



Rizzetta & Company

Paseo Community Development District

**Board of Supervisors' Meeting
October 29, 2025**

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.paseocdd.org

PASEO COMMUNITY DEVELOPMENT DISTRICT

Paseo Village Centre – Theatre, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912

Board of Supervisors	Dave Cabell Debra Johnson Kent Gammon R. Chris Shimer Ian Noy	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Carl Barraco	Barraco and Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

PASEO COMMUNITY DEVELOPMENT DISTRICT
District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.paseocdd.org

October 22, 2025

Board of Supervisors
**Paseo Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, October 29, 2025 at 10:00 a.m.** at the Paseo Village Center Theater, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Services
 1. Review of October 10, 2025 Report..... Tab 1
 - B. Landscape Liaison
 1. Discussion Regarding Penzance West Landscape Maintenance Access
 - C. Condo Assoc. Liaison
 - D. Master Assoc. Liaison
 - E. Chairman
 - F. District Engineer Tab 2
 - G. District Counsel
 - H. District Manager Tab 3
- 4. BUSINESS ITEMS**
 - A. Review and Discussion of Landscape Clarifications Tab 4
 - B. Consideration of Weiser Rate Increase Request, to be Effective March 06, 2026 Tab 5
 - C. Consideration of Crystal Clean Proposal for 2026 Gatehouse Cleaning Tab 6
 - D. Consideration of Solitude Lake Management Proposal for Spike Rush Removal at Lake 22 Tab 7
 - E. Consideration of Earth Tech Environmental Proposals Tab 8
 1. Native Vegetation Trimming 2026 Renewal
 2. Preserve Maintenance 2026 Renewal
 - F. Consideration of Elite Painting Proposal for Painting of Gazebo Fences Tab 9
 - G. Discussion Regarding Stock Owned Parcel and Title Search Tab 10

H.	Ratification of Execution of Fiscal Year 2025/2026 Insurance Proposal.....	Tab 11
5.	BUSINESS ADMINISTRATION	
A.	Consideration of the Minutes of the Board of Supervisors' Meeting held on August 20, 2025.....	Tab 12
B.	Ratification of the Operations and Maintenance Expenditures for the Months of August & September 2025.....	Tab 13
6.	SUPERVISOR REQUESTS	
7.	ADJOURNMENT	

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Sincerely,
Belinda Blandon
Belinda Blandon
District Manager

cc: Andrew Cohen: Persson, Cohen, Mooney, Fernandez & Jackson, P.A.

Tab 1

PASEO



LANDSCAPE INSPECTION REPORT



October 10, 2025
Rizzetta & Company
Spencer Gonzales— Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

The following are action items for Pinnacle Landscapes to complete. Please refer to the item ☐ in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. ☐**old Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** indicates an issue to be handled by Staff and ☐**old**☐**underlined** ☐**lack** indicates an update or question for the BOS.

Zone 1 Penzance, Guardhouse & Paseo Grande

Zone 2 Condos, west of Paseo Grande,

Zone 3 Condos, east of Paseo Grande

Zone 4 Rosalinda, Provencia, Mercado & Sarita (includes Bibiana to Emilia and Javiera to Nalda)

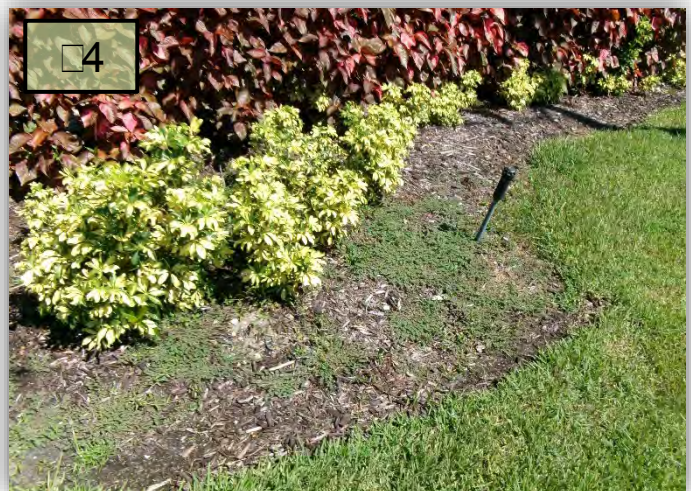
Zone 5 Paseo Drive (starting at Paseo Grande and including bridge)

Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

1. Noting that Mexican petunias are still growing through the trinettes and other shrubs at the Penzance and Palomino intersection landscaping.
2. Firebush is pushing through the trinettes and other shrubs along Penzance, especially near the Palomino intersection.
3. Likely due to prior saturation, the drainage trench had become overgrown, and after the recent cut, large clumps of grass were left behind. This area needs to be mulched or blown out. (Pic 3☐)
4. Broadleaf weeds are occupying roughly 20 percent of at least two beds on Penzance. Please schedule a chemical treatment for Penzance. (Pic 4☐)
5. The missed seed pods on the Alexander palms are still present. During the next trim cycle, ensure all palms are properly pruned.
6. Turf is growing between the walkway and landscaped beds near Musket Ln.



Zone 1

7. Noting a sabal sprout at Penzance and Cannon Lane, located slightly east of the crosswalk.
8. Vines that were growing on the bracing cables of the powerlines appear to have been treated. Continue monitoring to ensure they remain in decline or fully die off, as they are likely to return. (Pic, 7)



9. On the western portion of the Penzance landscaping, the majority of the Alexander palms still have their seed pods.
10. The beds on the western portion of Penzance have a large mohawk of missed grass between the trench and the bed, indicating incomplete string trimming. (Pic 10)



11. Schedule an extensive cleanup on the western portion of Penzance. It is clear ☐ ..

☐ the crews have not been servicing this portion of the property at the same frequency as the rest. The shrubs are uniformly overgrown, soft edging has not been completed in some time, and as previously noted, the seed pods remain on the palms. The list could continue. Please provide a timeline for when the entirety of Penzance will receive uniform maintenance. (Pic 11)



12. Noting improvement in the volunteer plants that were previously growing through the landscaped shrubs ☐ it appears many have been removed.
13. Hot spots are appearing in areas where irrigation coverage may be poor along Paseo Grande Blvd, on the eastern portion near Izarra Way (Pic 13).



Zone 1

14. Palm sprouts, broadleaf weeds, and other unwanted vegetation are visible in the beds nearest the lake on Paseo Grande, especially among the cypress trees.
15. The gazebos, which looked fantastic one month ago, are now showing signs of weed regeneration. There may be oversaturation in this area, so it's worth assessing whether less irrigation is needed.
16. Evidence of chemical spray is visible in some of the gazebo beds, indicating that weed regrowth is not due to lack of effort but rather highly favorable growing conditions. How can we best address this to maintain long-term control?
17. Near Lightpole 77, a foxtail palm shows signs of fungal growth consistent with remnants of Ganoderma. Please test the palm or propose immediate removal and soil remediation. (Pic 17)



corrected immediately. Nursery guide poles are meant only for transport and short-term nursery stabilization—leaving them in place after installation interferes with the tree's natural establishment by restricting trunk movement that strengthens structure and root anchorage. Additionally, the materials can trap moisture against the bark, creating decay and disease risk, and may cause girdling or injury to the cambium and apical meristem, resulting in poor upright growth and long-term deformities. To ensure proper development and compliance with IFAS standards, all nursery guide poles should be removed at planting, and trees should only be re-staked when necessary based on site-specific conditions. (Pic 19)



18. At the southwest corner of the gazebo, an irrigation leak was observed. While unverified, it appears to be a break in a lateral line beneath the surface. (Pic 18)
19. Several newly planted trees on-site were observed with nursery guide poles still attached, which is not compliant with UF/IFAS planting standards and should be



Zone 2

1. Hedge maintenance was underway at the time of the visit, with debris present and the project still in progress. It is understood that the area, particularly along Tulio Way, was cleaned upon completion of the work.
2. A mohawk of grass was missed around the lake edge on the Bibiana Way side.
3. Tree rings on Bibiana way are in need of a soft edge. Please schedule for this area.
4. Around the mailboxes, a variety of weeds including palm sprouts, crack weeds, broadleaf bed weeds, and torpedo grass are present. While trimming appears to be maintained, the finer details in this area seem to be getting overlooked.
5. For the third inspection in a row, the guide poles have been left in the black olives, already causing apical damage. (Pic 5)



6. The lack of mulch around the foxtails on Bibiana is allowing bed weeds to establish. Does Pinnacle provide mulch for this area?
7. Treat broadleaf turf weeds in the pavers on Bibiana Way and Adoncia. Also, a few car parking areas are in need as well.
8. Noting the construction materials have been moved off Adoncia near Emilia St. Need turf repair in this area.



Zone 3

1. The pruning of the hedges along Palba appears to have stopped near the end of the current trimming cycle. Was this area completed at a later date?
2. The recently laid sod on Palba has died and is now overrun with weeds. When can replacement be expected? (Pic 2)



3. Crack weeds are numerous along the pathway between Javiera and Nalda. Please schedule a treatment for this area.
4. Another example of a broken apical stem was observed on Javiera Way, caused by improper installation with the guide pole still attached.



5. Another hot spot located near the corner of Sarita and Javiera Way (Pic 5)



Zone 4

1. The Sarita roundabout remains filled with invasive grasses. If no installation proposals are approved, at minimum remove the weeds from the bed and maintain the area.
2. The entrance of Sarita has new growth that may been sprayed but not entirely sure. Can clarity be provided?
3. Almost zero much is present around the Mercado roundabout. And broad leaf bed weeds are moving in. (Pic 3)



4. The ixora within the Mercado roundabout are showing clear signs of nutrient deficiency.
5. A large portion of the Mercado entrance is covered with broad leaf weeds. (Pic 5)



6. The Provencia beds have broadleaf weeds beginning to cover the exposed soil. Please schedule a treatment.
7. Scalping observed around the Provencia roundabout. (Pic 7)



8. Palm sprouts are visible pushing through the Mexican petunias in the Provencia round about.
9. The Felisa Ct median has a significant portion of turf that is either heat-damaged or overtaken by turf weeds. (Pic 9)

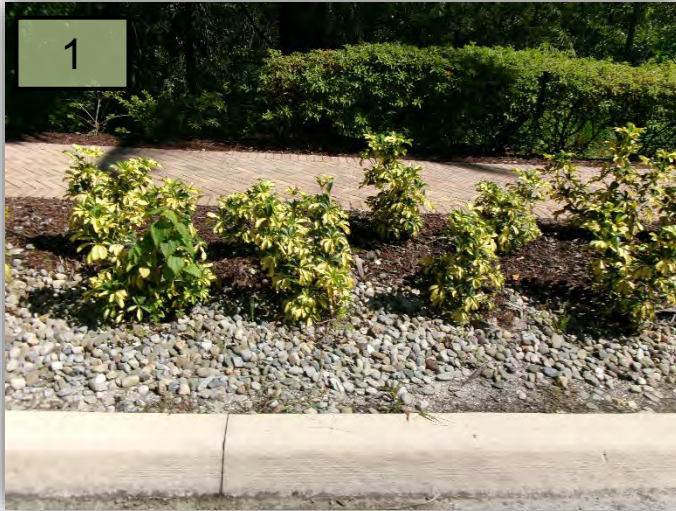


10. The Felisa Ct roundabout needs a soft edge, as the turf is growing into the bed.
11. Please remove the dead plant material near the lake-edge oak across from the Rosalinda Roundabout.



Zone 5

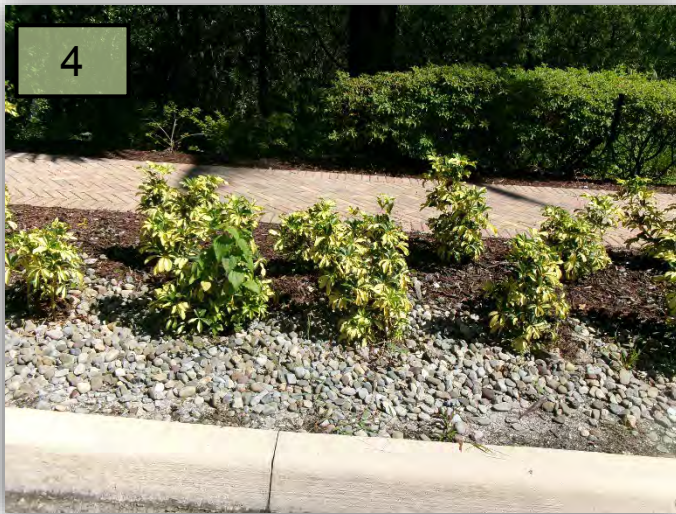
1. The rocks on Paseo Drive need a barrier separating them from the mulched area. Washout and other causes of rock movement have mixed the rocks into the mulch, leaving exposed soil between the curb and the rocked section (Pic 1).



7. Cut back Ornamental Grasses starting to encroach the Croton on the exit corner of Adelio Ln. and Paseo Dr. intersection.
8. Need to finish pruning the rest of the Firebush on Paseo Dr. It was cut back hard across the street from Dario Way. Asking if they will flush out soon?
9. Treat weeds in the beds growing up in the shrubs on Paseo Dr. between light poles □364 and □365.

3. Remove guide poles from newly planted trees on Paseo Drive.

4. The trinettes in the rocked areas have several large weeds growing among them. (Pic 4)



5. More crotons are dying along Paseo Drive. Please get a count and inform the board whether these are under warranty or need to be proposed for replacement. (Pic 5□)
6. Still some turf areas that need to fill in on Paseo Dr. by Esteban Dr. N.



Zone 6

1. Dario Way entrance has a Florida strangler growing in the bed. Please remove mechanically. (Pic 1)



2. Adora Ct has damaged turf that is healing unevenly from previous damage. Continue monitoring for future growth and self-correction. (Pic 2)



3. The trinettes around the Adora roundabout need to be reduced, as the Croton Petras are barely visible behind them.
4. Schedule a trim for the bougainvilleas around the Adario and Adelio Lane roundabout. (Pic 4)



Zone 7

1. Noting the patch of dead turf near Esteban.
2. Noting slight ruts visible on both the Esteban and Macario roundabouts. The Macario roundabout, in particular, showed heavy rutting during a previous inspection. What size mowers are being used in these areas? The tracks appear quite large.
3. At the East Esteban entrance, palm sprouts are popping up in force. Please treat this area. (Pic 3)



3. Bromeliad in the East Esteban entrance have signs of decline.
4. The west Esteban landscaped area has over-trimmed shrubs that may be nearing the end of their lifespan. Please remove any dead plant material. (Pic 4)



Zone 8

1. The Renata roundabout has ruts with patches of exposed soil forming around them. The sod may need replacement if it does not recover (Pic 1).



2. Please schedule a trim of the jasmine around the Renata roundabout.
3. Broadleaf weeds are emerging between the plant material in the roundabout. A soft edge is also needed in the same area. (Pic 3)



Tab 2

MEMORANDUM

TO:	Paseo Community Development District ("CDD") ("District")	FROM:	Frank Savage
COMPANY:	Rizzetta and Company ("District Management")	DATE:	October 22, 2025
COPY TO:	Kari Hardwick, Belinda Blanton	PROJECT NUMBER:	22168
RE:	Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – October 29, 2025		

For the Paseo CDD BOS meeting scheduled for October 29, 2025, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Street lighting easement requests: District staff identified several locations where existing street lighting owned, operated and maintained by the District near the community entrance falls outside of the dedicated right-of-way. BAI staff survey-located the street lighting in this vicinity and identified three such light poles. Subsequently, BAI staff prepared a legal description and sketch for anticipated easements extending over those areas. A signed and sealed digital copy of the legal description and sketch was provided to District Management for further use in establishing easements over those areas described therein; a copy of the provided legal description and sketch is enclosed herein this memorandum. BAI staff is taking no further action on this item at this time.
- Comprehensive inspection of drainage storm sewer system: At the most recent BOS meeting, BAI staff was authorized to perform a comprehensive inspection of the community's 300+ storm sewer drainage structures. These structures are currently being inspected for sediment accumulation and/or any other noted deficiencies or signs of distress, with conditions noted within individual inspection reports for each structure. These individual reports will be compiled into a comprehensive overall inspection report provided to District Management. The storm sewer inspections are actively being performed and it is anticipated that all inspections will be completed for the upcoming BOS meeting. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting.
- In addition, BAI staff is continuing to obtain information on the following, outlined below. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting.
 - Phase 2 condominium restoration fluid spill identification;
 - Perimeter berm Phase 1 restoration limits;
 - Comprehensive lake bank inspection report (last lake bank inspection report provided June 2024).

