sole or authorized use. It may contain proprietary, public or authorized third party information. Any alteration of this drawing is prohibited, without the express, written consent of an authorized representative of Griffin Dewatering Corporation.

Great Wolf Lodge

3890 City Gate Blvd N, Naples FL 34117

DISCHARGE LOCATION

DRAWN:	SP
SCALE:	NTS
DATE:	07/15/22
DWG:	10

EXHIBIT 11

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	City Gate Community Development District
Name of stormwater utility, if applicable:	
Contact Person	
Name:	
Position/Title:	
Email Address:	
Phone Number:	

Indicate the Water Management District(s) in which your service area is located.

☐	Northwest Florida Water Management District (NWFWMD)
☐	Suwannee River Water Management District (SRWMD)
☐	St. Johns River Water Management District (SJRWMD)
☐	Southwest Florida Water Management District (SWFWMD)
☑	South Florida Water Management District (SFWMD)

Indicate the type of local government:

☐	Municipality
☐	County
☑	Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The overall strategy for managing the stormwater is dictated by the assumed maximum impervious area calculations for the site and SFWMD ERP permit. The evaluation of alternative storm water loadings is also factored into the site design since a pre/post development nutrient removal analysis was required for permitting approval during the initial phase of construction. All stormwater run-off is captured by drainage inlets and conveyed via pipe or conveyance swales once the required water quality volumes are met

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
☐	☐	☐	☐	☐	☑	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
☐	☐	☐	☐	☐	☑	Water quality improvement (TMDL Process/BMAPs/other)
☐	☐	☐	☐	☐	☑	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
☐	☐	☐	☐	☐	☐	
☐	☐	☐	☐	☐	☐	
☐	☐	☐	☐	☐	☐	
☐	☐	☐	☐	☐	☐	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

● Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?	No
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:	
● Does your jurisdiction have a dedicated stormwater utility?	Yes
If no, do you have another funding mechanism?	

If yes, please describe your funding mechanism.

City Gate Community Development District

● Does your jurisdiction have a Stormwater Master Plan or Plans?	No
If Yes:	
How many years does the plan(s) cover?	

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):

● Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?	No
If Yes, does it include 100% of your facilities?	
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?	

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, *etc.* ?	No
A stormwater ordinance compliance program (*i.e.,* for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, *etc.*)?	No
A system for managing stormwater complaints?	No

Other specific activities?

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.,* systems that are dedicated to public ownership and/or operation upon completion)? Yes

Notes or Comments on the above:

Unless otherwise dictated by on-site private and platted access / drainage easements where maintenance has been identified differently.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, *etc.* ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, *etc.* ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vactor trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, *etc.*)?	Yes
Street sweeping?	Yes
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, *etc.* ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	9,000.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	5,525.00	Feet
Estimated number of storage or treatment basins (*i.e.,* wet or dry ponds):	9	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, *etc.* :	0	
Number of chemical treatment systems (*e.g.,* alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (*e.g.,* operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Number of Static Control Structures	10.00

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	Yes	No
Living shorelines	Yes	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☐ GIS program
- ☐ MS4 permit application
- ☑ Aerial photos
- ☐ Past or ongoing budget investments
- ☑ Water quality projects

Other(s):

Existing SFWMD ERP Permitting and certifications; engineered construction plans / documents

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

N/A

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.,* the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

N/A

Proceed to Part 5

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3… this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3… this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4… this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0… this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in $thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	25	28	31	35	40
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc* . Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.,* that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection Expenditures (in $thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.2.2 Water Quality Expenditures (in $thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, *etc.*

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection Expenditures (in $thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality Expenditures (in $thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

☐	Stormwater Master Plan
☐	Basin Studies or Engineering Reports
☐	Adopted BMAP
☐	Adopted Total Maximum Daily Load
☐	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
☐	Other(s): review of CDD budgets

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source Expenditures (in $thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Resiliency Projects with No Identified Funding Source Expenditures (in $thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system? No
  - If no, how many facilities have been assessed? 0
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
  - If yes, please provide a link if available:
  - If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, *etc* . Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

	Expenditures (in $thousands)				
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
City Gate Commerce Park (CDD)	0	0	0-10	0-10	0-50

End of Useful Life Replacement Projects with No Identified Funding Source

	Expenditures (in $thousands)				
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	15,000	15,000	0	0	0	0	0
2017-18	15,000	15,000	0	0	0	0	0
2018-19	15,000	15,000	0	0	0	0	0
2019-20	25,000	25,000	0	0	0	0	0
2020-21	25,000	25,000	0	0	0	0	0

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	N/A						
2017-18	N/A						
2018-19	N/A						
2019-20	N/A						
2020-21	N/A						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0	0	0	0	0	0	0
2017-18	0	0	0	0	0	0	0
2018-19	0	0	0	0	0	0	0
2019-20	0	0	0	0	0	0	0
2020-21	0	0	0	0	0	7,500	7,500

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.,* EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	28	31	35	40
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	28	31	35	40

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A				
Total	0	0	0	0

Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.
Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.
Link to aggregated table to crosscheck category totals and uncategorized projects.

