

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 7, 2023, 4:30 p.m.
9010 Strada Stell Court, Suite 207
Naples, FL 34109

Call to Order / Roll Call

Public Comments

Board of Supervisors Matters

None to be Considered at this time.

Public Hearing to Consider FY 2023-2024 Budget

- Open Public Hearing.
- Public Comment.
- 1 - Consideration of Resolution 2023-2 relating to the Annual Appropriations and Adopting the FY 2023-2024 Budget.
- 2 - Consideration of Resolution 2023-3 relating to Levying a Non-Ad Valorem Operation and Maintenance Assessment FY 2023-2024.
- Close Public Hearing.
- 3 - Proof of Publication.
- 4 - Affidavit of Mailing.
- 5 - Budget Letter to Collier County Manager.

Administrative Matters

- 6 - Consideration of Resolution 2023-4 relating to setting the dates for FY 2023-2024 Board of Supervisors Meetings and providing for an effective date.
- 7 - Consideration of Resolution 2023-5 relating to the designation of FY 2023-2024 officers for the District and providing for an effective date.
- 8 - Consideration of the Minutes of the June 15, 2023 Board of Supervisors Meeting.

Other Business

- 9 – Consideration of WLM proposals for landscape and irrigation maintenance plus landscape update to City Gate Boulevard North medians.
- 10 - Landscape Budget analysis.
- Rescind approvals of Ecotone, Yardology and Sureflow proposals.

Financial Matters

- 11 - Consideration of Financial Statements through July 2023.

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 2023-2

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, 2023, AND ENDING SEPTEMBER 30, 2024.

WHEREAS, the District Manager has, on the fifteenth (15th) day in June, 2023, 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 7, 2023, 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 2023-2024 and/or revised projections for Fiscal Year 2023-2024.
- 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, 2024, as adopted by the Board of Supervisors on September 7, 2023.

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, 2023, and ending September 30, 2024, 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	\$ 377,970
DEBT SERVICE FUND	\$ 0
<u>ENTERPRISE FUND</u>	<u>\$ 0</u>
TOTAL ALL FUNDS	\$ 377,970

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 7th day of September, 2023.

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 Assessments
Proposed Fiscal Year 2023/2024 (Ending September 30th, 2024)

Revenues		Actuals 5/31/2023	Adopted 2023	Proposed 2024	Change FY23/24 versus FY22/23
	Carry Forward	\$ 13,333	\$ 20,000	\$ 20,000	\$ -
	Off-Roll Assessments	\$ 240,159	\$ 333,770	\$ 367,970	\$ 34,200
	Developer Contribution				
		\$ 253,493	\$ 353,770	\$ 387,970	\$ 34,200
General & Administrative Expenses					
001-051-1000-45-01	POL Insurance	\$ 2,629	\$ 2,825	\$ 3,025	\$ 200
001-051-3000-31-02	Management	\$ 13,333	\$ 20,000	\$ 20,000	\$ -
001-051-3000-31-04	Engineering	\$ 4,383	\$ 6,000	\$ 7,500	\$ 1,500
001-051-3000-31-08	District Counsel	\$ 350	\$ 2,500	\$ 2,500	\$ -
001-051-3000-32-01	Audit	\$ 2,500	\$ 5,000	\$ 6,200	\$ 1,200
001-051-3000-42-01	Postage & Shipping	\$ 30	\$ 50	\$ 50	\$ -
001-051-3000-47-01	Copies	\$ -	\$ 400	\$ 400	\$ -
001-051-3000-48-01	Legal Advertising	\$ 791	\$ 1,500	\$ 1,500	\$ -
001-051-3000-49-02	Miscellaneous	\$ -	\$ 200	\$ 200	\$ -
	Signal Warrant Study	\$ 5,000	\$ 12,500	\$ -	\$ (12,500)
001-051-3000-49-11	Website Maintenance	\$ 440	\$ 2,520	\$ 2,520	\$ -
001-051-3000-54-01	Dues, Licenses and Fees	\$ 175	\$ 175	\$ 175	\$ -
001-051-9000-49-02	Principal Payments - Monument Loan	\$ -	\$ -	\$ -	\$ -
001-051-9000-49-02	Interest Payments - Monument Loan	\$ -	\$ -	\$ -	\$ -
001-053-1000-43-01	Electric	\$ 2,066	\$ 2,750	\$ 4,000	\$ 1,250
001-053-9000-45-01	General Insurance	\$ 3,213	\$ 3,450	\$ 3,700	\$ 250
001-053-9000-46-06	Irrigation	\$ 5,328	\$ 10,000	\$ 8,000	\$ (2,000)
001-053-9000-46-09	Landscaping Maintenance & Material	\$ 112,500	\$ 80,200	\$ 81,000	\$ 800
	Lawn Mowing		\$ 90,000	\$ 90,000	\$ -
	Mulch & Landscape Undate - CG Blvd. N.		\$ -	\$ 55,000	\$ 55,000
001-054-1000-53-01	Roadway Maintenance (Re-Striping)	\$ -	\$ 5,000	\$ 5,000	\$ -
001-054-1000-34-01	Sidewalk & Curb Pressure Cleaning	\$ -	\$ 5,700	\$ 5,700	\$ -
001-053-9000-46-08	Lake Maintenance	\$ 4,846	\$ 10,000	\$ 9,000	\$ (1,000)
001-053-9000-46-15	Contingency	\$ -	\$ 10,000	\$ 10,000	\$ -
001-054-1000-43-02	Streetlights	\$ 31,444	\$ 58,000	\$ 62,500	\$ 4,500
	Total O & M Expenditures	\$ 189,028	\$ 328,770	\$ 377,970	\$ 49,200
	Capital Expenditures				
	General Reserves	\$ 16,667	\$ 25,000	\$ 10,000	\$ (15,000)
	Monuments (CGBN & CGBS)	\$ -	\$ -	\$ -	\$ -
		\$ 205,694	\$ 353,770	\$ 387,970	\$ 49,200

CITY GATE COMMUNITY DEVELOPMENT DISTRICT FY 2023-2024GENERAL FUND ASSESSMENTS

Lot #	Owner	Acres inclusive of FPL Easement	Acres Net of FPL Easement	Percent of Net Assessed Acres	Annual Assessment Budget	Quarterly Assessment Budget
1	850 NWN LLC	5.00	3.64	1.76%	\$ 6,464.03	\$ 1,616.01
2	850 NWN LLC	2.01	2.01	0.97%	\$ 3,569.42	\$ 892.36
3	850 NWN LLC	2.00	2.00	0.97%	\$ 3,551.66	\$ 887.92
4	850 NWN LLC	2.37	2.37	1.14%	\$ 4,208.72	\$ 1,052.18
Replat 1	SFWMD	5.07	5.07	2.45%	\$ 9,003.46	\$ 2,250.87
5	850 NWN LLC	0.53	0.53	0.26%	\$ 941.19	\$ 235.30
5	CG II LLC	9.56	9.56	4.61%	\$ 16,976.95	\$ 4,244.24
6	CG II LLC	7.73	7.73	3.73%	\$ 13,727.18	\$ 3,431.79
Replat No. 4 Lot 7	City Gate Naples, LLC	22.90	15.30	7.38%	\$ 27,170.22	\$ 6,792.55
Replat No. 4 Lot 8	City Gate Naples, LLC	8.00	5.92	2.86%	\$ 10,512.92	\$ 2,628.23
Replat No. 4 Lot 9	City Gate Naples, LLC	61.28	61.28	29.57%	\$ 108,822.94	\$ 27,205.74
Replat No. 5 Lot 10	GWR Naples, LLC	6.84	6.84	3.30%	\$ 12,146.69	\$ 3,036.67
Replat No. 5 Lot 10	GWR Naples, LLC	13.34	13.34	6.44%	\$ 23,689.59	\$ 5,922.40
Replat No. 4 Lot 11	City Gate Naples, LLC	3.69	3.69	1.78%	\$ 6,552.82	\$ 1,638.20
Sports Complex Lot 26	Collier County	67.93	67.93	32.78%	\$ 120,632.22	\$ 30,158.05
		218.25	207.21	100%	\$ 367,970.00	\$ 91,992.50

	ACRES	TOTAL 2024 ASSESSMENT	FY 2023 ASSESSMENT	CHANGE	ASSESSMENT PER ACRE
850 NWN LLC	10.55	\$18,735.02	\$18,012.03	\$722.99	\$1,775.83
CG II LLC	17.29	30,704.12	29,519.25	1,184.88	\$1,775.83
City Gate Naples, LLC	86.19	153,058.90	147,152.34	5,906.56	\$1,775.83
GWR Naples	20.18	35,836.28	34,453.35	1,382.93	\$1,775.83
COLLIER COUNTY	67.93	120,632.22	115,977.01	4,655.21	\$1,775.83
SFWMD	5.07	9,003.46	8,656.02	347.44	\$1,775.83
	207.21	\$367,970.00	\$353,770.00		

EXHIBIT 2

RESOLUTION 2023-3

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 2023-2024

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 2023/2024, allocated in accordance with the 2023/2024 Operation and Maintenance Budget and Assessment Roll, attached hereto as Exhibit "A", will amount to \$377,970 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 7th day of September, 2023, by the Board of Supervisors of the City Gate Community Development District, Collier County, Florida.

