

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 18, 2025, 4:30 p.m.
3900 City Gate Boulevard North
Naples, FL 34117

Call to Order / Roll Call

Public Comments

Public Hearing to Consider FY 2025-2026 Budget

- Open Public Hearing.
- Public Comment.
- 1 - Consideration of Resolution 2025-02 relating to the Annual Appropriations and Adopting the FY 2025-2026 Budget.
- 2 - Consideration of Resolution 2025-03 relating to Levying a Non-Ad Valorem Operation and Maintenance Assessment FY 2025-2026.
- Close Public Hearing.
- 3 - Proof of Publication.
- 4 - Affidavit of Mailing.
- 5 - Budget Letter to Collier County Manager.

Administrative Matters

- 6 - Consideration of Resolution 2025-04 relating to setting the dates for FY 2025-2026 Board of Supervisors Meetings and providing for an effective date.
- 7 - Consideration of Resolution 2025-05 relating to the designation of FY 2025-2026 officers for the District and providing for an effective date.

Other Business

- 8 – Transfer of Right-Of-Way Deeds Approval.
- 9 – 951 Traffic Light Update.

Financial Matters

- 10 - Consideration of Financial Statements through August, 2025.

Other Business

None to be considered at this time.

Staff Reports

- Manager's Report.
 - 11 - Consideration of Resolution 2025-06 relating to the adoption of City Gate Community Development District goals objectives and performance standards for FY 2025-2026
- Attorney's Report.
- Engineer's Report.

Supervisor's Requests

Adjournment

EXHIBIT 1

RESOLUTION 2025-02

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, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, the District Manager has, on the ninth (9th) day in June, 2025, 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 18, 2025, 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 2025-2026 and/or revised projections for Fiscal Year 2025-2026.
- 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, 2026, as adopted by the Board of Supervisors on September 18, 2025.

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, 2025, and ending September 30, 2026, the sum of \$482,583 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	\$ 582,483
DEBT SERVICE FUND	\$ 0
<u>ENTERPRISE FUND</u>	<u>\$ 0</u>
TOTAL ALL FUNDS	\$ 582,483

The Fiscal Year 2025-2026 General Fund Budget can be found in Appendix 1

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 18th day of September, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF
THE CITY GATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

Appendix 1

APPENDIX 1		
CITY GATE		
COMMUNITY DEVELOPMENT DISTRICT		
General Fund Assessments		
Proposed Fiscal Year 2025/2026 (Ending September 30th, 2025)		
Revenues		2026
	Carry Forward	\$ -
	Off-Roll Assessments	\$ 562,484
	Developer Contribution	
		\$ 562,484
General & Administrative Expenses		
001-051-1000-45-01	POL Insurance	\$ 3,327.50
001-051-3000-31-02	Management	\$ 20,000
001-051-3000-31-04	Engineering	\$ 7,500
001-051-3000-31-08	District Counsel	\$ 2,500
001-051-3000-32-01	Audit	\$ 6,820
001-051-3000-42-01	Postage & Shipping	\$ 50
001-051-3000-47-01	Copies	\$ 400
001-051-3000-48-01	Legal Advertising	\$ 2,500
001-051-3000-49-02	Miscellaneous	\$ 200
001-051-3000-49-11	Website Maintenance	\$ 2,700
001-051-3000-54-01	Dues, Licenses and Fees	\$ 175
001-053-1000-43-01	Electric	\$ 4,000
001-053-9000-45-01	General Insurance	\$ 4,070
001-053-9000-46-06	Irrigation	\$ 8,000
001-053-9000-46-09	Landscaping Maintenance	\$ 176,500
	Wayfinding Signage	\$ 55,000
	Upgrade Lake Landscaping ar	\$ 80,000
001-054-1000-53-01	Road Repair	\$ 4,000
001-054-1000-34-01	Sidewalk & Curb Pressure Cle	\$ 5,700
001-053-9000-46-08	Lake Maintenance	\$ 9,000
	Tax Preparation	\$ 21
	Bird Services	\$ 77,520
	Christmas Decorations	\$ 10,000
001-053-9000-46-15	Contingency	\$ 10,000
001-054-1000-43-02	Streetlights	\$ 62,500
	Total O & M Expenditures	\$ 552,483.50
	Capital Expenditures	
	General Reserves	\$ 10,000
	Monuments (CGBN & CGBS)	\$ -
		\$ 562,483.50

EXHIBIT 2

RESOLUTION 2025-03

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 2025-2026

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 2025/2026, allocated in accordance with the 2025/2026 Operation and Maintenance Budget and Assessment Roll, attached hereto as Exhibit "A", will amount to \$562,483 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 18th day of September, 2025, by the Board of Supervisors of the City Gate Community Development District, Collier County, Florida.

Brad Heisner, Chairman

(Print)
Secretary/Assistant Secretary

APPENDIX 1

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	Capital Expenditures	
	General Reserves	\$ 10,000
	Monuments (CGBN & CGBS)	\$ -
		\$ 562,483.50

CITY GATE COMMUNITY DEVELOPMENT DISTRICT FY 2025-2026 GENERAL FUND ASSESSMENTS

Lot #	Owner	Acres Net of FPL Easement	Percent of Assessed Acres	Annual Assessment Budget	Quarterly Assessment Budget
1	850 NWN LLC	3.64	1.76%	\$ 9,880.99	\$ 2,470.25
2	850 NWN LLC	2.01	0.97%	\$ 5,456.26	\$ 1,364.07
3	850 NWN LLC	2.00	0.97%	\$ 5,429.12	\$ 1,357.28
4	850 NWN LLC	2.37	1.14%	\$ 6,433.50	\$ 1,608.38
Replat 1	SFWMD	5.07	2.45%	\$ 13,762.81	\$ 3,440.70
5	850 NWN LLC	0.53	0.26%	\$ 1,438.72	\$ 359.68
5	CG II LLC	9.56	4.61%	\$ 25,951.17	\$ 6,487.79
6	CG II LLC	7.73	3.73%	\$ 20,983.53	\$ 5,245.88
Replat No. 4 Lot 7	City Gate Naples, LLC	15.30	7.38%	\$ 41,532.73	\$ 10,383.18
Replat No. 4 Lot 8	City Gate Naples, LLC	5.92	2.86%	\$ 16,070.18	\$ 4,017.55
Replat No. 4 Lot 9	City Gate Naples, LLC	61.28	29.57%	\$ 166,348.10	\$ 41,587.02
Replat No. 5 Lot 10	GWR Naples, LLC	6.84	3.30%	\$ 18,567.57	\$ 4,641.89
Replat No. 5 Lot 10	GWR Naples, LLC	13.34	6.44%	\$ 36,212.20	\$ 9,053.05
Replat No. 4 Lot 11	Collier County	3.69	1.78%	\$ 10,016.72	\$ 2,504.18
Sports Complex Lot 26	Collier County	67.93	32.78%	\$ 184,399.90	\$ 46,099.98
		207.21	100%	\$ 562,483.50	\$ 140,620.88