Project & Type Information			Expenditures (in $thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

EXHIBIT 12

Russ Weyer

From: Lugo, Jeohusua <Jeohusua.Lugo@dep.state.fl.us>
Sent: Friday, August 5, 2022 3:35 PM
To: Russ Weyer
Subject: FDEP: Request for Survey Response

Mr. G. Russell Weyer
City Gate Community Development District
Real Estate Econometrics, Inc.
Naples, FL 34102
rweyer@ree-i.com

On behalf of the Department of Environmental Protection and pursuant to Ch. 2022-089, Laws of Florida, we respectfully request the cooperation of certain special districts in the development of a report to the Legislature identifying basin-level flooding assessments and related planning efforts.

Special districts included in the report are water management districts and special districts that are responsible for:

1. Management and maintenance of inlets and intracoastal waterways,
2. Operation and maintenance of a potable water facility,
3. Operation and maintenance of a wastewater facility,
4. Operation and maintenance of an airport, or
5. Operation and maintenance of a seaport facility.

If your organization does not have these responsibilities, please complete the questionnaire below and mark "none of these apply" so we can record your response, the survey will then end. If your organization does have these responsibilities, this email may be most relevant to a team member assigned to flooding or water-related items.

On May 3, 2022, Governor DeSantis signed CS/HB 7053, Statewide Flooding and Sea Level Rise Resilience, making the aforementioned special districts eligible for the Statewide Flooding and Sea Level Rise Resilience Plan. As part of that act, Section 2 of the law requires the Florida Department of Environmental Protection, in consultation with the Chief Resilience Officer, to produce a report that includes a statewide inventory of basin-level flooding assessments and related planning efforts done by water management districts and certain special districts. A basin is an area of land that drains all the streams and rainfall to a common outlet such as the outflow of a reservoir, mouth of a bay, or any point along a stream channel. A basin can sometimes be referred to as a watershed or a catchment.

To comply with this provision, the Department has created a questionnaire to collect relevant information on current flood assessments and planning efforts from water management districts and the aforementioned special districts. The questions will assist in determining the status of flood planning efforts across jurisdictions as well as identify opportunities to improve consistency in flood planning statewide.

Please complete the questionnaire by September 1, 2022, to ensure inclusion in the report. We appreciate your time and participation in the questionnaire. Please reach out to Jeohusua Lugo at Jeohusua.Lugo@FloridaDEP.gov or 850-245-7587 if you have any questions.

Sincerely,

Florida Department of Environmental Protection

Basin-Level Flooding Assessments and Flood Planning Across ...

Pursuant to section 2(4) of HB 7053, signed into law earlier this year by Governor DeSantis, the Department, in consultation with the Chief Resilience Officer, must collect and report on a statewide inventory of basin-level flooding assessments and related planning efforts across the state later this year.

The goal of this questionnaire is to collect relevant information from all five water management districts and applicable special districts on current flood planning and analysis. The questions below are meant to assist in determining the status of flood planning efforts across these jurisdictions, as well as to identify opportunities to improve consistency in flood planning statewide.

A basin is defined as an area of land that drains all the streams and rainfall to a common outlet such as the outflow of a reservoir, mouth of a bay, or any point along a stream channel. A basin can sometimes be referred to as a watershed or a catchment.

Name of Special District or Water Management District:*

City Gate Community Development District

Please indicate whether your special district is responsible for any of the following:*

Select all that apply

- [ ] Management and maintenance of inlets and intracoastal waterways
- [ ] Operation and maintenance of a potable water facility
- [ ] Operation and maintenance of a wastewater facility
- [ ] Operation and maintenance of an airport
- [ ] Operation and maintenance of a seaport facility
- [x] None of these apply

Basin/Watershed Information (1)

1

If you're unable to provide this information in a GIS attribute table, the information can be provided t[redacted]section.

To provide information on more than one[redacted]" button.

Submit

Name of Basin:

Powered by ArcGIS Survey123

Assessment Status

- ( ) Planned Assessment
- ( ) Assessment In Progress
- ( ) Completed Assessment

For assistance or questions, please contact Jeohusua Lugo by email at Jeohusua.Lugo@FloridaDEP.gov, or phone at 850-245-7587.

