



Rizzetta & Company

Paseo Community Development District

**Board of Supervisors' Meeting
May 27, 2026**

**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

May 20, 2026

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, May 27, 2026 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 May 08, 2026 Report..... Tab 1
 - B. Landscape Liaison
 - C. Condo Assoc. Liaison
 - D. Master Assoc. Liaison
 - E. Chairman
 - F. District Engineer Tab 2
 1. Discussion Regarding Lake #10 Bank Remediation Tab 3
 - G. District Counsel
 - H. District Manager (Under Separate Cover)
- 4. BUSINESS ITEMS**
 - A. Presentation of the Proposed Budget for Fiscal Year 2026/2027 Tab 4
 1. Consideration of Resolution 2026-02, Approving the Proposed Budgets for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Tab 5
 - B. Consideration of Hog Wild Bokeelia Proposal for 2026/2027 Hog Trapping..... Tab 6
 - C. Consideration of Weiser Rate Increase for 2027 Tab 7
 - D. Consideration of Proposals for Exterior Painting of the Gatehouse..... Tab 8
 1. Elite Painting
 2. Paint Corps
 - E. Consideration of Sunny Side Exterior Cleaning Proposal for Pressure Cleaning of Gatehouse Roof..... Tab 9
 - F. Discussion Regarding Entry Water Feature
 - G. Discussion and Consideration of Landscape Maintenance Agreement Between the Condo Association and the CDD Regarding Various Parcels..... Tab 10

- H. Consideration of Condo Use Agreement Regarding CDD Property Behind Buildings 117-123 Tab 11
- I. Consideration of Solitude Lake Management Proposal for Bulrush Trimming at Lake #11..... Tab 12
- 5. BUSINESS ADMINISTRATION**
- A. Consideration of the Minutes of the Budget Workshop held on April 10, 2026..... Tab 13
- B. Consideration of the Minutes of the Landscape Workshop held on April 15, 2026..... Tab 14
- C. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 22, 2026..... Tab 15
- D. Ratification of the Operations and Maintenance Expenditures for the Month of March 2026 Tab 16
- 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

COMMUNITY ASSET REPORT



May 8, 2026

Rizzetta & Company

Spencer Gonzales – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

EXECUTIVE SUMMARY

Overall site conditions have improved, with noticeable progress in weed treatment efficacy, plant health recovery, and active maintenance efforts across multiple zones, though widespread weed pressure, turfgrass encroachment, and edging deficiencies still require consistent and focused management to reach desired standards. Several areas continue to show turf decline, chlorosis, and desiccation, indicating the need for formal agronomic evaluation, potential sod replacement, and continued monitoring to support full recovery. Structural and safety concerns, including overgrown hedges, declining plant material, invasive volunteer growth, ant activity, and isolated hazards, require targeted pruning, removals, and corrective actions to maintain and build upon current improvements.

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. **Bold 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 **bold, underlined black** 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. Rejuvenation pruning was performed on the Western Penzance. mONI
2. Mechanical soft edging could use more attention on Western Penzance.
3. Significant sections contain dollarweed requiring management. (Pic 3>)
4. Systemic herbicide applications are evident in the western Penzance bed behind Bibiana, requiring ongoing treatment for complete weed eradication.



Zone 1

5. Significant broadleaf weed pressure exists near the entry gate on Western Penzance, requiring immediate suppression to maintain clear access.



8. Untreated dollarweed and other broadleaf weeds require targeted herbicide application further east on Western Penzance.

9. Turfgrass stolons are encroaching into the planting bed behind light pole 1 on the eastern side of Penzance.

10. Turfgrass encroachment into the planting bed is present behind light pole 4.

11. Turfgrass encroachment into the planting bed is present behind light pole 5.

12. Turfgrass is encroaching into the tree ring behind light pole 6.



13. Cardboard palm volunteer growth is infiltrating the green island ficus canopy in multiple areas behind light pole 7. (Pic 13)



14. Heavy turfgrass stolon encroachment and expansion into the bed is present where the fence meets the bed behind light pole 9. (Pic 14)



15. Copperleaf and Trinette beds in front of light pole 10 show signs of effective systemic herbicide treatment for volunteer plant growth, requiring continued monitoring.