Roger Rice, Chairman

(Print)
Secretary/Assistant Secretary

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	207.21	\$367,970.00	\$353,770.00		

EXHIBIT 3

Public Notices

Public Notices

**City Gate Community Development District
NOTICE OF REGULAR BOARD MEETING AND NOTICE OF PUBLIC
HEARINGS TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR
2023-2024 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 7, 2023 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 2023-2024 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 \$1,775.83. 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 rwayer@ree-lc.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

Pub Date: Aug. 17, 23, 2023 #5798846

NAPLES DAILY NEWS

8/17/23

NAPLES Daily News

8/23/23

Public Notices

Public Notices

**City Gate Community Development District
NOTICE OF REGULAR BOARD MEETING AND NOTICE OF PUBLIC
HEARINGS TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR
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District Manager

Pub Date: Aug. 17, 23, 2023 #5798846

EXHIBIT 4

STATE OF FLORIDA)
)
COUNTY OF Collier)

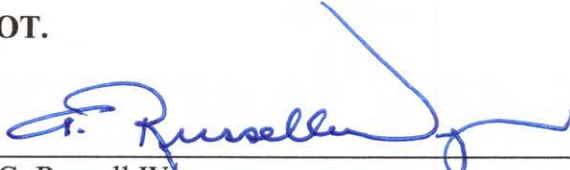
AFFIDAVIT OF MAILING

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 17, 2023, 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 7, 2023 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.

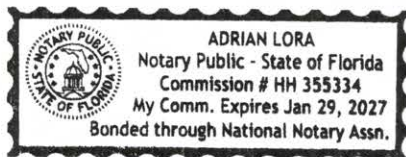
FURTHER AFFIANT SAYETH NOT.


Executed this 17th day of August, 2023.



G. Russell Weyer

SWORN TO and SUBSCRIBED before me by the Affiant, on this 17th day of August, 2021.





Notary Public State of Florida
Adrian Lora

Name

Personally Known _____

or

Type of identification produced FLDL

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on September 7, 2023, 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 2023/2024, the District expects to collect no more than **\$387,970.00** in gross revenue. This budget is an increase from last year's budget of **\$353,770.00** primarily due to the increase for updating the mulching and landscaping of City Gate Boulevard North.
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, 2022 – September 30, 2023)	Proposed Annual Net O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$18,012.03	\$18,735.02	\$722.99

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 Budget and O&M Assessments

Dear Property Owner:

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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 2023/2024, the District expects to collect no more than **\$387,970.00** in gross revenue. This budget is an increase from last year's budget of **\$353,770.00** primarily due to the increase for updating the mulching and landscaping of City Gate Boulevard North.
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, 2022 – September 30, 2023)	Proposed Annual Net O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$29,519.25	\$30,704.12	\$1,184.88

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on September 7, 2023, 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 2023/2024, the District expects to collect no more than **\$387,970.00** in gross revenue. This budget is an increase from last year's budget of **\$353,770.00** primarily due to the increase for updating the mulching and landscaping of City Gate Boulevard North.
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, 2022 – September 30, 2023)	Proposed Annual Net O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$115,977.10	\$120,632.22	\$4,655.21

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 Budget and O&M Assessments

Dear Property Owner:

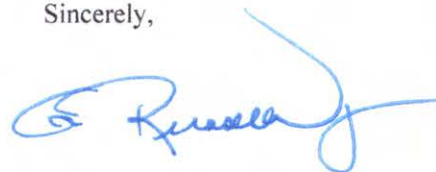
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Sincerely,



G. Russell Weyer
District Manager

EXHIBIT A
Summary of O&M Assessments

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Current Annual Net O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual Net O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$34,453.35	\$35,836.28	\$1,382.93

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 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, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2023/2024, on September 7, 2023, 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 2023/2024, the District expects to collect no more than **\$387,970.00** in gross revenue. This budget is an increase from last year's budget of **\$353,770.00** primarily due to the increase for updating the mulching and landscaping of City Gate Boulevard North.
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\$8,656.02	\$9,003.46	\$347.44

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

VIA FIRST CLASS MAIL

City Gate Naples LLC
C/O Mr. Brad Heisner
Branch Manager
Uline
3841 City Gate Boulevard South
Naples, FL 34117

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

RE: City Gate Community Development District
Fiscal Year 2023/2024 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on September 7, 2023, 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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\$147,152.34	\$153,058.90	\$5,906.56

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

EXHIBIT 5

STATE OF FLORIDA)
)
COUNTY OF Collier)

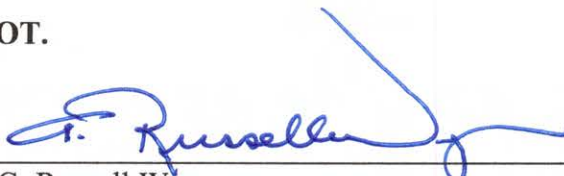
AFFIDAVIT OF MAILING

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 17, 2023, 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 7, 2023 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.

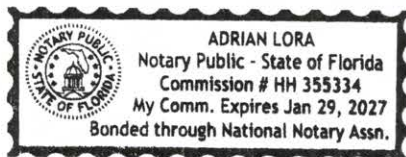
FURTHER AFFIANT SAYETH NOT.

Executed this 17th day of August, 2023.



G. Russell Weyer

SWORN TO and SUBSCRIBED before me by the Affiant, on this 17th day of August, 2021.





Notary Public State of Florida
Adrian Lora

Name

Personally Known _____

or

Type of identification produced FLDL

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 Budget and O&M Assessments

Dear Property Owner:

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Sincerely,



G. Russell Weyer
District Manager

EXHIBIT A
Summary of O&M Assessments

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 Budget and O&M Assessments

Dear Property Owner:

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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 2023/2024, the District expects to collect no more than **\$387,970.00** in gross revenue. This budget is an increase from last year's budget of **\$353,770.00** primarily due to the increase for updating the mulching and landscaping of City Gate Boulevard North.
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, 2022 – September 30, 2023)	Proposed Annual Net O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$29,519.25	\$30,704.12	\$1,184.88

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on September 7, 2023, 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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G. Russell Weyer
District Manager

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Current Annual Net O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual Net O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$115,977.10	\$120,632.22	\$4,655.21

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 Budget and O&M Assessments

Dear Property Owner:

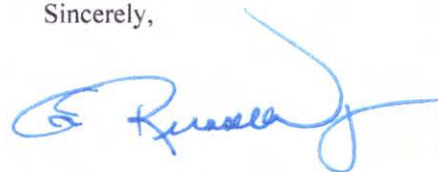
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Current Annual Net O&M Assessment (October 1, 2022 – September 30, 2023)	Proposed Annual Net O&M Assessment (October 1, 2023 – September 30, 2024)	Change in Annual Dollar Amount
\$34,453.35	\$35,836.28	\$1,382.93

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

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 2023/2024 Budget and O&M Assessments

Dear Property Owner:

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\$8,656.02	\$9,003.46	\$347.44

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

THIS IS NOT A BILL – DO NOT PAY

August 17, 2023

VIA FIRST CLASS MAIL

City Gate Naples LLC
C/O Mr. Brad Heisner
Branch Manager
Uline
3841 City Gate Boulevard South
Naples, FL 34117

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

RE: City Gate Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

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\$147,152.34	\$153,058.90	\$5,906.56

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

EXHIBIT 6

RESOLUTION 2023-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CITY GATE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023-2024

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 2023-2024 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 2023-2024 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 7th day of September, 2023.

**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 2023-2024**

**October 5, 2023
November 2, 2023
December 7, 2023
January 4, 2024
February 1, 2024
March 7, 2024
April 4, 2024
May 2, 2024
June 6, 2024
July 11, 2024*
August 1, 2024
September 5, 2024**

* Moved one week later due to the July 4th Holiday.

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 2023-5

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE CITY GATE COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT FOR FISCAL YEAR 2023-2024 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
Jennifer Walden	Secretary
Jennifer Walden	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 7th DAY OF SEPTEMBER, 2023.

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
Tuesday, June 15, 2023, 4:53 p.m.

9010 Strada Stell Court, Suite 207
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
Brad Heisner	Board Member

Also present was:

Russ Weyer	Real Estate Econometrics, Inc.
Amy Champaign	PFM Group Consulting, LLC (Via Zoom)

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.

PUBLIC COMMENTS

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.

ADMINISTRATIVE MATTERS

1. Consideration of the November 3, 2022 Landowner Meeting Minutes

There were no changes or discussion.

On MOTION by Mr. Rice and seconded by Ms. Belpedio with all in favor, the Board of Supervisors of City Gate Community Development District approved the meeting minutes from the November 3, 2022 Landowner Meeting.

2. Consideration of the November 3, 2022 General Meeting Minutes

There were no changes or discussion.

On MOTION by Mr. Heisner and seconded by Ms. Belpedio with all in favor, the Board of Supervisors of City Gate Community Development District approved the meeting minutes from the November 3, 2022 General Meeting.