DESCRIPTION

Parcel in
Section 9, Township 45 South, Range 25 East
City of Fort Myers, Lee County, Florida

A tract or parcel of land being a portion of TRACT F29 and TRACT F30 of the record plat of "PASEO, PHASE 1" recorded in Instrument No. 2006000162884, Lee County Records, lying in Section 9, Township 45 South, Range 25 East, City of Fort Myers, Lee County, Florida, said tract or parcel of land being more particularly described as follows

PARCEL 1:

COMMENCING at the center line intersection of HERMINIA STREET and PASEO GRANDE BOULEVARD as shown on said record plat run S01°19'58"E along the center line of said PASEO GRANDE BOULEVARD for 35.84 feet; thence run S88°40'02"W for 42.76 feet to an intersection with the Easterly line of said TRACT F29 and the POINT OF BEGINNING.

From said Point of Beginning run Southeasterly along said Easterly line along an arc of a curve to the right of radius 32.00 feet (delta 17°58'43") (chord bearing S24°45'50"E) (chord 10.00 feet) for 10.04 feet; thence run S65°14'10"W along a non-tangent line for 10.84 feet; thence run N24°45'50"W for 10.00 feet; thence run N65°14'10"E for 10.84 feet to the POINT OF BEGINNING.

Containing 111 square feet, more or less.

PARCEL 2:

COMMENCING at the center line intersection of HERMINIA STREET and PASEO GRANDE BOULEVARD as shown on said record plat run S01°19'58"E along the center line of said PASEO GRANDE BOULEVARD for 39.23 feet; thence run N88°40'02"E for 53.06 feet to an intersection with the Westerly line of said TRACT F30 and the POINT OF BEGINNING.

From said Point of Beginning run S74°49'37"E for 5.64 feet; thence run S15°10'23"W for 10.00 feet; thence run N74°49'37"W for 5.64 feet to a point on a non-tangent curve and an intersection with said Westerly line; thence run Northerly along said Westerly line along an arc of a curve to the right of radius 32.00 feet (delta 17°58'43") (chord bearing N15°10'23"E) (chord 10.00 feet) for 10.04 feet to the POINT OF BEGINNING.

Containing 59 square feet, more or less.

PARCEL 3:

COMMENCING at the center line intersection of HERMINIA STREET and PASEO GRANDE BOULEVARD as shown on said record plat run S01°19'58"E along the center line of said PASEO GRANDE BOULEVARD for 347.57 feet; thence run

DESCRIPTION (CONTINUED)

N88°40'02"E for 48.03 feet to an intersection with the Westerly line of said TRACT F30 and the POINT OF BEGINNING.

From said Point of Beginning run N85°04'08"E for 6.54 feet; thence run S04°55'52"E for 10.00 feet; thence run S85°04'08"W for 6.54 feet to a point on a non-tangent curve and an intersection with said Westerly line; thence run Northerly along said Westerly line along an arc of a curve to the right of radius 174.00 feet (delta 03°17'36") (chord bearing N04°55'52"W) (chord 10.00 feet) for 10.00 feet to the POINT OF BEGINNING.

Containing 66 square feet, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the center line of said PASEO GRANDE BOULEVARD to bear S01°19'58"E.

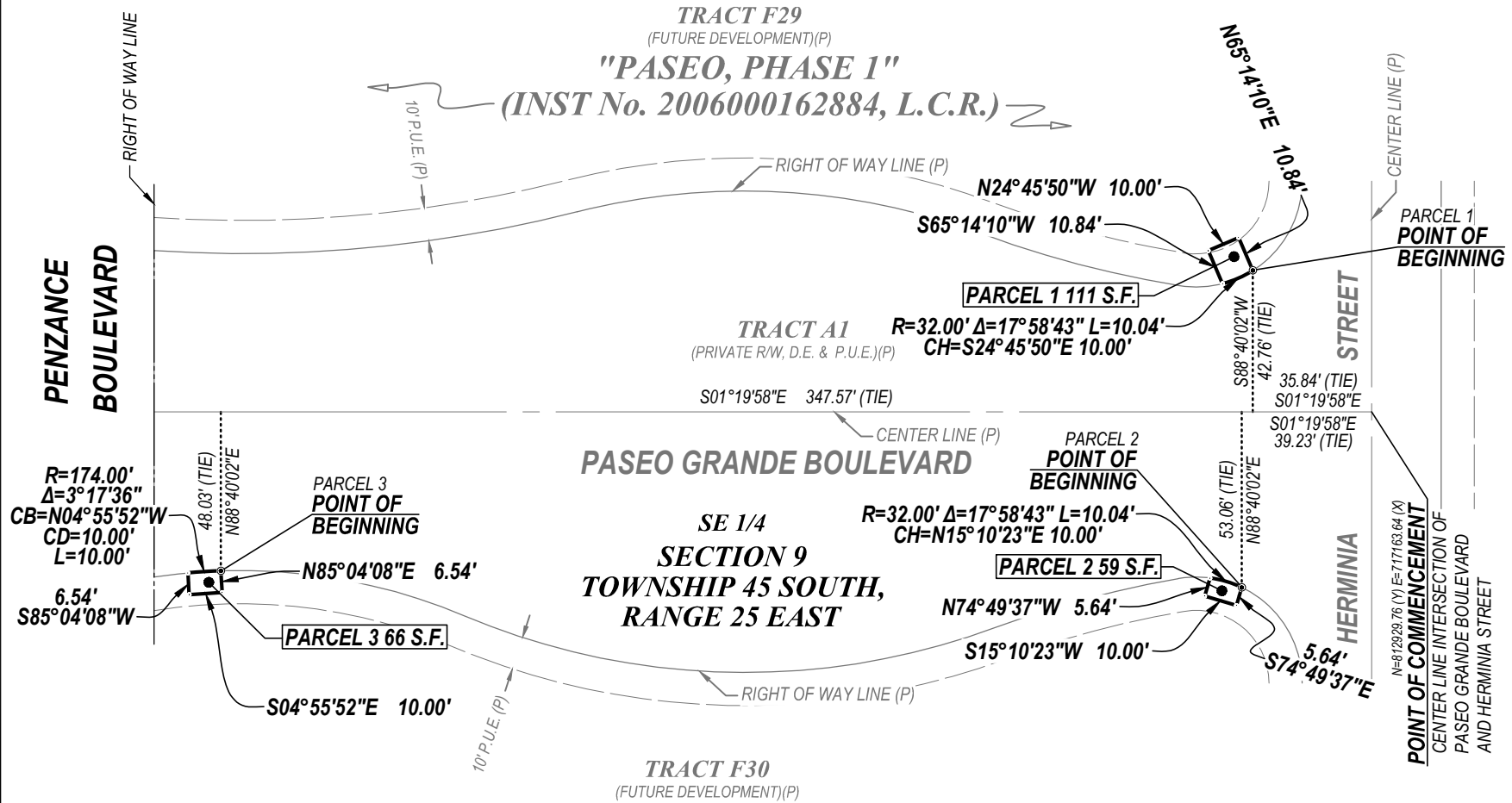
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\22168 - Paseo CDD\SURVEYING\SKETCH\22168SKo8.doc

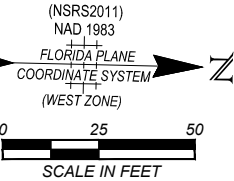
FILE NAME	221688X08.DWG
LAYOUT	3
LOCATION	J:\221688X08\DWG\SURVEYING\SKETCH
PLOT DATE	FRI 10-17-2025 11:52 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	10-17-2025
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	

PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
22168 9-45-25	3 OF 3



- NOTES:
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999452 TO OBTAIN GRID DISTANCES.
 - D.E. - DENOTES DRAINAGE EASEMENT.
 - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
 - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 - L.A.E. - DENOTES LAKE ACCESS EASEMENT.
 - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
 - (P) - DENOTES PLAT.
 - PG. - DENOTES PAGE.
 - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE CENTER LINE OF PASEO GRANDE BOULEVARD TO BEAR S01°19'58"E, AS SHOWN ON THE RECORD PLAT OF "PASEO, PHASE 1" RECORDED IN INSTRUMENT NO. 2006000162884,, LEE COUNTY RECORDS.
 - DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949
DATE SIGNED:
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Tab 3



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 3, 2025
- **FY 2023-2024 Audit Completion Deadline:** Completed
- **Next Election (Seats 1 & 2):** November 2026

District Manager's Report

October 21

2025

P
A
S
E
O

C
D
D

FINANCIAL SUMMARY

9/30/2025

General Fund Cash Balance	\$	188,392.00
Investments Operating	\$	1,106,504.00
Reserve Fund	\$	1,252,802.00
Debt Service Fund Investment Balance	\$	712,040.00
Capital Projects Fund Investments	\$	-
Total Cash and Investment Balances	\$	3,259,738.00
General Fund Expense Variance:	\$310,575	Under Budget

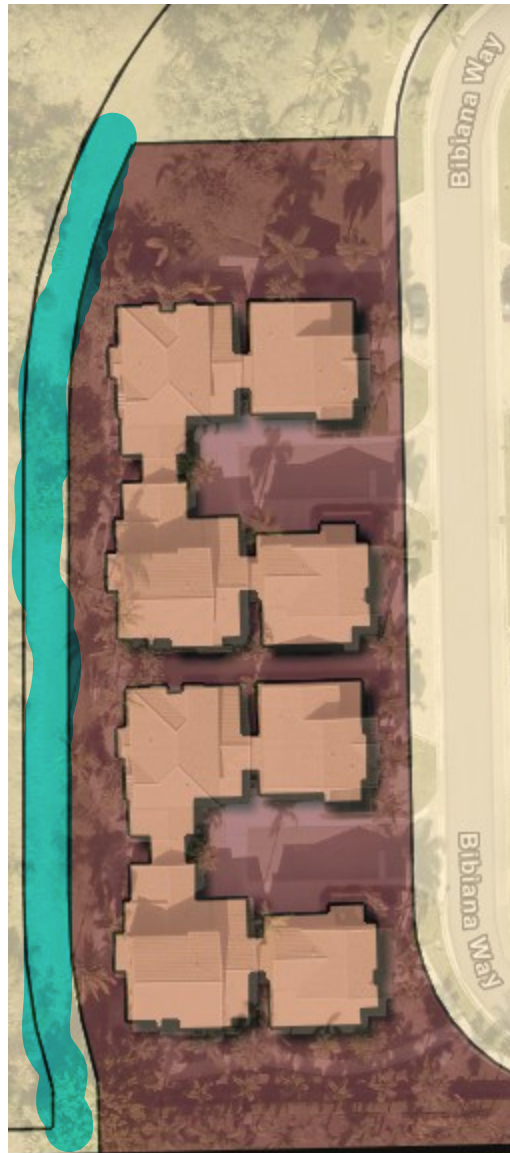


Financial Statement Notes:

Paseo CDD Variance Notes			
Line Item	YTD Actual Expense	Variance	Notes
Wetland Monitoring and Maintenance	\$ 48,953.00	\$ 3,788.00	Native Vegetation Trimming.
Irrigation Repair	\$ 50,156.00	\$ 32,178.00	Ongoing irrigation repairs
Landscape Mulch	\$ 65,769.00	\$ 11,869.00	Mulch Install by Southeast Spreading
Landscape Replacement Shrubs and Trees	\$ 38,290.00	\$ 11,132.00	Replacements and removals.
Street Light Decorative Light Maintenance	\$ 36,013.00	\$ 25,560.00	Recent invoices Spectrum Pathway Light Maintenance and LED replacements.
Street/Sidewalk Cleaning	\$ 45,128.00	\$ 16,528.00	Cleaning of sidewalks
Misc. Maintenance and Repair	\$ 13,273.00	\$ 9,100.00	Misc. Supplies for Repairs

Year End Reserve Transfer: We will need to move funds from the GF Investment account to the Reserve Account as previously discussed. Upon review of the financial statements, we would recommend moving \$300,000 to the reserve account.