16. Unwanted grasses between light poles 13 and 14 exhibit signs of herbicide burn-off and desiccation.

17. Torpedo grass is aggressively infiltrating the Trinette hedge near light pole 16. (Pic 17>)

Zone 1

18. Minor turfgrass encroachment into the planting beds is present between light poles 16 and 17.

19. Broadleaf weed and vine encroachment is present behind light pole 23 and requires physical removal or systemic treatment.

20. A Live Oak in front of light pole 25 exhibits bark peeling and potential sub-dermal issues, requiring continued monitoring and assessment.



21. Extensive turfgrass desiccation and dieback is occurring in front of light poles 37 through 40, requiring a diagnosis. (Pic 21>)

22. The planting bed in front of light pole 49 requires removal of species. (Pic 22>)



23. In the same bed in front of light pole 49, spot herbicide treatments for broadleaf weeds, unwanted grasses, and volunteer palm sprouts. (Pic 23)



Zone 1

24. Asparagus fern and other volunteer species are infiltrating the Mexican petunia behind light pole 56.

25. An active ant mound requires insecticidal bait treatment near light pole 63.

26. Turfgrass quality is declining between light poles 66, 67, and 68, exhibiting noticeable dieback and encroachment of non-St. Augustine weed grasses. (Pic 26)



27. Turfgrass recovery requires ongoing monitoring and evaluation between light poles 76, 77, and 78. (Pic 27)



28. Two active ant mounds require insecticidal treatment between light poles 78 and 79.

29. Chlorotic turfgrass with mixed weed...

grasses is present behind light pole 83 near the Clusia hedge, potentially requiring an agronomic proposal for sod replacement. (Pic 29)



30. Mexican petunia and Virginia creeper are actively spreading through the shrubbery behind light pole 89.

31. Untreated broadleaf weed pressure is extensive in the planting bed behind light pole 90. (Pic 31)



32. Significant turfgrass encroachment is occurring behind light pole 91. (Pic 32>)

33. Turfgrass is encroaching into the bed along the road on the north side of Portofino.

34. A large ant mound requires treatment behind the Clusia hedge near light pole 84.



Zone 1

35. A detached, hanging palm frond presents a risk in the Live Oak canopy near light pole 54 and requires removal.

36. A tree near light pole 9 exhibits two declining lower scaffold branches; structural pruning to remove the lowest branch is the primary priority to mitigate decay. (Pic 36>)



37. Turfgrass encroachment and volunteer plant growth require removal from the Trinette bed on the east corner of the entrance by the sidewalk.

38. Turfgrass is actively encroaching into the planting beds within the entrance median. (Pic 38>)

39. Turfgrass is encroaching into the annuals near the Paseo waterfall in the median.



40. Significant turfgrass encroachment into the flower beds and across the soft edging is present in the median east of the guardhouse. (Pic 40)



41. Poor turfgrass quality with a high percentage of weed species is present near the park bench on the east side of the entrance, requiring a formal diagnosis or a sod replacement proposal.

42. Vines and cardboard palm volunteer growth are infiltrating the juniper behind the east entrance park bench.

43. Cardboard palm volunteer growth requires physical removal from the Trinette hedge behind the juniper near the east entrance park bench.



Zone 1

- 44. Turfgrass is encroaching into a palm tree ring near light pole 65.
- 45. Turfgrass is encroaching into a palm tree ring just north of light pole 69.
- 46. Turfgrass discoloration and chlorosis are present in front of the park bench behind light pole 71, requiring diagnosis. (Pic 46)



- 47. Active systemic weed treatment was observed being successfully executed at the northwest gazebo on May 8, 2026.
- 48. Weeds hardscape cracks require treatment near the west roundabout and walkway, though active applications were observed.
- 49. Missed string trimming is visible near the trees by the water at light pole 82. (Pic 49)



- 50. Weeds in the hardscape cracks require treatment near light pole 82, noting that active herbicide applications were occurring.
- 51. Trinette is actively encroaching into the firebush near the southwest gazebo and requires removal. (Pic 51)