FINANCIAL MATTERS

3. Consideration of Resolution 2023-1, approving a proposed budget for Fiscal Year 2023-2024 and setting a public hearing date to adopt the final budget.

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 7, 2023 at 4:30 p.m. that would be held either at our normal meeting location of Mr. Rice's offices.

Mr. Rice pointed out that all we are doing today is setting the ceiling for the budget and that we are increasing the off-roll assessment total by \$34,200. Those increases are in insurance, engineering, audit, electricity, landscaping maintenance/materials and streetlights. He also noted that the general reserves have been lowered.

Mr. Rice said that the major increase in the landscape/maintenance costs is focused on the City Gate Boulevard North medians. Since Great Wolf Resort will be completed and open in July of next year, he said it is time to replace and upgrade the medians along this stretch. Mr. Rice said that we should get a proposal from another landscape maintenance company like the company that handles landscape maintenance for Uline.

Mr. Weyer will contact and meet with WLM to obtain a quote to handle the overall CDD maintenance then bring it before the Board for consideration at our September 7th public hearing.

Discussion was held regarding the round abouts maintenance.

Mr. Weyer finally said that the Board will be setting a ceiling of \$387,970 for the final budget adoption.

There was no further comment or discussion.

On MOTION by Mr. Rice and seconded by Mrs. Belpedio with all in favor, the Board of Supervisors of City Gate Community Development District adopted Resolution 2023-1: A Resolution of the Board of Supervisors of the City Gate Community Development District approving a Proposed Budget for Fiscal year 20232/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date.

4. Consideration of District Financial Statements through May 2023

Mr. Weyer had Ms. Champagne go through the financials. She explained that they were pretty much self-explanatory. She pointed out that we are doing fine with no issues showing in the financials. Mr. Weyer asked if all of the assessments have been collected for the third quarter and Ms. Champagne said that they are all collected. 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. Stevens and seconded by Mr. Heisner, with all in favor, the Board of Supervisors of City Gate Community Development District accepted the May 2023 financial statements.

OPERATIONAL MATTERS

5 to 10. Consideration of Engineering, Landscaping and Lake Maintenance Proposals

Mr. Weyer explained that there are six contracts for consideration and he said that the Board should consider the Peninsula Engineering, the City Gate Boulevard North landscape proposal and the Collier Environmental Contract separately. The landscape maintenance proposals (Ecotone, Sureflow and Yardology) should all be considered together.

Mr. Heisner asked what does each company do? Mr. Weyer said that Peninsula Engineering is general District engineering services and Collier Environmental is the water management company. Ecotone is the mowing company, Sureflow is the irrigation system maintenance company and Yardology is the landscape maintenance company. Mr. Heisner asked who is paying for the Wayfinding Signs? Mr. Rice noted that the signs that are already up were paid by the County.

Mr. Rice motioned to approve all of the contracts with the except for the City Gate Boulevard North proposal and that the three landscape maintenance proposals (Ecotone, Sureflow and Yardology) are contingent upon the Board's consideration of an alternative landscape maintenance proposal presented at the September Board meeting.

There was no further questions or comments.

On MOTION by Mr. Roger Rice with changes noted and seconded by Ms. Belpedio, with all in favor, the Board of Supervisors of City Gate Community Development District approved all of the presented proposals except for the City Gate Boulevard landscaping proposal and the three landscaping contracts are approved contingent upon consideration of new landscape proposal at the September Board meeting.

11. Consideration of the Wayfinding sign program.

Mr. Rice brought the Board up to date on the sign program. There have been five signs installed to date.

12. Consideration of the Well-Field Easement Restoration Update.

Mr. Rice brought the Board up to date on the well-field easement restoration by the County. He said that the County has not finished restoring the berm yet. Mr. Stephens asked if it was erosion. Mr. Rice said that this is the place where the County drove thousands of trucks from the hurricane cleanup. Mr. Heisner asked if the completion was in writing anywhere. Ms. Belpedio said that it is verbal and that the County is continually working on it via various departments.

OTHER BUSINESS

Staff Reports

Manager's Report – Mr. Weyer noted that the audit draft is available and will send it out to those Board Members who request it. He 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 – There was no engineer present.

Public Comments

There were no public comments.

Supervisor's Requests

Mr. Rice gave an update on City Gate. He said that Benderson's project across from City Gate on CR 951 received approval from the County's Board of County Commissioners on both of their PUD amendments and their development agreement.

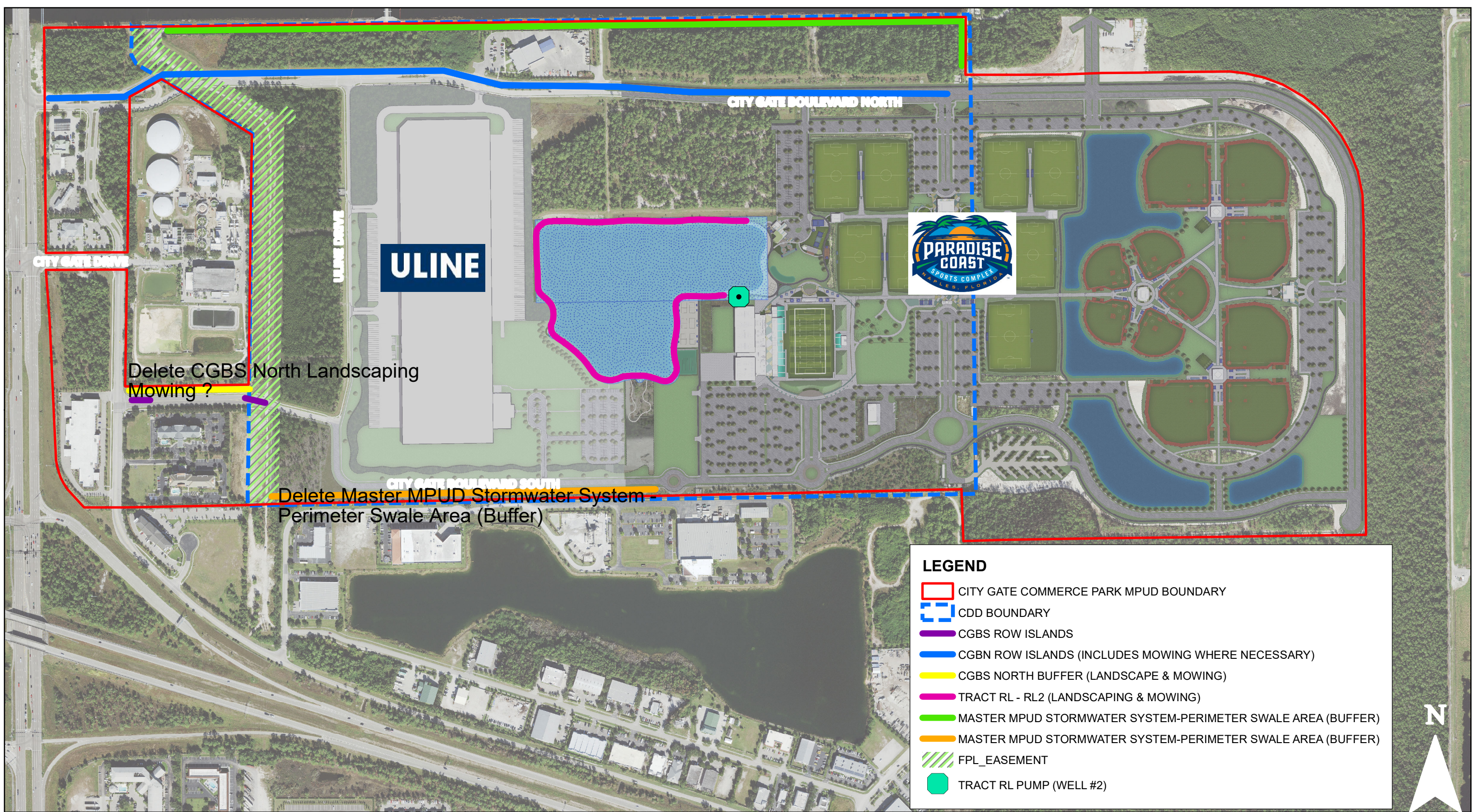
Adjournment

On MOTION by Mr. Stephens, seconded by Mr. Rice, 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





SCHEDULED LANDSCAPE MANAGEMENT SERVICE AGREEMENT

Terms of Service Agreement for: City Gate CDD – Area #1 Lakeside

This Service Agreement is between **City Gate CDD – Area #1 Lakeside** (hereinafter known as, “**Owner/Authorized Representative**”) and **WLM of Collier, LLC. (WLM)** (Hereinafter known as, “**Contractor**”). The parties agree that the labor and materials necessary to accomplish the following are included in this service agreement, provided in breakdown below. The parties agree that if WLM of Collier, LLC services become subject to sales tax, the sales tax will be added to this agreement at the time it becomes effective. The property to be maintained shall include the common landscaped and irrigated areas. Monthly prices subject to change if additional landscaped area is added or altered.