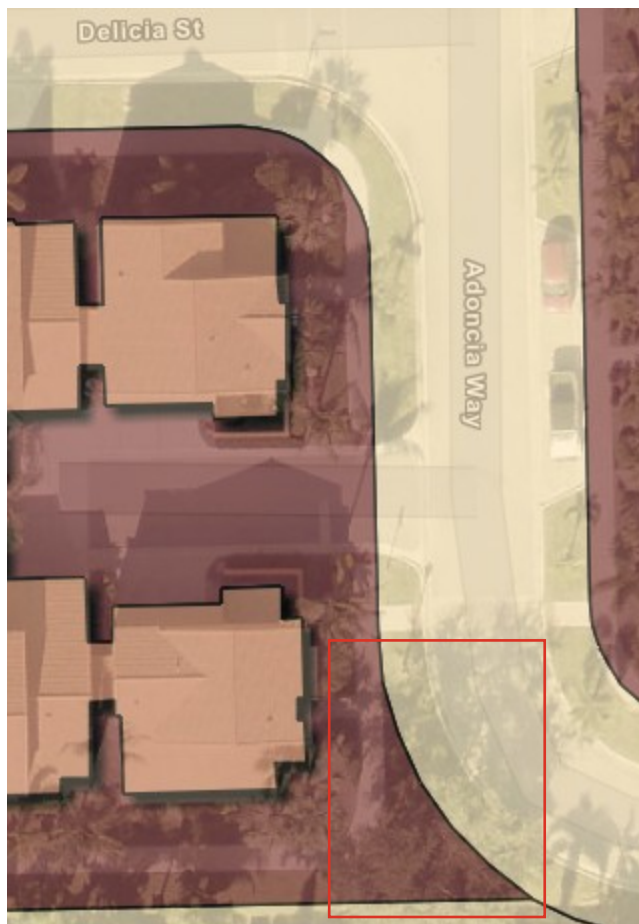
Tab 4

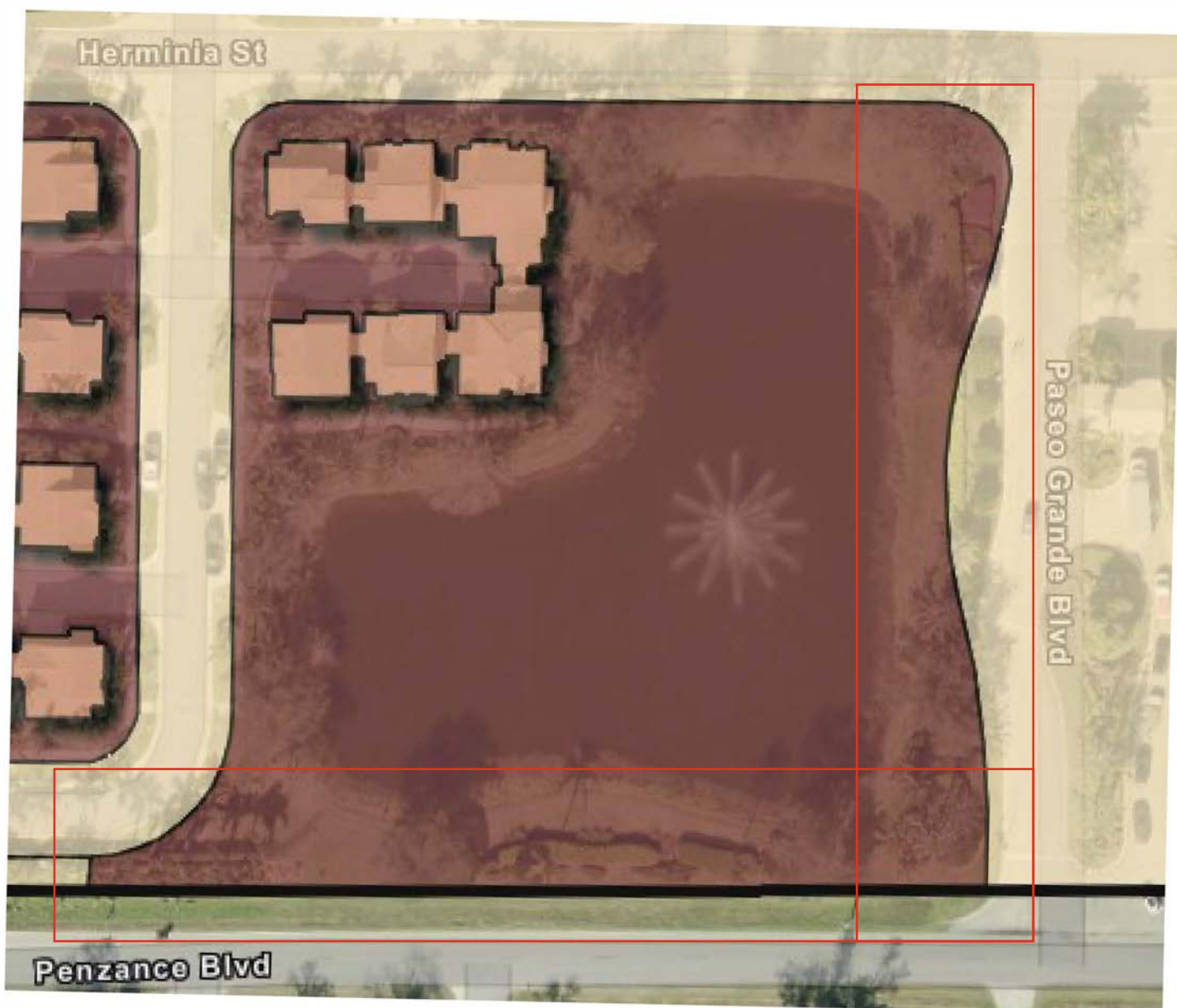




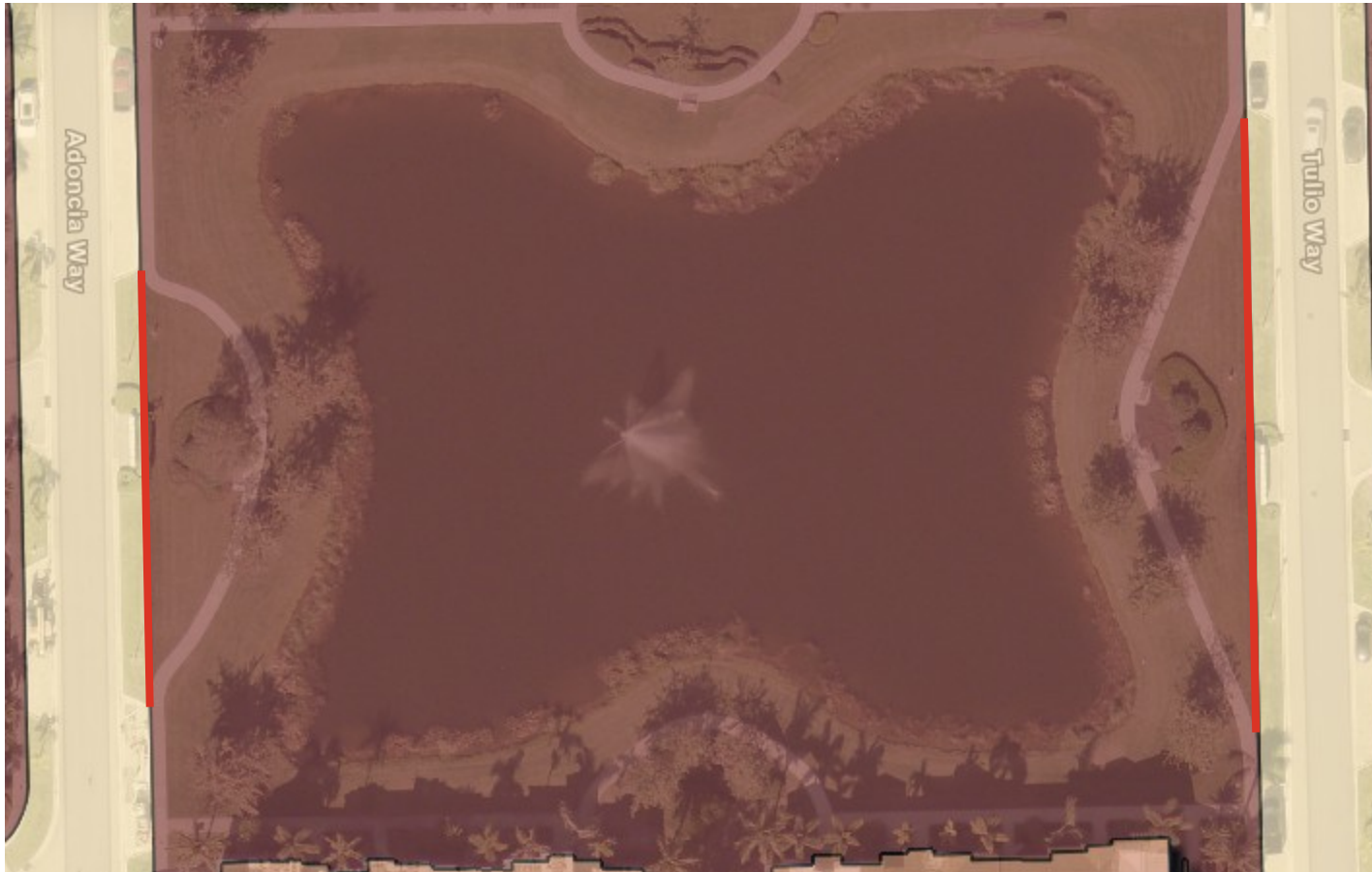








Mowing should be even with the sidewalk on both sides of the lake.

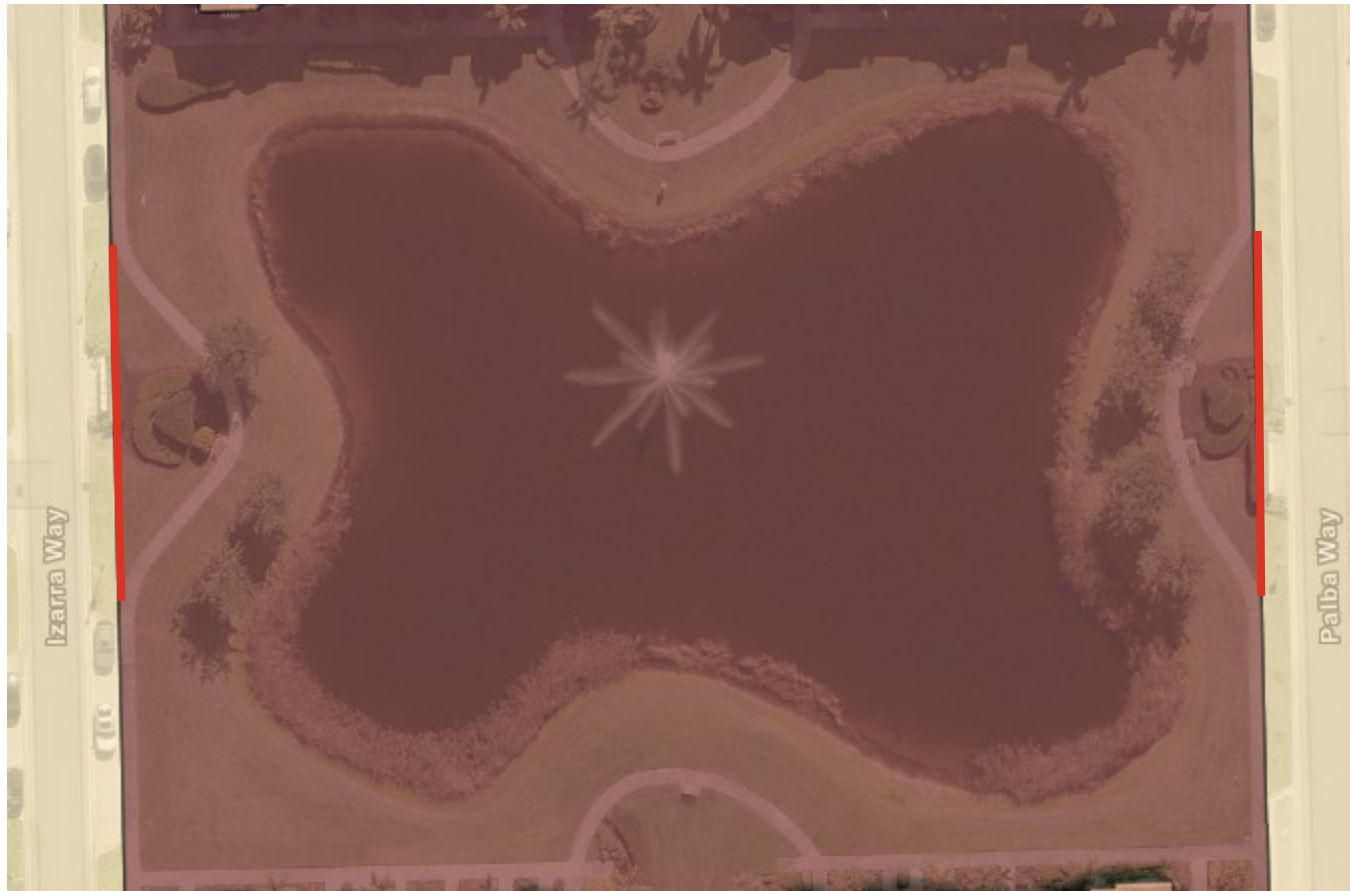








Mowing should be even with the sidewalk on both sides of the lake.



Tab 5

Weiser Security Services, Inc.
Account Work Order, version 0723 B

08/14/25
Date

03/06/26
Effective Date

Fort Myers
Branch

BILLING INFO:

Organization Name	PASEO CDD
Address1	11980 Paseo Grande Blvd
Address2	
City, State, Zip	Fort Myers, FL 33907
Acct's Payable Contact	Belinda Blandon
Phone # for AP Contact	239-936-0913
E-Mail For Billing	Same as file
Does Client Require an Invoice Portal?	☐ Yes ☒ No

Site Code: 1090195
Phone 239-936-0913
Phone

Joseph Carter
Account Owner assigned this client

Post Address Same Phone Same

Client Authorization	Belinda Blandon	E-Mail		Phone	239-936-0913
Position:					
Client Contact	Kari Hardwick	E-Mail	ardwick@rizzetta.co	Phone	239-936-0913
Position:					

SALES TAX & BILLING

Sales Tax: ☒ Exempt ☐ Taxable

County State Percent

Billing & Invoice Portal:

Special instructions:

ACTION

- | | | |
|--|---|---|
| ☐ Change in account name, owners, property managers, etc. | Prior Name: | ☒ Guard |
| ☐ New account | | ☐ Sub-Contractor |
| ☒ Pay rate change | ☒ Permanent | ☐ Cyber |
| ☒ Bill rate change | ☐ Temporary | |
| ☐ Permanent increase in HPW | HPW Increase | |
| ☐ Permanent decrease in HPW | HPW Decrease | |
| ☐ Temporary increase in HPW | HPW Increase | |

WEISER EQUIPMENT REQUIRED

- | | | | | |
|---|---|--|--|------------------------------------|
| ☐ Rain coats | ☐ Vehicle(s) | ☐ Gun belt(s) | ☐ Cell phone(s) | ☐ WeisGuard |
| ☐ Post weapon(s) | ☐ Tour system(s) | ☐ Computer/Ipad | ☐ Web Portal | |

TEKWAVE - Web Portal Add - On

	Amount	Built in or Billed Monthly?	Note: Enter zero if built-in
☐ Smart Tour/WeisGuard	\$ -		
☐ Visitor Managment	\$	One Time start up cost.....	\$
☐ Logistics Package	\$ -		
☐ Other	\$ -		

Remote Monitoring / Cyber Startup Costs

Amount to be billed..... \$ - How many month(s)

Training Wage if not Minimum Wage
How many OJT Hours were built in on the Rate Approval?

Client Name

PASEO CDD

Site Code:

1090195

ADDITIONAL BILLING INFORMATION

If Retainer: Amount _____ Check No. _____

If Prepaid: Amount _____ Check No. _____

Purchase Order #: _____

☐ Rebillable charges such as Golf Cart, car, etc?

If so, what specifically is required?

☐ Send source documents to client?

If source documents are required, can client see pay rates?

☐ Yes ☒ No☐ Bill additional for Overtime?

If, yes, what is the overtime Multiplier?

1.49 times the standard bill rate.

☒ Bill additional for Holidays?

If yes, what is the holiday multiplier?

1.49 times the standard bill rate.

☒ Pay overtime for Holiday Pay?

If yes, what is the holiday multiplier? 1.5? 2?

1.49 times the standard pay rate.

ACA / Obama Care

How is ACA billed?

☐ Billed separately☒ Built into the rate

How much per hour?

\$ 0.47

HOURS & RATES:

LIST FROM LOWEST PAY TO HIGHEST

Billable		Bill Rates				
Position/Title	HPW	Pay Rate	Regular	Overtime	Holiday	Labor %
Guard 1	G1	\$17.56	\$24.75	\$ 36.88	\$ 36.88	70.95%
Supervisor	Supervisor	\$18.66	\$26.30	\$ 39.19	\$ 39.19	70.95%
A Select from List				\$ -	\$ -	#DIV/0!
A Select from List				\$ -	\$ -	#DIV/0!
A Select from List				\$ -	\$ -	#DIV/0!
A Select from I				\$ -	\$ -	#DIV/0!
A Select from I				\$ -	\$ -	#DIV/0!
Budgeted	-			#VALUE!		#VALUE!
Without OT		#VALUE!				#VALUE!
With Budgeted OT		#VALUE!	#VALUE!			
OT BUDGET						3.25%

Market Segment

67 - Residential

Do we have any other accounts in this city?

☒ Yes ☐ No

Client's fiscal year begins:

Date client prepares their budget:

Business Development Manager

Date

Joseph Carter

Managing Director

11/18/24

Date

Sr. V.P. - COO.

Date

Tab 6



CONFIDENCE CONSISTENCY COMMITMENT



We've Got This

Paseo CDD c/o Rizzetta

January 1, 2026

11611 Paseo Grand Blvd.
Fort Myers Florida 33912

Delivered on: September 16, 2025
Submitted by: Dave Harting

We are pleased to offer the following proposal for



3120 Winkler Ave Unit 1 Fort Myers Florida 33916
| dave@cleaningfortmyers.com | <http://www.CleaningFortMyers.com>

Clean Gatehouse (5) times per week
See specifications below

\$958 per month

This proposal is subject to change with additions, deletions or modifications.

All pricing is good for 45 days and does not include sales tax. All applicable taxes will be applied in the final invoice. Credit card payments will have a 3% surcharge included in the final invoice. Services beyond the scope of this proposal, such as deep cleaning, pressure washing, window washing, floor services and disinfectant spray will be estimated separately. Any last minute emergency services completed at the request of the client will be included in the monthly invoice. The client will furnish all consumable products inclusive of but not limited to: toilet tissue, towels, trash liners, hand soap and any special brand product not used in Crystal Clean cleaning services. If desired, Crystal Clean can provide these products and invoice them separately.