EXHIBIT 3

Govt Public Notices

Originally published at [naplesnews.com](https://www.naplesnews.com) on 08/20/2025

City Gate Community

Development District

NOTICE OF REGULAR BOARD MEETING AND NOTICE OF PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR 2025-2026 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 11, 2025 at 4:30 p.m. at the Great Wolf Lodge, 3900 City Gate Boulevard North, Naples, FL 34117.

The purpose of the public hearing is to receive public comment and objections on the Fiscal Year 2025-2026 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 \$2,951.80. The projected assessment amount is based upon the next fiscal year's budget. These special assessments for operation and maintenance are annually recurring assessments and collected on a direct bill basis.

The Board will also consider any other business which may properly come before it. The meeting/hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting/hearings may be continued to a date, time, and place to be specified on the record at the meeting/hearings. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

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

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

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

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

District Manager

No.11576570 Aug. 20, 27, 2025

Govt Public Notices

Originally published at [naplesnews.com](https://www.naplesnews.com) on 08/28/2025

City Gate Community

Development District

NOTICE OF CORRECTED REGULAR BOARD MEETING AND PUBLIC HEARINGS DATE TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR 2025-2026 PROPOSED FINAL BUDGET

On August 20, 2025 and August 27, 2025, the City Gate Community Development District advertised a scheduled public hearing and regular meeting to be held on September 11, 2025 at 4:30 p.m. at the Great Wolf Lodge, 3900 City Gate Boulevard North, Naples, FL 34117. The meeting date is SEPTEMBER 18, 2025 at that same time and location. Please note the date change.

District Manager

No.11608851

Aug. 28, 2025

EXHIBIT 4

STATE OF FLORIDA

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COUNTY OF Collier

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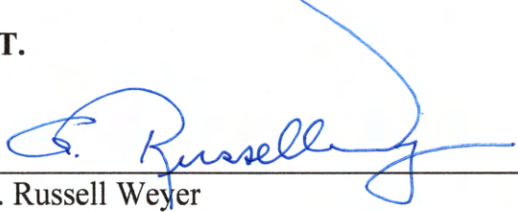
AFFIDAVIT OF MAILING

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

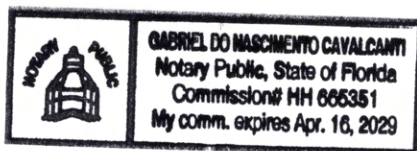
I, G. Russell Weyer, for Real Estate Econometrics, Inc., the District Manager of the City Gate Community Development District, do hereby certify that on August 21, 2025, I caused a letter to be mailed to property owners in the City Gate Community Development District notifying them that a Public Hearing and a meeting of the Board of Directors would be held at 4:30 p.m. on September 18, 2025 at the Great Wolf Lodge, 3900 City Gate Boulevard North, Naples, FL 34117. I further certify that the letters are attached.

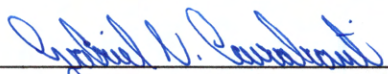
FURTHER AFFIANT SAYETH NOT.

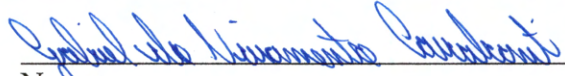
Executed this 21ST day of August, 2025.


G. Russell Weyer

SWORN TO and SUBSCRIBED before me by the Affiant, on this 21 day of August, 2025.




Notary Public State of Florida


Name

Personally Known _____

or

Type of identification produced FLDV

THIS IS NOT A BILL – DO NOT PAY

August 21, 2025

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 2024/2025 Budget and O&M Assessments

Dear Property Owner:

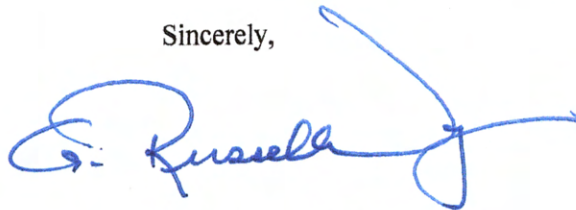
Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the City Gate Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2025/2026, on September 18, 2025, at 4:30 p.m., at the Great Wolf Lodge located at 3900 City Gate Boulevard North, Naples, Florida 34117. 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 2025/2026, the District expects to collect no more than **\$562,484.00** in gross revenue. This budget is an increase from last year's budget of **\$498,470.00** primarily due to the increase for adding predator bird services, holiday lighting and up-front funding for the wayfinding signs that will be reimbursed upon completion.
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, 2024 – September 30, 2025)	Proposed Annual Net O&M Assessment (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
\$25,379.37	\$28,638.58	\$3,259.22

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

THIS IS NOT A BILL – DO NOT PAY

August 21, 2025

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 2025/2026 Budget and O&M Assessments

Dear Property Owner:

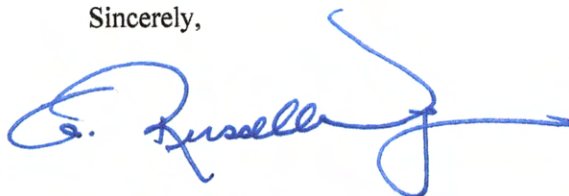
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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each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