CONTRACTOR CUSTOMER ACCOUNT MANAGER: To communicate with **Owner/Authorized Representative** to promote proactive solutions and forward thinking for the Landscape maintenance program to complete any approved extra requests, in accordance with the attached listing of Additional Work. A monthly QYCS detailed invoice will be provided by contractor detailing the services provided each month.

SCHEDULED TURF CARE: WLM to rotary mow Bahia turf weekly at a height of cut approx. 4.5 inches. Unless at time of mowing the turf is below mowing height or if that in the turf's health interest and color or in periods of cold weather and drought to adjust mowing ht. and or to mow turf less than weekly.

SCHEDULED CARE OF LANDSCAPE GARDENS: WLM to weekly remove weeds in plant beds. Treat landscape beds with non-selective herbicide as needed. Power edge hard surfaces as needed for clean neat appearance and plant beds as needed to maintain neat and clean bed lines, dirt and debris removed after edging.

SCHEDULED PLANT / PALM / TREE CARE 12FT. HT. AND UNDER: WLM to thin / trim / prune plants, trees, and palms 12ft. ht. & under according to the horticultural character of each plant species. All debris to be removed after trimming.

NOTE: Plants / Trees / Palms over 12ft. ht. covered under Additional Work Outside of Service Agreement (page 3).

SCHEDULED FERTILIZER APPLICATIONS: WLM to install custom mixed non-staining granular fertilizers to turf, plants, palms, and trees four times per year on target months of February, May, October, and December using the Best Management Practices (BMP) rates and recommendations for healthy growth and balanced with protection of our environment and water resources mandated by the City of Naples and Collier County Ordinance and the State of Florida.

SCHEDULED LAWN AND ORNAMENTAL PEST CONTROL: Monitoring by **Pest Control Technician** to identify and post treat damaging insects, diseases & weeds to turf, plants, palms, and trees up to 12'ht. by using the State of Florida Best Management Practices (BMP). Post treatments to be environmentally conscious and according to material label directions in accordance with the State of Florida and the US Environmental Protection Agency. **Contractor** will contact **Owner/Authorized Representative** to determine how to best minimize or to work on a solution for any pest with no approved labeled product for control and/or remedy.

Pest Control by trunk injections and Pest Control to plants, palms, and trees over 12' ht. covered under additional work outside service agreement (page 3).

Protection for landscape plants, palms, trees and turf from animals, wildlife, reptiles, rodents and ant control such as but not limited to deer, rabbits, wild hogs, armadillos, moles, rats, nuisance insects, fire ants, fleas, ticks, millipedes, etc. is not included in the Pest Control Program in this Service Agreement. See additional work on page 3.

SCHEDULED IRRIGATION SYSTEM MONITORING AND INSPECTION: Monitoring by **Irrigation Technician** for dry or overly wet areas and adjust controller accordingly. **Irrigation Technician** to monthly inspect controller, rain shut off device, all

sprinkler zones, and check system from valves to heads for proper working order, and clean and adjust heads for best coverage possible and to direct the spray away from buildings, drives streets and walks. **Contractor** will contact **Owner/Authorized Representative** if a need for repair work.

INSURANCE: **Contractor** will provide, annually, **Owner/Authorized Representative** a certificate of insurance showing coverage for Workers' Compensation, General Liability and Automobile. Liability insurance will be for a minimum of \$1,000,000.00.

RESPONSIBILITY / LIABILITY POLICY: If turf, plants, or trees decline **Contractor** and **Owner/Authorized Representative** to meet and determine cause of decline or death and if determined by both parties that direct lack of landscape maintenance by **Contractor** is the cause, then **Contractor** will be responsible for repair or replacement. **Contractor** is not responsible or liable for damage to property, annuals, plants, palms, and trees from weather conditions, governmental restriction, Acts of God, and any and all circumstances beyond **Contractor's** control & limit of responsibility.

WORKFORCE: All **Contractor's** employees to be trained and proficient in their area of work, to be in uniform and neat in appearance, to be U.S. Citizens or to have provided documentation for proof of work authorization as required by the State and Federal laws. **Owner/Authorized Representative** to have the right to request **Contractor** to remove any employee from property at any time. To protect the **Contractor's** legitimate business interests, including the investment in the training of its employees to provide the specific services under this Agreement, **Owner/Authorized Representative** agrees not to employ or engage for service, directly or indirectly (such as through another landscape maintenance company), the **Contractor** Customer Account Managers, Technicians, or Landscape Maintenance Crew members performing the services under this Agreement, both during the term of this Agreement and for a period of **twenty-four (24) months** after the termination of this Agreement for any reason.

RENEWAL & TERMINATION: This is a monthly agreement. Monthly prices may be adjusted only when approved by written acceptance between **Contractor** and **Owner/Authorized Representative**. This agreement may be terminated by 30 day written notice by either party to the other.

PAYMENT: Invoicing sent the end of each month. Payment in full is due no later than 10 days from receipt of invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for WLM of Collier, LLC to pursue collection of outstanding invoices, **Owner/Authorized Representative** agrees to pay attorney's fees, court costs, interest and expenses incurred in said collections.

Total Monthly Charge

\$2,780.00 per month

Service Agreement Accepted:

X
Owner/Authorized Representative

DATE _____

Service Agreement Submitted by :

WLM TEAM :
WLM of Collier, LLC
(239) 591-0292
Collier@wlm.cc

Ryan Blose, Customer Care Manager
Mario Garcia, Customer Care Supervisor

Cullen Walker
WLM Work-A-Holics Landscape Management
"Colossians 3:23"

UPDATED ADDITIONAL WORK OUTSIDE OF SERVICE AGREEMENT:

The following items would be in addition to this service agreement with a signed proposal agreement with **Owner/Authorized Representative**.

- Irrigation repairs/ replacements, pump repairs/replacements, backflow replacements, meter cleaning and main line breaks.
- Extra irrigation labor such as extra inspection time, hand watering or manually turning on irrigation valves, etc..
- **Grow in Care Policy for new Plants, Palms, Trees, Turf Installed by WLM:** WLM is responsible for the new plants, palms, trees, and turf we install. WLM will perform extra care visits during the Grow in period as needed to monitor, water, install nutritional supplements & treatments to grow in healthy, our new plants, palms, trees and turf.
- WLM is not responsible for the decline or loss from Acts of God and any and all circumstances beyond WLM's control.
- Design, install, and maintain additional trees, palms, plants, ground covers, vines or seasonal flowers.
- Maintenance of un-irrigated plant material in pots and containers.
- Extra gardening maintenance to bromeliads, flowers, vines, trellis work, special plants etc.. that need specific care such as extra fertilizer, cleaning, transplanting, splitting, hand snipping. Also, additional landscape, trees, plants, flowers that are installed that require extra care.
- Install wire trellises to walls for vines.
- Hand edging of beds, walks, decks & drives, or specialty surfaces.
- Extra weekly maintenance detail visits to pick up debris, blow off driveways, etc.
- The labor and materials to supply mulch.
- Turf thatch removal and or turf top dressing.
- Pest Control by trunk injections and Pest Control to plants, palms, and trees over 12' ht.
- Treatment for nuisance insects such as ants, fleas, ticks, millipedes, etc.
- Protection for landscape plants, palms, trees and turf from animals, wildlife, reptiles and rodents such as but not limited to deer, rabbits, wild hogs, armadillos, moles, rats etc using temporary fencing or labeled commercial repellents etc.
- Cold weather / freezing temperatures – Covering of annuals only with freeze protection cloth. Removal and or replacement of damaged annuals, plants, trees, and/or palms.
- Tree trimming by Certified Arborist for palms and trees over 12ft. ht. – Thin / trim / prune / as needed.
- Wind / Storm / Hurricane Damage:
 - Clean-up of landscape debris.
 - Removal of broken limbs, trees, and palms.
 - Set-Up and Staking of plants, trees, and palms.
 - Tractor / loader work.

2170 Logan Blvd. N. Naples, Florida 34119

Phone 239-591-1694 Fax 239-592-0663

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SCHEDULED LANDSCAPE MANAGEMENT SERVICE AGREEMENT

Terms of Service Agreement for: City Gate CDD – Area #2A North Right of Way

This Service Agreement is between City Gate CDD – Area #2A North Right of Way (hereinafter known as, “Owner/Authorized Representative”) and WLM of Collier, LLC. (WLM) (Hereinafter known as, “Contractor”). The parties agree that the labor and materials necessary to accomplish the following are included in this service agreement, provided in breakdown below. The parties agree that if WLM of Collier, LLC services become subject to sales tax, the sales tax will be added to this agreement at the time it becomes effective. The property to be maintained shall include the common landscaped and irrigated areas. Monthly prices subject to change if additional landscaped area is added or altered.

CONTRACTOR CUSTOMER ACCOUNT MANAGER: To communicate with Owner/Authorized Representative to promote proactive solutions and forward thinking for the Landscape maintenance program to complete any approved extra requests, in accordance with the attached listing of Additional Work. A monthly QYCS detailed invoice will be provided by contractor detailing the services provided each month.