Crystal Clean will furnish all equipment needed to perform the required cleaning tasks unless otherwise specified. New Work is typically scheduled 30 days from the signed proposal.

Commercial Disinfecting with Electrostatic Technology, Ask us for a Quote



CONTRACTOR AGREEMENT

This Contractor Agreement (Hereinafter "Agreement") is made on this day between **Paseo Community Development District c/o Rizzetta and Company** (Hereinafter "Client") and **Crystal Clean** (Hereinafter "Contractor")
It is agreed as follows:

1.1 RETAINER.

The Client hereby agrees to retain the Contractor to provide cleaning services as the Client and the Contractor may from time to time agree upon, (the "Services") and the Contractor hereby agrees to provide such Services to the Client.

1.2 TERM OF AGREEMENT

This agreement will stay in effect and continue until both parties agree to edit or modify the pricing and terms herein. Upon completion of this Agreement the Contractor shall return any property or documentation belonging to the Client and the Client shall return any property or documentation belonging to the Contractor.

1.3 COMPENSATION DETAILS AND SCHEDULE

The Client agrees to make payment to the Contractor before the end of each month for the completion of all services specified within this Agreement for the individual service or the month in which contracted services were rendered. All outstanding balances more than 60 days old will be marked unpaid and, subject to a 2% per month late fee penalty, and sent to a collection agency for credit bureau reporting. There may be an additional fee if the client requires a special "waiver of subrogation" for insurance coverage.

If the client uses an invoicing process service that charges Crystal Clean an annual fee for processing Crystal Clean invoices. Said fees, paid by Crystal Clean, will be reimbursed by the client.

The monthly cleaning fee equals the total weekly amount times 52 weeks and then divided by 12 months. The 5 main Holidays (New Years Day, July 4, Labor Day, Thanksgiving, Christmas) are paid holidays by Crystal Clean and thus do not adjust the monthly amount. Thus, the monthly fee is consistent and is not adjusted up or down based on the number of days in the month or the number of cleaning days in each month. For Holidays falling on non-cleaning days the closest cleaning service day would be considered a Holiday. Ex. If Christmas falls on a Saturday then the previous day, Friday, would be considered a Holiday. Special event cleaning and additional tasks beyond the agreement will be billed at an agreed upon hourly rate.

In order to help keep pace with inflation and cost of living increases: On January 1st of each successive year there will be a price increase of 3% unless both parties agree otherwise.

1.4 UNAUTHORIZED HIRING OF COMPANY EMPLOYEES

Personnel supplied by Crystal Clean are, for purposes of this agreement, deemed employees of Crystal Clean and will not for any purpose be considered employees or agents of the Client or any management company hired by the Client. The Client agrees to NOT contract with, offer employment to, or hire any of the employees or sub-contractors of Crystal Clean during the term of this agreement and for a period of 24 months following the termination of this agreement. The Client agrees to inform any management company hired by the Client of this provision in the contract, and to bind any such management company to the terms of this contract as well. Client agrees to indemnify Crystal Clean for any violation of this provision by its management company. The Client and Crystal Clean recognize that it can be difficult to place a value on the damages to Crystal Clean, should the Client or its management company violate this non-compete agreement, as they include such damages as lost productivity, training expenses, and increased operations costs among other damages. Accordingly, the Client and Crystal Clean agree that upon a violation of this provision, a liquidated damages amount shall be due Crystal Clean in the amount of Two (2) times the average annual billings for the client.

1.5 TERMINATION OF AGREEMENT BY CLIENT or CONTRACTOR

The Client or Contractor may terminate this agreement at any time by giving a full 30 day's notice of agreement cancellation in writing. The 30-day cancellation notice does not qualify if the client owes any outstanding, unpaid invoices.

1.6 ENTIRE AGREEMENT

This Agreement between these parties with respect to all of the matters herein and its execution has not been included by, nor do any of the parties rely upon or regard as material, any representations or writings whatever not incorporated herein and made a part hereof and may not be amended or modified in any respect except by written instrument signed by the parties hereto. Any schedules referred to herein are incorporated by reference and form part of the Agreement.

1.7 GOVERNING LAW

This Agreement shall be construed in accordance with the laws of the State of Florida and Lee County without regard to the jurisdiction in which any action or special proceeding may be instituted.

1.8 USE OF PHOTOGRAPHY AND VIDEO

Our company agrees to allow Crystal Clean to use imagery such as photography and video from this job for marketing efforts which may include social media, our website or literature.

The parties hereby indicate by their signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.

SIGNING SPACE



2025-09-16 13:02:18 (ADT)

Dave Harting

September 16, 2025

David Cabell - Chaiman
Paseo Community Development District c/o Rizzetta
and Company

Not yet accepted

Contact information:

Crystal Clean
3120 Winkler Ave
Fort Myers Florida 33916
dave@cleaningfortmyers.com

Specifications

GATEHOUSE

- Empty/remove trash, replace liners as needed
- Sweep and damp mop all tile flooring with neutral cleaner
- Dust desk and exposed surfaces (counters, equipment, etc.)

RESTROOMS/KITCHENETTE

- Clean and sanitize rest rooms, including all fixtures and mirrors
- Empty /Remove trash, replace liners as needed
- Sweep/mop with disinfectant
- Clean microwave interior and exterior.
- Clean kitchen floors
- Restock restroom supplies

MONTHLY – BI-WEEKLY

- Weekly remove all cobwebs from walls, corners, etc.
- Bi- weekly clean interior and exterior Windows(1st Floor only)
- Monthly clean fans and A/C vents or when needed
- Weekly dust blinds

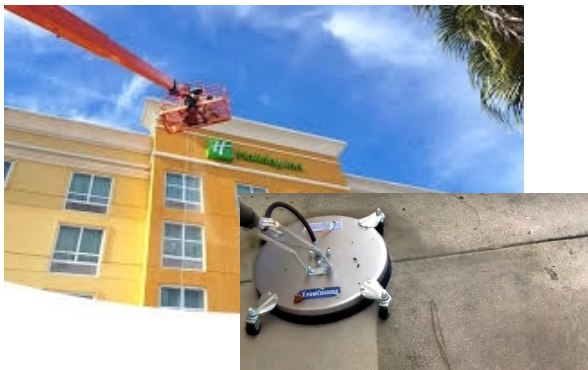
One Stop Service Provider

- Janitorial Cleaning
- Condo Association Common Area Cleaning
- Pressure Washing
- Window Washing
- Drone Roof Washing
- Disinfecting
- Green Cleaning
- Carpets

- **Total 360 Electrostatic Disinfection**

Provides superior coverage using electrostatic technology to reach under, over, behind and around the targeted surfaces providing 360 degree infection control.

And YES, it provides protection from Corona Virus!



- **Power Washing**

With ECO-FRIENDLY cleaning solutions we kill mildew & algae at the roots. Our trained techs will restore your property to it's original lustre. With state-of-the-art equipment we can easily remove years of dirt and grime from roofs, sidewalks, driveways and structure walls.

- **Window Washing**

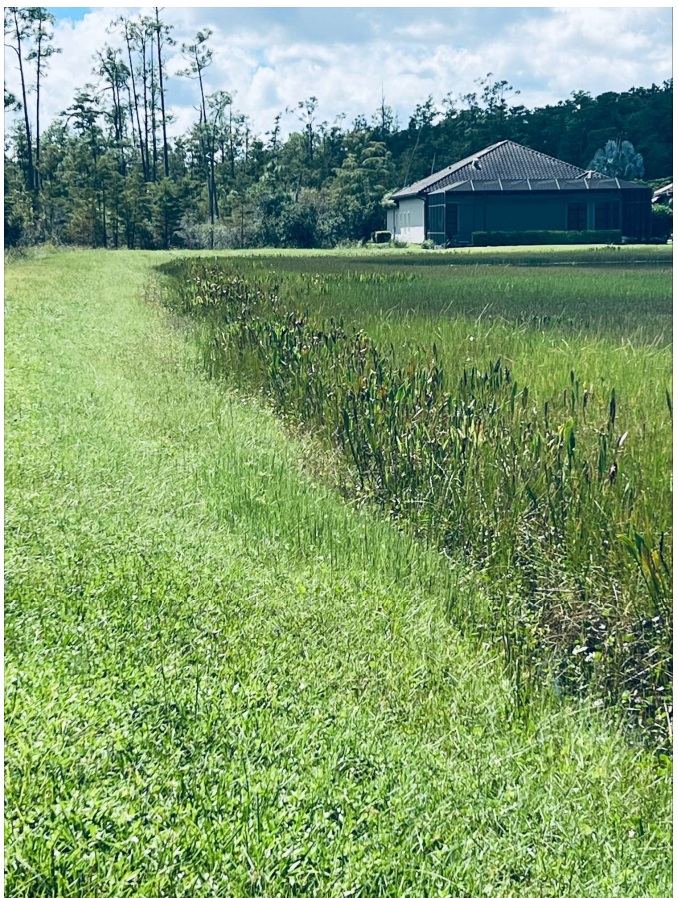
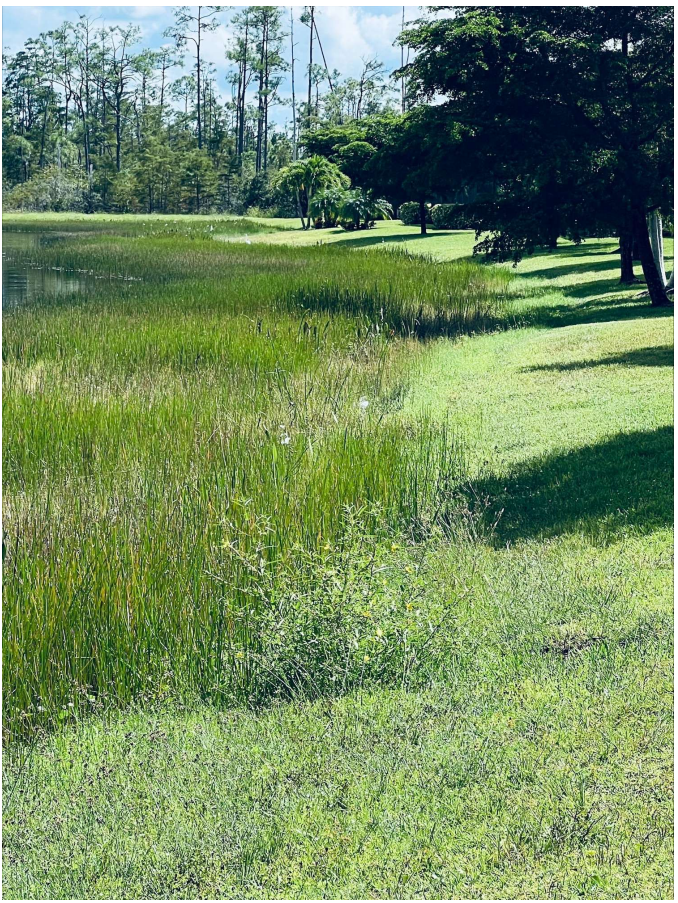
Want to see the world more clearly and make a good first impression with spotless windows?





Thank you!

Tab 7







SERVICES AGREEMENT

PROPERTY NAME: Paseo CDD
CUSTOMER NAME: Paseo CDD
SERVICE DESCRIPTION: Spike Rush Removal Lake 22
EFFECTIVE DATE: October 1st, 2025
SUBMITTED TO: Kari L. Hardwick
SUBMITTED BY: Sebastian Willis, Operations Manager;

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse Customer for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses").
5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.



6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to the customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the confidential information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.



11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.



19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understand and acknowledge that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall insure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Paseo CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES SPIKE RUSH REMOVAL LAKE 22

- 1. Solitude Lake Management will provide labor and materials for the one-time Cutting and Removal of Spike Rush in Lake 22**
- 2. Solitude will cut back plant material (Spike Rush) in the lake on the map attached and leave 4-6 feet of spike rush remaining around lake**
- 3. The cutting will be conducted using a combination of hand labor and Machine labor**
- 4. Company shall not be responsible for any growth that is not visible at the time of application.**

General Qualifications

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. The company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. The company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. The company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. The company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$15,605** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price



Tab 8

**EARTH TECH ENVIRONMENTAL**

10600 Jolea Avenue
Bonita Springs, FL 34135 US
+1 2393040030
www.eteflorida.com

Proposal

ADDRESS

Paseo CDD- 130101
Paseo CDD
c/o Rizzetta & Company Inc
9530 Marketplace Road
Suite 206
Ft Myers, FL 33912

PROPOSAL # 3476**DATE** 10/02/2025**PROJECT MANAGER**

donna@eteflorida.com

PROJECT NO.

130101.2

PROJECT NAME

2025 PASEO CDD TRIMMING

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Ecosystem Restoration/ Maint Tasks:Vegetation Removal & Trimming 2026 Native Vegetation Trimming & Removal: Selective native vegetation trimming will be performed within 16,753LF of the designated preserve perimeter. "As described in Chapter 6.3 of the updated long-term management plan, the proposed maintenance trimming shall be limited to the perimeter of the preserves, as shown on Exhibit 2 of the updated long term management plan, where overhanging vegetation interferes with routine maintenance of the berm. The trimming activities shall consist of selectively removing overhanging vegetation and shall not result in a complete vegetative trim along the vertical plane. Vegetation trimming shall be conducted by the preserve maintenance contractor during the scheduled exotic maintenance events for the preserves and shall not be conducted more than twice per year. Trimmed debris shall be removed from the edges of the preserves." Trimming Area A (3,666LF) = \$5,000.00 Trimming Area B (3,114LF) = \$6,000.00 Trimming Area C (9,973LF) = \$15,000.00 This task does include selective debris removal and disposal. Horticultural Debris Disposal: All cut vegetation from the selective trimming will be removed and properly disposed of.	1	26,000.00	26,000.00

Earth Tech Environmental LLC will provide the above-listed environmental services within the designated locations at Paseo CDD. If you agree to these terms please send a signed copy of this estimate to donna@eteflorida.com for work to be scheduled.