EXHIBIT 13

City Gate CDD
Statement of Activities
As of 7/31/2022

	General Fund
Revenues	
Off-Roll Assessments	$272,339.40
Total Revenues	$272,339.40
Expenses	
POL Insurance	$2,446.00
Management	16,666.70
Engineering	5,606.25
District Counsel	350.00
Audit	6,000.00
Postage & Shipping	39.32
Legal Advertising	472.50
Web Site Maintenance	1,430.00
Dues, Licenses, and Fees	175.00
Interest Payments	7,215.27
Developer Advance Refunding	25,775.00
Electric	1,993.19
General Insurance	2,989.00
Irrigation - Repair	12,160.00
Lake Maintenance	6,230.25
Landscaping Maintenance & Material	135,946.78
Contingency	8,640.35
Streetlights	37,048.71
Road Repair	4,453.01
Total Expenses	$275,637.33
Other Revenues (Expenses) & Gains (Losses)	
Total Other Revenues (Expenses) & Gains (Losses)	$0.00
Change In Net Assets	($3,297.93)
Net Assets At Beginning Of Year	$99,596.39
Net Assets At End Of Year	$96,298.46

City Gate CDD
Budget to Actual
For the Month Ending 7/31/22

	Year To Date			
	Actual	**Budget**	**Variance**	**FY 2022 Adopted Budget**
Revenues				
Off-Roll Assessments	$272,339.40	$253,945.00	$18,394.40	$304,734.00
Carry Forward Cash	0.00	79,166.67	(79,166.67)	95,000.00
Net Revenues	**$272,339.40**	**$333,111.67**	**($60,772.27)**	**$399,734.00**
General & Administrative Expenses				
POL Insurance	$2,446.00	$2,083.33	$362.67	$2,500.00
Management	16,666.70	16,666.67	0.03	20,000.00
Engineering	5,606.25	5,000.00	606.25	6,000.00
District Counsel	350.00	833.33	(483.33)	1,000.00
Audit	6,000.00	4,166.67	1,833.33	5,000.00
Postage & Shipping	39.32	41.67	(2.35)	50.00
Copies	0.00	333.33	(333.33)	400.00
Legal Advertising	472.50	1,250.00	(777.50)	1,500.00
Miscellaneous	0.00	166.67	(166.67)	200.00
Web Site Maintenance	1,430.00	2,000.00	(570.00)	2,400.00
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00
Developer Advance Refunding - Loan	25,775.00	21,479.17	4,295.83	25,775.00
Developer Advance Refunding - Interest	7,215.27	5,695.00	1,520.27	6,834.00
Reserves	0.00	37,500.00	(37,500.00)	45,000.00
Electric	1,993.19	3,333.33	(1,340.14)	4,000.00
General Insurance	2,989.00	2,500.00	489.00	3,000.00
Irrigation - Repair	12,160.00	8,333.33	3,826.67	10,000.00
Lake Maintenance	6,230.25	8,333.33	(2,103.08)	10,000.00
Landscaping Maintenance & Material	135,946.78	146,000.00	(10,053.22)	175,200.00
Contingency	8,640.35	8,333.33	307.02	10,000.00
Sidewalk Cleaning	0.00	4,750.00	(4,750.00)	5,700.00
Streetlights	37,048.71	50,000.00	(12,951.29)	60,000.00
Road Repair	4,453.01	4,166.67	286.34	5,000.00
Total General & Administrative Expenses	**$275,637.33**	**$333,111.67**	**($57,474.34)**	**$399,734.00**
Total Expenses	**$275,637.33**	**$333,111.67**	**($57,474.34)**	**$399,734.00**
Net Income (Loss)	**($3,297.93)**	**$0.00**	**($3,297.93)**	**$0.00**

City Gate CDD
Statement of Financial Position
As of 7/31/2022

	General Fund
Assets	
Current Assets	
General Checking Account	$102,152.50
Accounts Receivable - POA	419.57
Deposits	50.00
Total Current Assets	$102,622.07
Total Assets	$102,622.07
Liabilities and Net Assets	
Current Liabilities	
Accounts Payable	$6,323.61
Total Current Liabilities	$6,323.61
Total Liabilities	$6,323.61
Net Assets	
Net Assets, Unrestricted	($118,748.04)
Current Year Net Assets, Unrestricted	(25,775.00)
Net Assets - General Government	218,344.43
Current Year Net Assets - General Government	22,477.07
Total Net Assets	$96,298.46
Total Liabilities and Net Assets	$102,622.07