SCHEDULED TURF CARE: WLM to rotary mow Bahia turf weekly at a height of cut approx. 4.5 inches. Unless at time of mowing the turf is below mowing height or if that in the turf’s health interest and color or in periods of cold weather and drought to adjust mowing ht. and or to mow turf less than weekly.

SCHEDULED CARE OF LANDSCAPE GARDENS: WLM to weekly remove weeds in plant beds. Treat landscape beds with non-selective herbicide as needed. Power edge hard surfaces as needed for clean neat appearance and plant beds as needed to maintain neat and clean bed lines, dirt and debris removed after edging.

SCHEDULED PLANT / PALM / TREE CARE 12FT. HT. AND UNDER: WLM to thin / trim / prune plants, trees, and palms 12ft. ht. & under according to the horticultural character of each plant species. All debris to be removed after trimming.

NOTE: Plants / Trees / Palms over 12ft. ht. covered under Additional Work Outside of Service Agreement (page 3).

SCHEDULED FERTILIZER APPLICATIONS: WLM to install custom mixed non-staining granular fertilizers to turf, plants, palms, and trees four times per year on target months of February, May, October, and December using the Best Management Practices (BMP) rates and recommendations for healthy growth and balanced with protection of our environment and water resources mandated by the City of Naples and Collier County Ordinance and the State of Florida.

SCHEDULED LAWN AND ORNAMENTAL PEST CONTROL: Monitoring by **Pest Control Technician** to identify and post treat damaging insects, diseases & weeds to turf, plants, palms, and trees up to 12’ht. by using the State of Florida Best Management Practices (BMP). Post treatments to be environmentally conscious and according to material label directions in accordance with the State of Florida and the US Environmental Protection Agency. **Contractor** will contact **Owner/Authorized Representative** to determine how to best minimize or to work on a solution for any pest with no approved labeled product for control and/or remedy.

Pest Control by trunk injections and Pest Control to plants, palms, and trees over 12’ ht. covered under additional work outside service agreement (page 3).

Protection for landscape plants, palms, trees and turf from animals, wildlife, reptiles, rodents and ant control such as but not limited to deer, rabbits, wild hogs, armadillos, moles, rats, nuisance insects, fire ants, fleas, ticks, millipedes, etc. is not included in the Pest Control Program in this Service Agreement. See additional work on page 3.

SCHEDULED IRRIGATION SYSTEM MONITORING AND INSPECTION: Monitoring by **Irrigation Technician** for dry or overly wet areas and adjust controller accordingly. **Irrigation Technician** to monthly inspect controller, rain shut off device, all

sprinkler zones, and check system from valves to heads for proper working order, and clean and adjust heads for best coverage possible and to direct the spray away from buildings, drives streets and walks. **Contractor** will contact **Owner/Authorized Representative** if a need for repair work.

INSURANCE: **Contractor** will provide, annually, **Owner/Authorized Representative** a certificate of insurance showing coverage for Workers' Compensation, General Liability and Automobile. Liability insurance will be for a minimum of \$1,000,000.00.

RESPONSIBILITY / LIABILITY POLICY: If turf, plants, or trees decline **Contractor** and **Owner/Authorized Representative** to meet and determine cause of decline or death and if determined by both parties that direct lack of landscape maintenance by **Contractor** is the cause, then **Contractor** will be responsible for repair or replacement. **Contractor** is not responsible or liable for damage to property, annuals, plants, palms, and trees from weather conditions, governmental restriction, Acts of God, and any and all circumstances beyond **Contractor's** control & limit of responsibility.

WORKFORCE: All **Contractor's** employees to be trained and proficient in their area of work, to be in uniform and neat in appearance, to be U.S. Citizens or to have provided documentation for proof of work authorization as required by the State and Federal laws. **Owner/Authorized Representative** to have the right to request **Contractor** to remove any employee from property at any time. To protect the **Contractor's** legitimate business interests, including the investment in the training of its employees to provide the specific services under this Agreement, **Owner/Authorized Representative** agrees not to employ or engage for service, directly or indirectly (such as through another landscape maintenance company), the **Contractor** Customer Account Managers, Technicians, or Landscape Maintenance Crew members performing the services under this Agreement, both during the term of this Agreement and for a period of **twenty-four (24) months** after the termination of this Agreement for any reason.

RENEWAL & TERMINATION: This is a monthly agreement. Monthly prices may be adjusted only when approved by written acceptance between **Contractor** and **Owner/Authorized Representative**. This agreement may be terminated by 30 day written notice by either party to the other.

PAYMENT: Invoicing sent the end of each month. Payment in full is due no later than 10 days from receipt of invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for WLM of Collier, LLC to pursue collection of outstanding invoices, **Owner/Authorized Representative** agrees to pay attorney's fees, court costs, interest and expenses incurred in said collections.

Total Monthly Charge

\$3,440.00 per month

Service Agreement Accepted:

X

Owner/Authorized Representative

DATE _____

Service Agreement Submitted by :

WLM TEAM :
WLM of Collier, LLC
(239) 591-0292
Collier@wlm.cc

Ryan Blose, Customer Care Manager
Mario Garcia, Customer Care Supervisor

Cullen Walker
WLM Work-A-Holics Landscape Management
"Colossians 3:23"

UPDATED ADDITIONAL WORK OUTSIDE OF SERVICE AGREEMENT:

The following items would be in addition to this service agreement with a signed proposal agreement with **Owner/Authorized Representative**.

- Irrigation repairs/ replacements, pump repairs/replacements, backflow replacements, meter cleaning and main line breaks.
- Extra irrigation labor such as extra inspection time, hand watering or manually turning on irrigation valves, etc..
- **Grow in Care Policy for new Plants, Palms, Trees, Turf Installed by WLM:** WLM is responsible for the new plants, palms, trees, and turf we install. WLM will perform extra care visits during the Grow in period as needed to monitor, water, install nutritional supplements & treatments to grow in healthy, our new plants, palms, trees and turf.
- WLM is not responsible for the decline or loss from Acts of God and any and all circumstances beyond WLM's control.
- Design, install, and maintain additional trees, palms, plants, ground covers, vines or seasonal flowers.
- Maintenance of un-irrigated plant material in pots and containers.
- Extra gardening maintenance to bromeliads, flowers, vines, trellis work, special plants etc.. that need specific care such as extra fertilizer, cleaning, transplanting, splitting, hand snipping. Also, additional landscape, trees, plants, flowers that are installed that require extra care.
- Install wire trellises to walls for vines.
- Hand edging of beds, walks, decks & drives, or specialty surfaces.
- Extra weekly maintenance detail visits to pick up debris, blow off driveways, etc.
- The labor and materials to supply mulch.
- Turf thatch removal and or turf top dressing.
- Pest Control by trunk injections and Pest Control to plants, palms, and trees over 12' ht.
- Treatment for nuisance insects such as ants, fleas, ticks, millipedes, etc.
- Protection for landscape plants, palms, trees and turf from animals, wildlife, reptiles and rodents such as but not limited to deer, rabbits, wild hogs, armadillos, moles, rats etc using temporary fencing or labeled commercial repellents etc.
- Cold weather / freezing temperatures – Covering of annuals only with freeze protection cloth. Removal and or replacement of damaged annuals, plants, trees, and/or palms.
- Tree trimming by Certified Arborist for palms and trees over 12ft. ht. – Thin / trim / prune / as needed.
- Wind / Storm / Hurricane Damage:
Clean-up of landscape debris.
Removal of broken limbs, trees, and palms.
Set-Up and Staking of plants, trees, and palms.
Tractor / loader work.

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SCHEDULED LANDSCAPE MANAGEMENT SERVICE AGREEMENT

Terms of Service Agreement for: City Gate CDD - Area #2B South ROW Lakeside

This Service Agreement is between City Gate CDD – Area #2 South Right of Way Buffer (**hereinafter known as, “Owner/Authorized Representative”**) and WLM of Collier, LLC. (WLM) (**Hereinafter known as, “Contractor”**). The parties agree that the labor and materials necessary to accomplish the following are included in this service agreement, provided in breakdown below. The parties agree that if WLM of Collier, LLC services become subject to sales tax, the sales tax will be added to this agreement at the time it becomes effective. The property to be maintained shall include the common landscaped and irrigated areas. Monthly prices subject to change if additional landscaped area is added or altered.

CONTRACTOR CUSTOMER ACCOUNT MANAGER: To communicate with **Owner/Authorized Representative** to promote proactive solutions and forward thinking for the Landscape maintenance program to complete any approved extra requests, in accordance with the attached listing of Additional Work. A monthly QYCS detailed invoice will be provided by contractor detailing the services provided each month.

BUFFER SCHEDULED TURF CARE: WLM to rotary mow Bahia turf at a height of cut approx. 4.5 inches as needed.

SCHEDULED CARE OF LANDSCAPE NATURE BUFFER: WLM to treat weeds in nature plant beds. Select prune per native plant specs as needed.

INSURANCE: **Contractor** will provide, annually, **Owner/Authorized Representative** a certificate of insurance showing coverage for Workers’ Compensation, General Liability and Automobile. Liability insurance will be for a minimum of \$1,000,000.00.