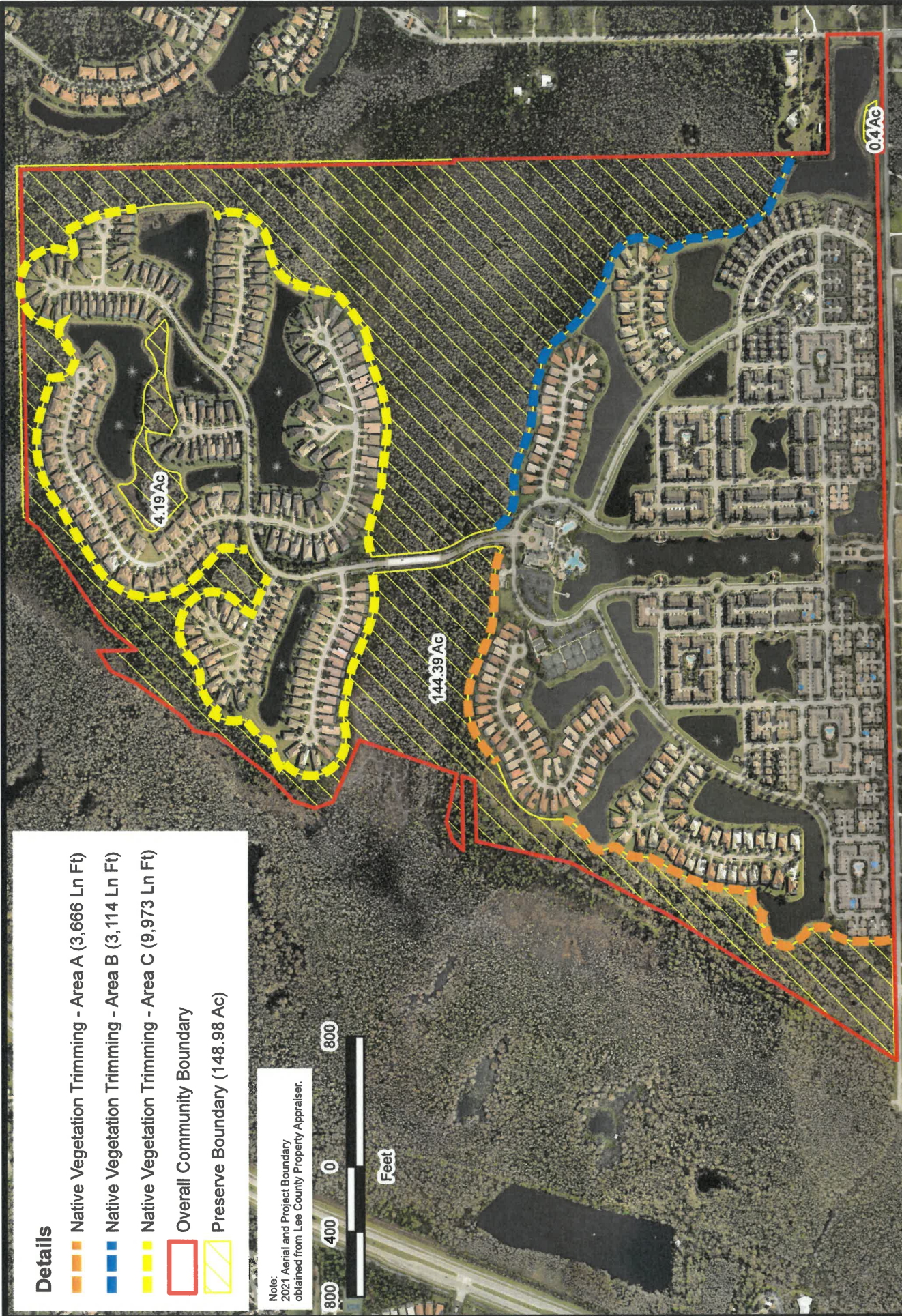
SUBTOTAL	26,000.00
TAX (0%)	0.00
TOTAL	\$26,000.00

Accepted By

Accepted Date

" Land, Water and the Environment ... Protecting what's important "

Office : 239-304-0030 Fax: 239-324-0054



**Paseo
Lee County, Florida**

 **EARTH TECH**
ENVIRONMENTAL

EARTH TECH ENVIRONMENTAL, LLC
10600 JOLEA AVENUE
BONITA SPRINGS, FLORIDA 34135
PHONE (239) 304-0030 FAX (239) 304-0031



DATE 11/04/21

PROJECT NO.	N/A
-------------	-----

SCALE
AS SHOWN

Aerial Map

**EARTH TECH ENVIRONMENTAL**

10600 Jolea Avenue
Bonita Springs, FL 34135 US
+1 2393040030
www.eteflorida.com

Proposal

ADDRESS

Paseo CDD- 130101
Paseo CDD
c/o Rizzetta & Company Inc
9530 Marketplace Road
Suite 206
Ft Myers, FL 33912

PROPOSAL # 3477**DATE 10/02/2025****PROJECT MANAGER**

donnb@eteflorida.com

PROJECT NO.

130101.1

PROJECT NAME

2025 PASEO CDD PRESERVE MAINT.

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Ecosystem Restoration/ Maint Tasks:Preserve Maintenance Task 1.0 2026 Semiannual Preserve Maintenance: Earth Tech Environmental LLC will perform two (2) semiannual maintenance events within ± 147.50 AC of preserves at Paseo Community Development District in Ft. Myers, FL. This task will consist of the treatment of all FISC category I & II exotic/nuisance species and selective invasive species within the designated areas. Eradication methods will consist of (1) cutting and stump treatment of all woody exotic/nuisance species; (2) frill and/or girdle of any woody exotic/nuisance species greater than 4" DBH; (3) foliar treatment of all saplings and/or herbaceous exotic/nuisance species; and (4) hand pulling of exotic/nuisance saplings. All treated vegetation will remain within the project boundaries. A qualified project manager licensed to apply herbicide in aquatic areas, ROW, forested areas, and natural areas will supervise all work.	2	9,250.00	18,500.00
	Ecosystem Restoration/ Maint Tasks:Environmental Services Task 2.0 2026 Semiannual Control Structure & Spreader Swale Maintenance: Earth Tech Environmental LLC will perform two (2) semiannual maintenance events within ± 21,441SF of spreader swales and designated control structures adjacent to preserve areas at Paseo Community Development District in Ft. Myers, FL. This task will consist of selective removal and foliar treatment of vegetation within the spreader swales and control structures. A qualified project manager licensed to apply herbicide in aquatic areas, ROW, forested areas, and natural areas will supervise all work.	2	1,000.00	2,000.00
				Subtotal: 20,500.00

Earth Tech Environmental LLC will provide the above listed environmental services within the designated areas at Paseo CDD. If you agree to these services please send a signed copy of this proposal to donnb@eteflorida.com for work to be scheduled.

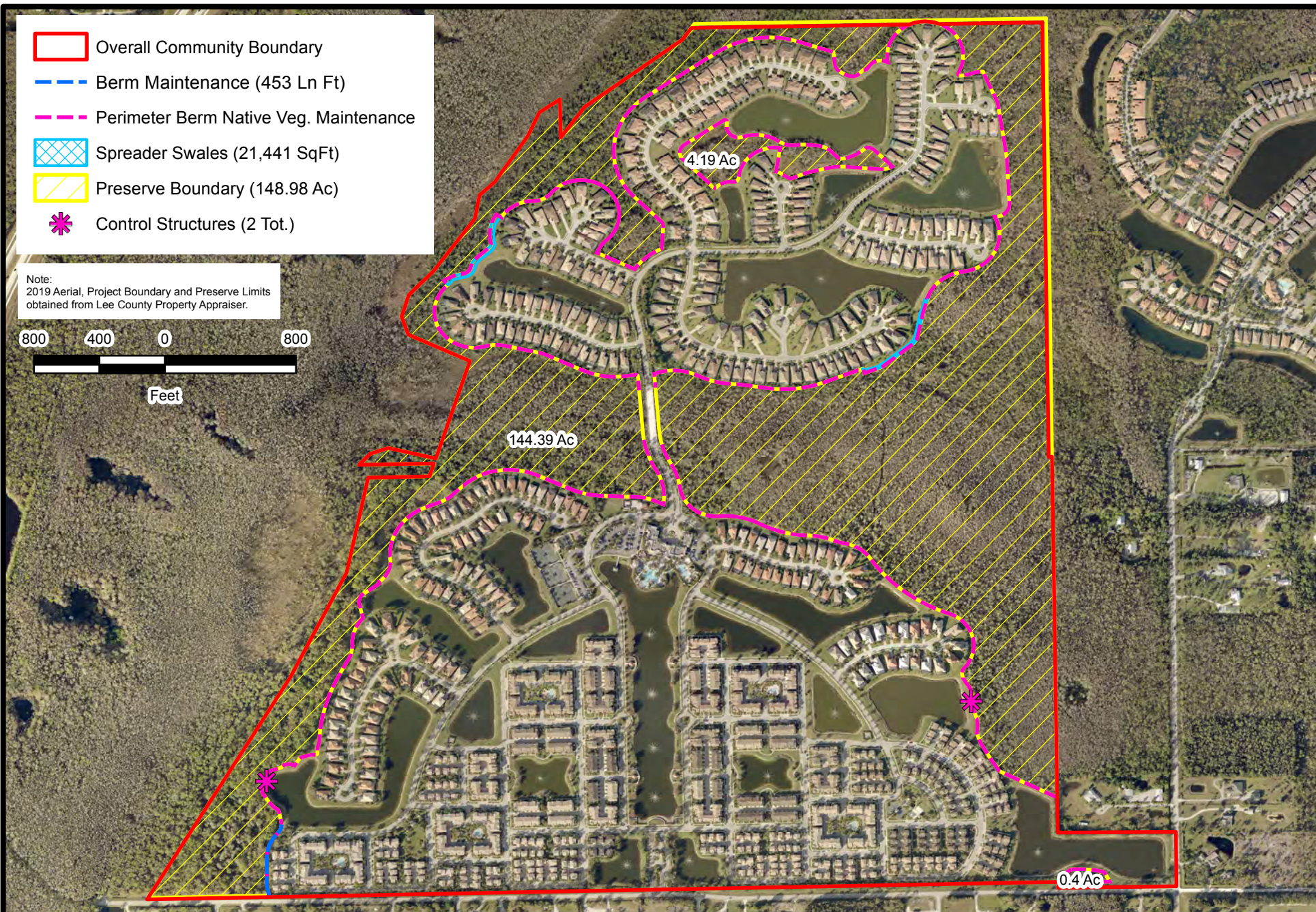
SUBTOTAL	20,500.00
TAX (0%)	0.00
TOTAL	\$20,500.00

" Land, Water and the Environment ... Protecting what's important "

Office : 239-304-0030 Fax: 239-324-0054

Accepted By

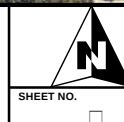
Accepted Date



Paseo CDD
Lee County, Florida



EARTH TECH ENVIRONMENTAL, LLC
10600 JOLEA AVE
BONITA SPRINGS, FLORIDA 34135
PHONE (239) 304-0030 FAX (239) 324-0054
WWW.ETEFLORIDA.COM



Preserve Map

DATE
8/13/19

PROJECT NO.
N/A

SCALE
AS SHOWN

Tab 9

ELITE PAINTING AND DESIGN PROPOSAL

Customer:	PASEO CDD FT MYERS
	1980 PASEO GRAND BLVD FT MYERS FL 33912
	ATTN : KARI HARDWICK

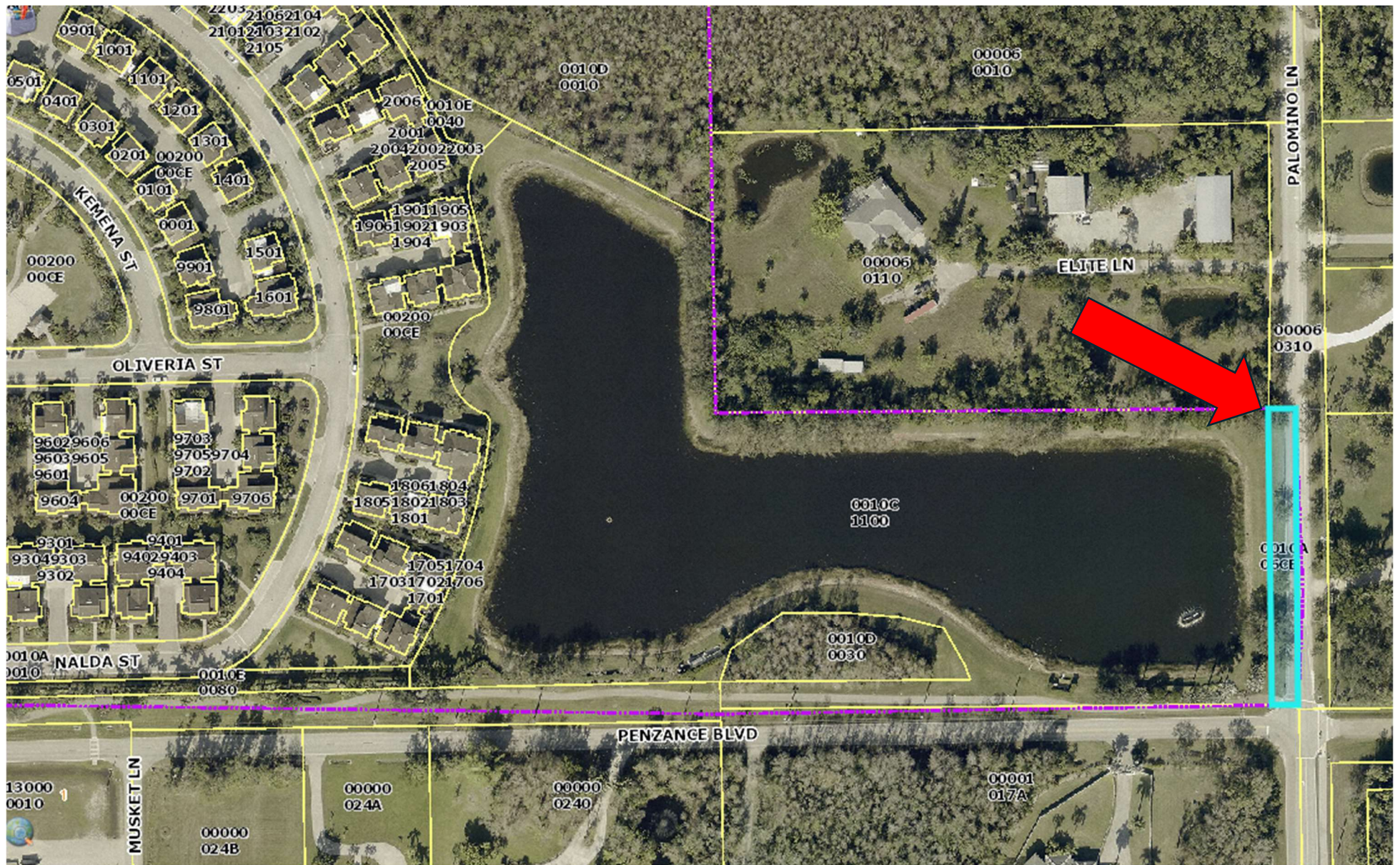
PER SITE VISIT AND WALK THRU
PASEO GRAND GAZEBO RAILS BACK AND FRONT

1. FENCES/ RAILS AROUND GAZEBO AREAS (4 SECTIONS) : 1.CLEAN ALL AREAS ON RAILS IN ALL 4 GAZEBO AREAS,ANY AREAS THAT HAVE ANY PEELING MUST BE LIGHTLY WIRE BRUSHED ,THEN SPOT PRIME SANDED AREAS WITH SHERWIN WILLIAMS SHER CRYL PRIMER. PLASTIC AREAS TO BE PIANED AND USE DROP CLOTHES ALSO IN ALL AREAS BEING PAINTED
2. APPLY SHERWIN WILLIAMS LOXCON CLEAR SELAER TO ANY AREAS THAT HAVE A CHALKY SURFACE BEFORE PAINTING
3. FINAL COAT : APPLY SHERWIN WILLIAMS DTM SEMI GLOSS INDUSTRIAL METAL PAINT TO ALL RAILS FRONT AND BACK AROUND ALL 4 GAZEBO AREAS

TOTAL LABOR AND MATERIALS : \$10,885



Tab 10



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value
10-45-25-P4-0010A.06CE	10525457	STOCK DEVELOPMENT LLC	ACCESS UNDETERMINED, FORT MYERS	11-2004		\$ 0

GCR Business Law, PLLC

1987 Northeast 15th Avenue

Fort Lauderdale, Florida 33305

(862) 368-7237

gian@gcrbusinesslaw.com

<https://www.gcrbusinesslaw.com>

TITLE SEARCH REPORT

This report is intended as a Property Information Report. It is specifically prepared for Persson, Cohen, Mooney, Fernandez & Jackson, P.A., for a limited purpose, to be used within a limited time following the Report Date.

No person may rely on this report and its content for any purpose, unless GCR Business Law, PLLC, has authorized such use.

No part hereof is intended as; nor should be considered as a legal or title opinion, unless GCR Business Law, PLLC, has agreed in writing to provide a legal opinion, opinion of title, or expert witness testimony.

254-PCM-TR-001

October 08, 2025.