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

Sincerely,



G. Russell Weyer
District Manager

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\$207,341.00	\$223,951.01	\$16,610.01

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

THIS IS NOT A BILL – DO NOT PAY

August 21, 2025

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 2025/2026 Budget and O&M Assessments

Dear Property Owner:

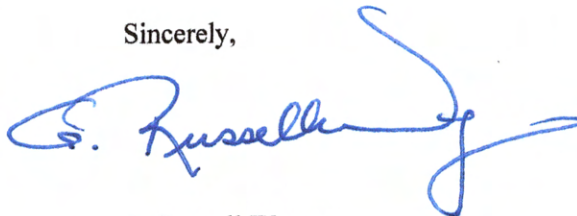
Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the City Gate Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2025/2026, on September 18, 2025, at 4:30 p.m., at the Great Wolf Lodge located at 3900 City Gate Boulevard North, Naples, Florida 34117. 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 2025/2026, the District expects to collect no more than **\$562,484.00** in gross revenue. This budget is an increase from last year's budget of **\$498,470.00** primarily due to the increase for adding predator bird services, holiday lighting and up-front funding for the wayfinding signs that will be reimbursed upon completion.
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, 2023 – September 30, 2024)	Proposed Annual Net O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
\$12,196.53	\$13,762.81	\$1,566.28

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

THIS IS NOT A BILL – DO NOT PAY

August 21, 2025

VIA FIRST CLASS MAIL

Mr. Jason Bays
General Manager
Great Wolf Lodge
3900 City Gate Boulevard North
Naples, FL 34117

Parcel(s): Replat No. 5 Lot 10

RE: City Gate Community Development District
Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

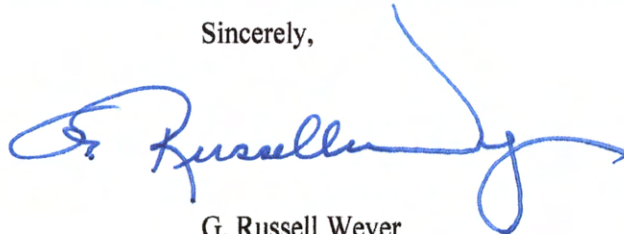
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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each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

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

Sincerely,



G. Russell Weyer
District Manager

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2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.
3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual Net O&M Assessment (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
\$48,545.56	\$54,779.77	\$6,234.22

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

THIS IS NOT A BILL – DO NOT PAY

August 21, 2025

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 2025/2026 Budget and O&M Assessments

Dear Property Owner:

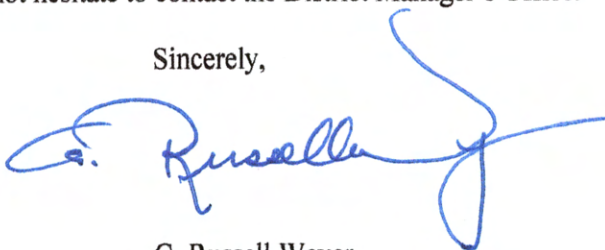
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Sincerely,



G. Russell Weyer
District Manager

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2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.
3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2023 – September 30, 2024)	Proposed Annual Net O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
\$163,414.25	\$194,416.62	\$31,002.37

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

THIS IS NOT A BILL – DO NOT PAY

August 21, 2025

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 2025/2026 Budget and O&M Assessments

Dear Property Owner:

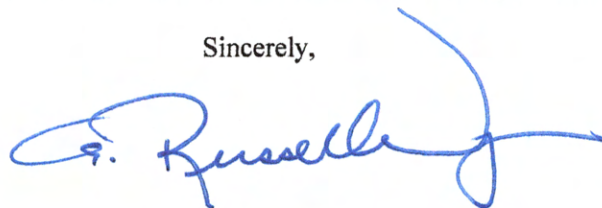
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If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



G. Russell Weyer
District Manager

EXHIBIT A
Summary of O&M Assessments

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2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis.
3. **Proposed O&M Assessments for Your Property.**

Current Annual Net O&M Assessment (October 1, 2024 – September 30, 2025)	Proposed Annual Net O&M Assessment (October 1, 2025 – September 30, 2026)	Change in Annual Dollar Amount
\$41,593.29	\$46,934.70	\$5,341.41

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

EXHIBIT 5

City Gate Community Development District

12051 Corporate Boulevard, Orlando, FL 32817

Phone: (407) 382-3256 • Fax: (407) 382-3254

June 11, 2025

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

**RE: City Gate Community Development District – Collier County, Florida
Proposed Budget – Fiscal Year 2025-2026**

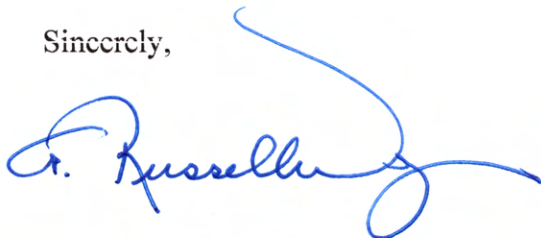
Dear Ms. Windsor:

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

As such, I am pleased to enclose the District's Proposed Budget for Fiscal Year 2025-2026, which was approved at a preliminary budget meeting on June 9, 2025. A public hearing on the final budget will be held on September 11, 2025.

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

Sincerely,



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

Resolution attached

RESOLUTION 2025-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the "Board") of the CITY GATE Community Development District (the "Board") a proposed operating budget for Fiscal Year 2025/2026, a copy of which is attached hereto as **Appendix 1** (the "Proposed Budget") ; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. The Proposed Budget proposed by the District Manager for Fiscal Year 2025/2026, a copy of which is attached hereto as **Exhibit A**, is hereby approved and adopted.
2. A public hearing (the "Public Hearing") is hereby scheduled for the following date, hour and location for the purpose of receiving public comments on the Proposed Budget:

DATE: Thursday, September 11, 2025

HOUR: 4:30 p.m.

LOCATION: Great Wolf Lodge, 3900 City Gate Boulevard North,
Naples, FL 34117.