- 51. Missed string trimming is evident against the retaining wall on the southwest corner of the walkway and requires correction. (Pic 52)



- 52. Turfgrass is encroaching into the planting beds along the southern strip of the walkway near light pole 92.
- 53. Torpedo grass requires systemic herbicide treatment or physical removal from the Mexican petunia bed in the center of the southern walkway. (Pic 53>)

Zone 1

54. Missed string trimming requires correction between the lake edge bank and the turf behind light pole 93.

55. Missed string trimming requires mechanical correction near the east roundabout. (Pic 55)



56. Weeds in the hardscape cracks require treatment, and structural paver adjustments are needed in the northeast gazebo.

57. Ongoing turfgrass recovery requires monitoring just north of the northeast gazebo to establish a timeline for natural restoration.

58. Missed string trimming is evident at the lake edge near light pole 110.



Zone 2

1. A reduction prune is required for the overgrown hedge along Adonica.
2. A reduction prune of approximately twelve inches is required for the overgrown hedge on the southern portion of Bibiana. (Pic 2)
6. Turfgrass quality continues to demonstrate ongoing improvement along Bibiana and the lakes.



3. Turfgrass health and physiological condition are successfully improving along Bibiana.
4. Epicormic sprouts from previously removed stumps have been successfully eliminated along Bibiana.
5. Torpedo grass and general broadleaf weed pressure require systemic treatment near the Bibiana mailbox.



Zone 3

1. Yellowing turf and weeds around the hedge at the corner of Nalda and Javiera has expanded to cover three sides.



2. Turfgrass damage and decline have expanded around the lift station to the corner of the Nalda and Javier intersection, requiring a formal agronomic diagnosis.
3. Turfgrass condition has noticeably improved along Nalda, specifically surrounding the light poles.
4. A reduction prune of eight to ten inches is required for the overgrown shrubs at Paola.
(Pic 3)



Zone 4

1. Weed populations have been successfully eradicated in the Sarita Court roundabout.
2. Shrubs require a prune, and Mexican petunias must be removed from the firebush canopy in the Mercado roundabout. (Pic 2)



2. Necrotic plant material requires physical removal from the Ixora canopy at the north Provincia monument. (Pic 2)



3. Dead turfgrass requires replacement where only bare soil and weeds remain at the low point of the Provincia roundabout bed.
4. Deep tire ruts indicate ongoing vehicular compaction and mechanical damage to the turfgrass in the Provenza roundabout.
5. Chlorotic, yellowing turfgrass requires...

... agronomic assessment throughout the Felisa median. (Pic 5)



6. Mexican petunias require physical removal from the Trinette hedge in the Felisa roundabout.
7. Chlorotic, yellowing turfgrass requires agronomic assessment and correction in the Felisa roundabout.
8. Soft bed edging needs to be mechanically reestablished in the Felisa roundabout.
9. Turfgrass encroachment requires mechanical removal from the planting beds in the Rosalinda roundabout. (Pic 9)



Zone 5

1. Turfgrass is encroaching into the planting beds near light pole 57 and requires mechanical correction. (Pic 1)



6. Unusually high broadleaf weed pressure requires herbicide treatment in the previously mentioned croton bed. (Pic 6)



2. Numerous volunteer palm sprouts require systemic herbicide treatment behind the east corner of the Paseo Drive entrance.

3. Several declining dwarf firebush specimens require physical extraction and removal. (Pic 3)



7. High weed infiltration requires physical or chemical removal in the flax lily bed just north of the bridge on the west side. (Pic 7)



4. Mexican petunias require physical removal from the front of the Fakahatchee grass near the bridge to prevent competition.

5. Crotons on the west side past the bridge show significant physiological improvement with virtually no active pest infestations.

8. Volunteer palm sprouts require systemic herbicide treatment near the flower bed on the west corner of the Paseo Drive entrance.

9. Weed pressure requires systemic treatment or physical removal in the flower bed on the west corner of the Paseo Drive entrance.