***Virtually, Your Partner
in Every Deal!***

TABLE OF CONTENT

TABLE OF PUBLIC RECORDS DOCUMENTS

SUMMARY

REPORT INFORMATION

PROP INFORMATION

SYNOPSIS

1. TITLE TRANSACTIONS

1.1 CONVEYANCES

1.1.1 FEE ESTATES

001. *Special Warranty Deed - OR 4498/4090, CN 2004-6531238*

002. *Special Warranty Deed - CN 2011-0256643*

1.1.2 LEASEHOLD ESTATES/TERMS OF YEARS

1.1.3 OPTIONS

1.1.4 BENEFICIAL INTERESTS

1.2 MORTGAGES

1.2.1 2008 AM SOUTH BANK MORTGAGE (CLOSED)

003. *Seventh Loan Modification Agreement - CN 2008-0084527*

1.3 LIENS

1.4 IN REM COURT DOCUMENTS

2. LAND USE RESTRICTIONS

2.1 PLATS

2.1.1 PASEO PHASE I

004. *Paseo, Phase I - CN 2006-0162884*

2.2 DECLARATIONS AND RESTRICTIVE COVENANTS

2.2.1 MASTER DECLARATION

005. *Master Declaration - CN 2006-0338412*

006. *First Amendment - CN 2007-0020943*

007. *Certificate - CN 2013-0133748*

008. *First Amendment - CN 2016-0017347*

009. *Certificate - CN 2017-0261274*

010. *Certificate - CN 2019-0101497*

3. NON-POSSESSORY USE RIGHTS

3.1 EASEMENTS

3.2 PROFITS-À-PRENDRE

3.3 LICENSES

4. GOVERNMENT & REGULATORY MATTERS

4.1 ZONING

4.2 ENVIRONMENTAL REGULATIONS

4.3 MUNICIPAL SERVICES, CONTRACTS, AND CODE ENFORCEMENT

4.3.1 PASEO CDD SPECIAL ASSESSMENT LIEN

011. *Amended and Restated Notice - CN 2011-0259378*

012. *Amended and Restated Notice - CN 2011-0259379*

October 8, 2025

Title Search Report

254-PCM-TR-001

013. Paseo Community Development District Disclosure - CN 2016-0064224

014. Notice of Partial Release - CN 2018-0188640

015. Amended and Restated Notice - CN 2018-0274512

016. Lien of Record - CN 2018-0274513

4.4 PROPERTY TAXES

5. CORPORATE RECORDS

5.1 CORPORATE DOCUMENTS OF RECORD

5.2 CONTRACTUAL OBLIGATIONS AND MONEY JUDGMENTS

5.2.1 COST-SHARING AND USE AGREEMENT

017. Cost-Sharing and Use Agreement - CN 2012-0177690

018. Amended and Restated Cost Sharing - CN 2021-0183956

5.3 ENCUMBRANCES ON SEPARATE PROPERTY

5.4 FEDERAL COURT AND AGENCY RECORDS

5.5 MISCELLANEOUS INSTRUMENTS NOT PREVIOUSLY LISTED

NOTES AND COMMENTS

STANDARD EXCEPTIONS

TABLE OF PUBLIC RECORD DOCUMENTS

- 001. *Special Warranty Deed - OR 4498/4090, CN 2004-6531238*
- 002. *Special Warranty Deed - CN 2011-0256643*
- 003. *Seventh Loan Modification Agreement - CN 2008-0084527*
- 004. *Paseo, Phase I - CN 2006-0162884*
- 005. *Master Declaration - CN 2006-0338412*
- 006. *First Amendment - CN 2007-0020943*
- 007. *Certificate - CN 2013-0133748*
- 008. *First Amendment - CN 2016-0017347*
- 009. *Certificate - CN 2017-0261274*
- 010. *Certificate - CN 2019-0101497*
- 011. *Amended and Restated Notice - CN 2011-0259378*
- 012. *Amended and Restated Notice - CN 2011-0259379*
- 013. *Paseo Community Development District Disclosure - CN 2016-0064224*
- 014. *Notice of Partial Release - CN 2018-0188640*
- 015. *Amended and Restated Notice - CN 2018-0274512*
- 016. *Lien of Record - CN 2018-0274513*
- 017. *Cost-Sharing and Use Agreement - CN 2012-0177690*
- 018. *Amended and Restated Cost Sharing - CN 2021-0183956*



DOWNLOAD
ALL

*Access all your files and notes, and have immediate access to file updates.
See your reports and public records documents and work in progress.
Access your data in Excel, Text, JSON or XML formats.*

Your Data ...Your Way

<https://gcrbusinesslaw.sharepoint.com/PCMProjects>

SUMMARY

REPORT INFORMATION

File Ref:	254-PCM-TR-001	Client File:	
Report Date:	October 08, 2025.	Effective Date:	September 24, 2025.
Prepared for:	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.	Folder Link:	254-PCM-TR-001
Your Client:	Paseo Community Development District	County:	Lee
Prepared By:	Gian Ratnapala, Esq. for GCR Business Law		

PROPERTY INFORMATION

Property Address:

STRAP: 10-45-25-P4-0010A.06CE Folio ID: 10525457, Fort Myers, Florida 33912

Property Tax ID:

STRAP: 10-45-25-P4-0010A.06CE Folio ID: 10525457

Full Legal Description:

East 30.00 feet of the South ½ of the Southwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 10, Township 45 South, Range 25 East, Lee County, Florida, also described as Tract A6, PASEO PHASE I, according to the Plat thereof, as recorded as Instrument Number 2006000162884, of the Public Records of Lee County, Florida.

Property Appraiser's Legal Description:

PASEO PH 1 AS DESC IN INST #2006-162884 ROW TRACT #A-6

Legal Description Discrepancies:

Found no discrepancies in legal description among various recorded instruments, tax records and other property listings.

Property Owner Per Deed:

Stock Development, LLC
4501 Tamiami Trail North, Suite 300, Naples, Florida 34103

Property Owner per Tax Rolls:

Stock Development, LLC
2639 Professional Circle, Suite 101, Naples, Florida 34119

Other Recorded Claims of Interest:

Paseo Community Development District

SYNOPSIS

The apparent title owner of the Subject Property is Stock Development, LLC whose mailing address is 2639 Professional Circle, Suite 101, Naples, Florida 34119. The property is subject to covenants running with the land and use restrictions and Paseo Master Homeowners' Association, Inc. has enforcement authority, including the rights to levy and collect assessments and to file claims of lien against the subject property to secure payment of such assessments. The property is encumbered by a single mortgage, which is currently held by AmSouth Bank. No claims of lien have been recorded against the property.

No ad valorem taxes have been assessed on the subject property (Residential common element).

The following party may claim some right, title, or interest in or to the subject property as identified below:

- Paseo Community Development District

While Tract A1 through A5 has been dedicated to Paseo Community Development District and deeded to the CDD by Special Warranty Deed recorded as Instrument Number 2011000256643, there are no plat dedications or conveyances concerning Tract A6.

Found no other instruments, affecting title to the Subject Property and pertinent to the matters at hand, recorded in the Public Records of Lee County, Florida.

1. TITLE TRANSACTIONS

1.1 CONVEYANCES

1.1.1 FEE ESTATES

001. Special Warranty Deed - OR 4498/4090, CN 2004-6531238

Special Warranty Deed dated November 05, 2004, from, Parker Daniels, Inc., Grantors, to Stock Development, LLC, Grantees, recorded November 19, 2004, in ***Official Records Book 4498, at page 4090***, and as ***Instrument Number 20046531238***, of the Public Records of Lee County, Florida.

Document Information & Notes:

Tract A6 of Paseo Phase I, according to the Plat thereof, as recorded as Instrument Number 2006000162884, of the Public Records of Lee County, Florida is the East 30 feet of Parcel 2 (the South ½ of the Southwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 10, Township 45 South, Range 25 East).

002. Special Warranty Deed - CN 2011-0256643

Special Warranty Deed dated November 11, 2011, from, Stock Development, LLC, Grantors, to Paseo Community Development District, Grantees, recorded November 29, 2011, as ***Instrument Number: 2011000256643***, of the Public Records of Lee County, Florida.

Legal Description:

Tracts A1 through A5 AND Tracts E1 through E8, PASEO PHASE I, according to the Plat thereof, as recorded as Instrument Number 2006000162884, of the Public Records of Lee County, Florida

1.1.2 LEASEHOLD ESTATES / TERMS OF YEARS

None

1.1.3 OPTIONS

None

1.1.4 BENEFICIAL INTERESTS

None

1.2 MORTGAGES

1.2.1 2008 AmSOUTH BANK MORTGAGE (CLOSED)

003. Seventh Loan Modification Agreement - CN 2008-0084527

Seventh Loan Modification Agreement dated March 26, 2008, from, Stock Development, LLC, Mortgagor, to AmSouth Bank, Mortgagee, securing a mortgage debt in the amount of \$15,000,000.00, recorded March 31, 2008, as *Instrument Number: 2008000084527*, of the Public Records of Lee County, Florida.

1.3 LIENS

None

1.4 IN REM COURT DOCUMENTS

None

2. LAND USE RESTRICTIONS

2.1 PLATS

2.1.1 PASEO PHASE I

004. Paseo, Phase I - CN 2006-0162884

Paseo, Phase I dated April 17, 2006, filed by, Stock Development, LLC, Developers, recorded April 21, 2006, as ***Instrument Number: 2006000162884***, of the Public Records of Lee County, Florida.

2.2 DECLARATIONS AND RESTRICTIVE COVENANTS

2.2.1 MASTER DECLARATION

005. Master Declaration - CN 2006-0338412

Master Declaration of Covenants, Conditions, and Restrictions for Paseo dated August 21, 2006, filed by, Stock Development, LLC, Declarants, recorded August 29, 2006, as ***Instrument Number: 2006000338412***, of the Public Records of Lee County, Florida.

006. First Amendment - CN 2007-0020943

First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions for Paseo dated November 30, 2006, filed by, Stock Development, LLC, Declarants, recorded January 19, 2007, as ***Instrument Number: 2007000020943***, of the Public Records of Lee County, Florida.

007. Certificate - CN 2013-0133748

Certificate of Amendment to Master Declaration of Covenants, and Restrictions for Paseo dated May 23, 2013, filed by, Stock Development, LLC, Declarants, recorded June 07, 2013, as ***Instrument Number: 2013000133748***, of the Public Records of Lee County, Florida.

008. First Amendment - CN 2016-0017347

First Amendment to Bylaws of Paseo Master Homeowners' Association, Inc. dated January 25, 2016, filed by, Paseo Master Homeowners' Association, Inc., Declarants, recorded January 26, 2016, as ***Instrument Number: 2016000017347***, of the Public Records of Lee County, Florida.

009. Certificate - CN 2017-0261274

Certificate of Amendment to Bylaws of Paseo Master Homeowners' Association, Inc. dated December 12, 2017, filed by, Paseo Master Homeowners' Association, Inc., Declarants, recorded December 15, 2017, as ***Instrument Number: 2017000261274***, of the Public Records of Lee County, Florida.

010. Certificate - CN 2019-0101497

Certificate of Amendment to Bylaws of Paseo Master Homeowners' Association, Inc. dated December 14, 2018, filed by, Paseo Master Homeowners' Association, Inc., Declarants, recorded May 03, 2019, as ***Instrument Number: 2019000101497***, of the Public Records of Lee County, Florida.

3. NON-POSSESSORY USE RIGHTS

3.1 EASEMENTS

None

3.2 PROFITS-À-PRENDRE

None

3.3 LICENSES

None

4. GOVERNMENT & REGULATORY MATTERS

4.1 ZONING

None

4.2 ENVIRONMENTAL REGULATIONS

None

4.3 MUNICIPAL SERVICES, CONTRACTS, AND CODE ENFORCEMENT

4.3.1 PASEO CDD SPECIAL ASSESSMENT LIEN

011. Amended and Restated Notice - CN 2011-0259378

Amended and Restated Notice of Special Assessments and Lien of Record of the Paseo Community Development District dated November 10, 2011, from, Paseo Community Development District, Creditor, recorded December 02, 2011, as **Instrument Number: 2011000259378**, of the Public Records of Lee County, Florida.

012. Amended and Restated Notice - CN 2011-0259379

Amended and Restated Notice of Collection Agent for Special Assessment dated November 10, 2011, from, Paseo Community Development District, Creditors, recorded December 02, 2011, as **Instrument Number: 2011000259379**, of the Public Records of Lee County, Florida.

013. Paseo Community Development District Disclosure - CN 2016-0064224

Paseo Community Development District Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by Paseo Community Development District dated March 23, 2016, filed by, Paseo Community Development District, recorded March 29, 2016, as **Instrument Number: 2016000064224**, of the Public Records of Lee County, Florida.

014. Notice of Partial Release - CN 2018-0188640

Notice of Partial Release of Notice of Special Assessments and Lien of Record as to Series 2005A Assessments, Series 2005B Assessments, and Series 2006 Assessments, filed by, Paseo Community Development District, Lienors, recorded August 06, 2018, as **Instrument Number: 2018000188640**, of the Public Records of Lee County, Florida.

015. Amended and Restated Notice - CN 2018-0274512

Amended and Restated Notice of Collection Agent for Special Assessment dated November 07, 2018, from, Paseo Community Development District, Creditors, recorded November 26, 2018, as ***Instrument Number: 2018000274512***, of the Public Records of Lee County, Florida.

016. Lien of Record - CN 2018-0274513

Lien of Record of Paseo Community Development District dated November 07, 2018, filed by, Paseo Community Development District, Lienors, in the amount of \$9,625.00, recorded November 26, 2018, as ***Instrument Number: 2018000274513***, of the Public Records of Lee County, Florida.

4.4 PROPERTY TAXES

None

5. CORPORATE RECORDS

5.1 CORPORATE DOCUMENTS OF RECORD

None

5.2 CONTRACTUAL OBLIGATIONS AND MONEY JUDGMENTS

5.2.1 COST-SHARING AND USE AGREEMENT

017. Cost-Sharing and Use Agreement - CN 2012-0177690

Cost-Sharing and Use Agreement dated June 20, 2012, between, Paseo Condominium Association, Inc., First Parties, and Paseo Master Homeowners' Association, Inc., and Stock Development, LLC, Second Parties, recorded August 14, 2012, as **Instrument Number: 2012000177690**, of the Public Records of Lee County, Florida.

Legal Description:

Paseo Phase I, according to the Plat thereof, as recorded as Instrument Number 2006000162884, of the Public Records of Lee County, Florida, LESS AND EXCEOPT Tracts B1, B2, C1 through C11, D1 through D3, and E1 through E8.

018. Amended and Restated Cost Sharing - CN 2021-0183956

Amended and Restated Cost Sharing and Use Agreement dated April 21, 2021, between, Paseo Condominium Association, Inc., First Parties, and Paseo Master Homeowners' Association, Inc., Second Party, recorded June 03, 2021, as **Instrument Number: 2021000183956**, of the Public Records of Lee County, Florida.

5.3 ENCUMBRANCES ON SEPARATE PROPERTY

None

5.4 FEDERAL COURT AND AGENCY RECORDS

None

5.5 MISCELLANEOUS INSTRUMENTS NOT PREVIOUSLY LISTED

None

NOTES & COMMENTS

None.