3. The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the scheduled Public Hearing set forth above.

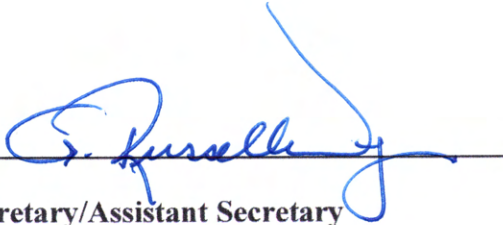
4. Notice of this scheduled Public Hearing shall be published in the manner prescribed in Florida law.

5. This Resolution shall take effect immediately upon adoption.

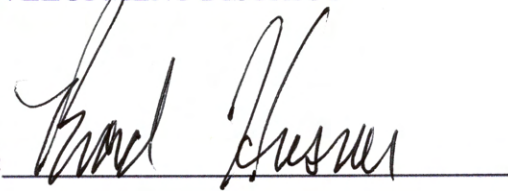
PASSED, ADOPTED AND EFFECTIVE THIS 9th DAY OF JUNE 2025.

ATTEST:

**THE CITY GATE COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Secretary/Assistant Secretary

By: 

Chairperson/Vice Chairperson

EXHIBIT A

City Gate Community Development District			
General Fund Adopted Budget			
Fiscal Year 2026 (Ending September 30, 2025)			
		Adopted Budget	Proposed Budget
		FY 2025	FY 2026
Revenues			
001-032-5200-00-02	Off-Roll Assessments	\$ 498,470.00	\$ 621,643.50
001-036-9900-00-02	Cash Carryforward	15,000.00	-
	Interest Income	-	-
		\$ 513,470.00	\$ 621,643.50
General & Administrative Expenses			
001-051-1000-45-01	POL Insurance	\$ 3,025.00	\$ 3,327.50
001-051-3000-31-02	Management	20,000.00	20,000.00
001-051-3000-31-04	Engineering	7,500.00	7,500.00
001-051-3000-31-08	District Counsel	2,500.00	2,500.00
001-051-3000-32-01	Audit	6,200.00	6,820.00
001-051-3000-42-01	Postage & Shipping	50.00	50.00
001-051-3000-47-01	Copies	400.00	400.00
001-051-3000-48-01	Legal Advertising	1,500.00	2,500.00
001-051-3000-49-02	Miscellaneous	200.00	200.00
001-051-3000-49-11	Website Maintenance	2,520.00	2,700.00
001-051-3000-54-01	Dues, Licenses and Fees	175.00	175.00
001-053-1000-43-01	Electric	4,000.00	4,000.00
001-053-9000-45-01	General Insurance	3,700.00	4,070.00
001-053-9000-46-06	Irrigation	8,000.00	8,000.00
001-053-9000-46-08	Lake Maintenance	9,000.00	9,000.00
001-053-9000-46-09	Landscaping Maintenance & Material	176,500.00	176,500.00
	Wayfinding Signage	55,000.00	55,000.00
001-053-9000-46-15	Contingency	10,000.00	10,000.00
	Upgrade Lake Landscaping Maintenance	120,000.00	80,000.00
001-054-1000-34-01	Sidewalk Cleaning	5,700.00	5,700.00
001-054-1000-43-02	Streetlights	62,500.00	62,500.00
	Bird Services	-	136,680.00
	Holiday Decorations		10,000.00
001-051-3000-32-03	Tax Preparation	-	21.00
001-054-1000-53-01	Road Repair	5,000.00	4,000.00
	Total O&M Expenditures	\$ 503,470.00	\$ 611,643.50
	O&M Net Income (Loss)	\$ 10,000.00	\$ 10,000.00
Capital Expenditures			
	General reserves	\$ 10,000.00	\$ 10,000.00
	Total Net Income (Loss)	\$ -	\$ -

CITY GATE COMMUNITY DEVELOPMENT DISTRICT FY 2025-2026 GENERAL FUND ASSESSMENTS

Lot #	Owner	Acres inclusive of FPL Easement	Acres Net of FPL Easement	Percent of Assessed Acres	Annual Assessment Budget	Quarterly Assessment Budget
1	850 NWN LLC	5.00	3.64	1.76%	\$ 10,744.57	\$ 2,686.14
2	850 NWN LLC	2.01	2.01	0.97%	\$ 5,933.13	\$ 1,483.28
3	850 NWN LLC	2.00	2.00	0.97%	\$ 5,903.61	\$ 1,475.90
4	850 NWN LLC	2.37	2.37	1.14%	\$ 6,995.78	\$ 1,748.94
Replat 1	SFWMD	5.07	5.07	2.45%	\$ 14,965.65	\$ 3,741.41
5	850 NWN LLC	0.53	0.53	0.26%	\$ 1,564.46	\$ 391.11
5	CG II LLC	9.56	9.56	4.61%	\$ 28,219.26	\$ 7,054.81
6	CG II LLC	7.73	7.73	3.73%	\$ 22,817.45	\$ 5,704.36
Replat No. 4 Lot 7	City Gate Naples, LLC	22.90	15.30	7.38%	\$ 45,162.62	\$ 11,290.65
Replat No. 4 Lot 8	City Gate Naples, LLC	8.00	5.92	2.86%	\$ 17,474.69	\$ 4,368.67
Replat No. 4 Lot 9	City Gate Naples, LLC	61.28	61.28	29.57%	\$ 180,886.61	\$ 45,221.65
Replat No. 5 Lot 10	GWR Naples, LLC	6.84	6.84	3.30%	\$ 20,190.35	\$ 5,047.59
Replat No. 5 Lot 10	GWR Naples, LLC	13.34	13.34	6.44%	\$ 39,377.08	\$ 9,844.27
Replat No. 4 Lot 11	Collier County	3.69	3.69	1.78%	\$ 10,892.16	\$ 2,723.04
Sports Complex Lot 26	Collier County	67.93	67.93	32.78%	\$ 200,516.11	\$ 50,129.03
		218.25	207.21	100%	\$ 611,643.50	\$ 152,910.88

EXHIBIT 6

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CITY GATE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR
FISCAL YEAR 2025-2026**

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 2025-2026 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 2025-2026 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 18th day of September, 2025.