10. Dead seasonal annuals must be removed and replaced at the bullnose of the Paseo Drive median.

Zone 5

11. High broadleaf weed pressure requires herbicide treatment in the bed across from light pole 327 on Paseo Drive. (Pic 11)



12. A necrotic shrub requires physical removal approximately thirty feet southwest of light pole 363 on Paseo Drive. (Pic 12)



Zone 6

1. Weed pressure requires removal from the bougainvillea hedge in the Adelo roundabout. (Pic 1)



1. While croton health is generally improving at the Dario Way entrance, unsalvageable declining specimens require removal. (Pic 7)



2. Virginia creeper vines require physical removal from the Trinette hedge in the Adelo roundabout.

3. Weed pressure requires herbicide treatment in the southern bed of the Adelo entrance. (Pic 3)



4. Soft bed edging needs to be mechanically reestablished in the southern bed of the Adelo entrance.

5. Weed pressure requires herbicide treatment in the northern bed of the Adelo entrance.

6. Croton requires removal from the bed in the northern Adelo entrance bed. (Pic 6>)



Zone 7

1. Turfgrass dieback requires diagnoses. (Pic 1)



2. Turfgrass damage requires agronomic assessment and cultural correction in the Macario roundabout. (Pic 2)



3. Plant health and cultural conditions have noticeably improved in the Esteban entrance beds.

4. Broadleaf weeds and climbing vines require physical removal from the trinnacle hedge in the west Esteban roundabout. (Pic 4>)



Zone 8

1. Chlorotic, yellowing turfgrass on the north side of the Filisto roundabout requires agronomic assessment. (Pic 1>)
2. Chlorotic, yellowing turfgrass in the Paseo Drive roundabout requires agronomic assessment and nutrient correction. (Pic 2)



Tab 2

MEMORANDUM

TO: Paseo Community Development District
("CDD") ("District")

FROM: Frank Savage

COMPANY: Rizzetta and Company ("District
Management")

DATE: May 20, 2026

COPY TO: Kari Hardwick, Belinda Blanton

PROJECT NUMBER: 22168

RE: Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – May 27, 2026

For the Paseo CDD BOS meeting scheduled for May 27, 2026, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Lake bank remediation: The agreement with Talon Construction ("Talon") for the lake bank remediation of Lakes 6, 10, 13 and 14 is finalized and scheduled to begin this week. BAI representative met with Talon and CDD management onsite on May 7th and walked the entire anticipated work areas. The lake order was preliminarily determined at the time of the meeting as Lake 6, 13, 14, and 10. The conditions at Lake 10 had worsened from the prior date of the inspection (at or around November 2025) and an expanded scope and associated change order are recommended for BOS consideration. New inspection data is enclosed to determine the expanded scope to be considered by the BOS. Work related to this issue is ongoing and BAI staff will be prepared to engage in additional discussion during the BOS meeting on this topic.
- Drainage structure cleaning proposals: Potts Co Industrial Services ("Potts Co") mobilized and began cleaning of the 138 drainage structures previously inspected by BAI staff and recommended for cleaning. The initial cleaning of these structures commenced by Potts Co and is still ongoing as of the date of this memorandum. Initial investigation by BAI staff revealed deficiencies in cleaning that have delayed the overall completion of this project. Potts Co provided dump tickets indicating 83,767 pounds of debris has been removed from the structures as of May 8, 2026. BAI has requested verification for the timeframe of work completion. Following those initial deficiencies in drainage structure cleaning, BAI staff has since performed inspections of select structures that were re-cleaned and found the conditions satisfactory. BAI staff will perform a comprehensive inspection of select drainage structures following completion of the entire scope of work performed by Potts Co and prior to recommendation of final payment. If additional information is available between the date of this memorandum and the BOS meeting, BAI staff will be prepared to provide further update at the BOS meeting.
- In addition to those items outlined above herein, BAI staff has investigated and/or 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.

Ms. Kari Hardwick and Ms. Belinda Blanton
Paseo CDD – Engineer’s Staff Report
BOS Meeting – May 27, 2026

- Phase 2 condominium restoration fluid spill identification;
- Perimeter berm and swale restoration staking, bidding and scheduling.