STANDARD EXCEPTIONS

This report is based on information and documents of public record accessed through ATIDS® (Automated Title Information Data System) XE title search software and databases powered by The Fund. Unless otherwise specifically noted above this report is exclusively based data and documents compilations provided by The Fund through ATIDS® XE. As such all standard exceptions and exclusions to a title commitment apply to this report, including the following matters:

1. Defects, lines, encumbrances, adverse claims, or other matters, if any, that are created, first appearing in the Public Records, or attaching to the Subject Property after the Effective Date.
2. Rights or claims of parties in possession not shown by public records, including, but not limited to unrecorded leases.
3. Matters that may defeat or impair title which do not appear on the record, (missing heirs, forged documents, and other irregularities in recorded instruments that, if properly proven, may impair what is otherwise a good record title.
4. Taxes, special assessments, and other governmental charges for which Claims of Lien do not exist among the Public Records. (Governmental charges may exist for tap-on fees, demolition of condemned buildings, and other matters for which Claim of Lien may not exist.
5. Unlisted personal-property taxes. (If discovered, such taxes and any penalties may stand for liens on the Subject Property.)
6. Easements, or claims of easements, not shown by the public records.
7. Encroachments, overlaps, boundary line disputes, or other matters which require an exact survey and inspection of the premises.
8. Security interests that may have attached to fixtures on the subject property as provided in Article 9 of the Uniform Commercial Code which were not recorded among the County Public Records.
9. Any lien or right to a lien provided by law for services, labor, or material furnished to the Subject Property but no Claim of Lien is recorded among the County Public Records, including, but not limited to, mechanic's liens for which a Claim of Lien may be filed after the Effective Date.
10. Any adverse ownership claims by the State of Florida by right of sovereignty to any part of the Subject Property, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
11. Taxes for the year 2025 and subsequent years, which are not yet due and payable.
12. Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or other municipal corporation for unpaid service charges for which a Claim of Lien is not filed as of the Effective Date.
13. Civil actions in which the parties have not filed a notice of lis pendens against the Subject Property.
14. Compliance with any local, county, state, or federal government law or regulation relating to environment, zoning, subdivision, occupancy, use, construction, or development of the Subject Property.
15. Matters of public records about persons who are not the record title owners of the Subject Property.

This report is not title insurance. Pursuant to section 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

#

Tab 11



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Paseo Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

DWC

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

DWC

Quotation being provided for:

Paseo Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125649

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$4,584,915
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$138,645

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$35,856

DWC

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	1	\$1,000,000 \$0 Deductible	Included
Personal Injury Protection	5	Separately Stated In Each Personal Injury Protection Endorsement	Included
Auto Medical Payments	2	\$2,500 Each Insured	Included
Uninsured Motorists including Underinsured Motorists	2	\$100,000	Included
Physical Damage Comprehensive Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	7,8	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Included
Physical Damage Towing And Labor	7	\$250 For Each Disablement Of A Private Passenger Auto	Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Paseo Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125649

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$35,856
Crime	\$500
Automobile Liability	\$656
Hired Non-Owned Auto	Included
Auto Physical Damage	\$345
General Liability	\$7,960
Public Officials and Employment Practices Liability	\$4,634
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$49,951

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Paseo Community Development District

Paseo Community Development District

(Name of Local Governmental Entity)

By: David W Cabell
Signature

David W Cabell, Paseo CDD Chairman
Print Name

Witness By: Belinda Blandon
Signature

Belinda Blandon/Senior District Manager
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**Paseo Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$4,584,915	As per schedule attached
☒	Inland Marine	\$138,645	As per schedule attached
☒	Auto Physical Damage	\$11,500	As per schedule attached

Signature: David W Cabell Date: 9/19/2025

Name: David W Cabell

Title: Paseo CDD Chairman



PUBLIC ENTITY
FLORIDA UNINSURED MOTORISTS COVERAGE SELECTION OF LOWER LIMITS OR REJECTION
OF COVERAGE

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS
YOU OR YOU ARE PURCHASING UNINSURED MOTORIST LIMITS LESS THAN YOUR LIABILITY
LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Quote Number: 100125649	Term: October 1, 2025 to October 1, 2026
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: Paseo Community Development District	

Florida law permits you to make certain decisions regarding Uninsured Motorists Coverage provided under your policy. This document describes this coverage and various options available.

You should read this document carefully and contact us or your agent if you have any questions regarding Uninsured Motorists Coverage and your options with respect to this coverage.

This document includes general descriptions of coverage. However, no coverage is provided by this document. You should read your policy and review your Declarations Page(s) and/or Schedule(s) for complete information on the coverages you are provided.

Uninsured Motorists Coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting therefrom. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the policy. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability policies include Uninsured Motorists Coverage at limits equal to the Liability Coverage in your policy, unless you select a lower limit offered by the company or reject Uninsured Motorists Coverage entirely.

Please indicate by initialing below whether you entirely reject Uninsured Motorists Coverage or whether you select this coverage at limits lower than the Liability Coverage of your policy.

☐	I reject Uninsured Motorists Coverage entirely.
☒	I reject Combined Single Limit for Liability Coverage and I select a lower limit of \$100,000.

DWC

I understand and agree that selection of any of the above options applies to my liability insurance policy and future renewals or replacements of such policy which are issued at the same Liability limits. If I decide to select another option at some future time, I must let the Insurer or my agent know in writing.

David W Cabell

Applicant's/Named Insured's Signature

David W Cabell, Paseo CDD Chairman

Applicant's/Named Insured's Printed Name

9/19/2025

Date

**Paseo Community Development District**

Policy No.: 100125649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Pavilion		2006	10/01/2025	\$47,904		
	Paseo Grande & Izarra Way Fort Myers FL 33912		Non combustible	10/01/2026		\$47,904	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Pavilion		2006	10/01/2025	\$47,904		
	Paseo Grande & Adoncia Way Fort Myers FL 33912		Non combustible	10/01/2026		\$47,904	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Entry Features		2006	10/01/2025	\$214,678		
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Non combustible	10/01/2026		\$214,678	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Entry Features		2006	10/01/2025	\$6,039		
	Penzance Blvd & Paseo Grande Fort Myers FL 33912		Non combustible	10/01/2026		\$6,039	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Entry Features		2008	10/01/2025	\$1,736		
	Javiera Way & Sarita Court Fort Myers FL 33912		Non combustible	10/01/2026		\$1,736	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Entry Features		2008	10/01/2025	\$1,736		
	Javiera Way & Sarita Court Fort Myers FL 33912		Non combustible	10/01/2026		\$1,736	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Entry Features		2008	10/01/2025	\$1,736		
	Paseo Grande & Mercado Ct Fort Myers FL 33912		Non combustible	10/01/2026		\$1,736	

Sign: David W CabellPrint Name: David W Cabell, Paseo CDD Chairman Date: 9/19/2025

**Paseo Community Development District**

Policy No.: 100125649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
8	Entry Features		2008	10/01/2025	\$1,736			
	Paseo Grande & Mercado Ct Fort Myers FL 33912		Non combustible	10/01/2026			\$1,736	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
9	Dumpster Enclosure		2008	10/01/2025	\$64,848			
	11604 Paseo Grande Blvd Fort Myers FL 33912		Non combustible	10/01/2026			\$64,848	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
10	Irrigation Systems		2006	10/01/2025	\$62,131			
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Pump / lift station	10/01/2026			\$62,131	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
11	Irrigation Systems		2006	10/01/2025	\$62,131			
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Pump / lift station	10/01/2026			\$62,131	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
12	Perimeter Wall		2006	10/01/2025	\$149,841			
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Non combustible	10/01/2026			\$149,841	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
13	Seawall/Retention Wall		2006	10/01/2025	\$349,616			
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Non combustible	10/01/2026			\$349,616	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
14	Gate (w Electronics)		2007	10/01/2025	\$59,271			
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Non combustible	10/01/2026			\$59,271	

Sign: David W CabellPrint Name: David W Cabell, Paseo CDD ChairmanDate: 9/19/2025

**Paseo Community Development District**

Policy No.: 100125649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
15	Bridge		2006	10/01/2025	\$1,614,428		\$1,614,428	
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Bridges	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
16	Street Lights		2006	10/01/2025	\$744,251		\$744,251	
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
17	Irrigation Systems		2011	10/01/2025	\$32,401		\$32,401	
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Pump / lift station	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
18	Entry Features		2008	10/01/2025	\$1,736		\$1,736	
	Provencia Ct & Bibiana Way Fort Myers FL 33912		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
19	Entry Features		2008	10/01/2025	\$1,736		\$1,736	
	Provencia Ct & Bibiana Way Fort Myers FL 33912		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
20	Entry Features		2008	10/01/2025	\$1,736		\$1,736	
	Provencia Ct & Rosalinda Ct Fort Myers FL 33912		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
21	Entry Features		2008	10/01/2025	\$1,736		\$1,736	
	Provencia Ct & Rosalinda Ct Fort Myers FL 33912		Non combustible	10/01/2026				

Sign:

David W Cabell

Print Name:

David W Cabell, Paseo CDD Chairman

Date:

9/19/2025

**Paseo Community Development District**

Policy No.: 100125649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
22	Sewer/Water Plant		2006	10/01/2025	\$29,846			
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Pump / lift station	10/01/2026			\$29,846	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
23	Sewer/Water Plant		2006	10/01/2025	\$29,846			
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Pump / lift station	10/01/2026			\$29,846	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
24	Street Lights		2012	10/01/2025	\$156,716			
	Penzance Blvd & Palomino Ln Fort Myers FL 33912		Electrical equipment	10/01/2026			\$156,716	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
25	Pavilion		2006	10/01/2025	\$47,904			
	Paseo Grande & Herminia Fort Myers FL 33912		Non combustible	10/01/2026			\$47,904	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
26	Pavilion		2006	10/01/2025	\$47,904			
	Paseo Grande & Herminia Fort Myers FL 33912		Non combustible	10/01/2026			\$47,904	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
27	Gatehouse		2006	10/01/2025	\$103,041			
	Penzance Blvd & Paseo Grande Fort Myers FL 33912		Joisted masonry	10/01/2026	\$15,097		\$118,138	
	Gable			Clay / concrete tiles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
28	Decroative Street/Traffic Signs		2006	10/01/2025	\$156,779			
	Various Locations Fort Myers FL 33912		Non combustible	10/01/2026			\$156,779	

Sign:

David W Cabell

Print Name: David W Cabell, Paseo CDD Chairman

Date: 9/19/2025

**Paseo Community Development District**

Policy No.: 100125649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
29	Fishing Pier		2005	10/01/2025	\$111,668	\$111,668	
	Paseo Grande Blvd Fort Myers FL 33912		Frame	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
30	27 Park Benches		2017	10/01/2025	\$31,356	\$31,356	
	Various Locations Fort Myers FL 33912		Property in the Open	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
31	Steel Building		2017	10/01/2025	\$10,256	\$10,256	
	Paseo Grande Blvd Fort Myers FL 33912		Non combustible	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
32	Pump Station 3 (30 HP - \$30,000 each) and 1 (10 HP - \$8,000)		2017	10/01/2025	\$113,810	\$113,810	
	Esperanza Street Fort Myers FL 33912		Pump / lift station	10/01/2026			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
33	Pump Station		2022	10/01/2025	\$261,361	\$261,361	
	Penzance Blvd Fort Myers FL 33912		Pump / lift station	10/01/2026			
			Total:	Building Value \$4,569,818	Contents Value \$15,097	Insured Value \$4,584,915	

Sign: David W CabellPrint Name: David W Cabell, Paseo CDD ChairmanDate: 9/19/2025

**Paseo Community Development District**

Policy No.: 100125649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
2			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
3			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
4			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
5			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
6			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
7			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
8			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
9			Other inland marine	10/01/2025	\$8,139	\$1,000
	Floating Fountain			10/01/2026		
10			Other inland marine	10/01/2025	\$8,200	\$1,000
	Floating Fountain			10/01/2026		
11			Other inland marine	10/01/2025	\$8,200	\$1,000
	Floating Fountain			10/01/2026		
12			Other inland marine	10/01/2025	\$8,200	\$1,000
	Floating Fountain			10/01/2026		
13			Other inland marine	10/01/2025	\$8,200	\$1,000
	Floating Fountain			10/01/2026		
14			Other inland marine	10/01/2025	\$8,200	\$1,000
	Floating Fountain			10/01/2026		
15			Other inland marine	10/01/2025	\$8,200	\$1,000
	Floating Fountain			10/01/2026		
16			Other inland marine	10/01/2025	\$8,200	\$1,000
	Floating Fountain			10/01/2026		
17			Electronic data processing equipment	10/01/2025	\$7,994	\$1,000
	Security Cameras			10/01/2026		

Total \$138,645

Sign: David W Cabell

Print Name: David W Cabell, Paseo CDD Chairman

Date: 9/19/2025



Paseo Community Development District

Policy No.: 100125649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Carryall	Club Car 300		10/01/2025	\$1,000	10/01/2025	10/01/2025	\$11,500	
1	2018	MF1810854259	Private Passenger	10/01/2026	\$1,000	10/01/2025	10/01/2026	Actual cash value	\$11,500

Total \$11,500
APD Rptd \$11,500

Type text here

Sign: David W Cabell

Print Name: David W Cabell, Paseo CDD Chairman

Date: 9/19/2025

Tab 12

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**PASEO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, August 20, 2025 at 10:00 a.m.** at the Paseo Village Center, located at 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Cabell	Board Supervisor, Chairman
Debra Johnson	Board Supervisor, Vice Chair
R. Chris Shimer	Board Supervisor, Assistant Secretary
Ian Noy	Board Supervisor, Assistant Secretary (via Zoom)

Also present were:

Belinda Blandon	Sr. District Manager, Rizzetta & Company, Inc.
Kari Hardwick	District Coordinator, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Frank Savage	Barraco & Associates, Inc.
Ted Galeano	Pinnacle Landscapes

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and called the roll.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Authorized Mr. Noy to Attend and Vote in the Meeting via Zoom, for the Paseo Community Development District.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Cabell stated for the record that no audience members signed in to speak.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

Ms. Blandon advised that Mr. Fowler was not present, but Board members are welcome to send questions via email. Ms. Johnson advised that it was a great month with fewer issues than this time last year. She advised that rust spots have been noticed and asked Mr. Galeano if the additive was still being used in the irrigation system. Mr. Galeano confirmed. Mr. Cabell expressed the importance of weed control in the right of way and the curb cut out parking areas, he further advised of sucker growth on a Shady Lady along Paseo Drive.

B. Landscape Liaison

Ms. Johnson provided an overview of proposals executed since the last meeting advising that most were on the July and/or August Landscape reports. She advised that Pinnacle has been advised to focus on the following: restoration of plants at the Southeast gazebo, plants along Paseo Drive, and Weed control/edging. Mr. Cabell inquired as to a sod concern on Esteban Drive. Ms. Johnson advised that the area of concern is part of a proposal that has been approved.

C. Condo Assoc. Liaison

Mr. Shimer advised that he had a lengthy meeting with Mr. Cirrone of the Condo Association Board and discussed an issue with landscape vendor responsibilities. He further advised that barring any agreements that may be in place, he would recommend that each vendor conduct maintenance according to the GIS mapping. Ms. Blandon reviewed the history of the work the CDD has undertaken to delineate responsibilities, she further advised that the CDD cannot expend funds on private property. Ms. Blandon advised that Condo Association Management needs to work with its vendor to determine Condo Association responsibilities. Mr. Cabell advised that this issue should not make it to the Board level and both vendors need to do better; he further advised that the CDD should not be in the middle of the issue. Ms. Johnson stated that she agrees and further stated that each entity needs to know its responsibilities.

Ms. Johnson advised that there are some gray areas where Condo plantings are on CDD property and CDD plantings are on Condo property; she advised that she will meet with Pinnacle to review and will then have a meeting with Staff to review. Mr. Cohen advised that a maintenance agreement may be necessary.

Mr. Shimer advised that he will follow up with the Condo Association regarding the easement related to the gatehouse parking area. He further advised that Mr. Cirrone is now the Condo Association President. Mr. Shimer advised that the Condo construction, Phase II, has restarted. Ms. Johnson advised of concerns related to fluid spills and lack of storm water inlet protection.