RESPONSIBILITY / LIABILITY POLICY: If turf, plants, or trees decline **Contractor** and **Owner/Authorized Representative** to meet and determine cause of decline or death and if determined by both parties that direct lack of landscape maintenance by **Contractor** is the cause, then **Contractor** will be responsible for repair or replacement. **Contractor** is not responsible or liable for damage to property, annuals, plants, palms, and trees from weather conditions, governmental restriction, Acts of God, and any and all circumstances beyond **Contractor’s** control & limit of responsibility.

WORKFORCE: All **Contractor’s** employees to be trained and proficient in their area of work, to be in uniform and neat in appearance, to be U.S. Citizens or to have provided documentation for proof of work authorization as required by the State and Federal laws. **Owner/Authorized Representative** to have the right to request **Contractor** to remove any employee from property at any time. To protect the **Contractor’s** legitimate business interests, including the investment in the training of its employees to provide the specific services under this Agreement, **Owner/Authorized Representative** agrees not to employ or engage for service, directly or indirectly (such as through another landscape maintenance company), the **Contractor** Customer Account Managers, Technicians, or Landscape Maintenance Crew members performing the services under this Agreement, both during the term of this Agreement and for a period of **twenty-four (24) months** after the termination of this Agreement for any reason.

RENEWAL & TERMINATION: This is a monthly agreement. Monthly prices may be adjusted only when approved by written acceptance between **Contractor** and **Owner/Authorized Representative**. This agreement may be terminated by 30 day written notice by either party to the other.

PAYMENT: Invoicing sent the end of each month. Payment in full is due no later than 10 days from receipt of invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for WLM of Collier, LLC to pursue collection of outstanding invoices, **Owner/Authorized Representative** agrees to pay attorney's fees, court costs, interest and expenses incurred in said collections.

Total Monthly Charge

\$2,640.00 per month

Service Agreement Accepted:

X _____ DATE _____
Owner/Authorized Representative

Service Agreement Submitted by :

WLM TEAM :

WLM of Collier, LLC

(239) 591-0292

Collier@wlm.cc

Ryan Blose, Customer Care Manager
Mario Garcia, Customer Care Supervisor

Cullen Walker
WLM Work-A-Holics Landscape Management
"Colossians 3:23"

2170 Logan Blvd. N. Naples, Florida 34119
Phone 239-591-1694 Fax 239-592-0663
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SCHEDULED LANDSCAPE MANAGEMENT SERVICE AGREEMENT

Terms of Service Agreement for: City Gate CDD – Area #3 South Perimeter Buffer

This Service Agreement is between City Gate CDD – Area #3 South Perimeter Buffer (**hereinafter known as, “Owner/Authorized Representative”**) and **WLM of Collier, LLC. (WLM) (Hereinafter known as, “Contractor”)**. The parties agree that the labor and materials necessary to accomplish the following are included in this service agreement, provided in breakdown below. The parties agree that if WLM of Collier, LLC services become subject to sales tax, the sales tax will be added to this agreement at the time it becomes effective. The property to be maintained shall include the common landscaped and irrigated areas. Monthly prices subject to change if additional landscaped area is added or altered.

CONTRACTOR CUSTOMER ACCOUNT MANAGER: To communicate with **Owner/Authorized Representative** to promote proactive solutions and forward thinking for the Landscape maintenance program to complete any approved extra requests, in accordance with the attached listing of Additional Work. A monthly QYCS detailed invoice will be provided by contractor detailing the services provided each month.

BUFFER SCHEDULED TURF CARE: WLM to rotary mow Bahia turf at a height of cut approx. 4.5 inches as needed.

SCHEDULED CARE OF LANDSCAPE NATURE BUFFER: WLM to treat weeds in native plant beds. Selectively prune per native plant specs as needed.

INSURANCE: **Contractor** will provide, annually, **Owner/Authorized Representative** a certificate of insurance showing coverage for Workers’ Compensation, General Liability and Automobile. Liability insurance will be for a minimum of \$1,000,000.00.

RESPONSIBILITY / LIABILITY POLICY: If turf, plants, or trees decline **Contractor** and **Owner/Authorized Representative** to meet and determine cause of decline or death and if determined by both parties that direct lack of landscape maintenance by **Contractor** is the cause, then **Contractor** will be responsible for repair or replacement. **Contractor** is not responsible or liable for damage to property, annuals, plants, palms, and trees from weather conditions, governmental restriction, Acts of God, and any and all circumstances beyond **Contractor’s** control & limit of responsibility.

WORKFORCE: All **Contractor’s** employees to be trained and proficient in their area of work, to be in uniform and neat in appearance, to be U.S. Citizens or to have provided documentation for proof of work authorization as required by the State and Federal laws. **Owner/Authorized Representative** to have the right to request **Contractor** to remove any employee from property at any time. To protect the **Contractor’s** legitimate business interests, including the investment in the training of its employees to provide the specific services under this Agreement, **Owner/Authorized Representative** agrees not to employ or engage for service, directly or indirectly (such as through another landscape maintenance company), the **Contractor** Customer Account Managers, Technicians, or Landscape Maintenance Crew members performing the services under this Agreement, both during the term of this Agreement and for a period of **twenty-four (24) months** after the termination of this Agreement for any reason.

RENEWAL & TERMINATION: This is a monthly agreement. Monthly prices may be adjusted only when approved by written acceptance between **Contractor** and **Owner/Authorized Representative**. This agreement may be terminated by 30 day written notice by either party to the other.

PAYMENT: Invoicing sent the end of each month. Payment in full is due no later than 10 days from receipt of invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for WLM of Collier, LLC to pursue collection of outstanding invoices, **Owner/Authorized Representative** agrees to pay attorney's fees, court costs, interest and expenses incurred in said collections.

Total Monthly Charge

\$2,250.00 per month

Service Agreement Accepted:

X _____ DATE _____
Owner/Authorized Representative

Service Agreement Submitted by :

WLM TEAM :

WLM of Collier, LLC
(239) 591-0292
Collier@wlm.cc

Ryan Blose, Customer Care Manager
Mario Garcia, Customer Care Supervisor

Cullen Walker
WLM Work-A-Holics Landscape Management
"Colossians 3:23"

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SCHEDULED LANDSCAPE MANAGEMENT SERVICE AGREEMENT

Terms of Service Agreement for: City Gate CDD – Area #4A Perimeter Swale Area Buffer

This Service Agreement is between City Gate CDD – Area #4A Perimeter Swale Area Buffer (**hereinafter known as, “Owner/Authorized Representative”**) and **WLM of Collier, LLC. (WLM) (Hereinafter known as, “Contractor”)**. The parties agree that the labor and materials necessary to accomplish the following are included in this service agreement, provided in breakdown below. The parties agree that if WLM of Collier, LLC services become subject to sales tax, the sales tax will be added to this agreement at the time it becomes effective. The property to be maintained shall include the common landscaped and irrigated areas. Monthly prices subject to change if additional landscaped area is added or altered.

CONTRACTOR CUSTOMER ACCOUNT MANAGER: To communicate with **Owner/Authorized Representative** to promote proactive solutions and forward thinking for the Landscape maintenance program to complete any approved extra requests, in accordance with the attached listing of Additional Work. A monthly QYCS detailed invoice will be provided by contractor detailing the services provided each month.

SCHEDULED TURF CARE: WLM to rotary mow Bahia turf weekly at a height of cut approx. 4.5 inches. Unless at time of mowing the turf is below mowing height or if that in the turf's health interest and color or in periods of cold weather and drought to adjust mowing ht. and or to mow turf less than weekly.

SCHEDULED CARE OF LANDSCAPE GARDENS: WLM to weekly remove weeds in plant beds. Treat landscape beds with non-selective herbicide as needed. Power edge hard surfaces as needed for clean neat appearance and plant beds as needed to maintain neat and clean bed lines, dirt and debris removed after edging.

SCHEDULED PLANT / PALM / TREE CARE 12FT. HT. AND UNDER: WLM to thin / trim / prune plants, trees, and palms 12ft. ht. & under according to the horticultural character of each plant species. All debris to be removed after trimming.

NOTE: Plants / Trees / Palms over 12ft. ht. covered under Additional Work Outside of Service Agreement (page 3).

SCHEDULED FERTILIZER APPLICATIONS: WLM to install custom mixed non-staining granular fertilizers to turf, plants, palms, and trees four times per year on target months of February, May, October, and December using the Best Management Practices (BMP) rates and recommendations for healthy growth and balanced with protection of our environment and water resources mandated by the City of Naples and Collier County Ordinance and the State of Florida.

SCHEDULED LAWN AND ORNAMENTAL PEST CONTROL: Monitoring by **Pest Control Technician** to identify and post treat damaging insects, diseases & weeds to turf, plants, palms, and trees up to 12'ht. by using the State of Florida Best Management Practices (BMP). Post treatments to be environmentally conscious and according to material label directions in accordance with the State of Florida and the US Environmental Protection Agency. **Contractor** will contact **Owner/Authorized Representative** to determine how to best minimize or to work on a solution for any pest with no approved labeled product for control and/or remedy.

Pest Control by trunk injections and Pest Control to plants, palms, and trees over 12' ht. covered under additional work outside service agreement (page 3).