MOWER RUTS
THROUGHOUT
SLOPES

LAKE 10

■ = 4-8" DROP

■ = 9-14" DROP

■ = 15-20" DROP



May 12, 2026 at 9:17:19 AM
N 26° 34' 11", W 81° 48' 45"
116° SE
11942-11948 Palba Way



May 12, 2026 at 9:18:08 AM
N 26° 34' 10", W 81° 48' 44"
308° NW
11942-11948 Palba Way



May 12, 2026 at 9:20:27 AM
N 26° 34' 9", W 81° 48' 44"
349° N
11950-11968 Palba Way



May 12, 2026 at 9:21:50 AM
N 26° 34' 9", W 81° 48' 45"
97° E
11950-11968 Palba Way



May 12, 2026 at 9:22:04 AM

N 26° 34' 9", W 81° 48' 46"

83° E

8600–8680 Penzance Blvd



May 12, 2026 at 9:23:34 AM
N 26° 34' 9", W 81° 48' 47"
305° NW
8600–8680 Penzance Blvd



May 12, 2026 at 9:23:50 AM
N 26° 34' 9", W 81° 48' 47"
99° E
8526–8598 Penzance Blvd



May 12, 2026 at 9:26:03 AM
N 26° 34' 11", W 81° 48' 47"
1° N
11940 Palba Way



May 12, 2026 at 9:26:11 AM
N 26° 34' 11", W 81° 48' 47"
166° S
11940 Palba Way



May 12, 2026 at 9:26:30 AM
N 26° 34' 11", W 81° 48' 47"
355° N
11940 Palba Way



Tab 3



LAKE 10

LINEAR EROSION

 +9" DEPTH 222 L.F.

LOCALIZED EROSION

 $\geq 12"$ DEPTH 1 EA.