**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 2025-2026**

**October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026*
February 8, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 9, 2026**
August 6, 2026
September 10, 2026*****

- * Moved one week due to New Years Day Holiday.
- ** Moved one week later due to the July 4th Holiday.
- *** Moved one week later due to supervisor schedules.

Meetings of City Gate CDD will convene at 4:30 p.m. and rotate among the following three locations:

Great Wolf Lodge
3900 City Gate Boulevard North
Naples, FL 34117

Uline
3830 Uline Drive
Naples, FL 34117

Paradise Sports Park
3940 City Gate Boulevard North
Naples, FL 34117

EXHIBIT 7

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE CITY GATE COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT FOR FISCAL YEAR 2025-2026 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:

Brad Heisner	Chairman
Jake Stephens	Vice Chairman
Jennifer Walden	Secretary
Jennifer Walden	Treasurer
Roger B. Rice	Assistant Secretary
Jennifer Belpedio	Assistant Secretary
Jason Bays	Assistant Secretary
Russ Weyer	Assistant Secretary/Assistant Treasurer
Amy Champagne	Assistant Treasurer
Jennifer Glasgow	Assistant Treasurer

PASSED AND ADOPTED THIS 18th DAY OF SEPTEMBER, 2025.

ATTEST:

**CITY GATE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman/Vice Chairman

EXHIBIT 8

Russ Weyer

From: Roger Rice <Roger@attyrogerrice.com>
Sent: Monday, August 18, 2025 12:54 PM
To: Russ Weyer
Cc: John Steinhauer; Joe Weber; Josh Fruth
Subject: Transfer of City Gate right-of-way to the City Gate CDD.
Attachments: City Gate Right-of-Way Maintenance.Ownership - August 2025.pdf; CG II LLC - Warranty Deed ROW to CDD - Tract R-4 Joined by 850 NWN LLC & Master POA.docx; 850 NWN LLC - Warranty Deed ROW to CDD - Tract R-3 Joined by CG II LLC & Master POA.docx

Russ,

It is time for City Gate right-of-way to be transferred to the City Gate CDD.

Please see attached Right-of-Way Ownership Exhibit.

Please put this transfer of the following right-of-way to the CDD on the agenda for our September meeting.

CG II LLC	Parcel ID	26095006064	Page 4
850 NWN LLC	Parcel ID	26095006048	Page 5
850 NWN LLC	Parcel ID	26095006022	Page 6

I have also attached drafts of two of the Deeds hereto.

With the CDD Board of Supervisors approval of the transfer, the deeds will be signed in late September when Joe Weber is in town and recorded thereafter.

FYI: We expect to transfer the balance of City Gate Blvd. North right-of-way to Collier County in late 2026/early 2027.

Thanks

Roger

Roger B. Rice, Esq.

Roger B. Rice, P.A.

9010 Strada Stell Court, Suite 207

Naples, Florida 34109

Phone: 239-593-1002

Fax: 239-593-1309

This Instrument Prepared By:
Roger B. Rice, P.A.
9010 Strada Stell Court, Suite 207
Naples, Florida 34109
(239)593-1002

DEDICATION OF ROW
CITY GATE COMMERCE PARK

TRACT "R-3" OF THE PLAT OF CITY GATE COMMERCE PARK, PHASE THREE, REPLAT NO. 4

THIS DEDICATION, made this _____ day of September, A.D. 2025, between **850 NWN, LLC**, a Florida limited liability company, whose mailing address is 159 S. Main Street, Suite 121, Akron, Ohio 44308, joined by **CG II, LLC**, a Florida limited liability company and the **City Gate Commerce Park Master Property Owners Association, Inc.**, a Florida not-for-profit corporation, (collectively "Grantor"), and the **CITY GATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, its successors and assigns ("Grantee"), whose address is: c/o Roger B. Rice, Esquire, 9010 Strada Stell Court, Suite 207, Naples, Florida 34109.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

Whereas Grantor caused the Plat entitled City Gate Commerce Park, Phase Three, Replat No. 4, to be recorded in Plat Book 68, Pages 69-73, Public Records of Collier County, Florida.

Whereas the Plat of City Gate Commerce Park, Phase Three, Replat No. 4, reserved to Grantor, its successors and assigns, Tract "R-3" "as a private road right-of-way, but open to travel by the public, subject to easements depicted hereon with responsibility for maintenance."

Whereas all or any portion of tract "R" reserved on a City Gate Commerce Park plat as a private road Right-of-Way may, by subsequent instrument, be dedicated as Public Road Right-of-Way to Collier County, the City Gate Community Development District, or the City Gate Master Property Owners Association, Inc. pursuant to, and with maintenance responsibility as provided in, that certain Developer Agreement dated December 1, 2009 and recorded in O.R. Book 4517, Page 640-704, as amended, of the Public Records of Collier County, Florida.

NOW THEREFORE Grantor, does hereby grant and dedicate to the Grantee, and its successors and assigns forever,

Tract "R-3" of the Plat of City Gate Commerce Park Phase Three Replat No. 4, recorded in Plat Book 68, Pages 69-73, of the Public Records of Collier County, Florida, as public road right-of-way, with maintenance responsibility, including all sidewalks and paths, roadway and drainage improvements, and all landscape materials (collectively "Improvements") located thereon or in, together with appurtenant easement rights for the operation, installation and maintenance of said Improvements, subject to the easements (C.U.E., P.U.E., I.E., D.E.) dedicated and depicted on the Plat of City Gate Commerce Park, Phase Three, Replat No. 4, recorded in Plat Book 68, Pages 69-73, of the Public Records of Collier County, Florida.

Property Appraiser's Parcel Identification Number: 26095006048

This conveyance is subject to easements, restrictions, limitations and conditions of record.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in
the presence of:

850 NWN, LLC

(Signature of first Witness)

Joseph R. Weber, President

(Printed, typed or stamped name of
first Witness.)

(Signature of second Witness)

(Printed, typed or stamped name of
second witness)

STATE OF FLORIDA)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this _____ day of September, 2025, by Joseph R. Weber, as President of 850 NWN, LLC. Such person(s) (Notary Public must check applicable box):

☐ is personally known to me.
☐ produced a current driver license.
☐ produced as identification.