Protection for landscape plants, palms, trees and turf from animals, wildlife, reptiles, rodents and ant control such as but not limited to deer, rabbits, wild hogs, armadillos, moles, rats, nuisance insects, fire ants, fleas, ticks, millipedes, etc. is not included in the Pest Control Program in this Service Agreement. See additional work on page 3.

INSURANCE: **Contractor** will provide, annually, **Owner/Authorized Representative** a certificate of insurance showing coverage for Workers' Compensation, General Liability and Automobile. Liability insurance will be for a minimum of \$1,000,000.00.

RESPONSIBILITY / LIABILITY POLICY: If turf, plants, or trees decline **Contractor** and **Owner/Authorized Representative** to meet and determine cause of decline or death and if determined by both parties that direct lack of landscape maintenance by **Contractor** is the cause, then **Contractor** will be responsible for repair or replacement. **Contractor** is not responsible or liable for damage to property, annuals, plants, palms, and trees from weather conditions, governmental restriction, Acts of God, and any and all circumstances beyond **Contractor's** control & limit of responsibility.

WORKFORCE: All **Contractor's** employees to be trained and proficient in their area of work, to be in uniform and neat in appearance, to be U.S. Citizens or to have provided documentation for proof of work authorization as required by the State and Federal laws. **Owner/Authorized Representative** to have the right to request **Contractor** to remove any employee from property at any time. To protect the **Contractor's** legitimate business interests, including the investment in the training of its employees to provide the specific services under this Agreement, **Owner/Authorized Representative** agrees not to employ or engage for service, directly or indirectly (such as through another landscape maintenance company), the **Contractor** Customer Account Managers, Technicians, or Landscape Maintenance Crew members performing the services under this Agreement, both during the term of this Agreement and for a period of **twenty-four (24) months** after the termination of this Agreement for any reason.

RENEWAL & TERMINATION: This is a monthly agreement. Monthly prices may be adjusted only when approved by written acceptance between **Contractor** and **Owner/Authorized Representative**. This agreement may be terminated by 30 day written notice by either party to the other.

PAYMENT: Invoicing sent the end of each month. Payment in full is due no later than 10 days from receipt of invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for WLM of Collier, LLC to pursue collection of outstanding invoices, **Owner/Authorized Representative** agrees to pay attorney's fees, court costs, interest and expenses incurred in said collections.

Total Monthly Charge

\$2,850.00 per month

Service Agreement Accepted:

X _____ DATE _____
Owner/Authorized Representative

Service Agreement Submitted by :

WLM TEAM :
WLM of Collier, LLC
(239) 591-0292
Collier@wlm.cc

Ryan Blose, Customer Care Manager
Mario Garcia, Customer Care Supervisor

Cullen Walker
WLM Work-A-Holics Landscape Management
"Colossians 3:23"



SCHEDULED LANDSCAPE MANAGEMENT SERVICE AGREEMENT

Terms of Service Agreement for: City Gate CDD – Area #4B Perimeter Swale Area Berm

This Service Agreement is between City Gate CDD – Area #4B Perimeter Swale Area Berm (hereinafter known as, “Owner/Authorized Representative”) and WLM of Collier, LLC. (WLM) (Hereinafter known as, “Contractor”). The parties agree that the labor and materials necessary to accomplish the following are included in this service agreement, provided in breakdown below. The parties agree that if WLM of Collier, LLC services become subject to sales tax, the sales tax will be added to this agreement at the time it becomes effective. The property to be maintained shall include the common landscaped and irrigated areas. Monthly prices subject to change if additional landscaped area is added or altered.

CONTRACTOR CUSTOMER ACCOUNT MANAGER: To communicate with Owner/Authorized Representative to promote proactive solutions and forward thinking for the Landscape maintenance program to complete any approved extra requests, in accordance with the attached listing of Additional Work. A monthly QYCS detailed invoice will be provided by contractor detailing the services provided each month.

BUFFER SCHEDULED TURF CARE: WLM to rotary mow Bahia turf at a height of cut approx. 4.5 inches as needed.

SCHEDULED CARE OF LANDSCAPE NATURE BUFFER: WLM to treat weeds in native plant beds. Selectively prune per native plant specs as needed.

INSURANCE: Contractor will provide, annually, Owner/Authorized Representative a certificate of insurance showing coverage for Workers’ Compensation, General Liability and Automobile. Liability insurance will be for a minimum of \$1,000,000.00.

RESPONSIBILITY / LIABILITY POLICY: If turf, plants, or trees decline Contractor and Owner/Authorized Representative to meet and determine cause of decline or death and if determined by both parties that direct lack of landscape maintenance by Contractor is the cause, then Contractor will be responsible for repair or replacement. Contractor is not responsible or liable for damage to property, annuals, plants, palms, and trees from weather conditions, governmental restriction, Acts of God, and any and all circumstances beyond Contractor’s control & limit of responsibility.

WORKFORCE: All Contractor’s employees to be trained and proficient in their area of work, to be in uniform and neat in appearance, to be U.S. Citizens or to have provided documentation for proof of work authorization as required by the State and Federal laws. Owner/Authorized Representative to have the right to request Contractor to remove any employee from property at any time. To protect the Contractor’s legitimate business interests, including the investment in the training of its employees to provide the specific services under this Agreement, Owner/Authorized Representative agrees not to employ or engage for service, directly or indirectly (such as through another landscape maintenance company), the Contractor Customer Account Managers, Technicians, or Landscape Maintenance Crew members performing the services under this Agreement, both during the term of this Agreement and for a period of **twenty-four (24) months** after the termination of this Agreement for any reason.

RENEWAL & TERMINATION: This is a monthly agreement. Monthly prices may be adjusted only when approved by written acceptance between Contractor and Owner/Authorized Representative. This agreement may be terminated by 30 day written notice by either party to the other.

PAYMENT: Invoicing sent the end of each month. Payment in full is due no later than 10 days from receipt of invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for WLM of Collier, LLC to pursue collection of outstanding invoices, **Owner/Authorized Representative** agrees to pay attorney's fees, court costs, interest and expenses incurred in said collections.

Total Monthly Charge

\$715.00 per month

Service Agreement Accepted:

X _____ DATE _____
Owner/Authorized Representative

Service Agreement Submitted by :

WLM TEAM :

WLM of Collier, LLC

(239) 591-0292

Collier@wlm.cc

Ryan Blose, Customer Care Manager
Mario Garcia, Customer Care Supervisor

Cullen Walker
WLM Work-A-Holics Landscape Management
"Colossians 3:23"

2170 Logan Blvd. N. Naples, Florida 34119
Phone 239-591-1694 Fax 239-592-0663
Visit us on the web : www.wlm.cc

WLM is a full service professional landscape management company with 41 years' experience specializing in custom tailored landscape maintenance packages offering custom lawn and turf care, pest control, fertilizer, irrigation services and enhancements.

Quality you can see!



August 28, 2023

City Gate CDD – Area #5 FPL Easement

Approx in April & December (weather permitting)

- Budget for bush hog and hand work – to weed eat and clean up trash
 - Twice a year
 - \$4,500.00 per service

Agreement Accepted:

X _____ DATE _____
Owner/Authorized Representative

Service Agreement Submitted by:

WLM TEAM :

WLM of Collier, LLC
(239) 591-0292
Collier@wlm.cc

Ryan Blose, Customer Care Manager
Mario Garcia, Customer Care Supervisor

Cullen Walker

WLM Work-A-Holics Landscape Mangement
"Colossians 3:23"

WLM is a full service professional landscape management company with 43 years' experience specializing in custom tailored landscape maintenance packages offering custom lawn and turf care, pest control, fertilizer, irrigation services and enhancements.

Quality you can see!

WLM of Collier, LLC
2170 Logan Blvd North
Naples, FL 34119
239-591-0292

80559
City Gate CDD

Property Address:

Proposal For

C10000000017732 - City Gate CDD - Area #1 Lakeside

Proposed on 08/28/23

Salesman 521

Proposal to:

PER APPLICATION:

Install mulch around lakeside area

Grow in Care Policy for new plants, palms, trees and turf installed by WLM: WLM is responsible for the new plants, palms, trees and turf we install. WLM will perform extra care visits during the growing period as needed to monitor, water, install nutritional supplements and treatments for a healthy grow. WLM is not responsible for the decline or loss from Acts of God and all circumstances beyond WLM's control.

Description	Quantity	Extended Price
Prep & Direct Labor - Com	12.25	857.50
Brown Coco Mulch - Per Bag	245.00	857.50

Approx. Budget Total.. 1,715.00

Due to hurricane Ian devastating our coastal areas, the growers and nurseries that supply SW Florida are experiencing much increase in demand causing shortages in plant variety, availability and may incur some price increases. Upon approval of this proposal we will check availability, price and update you at that time.

WLM of Collier, LLC. is not responsible or liable for damage to or loss of use of utilities, including, but not limited to water, electric, sewage, cable, phone, sprinkler systems, gas lines, and landscape lighting.