90 D. Master Assoc. Liaison

91 Ms. Johnson advised that the area between the tennis courts and lake has
92 been restored following the work conducted by the Condo Association
93 construction team.
94

95 E. Chairman

96 Mr. Cabell provided an overview of his report and advised that due to the
97 incivility and tone of the email received from a resident, he will not be
98 providing a response.
99

100 F. District Engineer

101 Mr. Savage advised that he has reviewed the District's goals and objectives
102 and none are engineering specific. He further advised of several tasks that
103 are on hold including review of the stormwater system, berm repairs, and
104 lake bank repairs. The Board directed Mr. Savage to move forward with an
105 inspection of the stormwater system. Mr. Savage advised that the berm and
106 lake bank review would be conducted during dry season.
107

108 G. District Counsel

109 Mr. Cohen advised that the Master Association is working on lot split for the
110 sale of tract E-1, he advised the Master has agreed to the form of the
111 contract and they are proceeding. Mr. Cohen provided an update on the
112 easements prepared by his office. He advised that there is nothing to report
113 regarding the suit filed related to the bicycle accident. Mr. Noy inquired as
114 to whether the resident email received, referenced in the Chairman's report,
115 needs to be addressed. Mr. Cohen advised that the one item of the email
116 that concerns the district has been addressed.
117

118 H. District Manager

119 Ms. Blandon advised that the next meeting will be held on September 24,
120 2025 at 10:00 a.m. Ms. Hardwick to reach out to Mr. Gammon to verify a
121 quorum. Ms. Blandon provided a brief overview of the financials and
122 advised that she would recommend a transfer at a later date. Mr. Cabell
123 inquired as to increasing the irrigation line item of the budget. Ms. Blandon
124 advised that at this point the budget cannot be increased; she advised that
125 once the budget is adopted, an amendment can be done to move funds
126 from one line to another.
127

128 **FOURTH ORDER OF BUSINESS**

Public Hearing to Consider the
Adoption of the Fiscal Year 2025/2026
Budget(s)

132 Ms. Blandon reviewed the public hearing process and asked for a motion to open the
133 public hearing. Mr. Cohen clarified that the public hearing would also cover assessments.
134

On a Motion by Ms. Johnson, seconded by Mr. Shimer, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budgets and Assessments, for the Paseo Community Development District.

Ms. Bandon opened the floor to public comments. There were none.

Ms. Bandon asked for a motion to close the public hearing.

On a Motion by Ms. Johnson, seconded by Mr. Shimer, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026 Budgets and Assessments, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS

Presentation of the Proposed Final Budget for Fiscal Year 2025/2026

Ms. Bandon advised that no changes have been made since the approval of the proposed budget and asked if there were any questions. There were none.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget(s) for Fiscal Year 2025/2026

Ms. Bandon presented the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Noy, seconded by Mr. Shimer, with all in favor, the Board Adopted Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget(s) for Fiscal Year 2025/2026, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026

Ms. Bandon presented the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Adopted Resolution 2025-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026, for the Paseo Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion Regarding Possible
Landscape Easements**

This item was discussed as part of the Condo Association Liaison Report.

NINTH ORDER OF BUSINESS

**Consideration of Solitude Lake
Management Proposals for Fish
Stocking**

Ms. Blandon advised that proposals were received from Solitude Lake Management for fish stocking at lakes two and sixteen; lake two is for midge flies and lake sixteen is for snails.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the Solitude Lake Management Proposals for Fish Stocking at Lakes Two (\$4,150.00) and Sixteen (\$2,216.00), totaling \$6,366.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Counselors, LLC Three Year
Engagement Letter for Arbitrage
Calculations, Series 2018 Bonds**

Ms. Blandon presented the engagement letter as received from Arbitrage Rebate Counselors, LLC and asked if there were any questions. There were none.

On a Motion by Ms. Johnson, seconded by Mr. Shimer, with all in favor, the Board Approved the Arbitrage Rebate Counselors, LLC Three Year Engagement Letter for Arbitrage Calculations, Series 2018 Bonds, totaling \$1,200.00, for the Paseo Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Adopting a Meeting Schedule for Fiscal
Year 2025/2026**

Ms. Blandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year meeting schedule and asked if there were any questions. Mr. Noy requested that the October meeting be moved to October 29, 2025. The Board concurred.

On a Motion by Ms. Johnson, seconded by Mr. Shimer, with all in favor, the Board Adopted Resolution 2025-05, Adopting a Meeting Schedule for Fiscal Year 2025/2026, Subject to the Change Noted on the Record, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
July 23, 2025**

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on July 23, 2025 and asked if there were any questions, comments, and/or changes. There were none.

On a Motion by Mr. Shimer, seconded by Ms. Johnson, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on July 23, 2025, for the Paseo Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of July 2025**

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of July 1-31, 2025 total \$148,001.35 and asked if there were any questions. There were none.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of July 2025, totaling \$148,001.35, for the Paseo Community Development District.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor requests.

Mr. Cabell recommended moving forward with the alternate pressure washing vendor for the fishing pier if appropriate documentation from the selected is not received within a few days. The Board concurred.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Ms. Blandon advised there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Shimer, seconded by Ms. Johnson, with all in favor, the Board adjourned the meeting at 10:50 a.m., for the Paseo Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chair

Tab 13

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.paseocdd.org

Operation and Maintenance Expenditures

August 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$104,092.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CenturyLink	20250805-1	311416420 07/25 ACH	Telephone Services 07/25	\$ 579.56
City of Fort Myers	20250818-1	1-015317-00 07/25 ACH	Compactor 11604 Pasco Grande Blvd 07/25	\$ 4,587.07
Florida Power & Light Company	20250821-2	28467-91263 07/25 ACH	1117 Paseo Dr. #SL 07/25	\$ 46.23
Florida Power & Light Company	20250821-2	76250-95372 07/25 ACH	11047 Esteban DR #FNTN 07/25	\$ 645.68
Florida Power & Light Company	20250821-1	FPL Summary 07/25 ACH 300	FPL Summary 07/25 ACH 300	\$ 13,987.98
HomeTeam Pest Defense, Inc.	101136	112173828	Rodent Services 08/25	\$ 40.00
Hoover Pumping Systems Corp.	101137	190119	Service Call Repairs 08/25	\$ 3,936.05
Hotwire Communications, LTD	20250815-1	30210660 08/25 ACH	Internet Services 08/25	\$ 229.99
Johnson Engineering, LLC	101138	6402	WUP Compliance Monitoring Svcs 07/25	\$ 1,782.00
Michael T. Hankin, P.A.	101133	1242	Legal Services 06/25	\$ 747.50
New IQ, LLC	101139	47085	Service Call 08/25	\$ 105.00
Persson, Cohen & Mooney, P.A.	101140	6217	Legal Services 07/25	\$ 243.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	101140	6218	Legal Services 07/25	\$ 2,349.00
Pinnacle Landscapes, Inc.	101141	17439	Fertilization 07/25	\$ 4,477.00
Pinnacle Landscapes, Inc.	101141	17440	Pest Control Services 07/25	\$ 1,500.00
Pinnacle Landscapes, Inc.	101141	17441	Landscape Maintenances 07/25	\$ 21,736.00
Pinnacle Landscapes, Inc.	101141	17477	Tree Removal 07/25	\$ 1,200.00
Pinnacle Landscapes, Inc.	101141	17478	Tree Removal & Mulch 07/25	\$ 465.00
Pinnacle Landscapes, Inc.	101141	17480	Irrigation Repairs 07/25	\$ 6,028.00
Rizzetta & Company, Inc.	101131	INV0000101204	District Management Fees 08/25	\$ 13,041.59
Rizzetta & Company, Inc.	101130	INV0000101323	Amenity Management Oversight and Personnel Reimbursement 08/25	\$ 4,129.02
Rizzetta & Company, Inc.	101135	INV0000101360	Cell Phone & Auto Mileage/Travel 07/25	\$ 61.20
Rizzetta & Company, Inc.	101143	INV0000101396	Personnel Reimbursement 08/25	\$ 3,070.29
SchoolStatus, LLC	101134	INV-SS-2985	Annual Website ADA 05/25	\$ 3,125.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	101144	PSI190759	Monthly Maintenance 08/25	\$ 2,367.87
Solitude Lake Management, LLC	101144	PSI191363	Monthly Maintenance 08/25- Lake 17	\$ 2,140.00
Superior Waterway Services, Inc.	101145	107436	Quarterly Fountain Maintenance 08/25	\$ 2,625.00
Superior Waterway Services, Inc.	101145	107784	Monthly Fountain Maintenance 08/25	\$ 225.30
Tower Compactor Rentals, LLC	101129	RENTAL-25-18680	Trash Compactor 08/25	\$ 333.90
Tower Compactor Rentals, LLC	101129	RENTAL-25-20752	Item Swap 07/25	\$ 161.10
Weiser Security Services, Inc	101132	1224400	Guard Weekly Billing 07/18/25-07/24/25	\$ 2,709.12
Weiser Security Services, Inc	101142	1225728	Guard Weekly Billing 07/25/25-07/31/25	\$ 2,709.12
Weiser Security Services, Inc	101142	1227052	Guard Weekly Billing 08/01/25-08/07/25	<u>\$ 2,709.12</u>
Report Total				<u>\$ 104,092.69</u>

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.paseocdd.org

Operation and Maintenance Expenditures

September 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$161,956.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	101148	29973	Engineering Services 08/25	\$ 2,935.00
CenturyLink	20250903-1	311416420 08/25 ACH	Telephone Services 08/25 ACH	\$ 580.80
Cintas Fire Protection	101149	724597270	Alarm Maintenance 08/25	\$ 1,041.34
Cintas Fire Protection	101182	0F24597269	Inspection 08/25	\$ 1,039.77
City of Fort Myers	20250917-1	1-015317-00 08/25 ACH	Compactor 11604 Pasco Grande Blvd 08/25	\$ 4,206.25
CNB Mechanical Inc	101183	1145	Quarterly Maintenance 09/25	\$ 250.00
Crocker Land Development, LLC	101150	2321	Repair 2 Sink Holes 08/25	\$ 1,500.00
Crystal Clean Inc.	101151	N8067	Cleaning Services 08/25	\$ 930.00
Crystal Clean Inc.	101178	N8067-1	Cleaning Services 08/25	\$ 18.60
Crystal Clean Inc.	101167	N8141	Cleaning Services 09/25	\$ 1,039.60
David W Cabell	20250905-3	DC082025 ACH	Board of Supervisor Meeting 08/20/25	\$ 200.00
Debra Johnson	20250905-2	DJ082025 ACH	Board of Supervisor Meeting 08/20/25	\$ 200.00
Egis Insurance Advisors, LLC	101181	29585	Policy #100125649 10/01/25-10/01/26	\$ 49,951.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20250922-1	28467-91263 08/25 ACH	1117 Paseo Dr. #SL 08/25	\$ 44.93
Florida Power & Light Company	20250922-1	76250-95372 08/25 ACH	11047 Esteban DR #FNTN 08/25	\$ 587.36
Florida Power & Light Company	20250918-1	FPL Summary 08/25 ACH	FPL Summary 08/25 ACH 300	\$ 13,233.73
Gannett Florida LocaliQ	101184	7300824	Legal Advertising 08/25	\$ 502.00
Greatview Lawncare, LLC	101158	19385	Tree Removal 08/25	\$ 350.00
Greatview Lawncare, LLC	101158	19389	Tree Removal 08/25	\$ 300.00
HomeTeam Pest Defense, Inc.	101179	113018323	Rodent Services 09/25	\$ 30.00
Hotwire Communications, LTD	20250916-1	30210660 09/25 ACH	Internet Services 09/25	\$ 229.99
Ian Y Noy	20250905-1	IN082025 ACH	Board of Supervisor Meeting 08/20/25	\$ 200.00
Johnson Engineering, LLC	101159	6778	WUP Compliance Monitoring 08/25	\$ 963.75
New IQ, LLC	101152	47208	Service Call 08/25	\$ 105.00
Paramount Asphalt Sealcoating C	101153	6966	Coat & Paint -Ashphalt 07/25	\$ 4,000.00
Persson, Cohen & Mooney, P.A.	101160	6301	Legal Services 08/25	\$ 243.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	101160	6302	Legal Services 08/25	\$ 2,542.00
Pinnacle Landscapes, Inc.	101154	17498	Tree Removal & Install Palm 08/25	\$ 400.00
Pinnacle Landscapes, Inc.	101154	17499	Tree Removal & Install Palm /Mulch 07/25	\$ 490.00
Pinnacle Landscapes, Inc.	101154	17500	Tree Removal & Mulch 07/25	\$ 465.00
Pinnacle Landscapes, Inc.	101154	17509	Removal & Install Sod 08/25	\$ 663.00
Pinnacle Landscapes, Inc.	101161	17528	Pest Control 08/25	\$ 1,700.00
Pinnacle Landscapes, Inc.	101161	17529	Landscape Maintenance 08/25	\$ 21,736.00
Pinnacle Landscapes, Inc.	101161	17547	Tree Removal 08/25	\$ 358.00
Pinnacle Landscapes, Inc.	101161	17549	Plant Install 07/25	\$ 255.00
Pinnacle Landscapes, Inc.	101161	17557	Irrigation Repair 08/25	\$ 1,526.00
Pinnacle Landscapes, Inc.	101161	17563	Sod Removal 09/25	\$ 1,208.00
Pinnacle Landscapes, Inc.	101161	17564	Tree Removal 09/25	\$ 650.00
Pinnacle Landscapes, Inc.	101161	17565	Plant Replacement 09/25	\$ 340.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Landscapes, Inc.	101187	17608	Summer Annuals 09/25	\$ 5,748.00
Pinnacle Landscapes, Inc.	101187	17612	Plant Install 09/25	\$ 319.00
Pinnacle Landscapes, Inc.	101187	17613	Plant Install 09/25	\$ 434.00
Pinnacle Landscapes, Inc.	101187	17614	Plant Install 09/25	\$ 420.00
Pinnacle Pest Management Servi	101162	10135	Monthly Rodent Baiting 08/25	\$ 75.00
Rizzetta & Company, Inc.	101147	INV0000102249	District Management Fees 09/25	\$ 13,041.59
Rizzetta & Company, Inc.	101146	INV0000102370	Personnel Reimbursement 08/25	\$ 2,876.48
Rizzetta & Company, Inc.	101171	INV0000102409	Cell Phone 08/25	\$ 50.00
Rizzetta & Company, Inc.	101186	INV0000102437	Amenity Management Oversight and Pers	\$ 4,107.52
Robert C Shimer	101155	RS082025	Board of Supervisor Meeting 08/20/25	\$ 200.00
Solitude Lake Management, LLC	101185	PSI198933	Monthly Maintenance 09/25	\$ 2,367.87
Spectrum Nightscapes, LLC	101163	261	Replace Timer 08/25	\$ 210.00
Spectrum Nightscapes, LLC	101163	268	Irrigation Repairs 08/25	\$ 635.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Superior Waterway Services, Inc.	101164	108533	Monthly Fountain Maintenance 09/25	\$ 225.00
Tower Compactor Rentals, LLC	101156	RENTAL-25-21710	Trash Compactor 09/25	\$ 495.00
Weiser Security Services, Inc	101157	1227807	Guard Weekly Billing 08/08/25-08/14/25	\$ 2,709.12
Weiser Security Services, Inc	101157	1228917	Guard Weekly Billing 08/15/25-08/21/25	\$ 2,709.12
Weiser Security Services, Inc	101165	1229826	Guard Weekly Billing 08/22/25-08/28/25	\$ 2,709.12
Weiser Security Services, Inc	101180	1230517	Guard Weekly Billing 08/29/25-09/04/25	\$ 2,900.48
Weiser Security Services, Inc	101188	1231778	Guard Weekly Billing 09/05/25-09/11/25	\$ <u>2,709.12</u>
Report Total				\$ <u>161,956.54</u>