(Notary Public Seal)

Notary Public

(Printed, Typed or Stamped Name of Notary Public

Commission No.: _____

My Commission Expires: _____

JOINED BY:

Signed, sealed and delivered in
the presence of:

CG II, LLC

(Signature of first Witness)

Joseph R. Weber, President

(Printed, typed or stamped name of
first Witness.)

(Signature of second Witness)

(Printed, typed or stamped name of
second witness)

STATE OF FLORIDA)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this _____ day of September, 2025, by Joseph R. Weber, as President of CG II, LLC. Such person(s) (Notary Public must check applicable box):

☐ is personally known to me.
☐ produced a current driver license.
☐ produced as identification.

(Notary Public Seal)

Notary Public

(Printed, Typed or Stamped Name of Notary Public

Commission No.: _____

My Commission Expires: _____

Signed, sealed and delivered in
the presence of:

**CITY GATE COMMERCE PARK MASTER
PROPERTY OWNERS ASSOCIATION, INC.**

(Signature of first Witness)

Roger B. Rice, President

(Printed, typed or stamped name of
first Witness.)

(Signature of second Witness)

(Printed, typed or stamped name of
second witness)

STATE OF FLORIDA)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this _____ day of September, 2025, by Roger B. Rice, as President of the CITY GATE COMMERCE PARK MASTER PROPERTY OWNERS ASSOCIATION, INC.. Such person(s) (Notary Public must check applicable box):

☐ is personally known to me.
☐ produced a current driver license.
☐ produced as identification.

(Notary Public Seal)

Notary Public

(Printed, Typed or Stamped Name of Notary Public

Commission No.: _____

My Commission Expires: _____

This Instrument Prepared By:
Roger B. Rice, P.A.
9010 Strada Stell Court, Suite 207
Naples, Florida 34109
(239)593-1002

DEDICATION OF ROW
CITY GATE COMMERCE PARK

TRACT "R-4" OF THE PLAT OF CITY GATE COMMERCE PARK, PHASE THREE, REPLAT NO. 4

THIS DEDICATION, made this _____ day of September, A.D. 2025, between **CG II, LLC**, a Florida limited liability company, whose mailing address is 159 S. Main Street, Suite 121, Akron, Ohio 44308, joined by **850 NWN, LLC**, a Florida limited liability company and the **City Gate Commerce Park Master Property Owners Association, Inc.**, a Florida not-for-profit corporation, (collectively "Grantor"), and the **CITY GATE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, its successors and assigns ("Grantee"), whose address is: c/o Roger B. Rice, Esquire, 9010 Strada Stell Court, Suite 207, Naples, Florida 34109.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

Whereas Grantor caused the Plat entitled City Gate Commerce Park, Phase Three, Replat No. 4, to be recorded in Plat Book 68, Pages 69-73, Public Records of Collier County, Florida.

Whereas the Plat of City Gate Commerce Park, Phase Three, Replat No. 4, reserved to Grantor, its successors and assigns, Tract "R-4" "as a private road right-of-way, but open to travel by the public, subject to easements depicted hereon with responsibility for maintenance."

Whereas all or any portion of tract "R" reserved on a City Gate Commerce Park plat as a private road Right-of-Way may, by subsequent instrument, be dedicated as Public Road Right-of-Way to Collier County, the City Gate Community Development District, or the City Gate Master Property Owners Association, Inc. pursuant to, and with maintenance responsibility as provided in, that certain Developer Agreement dated December 1, 2009 and recorded in O.R. Book 4517, Page 640-704, as amended, of the Public Records of Collier County, Florida.

NOW THEREFORE Grantor, does hereby grant and dedicate to the Grantee, and its successors and assigns forever,

Tract "R-4" of the Plat of City Gate Commerce Park Phase Three Replat No. 4, recorded in Plat Book 68, Pages 69-73, of the Public Records of Collier County, Florida, as public road right-of-way, with maintenance responsibility, including all sidewalks and paths, roadway and drainage improvements, and all landscape materials (collectively "Improvements") located thereon or in, together with appurtenant easement rights for the operation, installation and maintenance of said Improvements, subject to the easements (C.U.E., P.U.E., I.E., D.E.) dedicated and depicted on the Plat of City Gate Commerce Park, Phase Three, Replat No. 4, recorded in Plat Book 68, Pages 69-73, of the Public Records of Collier County, Florida.

Property Appraiser's Parcel Identification Number: 26095006064

This conveyance is subject to easements, restrictions, limitations and conditions of record.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in
the presence of:

CG II, LLC

(Signature of first Witness)

Joseph R. Weber, President

(Printed, typed or stamped name of
first Witness.)

(Signature of second Witness)

(Printed, typed or stamped name of
second witness)

STATE OF FLORIDA)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this _____ day of September, 2025, by Joseph R. Weber, as President of CG II, LLC. Such person(s) (Notary Public must check applicable box):

☐ is personally known to me.
☐ produced a current driver license.
☐ produced as identification.

(Notary Public Seal)

Notary Public

(Printed, Typed or Stamped Name of Notary Public
Commission No.: _____
My Commission Expires: _____

JOINED BY:

Signed, sealed and delivered in
the presence of:

850 NWN, LLC

(Signature of first Witness)

Joseph R. Weber, President

(Printed, typed or stamped name of
first Witness.)

(Signature of second Witness)

(Printed, typed or stamped name of
second witness)

STATE OF FLORIDA)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this _____ day of September, 2025, by Joseph R. Weber, as President of 850 NWN, LLC. Such person(s) (Notary Public must check applicable box):

☐ is personally known to me.
☐ produced a current driver license.
☐ produced as identification.

(Notary Public Seal)

Notary Public

(Printed, Typed or Stamped Name of Notary Public

Commission No.: _____

My Commission Expires: _____

Signed, sealed and delivered in
the presence of:

**CITY GATE COMMERCE PARK MASTER
PROPERTY OWNERS ASSOCIATION, INC.**

(Signature of first Witness)

Roger B. Rice, President

(Printed, typed or stamped name of
first Witness.)