PROPOSAL IS GOOD FOR THIRTY DAYS

Accepted by: _____ Date: _____

PLEASE SIGN AND EMAIL TO: Collier@wlm.cc

WLM of Collier, LLC
2170 Logan Blvd North
Naples, FL 34119
239-591-0292

80559
City Gate CDD

Property Address:

Proposal For

C10000000017733 - City Gate CDD - Area #2B City Gate Blvd...

Proposed on 08/28/23

Salesman 521

Proposal to:

Install landscape updates for City Gate CDD 2A

*Plant selection at time of approval

Grow in Care Policy for new plants, palms, trees and turf installed by WLM: WLM is responsible for the new plants, palms, trees and turf we install. WLM will perform extra care visits during the growing period as needed to monitor, water, install nutritional supplements and treatments for a healthy grow. WLM is not responsible for the decline or loss from Acts of God and all circumstances beyond WLM's control.

Description	Quantity	Extended Price
Prep & Direct Labor - Com	64.25	4,497.50
Peanut or Gold Creeper - 1 gal	40.00	344.00
Cocoplum or Fire Bush - 3 gal	300.00	3,870.00
Brown Coco Mulch - Per Bag	245.00	857.50

Approx. Budget Total.. 9,569.00

Due to hurricane Ian devastating our coastal areas, the growers and nurseries that supply SW Florida are experiencing much increase in demand causing shortages in plant variety, availability and may incur some price increases. Upon approval of this proposal we will check availability, price and update you at that time.

WLM of Collier, LLC. is not responsible or liable for damage to or loss of use of utilities, including, but not limited to water, electric, sewage, cable, phone, sprinkler systems, gas lines, and landscape lighting.

PROPOSAL IS GOOD FOR THIRTY DAYS

Accepted by: _____ Date: _____

PLEASE SIGN AND EMAIL TO: Collier@wlm.cc

WLM of Collier, LLC
2170 Logan Blvd North
Naples, FL 34119
239-591-0292

80559
City Gate CDD

Property Address:

Proposal For

C10000000017736 - City Gate CDD - Area 2A City Gate BLVD...

Proposed on 08/28/23

Salesman 521

Proposal to:

Plant replacements and sod replacements for budget purposes at City Gate CDD 2A

*Plant selection at time of approval

Grow in Care Policy for new plants, palms, trees and turf installed by WLM: WLM is responsible for the new plants, palms, trees and turf we install. WLM will perform extra care visits during the growing period as needed to monitor, water, install nutritional supplements and treatments for a healthy grow. WLM is not responsible for the decline or loss from Acts of God and all circumstances beyond WLM's control.

Description	Quantity	Extended Price
Prep & Direct Labor - Com	211.50	14,805.00
Peanut, Grass Muhly Or Golden Creeper - 1...	2400.0	20,640.00
Viburnum - 7 gal	4.00	188.40
Floritam Turf- Per Pallet	8.00	2,600.00
Brown Coco Mulch - Per Bag	570.00	1,995.00

Approx. Budget Total.. 40,228.40

Due to hurricane Ian devastating our coastal areas, the growers and nurseries that supply SW Florida are experiencing much increase in demand causing shortages in plant variety, availability and may incur some price increases. Upon approval of this proposal we will check availability, price and update you at that time.

WLM of Collier, LLC. is not responsible or liable for damage to or loss of use of utilities, including, but not limited to water, electric, sewage, cable, phone, sprinkler systems, gas lines, and landscape lighting.

PROPOSAL IS GOOD FOR THIRTY DAYS

Accepted by: _____ Date: _____

PLEASE SIGN AND EMAIL TO: Collier@wlm.cc

EXHIBIT 10

City Gate CDD FY 2023-2024 Landscaping Budget Proposals

FY 2023-2024 Adopted Preliminary Budget	Month	Annual
Irrigation		\$8,000
Landscaping Maintenance & Material		81,000
Lawn Mowing		90,000
Mulch & Landscape Undate - CG Blvd. N.		55,000
		\$234,000

CURRENT	Month	Annual
Ecotone	\$7,500	\$90,000
SureFlow Fee and Repairs	1,100	13,200
Yardology	6,750	81,000
		\$184,200

PROPOSED - WLM	Month	Annual	
#2B South ROW Lakeside	\$2,640	\$31,680	
#2A North ROW	3,440	41,280	
#5 FPL Right of Way	4,500	9,000	
#4B Perimeter Swale Berm	715	8,580	\$6,100
#3 South Perimeter Buffer	2,250	27,000	
#1 Lakeside	2,780	33,360	
4A Perimeter Swale Area Buffer	2,850	34,200	
		\$185,100	

City Gate Boulevard North Re-Landscaping - WLM	
Area 2B - City Gate Boulevard	\$9,569
Area 2A - City Gate Boulevard	40,228
	\$49,797

Lakeside Area North - WLM	
Area 1 - Lakeside Area Mulch	\$1,715
	\$1,715

EXHIBIT 11

City Gate CDD
Statement of Activities
As of 7/31/2023

General Fund

Revenues

Off-Roll Assessments	\$ 250,327.53
Other Income & Other Financing Sources	0.19
Total Revenues	<u>\$ 250,327.72</u>

Expenses

POL Insurance	\$ 2,629.00
Management	15,000.03
Engineering	5,702.50
District Counsel	595.00
Audit	6,000.00
Postage & Shipping	38.13
Copies	265.00
Legal Advertising	791.00
Web Site Maintenance	1,780.00
Dues, Licenses, and Fees	175.00
Electric	2,911.78
General Insurance	3,213.00
Irrigation - Repair	6,827.50
Lake Maintenance	6,230.25
Landscaping Maintenance & Material	146,378.31
Contingency	5,000.00
Streetlights	40,797.05
Total Expenses	<u>\$ 244,333.55</u>

Other Revenues (Expenses) & Gains (Losses)

Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ -</u>
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Change In Net Assets	\$ 5,994.17
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Net Assets At Beginning Of Year	\$ 58,757.12
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Net Assets At End Of Year	<u>\$ 64,751.29</u>
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City Gate CDD
Budget to Actual
For the Month Ending 7/31/2023

	Year To Date			FY 2023 Adopted Budget
	Actual	Budget	Variance	
<u>Revenues</u>				
Off-Roll Assessments	\$250,327.53	\$278,141.67	(\$27,814.14)	\$333,770.00
Other Income & Other Financing Sources	\$0.19	-	0.19	-
Carry Forward Cash	16,666.67	16,666.67	-	20,000.00
Net Revenues	\$266,994.39	\$294,808.33	(\$27,813.95)	\$353,770.00
<u>General & Administrative Expenses</u>				
POL Insurance	\$2,629.00	\$2,354.17	\$274.83	\$2,825.00
Management	15,000.03	16,666.67	(1,666.64)	20,000.00
Engineering	5,702.50	5,000.00	702.50	6,000.00
District Counsel	595.00	2,083.33	(1,488.33)	2,500.00
Audit	6,000.00	4,166.67	1,833.33	5,000.00
Postage & Shipping	38.13	41.67	(3.54)	50.00
Copies	265.00	333.33	(68.33)	400.00
Legal Advertising	791.00	1,250.00	(459.00)	1,500.00
Miscellaneous	-	166.67	(166.67)	200.00
Web Site Maintenance	1,780.00	2,100.00	(320.00)	2,520.00
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00
Reserves	20,833.33	20,833.33	-	25,000.00
Electric	2,911.78	2,291.67	620.11	2,750.00
General Insurance	3,213.00	2,875.00	338.00	3,450.00
Irrigation - Repair	6,827.50	8,333.33	(1,505.83)	10,000.00
Lake Maintenance	6,230.25	8,333.33	(2,103.08)	10,000.00
Landscaping Maintenance & Material	146,378.31	141,833.33	4,544.98	170,200.00
Contingency	-	8,333.33	(8,333.33)	10,000.00
Contingency-Signal Warrant Study	5,000.00	10,416.67	(5,416.67)	12,500.00
Sidewalk Cleaning	-	4,750.00	(4,750.00)	5,700.00
Streetlights	40,797.05	48,333.33	(7,536.28)	58,000.00
Road Repair	-	4,166.67	(4,166.67)	5,000.00
Total General & Administrative Expenses	\$265,166.88	\$294,808.33	(\$29,641.45)	\$353,770.00
Total Expenses	\$265,166.88	\$294,808.33	(\$29,641.45)	\$353,770.00
Net Income (Loss)	\$1,827.50	\$ -	\$1,827.50	\$ -

City Gate CDD
Statement of Financial Position
As of 7/31/2023

General Fund

Assets

Current Assets

General Checking Account	\$ 71,259.83
Accounts Receivable - POA	1,258.71
Deposits	50.00
Total Current Assets	<u>\$ 72,568.54</u>

Total Assets

\$ 72,568.54

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$ 7,817.25
Total Current Liabilities	<u>\$ 7,817.25</u>

Total Liabilities

\$ 7,817.25

Net Assets

Net Assets, Unrestricted	\$ (144,523.04)
Net Assets - General Government	203,280.16
Current Year Net Assets - General Government	5,994.17

Total Net Assets

\$ 64,751.29

Total Liabilities and Net Assets

\$ 72,568.54