(Signature of second Witness)

(Printed, typed or stamped name of
second witness)

STATE OF FLORIDA)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this _____ day of September, 2025, by Roger B. Rice, as President of the CITY GATE COMMERCE PARK MASTER PROPERTY OWNERS ASSOCIATION, INC.. Such person(s) (Notary Public must check applicable box):

☐ is personally known to me.
☐ produced a current driver license.
☐ produced as identification.

(Notary Public Seal)

Notary Public

(Printed, Typed or Stamped Name of Notary Public

Commission No.: _____

My Commission Expires: _____

EXHIBIT 9

Russ Weyer

From: Josh Fruth <jfruth@civilgearfl.com>
Sent: Tuesday, September 9, 2025 8:13 AM
To: Russ Weyer
Subject: CITY GATE CDD MEETING
Attachments: 2025-08-19-951-CGBN IMPROVEMENTS.pdf

Hi Russ,

Can you please include the attached exhibit and update below in this week's presentation? Please let me know if you have any questions.

CGBN/951 SIGNAL UPDATE

The July 18th Notice to Proceed (NTP) was issued by Collier County to its General Contractor, AJAX Paving Industries of Florida, LLC.

This NTP was for the Contract approved by the BCC on April 22, 2025, for \$1,966,506.61 (\$167,153.06 Owner's Allowance).

Upon receipt of the NTP, AJAX Paving Industries of Florida, LLC first begin ordering materials, like the four mast arm assemblies. The contract amount for the four Steel Mast Arms, installed, total \$533,105 of the Project Contract. There is a delay in production / delivery of these which has caused a slight delay in actual work on-site, but the project is moving forward. The attached exhibit shows the final configuration at completion of the signal and widening of CR 951 from City Gate to Green Boulevard (north).

Thank you,



Josh Fruth | President

CIVILGEAR
CIVIL ENGINEERING · GEARED TO EVOLVE

O: 239.799.3200

D: 239.799.3202

C: 239.877.3480

2950 TAMIAMI TR N | STE 202

Naples, FL 34103

www.civilgearfl.com

Only current, signed, and sealed plans shall be considered valid construction documents. It is the recipient's responsibility to request the latest documents from CIVILGEAR. This includes permission to forward documents. All other documents shall be considered draft only.

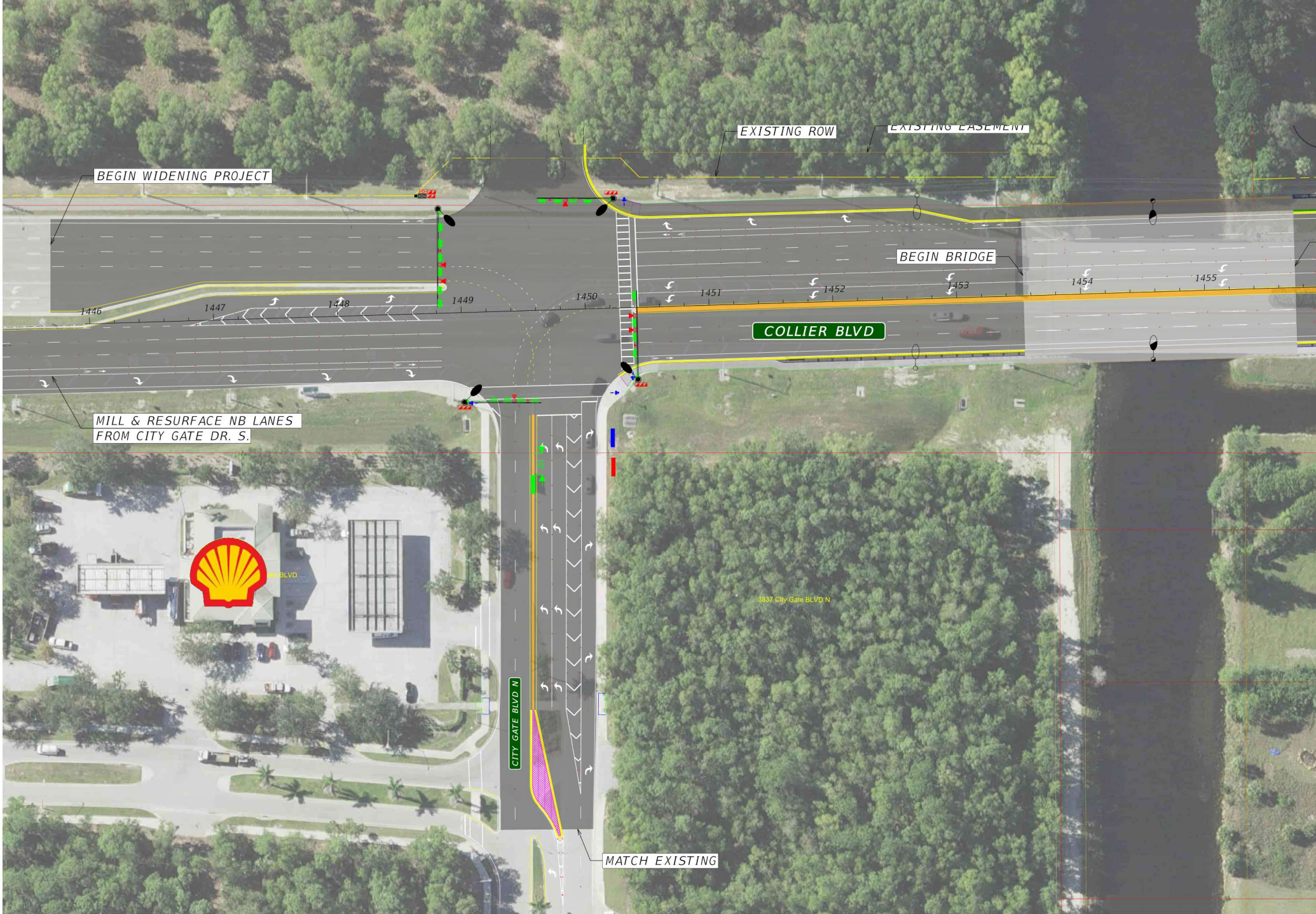


EXHIBIT 10



City Gate CDD

August 2025 Financial Package

August 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



City Gate CDD
Statement of Financial Position
As of 8/31/2025

General Fund

Assets

Current Assets

General Checking Account	\$ 338,043.19
Accounts Receivable - POA	839.14
Deposits	50.00
Total Current Assets	<u>\$ 338,932.33</u>

Total Assets	<u><u>\$ 338,932.33</u></u>
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Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$ 27,217.57
Total Current Liabilities	<u>\$ 27,217.57</u>

Total Liabilities	<u>\$ 27,217.57</u>
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Net Assets

Net Assets, Unrestricted	\$ (144,523.04)
Net Assets - General Government	308,255.49
Current Year Net Assets - General Government	147,982.31

Total Net Assets	<u>\$ 311,714.76</u>
-------------------------	----------------------

Total Liabilities and Net Assets	<u><u>\$ 338,932.33</u></u>
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City Gate CDD
Statement of Activities
As of 8/31/2025

General Fund

Revenues

Off-Roll Assessments	\$ 498,470.01
Other Income & Other Financing Sources	8,959.07
Total Revenues	<u>\$ 507,429.08</u>

Expenses

POL Insurance	\$ 2,843.00
Management	18,333.37
Engineering	11,432.50
District Counsel	1,470.00
Audit	5,750.00
Postage & Shipping	3.76
Legal Advertising	2,677.52
Bird Services	56,355.00
Web Site Maintenance	2,110.00
Dues, Licenses, and Fees	175.00
Electric	3,973.15
General Insurance	3,476.00
Irrigation - Repair	3,264.50
Lake Landscaping Maintenance	50,741.89
Lake Maintenance	7,214.75
Landscaping Maintenance & Material	136,225.00
Contingency	2,790.00
Mowing	10,588.00
Sidewalk Cleaning	4,950.00
Streetlights	46,521.28
Total Expenses	<u>\$ 370,894.72</u>

Other Revenues (Expenses) & Gains (Losses)

Interest Income	\$ 11,447.95
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 11,447.95</u>

Change In Net Assets	\$ 147,982.31
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Net Assets At Beginning Of Year	<u>\$ 163,732.45</u>
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Net Assets At End Of Year	<u><u>\$ 311,714.76</u></u>
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City Gate CDD
Budget to Actual
For the Month Ending 08/31/2025

	Year To Date			FY 2025 Adopted Budget	Percentage Spent
	Actual	Budget	Variance		
<u>Revenues</u>					
Off-Roll Assessments	\$ 498,470.01	\$ 456,930.83	\$ 41,539.18	\$ 498,470.00	100.00%
Other Income & Other Financing Sources	8,959.07	-	8,959.07	-	0.00%
Carry Forward Cash	13,750.00	13,750.00	-	15,000.00	91.67%
Net Revenues	\$ 521,179.08	\$ 470,680.83	\$ 50,498.25	\$ 513,470.00	101.50%
<u>General & Administrative Expenses</u>					
POL Insurance	\$ 2,843.00	\$ 2,772.92	\$ 70.08	\$ 3,025.00	93.98%
Management	18,333.37	18,333.33	0.04	20,000.00	91.67%
Engineering	11,432.50	6,875.00	4,557.50	7,500.00	152.43%
District Counsel	1,470.00	2,291.67	(821.67)	2,500.00	58.80%
Audit	5,750.00	5,683.33	66.67	6,200.00	92.74%
Postage & Shipping	3.76	45.83	(42.07)	50.00	7.52%
Copies	-	366.67	(366.67)	400.00	0.00%
Legal Advertising	2,677.52	1,375.00	1,302.52	1,500.00	178.50%
Bird Services	56,355.00	-	56,355.00	-	0.00%
Miscellaneous	-	183.33	(183.33)	200.00	0.00%
Web Site Maintenance	2,110.00	2,310.00	(200.00)	2,520.00	83.73%
Dues, Licenses, and Fees	175.00	160.42	14.58	175.00	100.00%
Reserves	-	9,166.67	(9,166.67)	10,000.00	0.00%
Electric	3,973.15	3,666.67	306.48	4,000.00	99.33%
General Insurance	3,476.00	3,391.67	84.33	3,700.00	93.95%
Irrigation - Repair	3,264.50	7,333.33	(4,068.83)	8,000.00	40.81%
Lake Maintenance	7,214.75	8,250.00	(1,035.25)	9,000.00	80.16%
Landscaping Maintenance & Material	136,225.00	76,541.67	59,683.33	83,500.00	163.14%
Lawn Mowing	10,588.00	85,250.00	(74,662.00)	93,000.00	11.38%
Wayfinding Signage	-	50,416.67	(50,416.67)	55,000.00	0.00%
Contingency	2,790.00	9,166.67	(6,376.67)	10,000.00	27.90%
Upgrade Lake Landscaping Maintenance	50,741.89	110,000.00	(59,258.11)	120,000.00	42.28%
Sidewalk Cleaning	4,950.00	5,225.00	(275.00)	5,700.00	86.84%
Streetlights	46,521.28	57,291.67	(10,770.39)	62,500.00	74.43%
Road Repair	-	4,583.33	(4,583.33)	5,000.00	0.00%
Total General & Administrative Expenses	\$ 370,894.72	\$ 470,680.83	\$ (99,786.11)	\$ 513,470.00	72.23%
Total Expenses	\$ 370,894.72	\$ 470,680.83	\$ (99,786.11)	\$ 513,470.00	
Net Income (Loss)	\$ 150,284.36	\$ -	\$ 150,284.36	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 11,447.95	\$ -	\$ 11,447.95	\$ -	
Total Other Income (Expense)	\$ 11,447.95	\$ -	\$ 11,447.95	\$ -	
Net Income (Loss)	\$ 161,732.31	\$ -	\$ 161,732.31	\$ -	

EXHIBIT 11

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CITY GATE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Gate Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of September, 2025.

ATTEST:

CITY GATE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

CITY GATE COMMUNITY DEVELOPMENT DISTRICT

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

Standard: A minimum of two board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____