MOWER RUTS
THROUGHOUT
SLOPES

LAKE 10

■ = 4-8" DROP

■ = 9-14" DROP

■ = 15-20" DROP



Tab 4



Rizzetta & Company

Paseo

Community Development District

www.paseocdd.org

**Proposed Budget
Fiscal Year 2026/2027**

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Rizzetta & Company

Proposed Budget
Paseo Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
49	Guard & Gate Facility Maintenance/Transponders	\$ 16,216	\$ 38,918	\$ 35,000	\$ (3,918)	\$ 35,000 \$ -
50	Guardhouse Maintenance	\$ -	\$ -	\$ 11,272	\$ 11,272	\$ 12,810 \$ 1,538
51	Misc. Operating Supplies	\$ -	\$ -	\$ 1,820	\$ 1,820	\$ 1,820 \$ -
52	Security Services and Patrols	\$ 59,908	\$ 143,779	\$ 145,101	\$ 1,322	\$ 153,263 \$ 8,161
53	Electric Utility Services					
54	Utility - Fountains	\$ 36,507	\$ 87,617	\$ 82,000	\$ (5,617)	\$ 88,000 \$ 6,000
55	Utility - Irrigation	\$ 25,101	\$ 60,242	\$ 58,000	\$ (2,242)	\$ 61,000 \$ 3,000
56	Utility - Street Lights	\$ 8,500	\$ 20,400	\$ 20,000	\$ (400)	\$ 21,000 \$ 1,000
57	Utility - Trash Compactor	\$ 180	\$ 432	\$ 500	\$ 68	\$ 500 \$ -
58	Utility- Entry Gate System	\$ 7,350	\$ 17,640	\$ 14,200	\$ (3,440)	\$ 18,000 \$ 3,800
59	Garbage/Solid Waste Control Services					
60	Garbage - Recreation Facility	\$ 25,377	\$ 60,905	\$ 65,000	\$ 4,095	\$ 65,000 \$ -
61	Stormwater Control					
62	Aquatic Maintenance	\$ 18,205	\$ 43,692	\$ 29,551	\$ (14,141)	\$ 29,551 \$ -
63	Fountain Maintenance Contract	\$ 517	\$ 1,241	\$ 13,200	\$ 11,959	\$ 13,200 \$ -
64	Fountain Service Repairs & Maintenance	\$ 14,220	\$ 34,128	\$ 34,000	\$ (128)	\$ 34,000 \$ -
65	Water Use/Quality Monitoring	\$ 4,723	\$ 11,335	\$ 13,191	\$ 1,856	\$ 12,086 \$ (1,105)
66	Wetland Monitoring & Maintenance	\$ 26,005	\$ 62,412	\$ 46,500	\$ (15,912)	\$ 46,500 \$ -
67	Other Physical Environment					
68	Field Manager/Staffing Costs	\$ 39,732	\$ 95,357	\$ 104,662	\$ 9,305	\$ 113,441 \$ 8,779
69	General Liability Insurance	\$ 7,960	\$ 7,960	\$ 9,186	\$ 1,226	\$ 10,028 \$ 842
70	Hurricane Related Expenses	\$ -	\$ -	\$ -	\$ -	\$ - \$ -
71	Irrigation Repairs/Maint.	\$ 16,356	\$ 39,254	\$ 40,000	\$ 746	\$ 40,000 \$ -
72	Landscape - Annual Flower Replacement	\$ 10,457	\$ 25,097	\$ 8,000	\$ (17,097)	\$ 18,000 \$ 10,000
73	Landscape - Mulch	\$ 52,504	\$ 126,010	\$ 62,500	\$ (63,510)	\$ 62,500 \$ -
74	Landscape - Pest Control	\$ 16,997	\$ 40,793	\$ 72,756	\$ 31,963	\$ 72,756 \$ -
75	Landscape Inspection Services	\$ 5,750	\$ 13,800	\$ 12,600	\$ (1,200)	\$ 13,104 \$ 504
76	Landscape Maintenance	\$ 151,792	\$ 364,301	\$ 367,181	\$ 2,880	\$ 374,525 \$ 7,344
77	Landscape Replacement Plants, Shrubs, Trees	\$ 8,590	\$ 20,616	\$ 40,000	\$ 19,384	\$ 40,000 \$ -
78	Property Insurance	\$ 37,357	\$ 37,357	\$ 38,530	\$ 1,173	\$ 34,391 \$ (4,139)
79	Road & Street Facilities					
80	Gate Phone	\$ 4,069	\$ 9,766	\$ 9,700	\$ (66)	\$ 9,800 \$ 100
81	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000 \$ -
82	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000 \$ -
83	Street Light Decorative Light Maintenance	\$ 4,431	\$ 10,634	\$ 30,000	\$ 19,366	\$ 30,000 \$ -
84	Street/Sidewalk Cleaning	\$ 865	\$ 2,076	\$ 37,058	\$ 34,982	\$ 37,058 \$ -
85	Parks & Recreation					
86	Misc. Maintenance and Repair	\$ 16,739	\$ 40,174	\$ 10,000	\$ (30,174)	\$ 10,000 \$ -
87	Hog Trapping	\$ -	\$ -	\$ -	\$ -	\$ 20,000 \$ 20,000
88	Contingency					
89	Capital Projects	\$ 4,764	\$ 11,434	\$ 191,273	\$ 179,840	\$ 108,433 \$ (82,840)
90	Capital Projects - Asset Review Projects	\$ -	\$ -	\$ 161,307	\$ 161,307	\$ 108,433 \$ (52,874)
91	Capital Projects - Sod Replacement	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000 \$ -
92						
93	Field Operations Subtotal	\$ 626,407	\$ 1,439,933	\$ 1,828,969	\$ 389,036	\$ 1,759,199 \$ (69,770)
94						
95	TOTAL EXPENDITURES	\$ 755,057	\$ 1,729,688	\$ 2,107,041	\$ 378,353	\$ 2,042,631 \$ (64,410)

Comments

Gate repairs
Pest Control Services plus cleaning services \$ 1,050 per mo. With supplies.
Supplies needed for guardhouse toner, paper, etc.
120 hours per week with Weiser Security Services plus holiday pay - Est. 4 % Increase.
Based on AVG Actual
Based on 12 month AVG Actual
Based on AVG Actual
Based on AVG Actual
Based on AVG Actual
Compactor plus trash collection costs.
Solitude Agreement including increase of 4%
Q Maintenance \$2,200 for fountain, Entry fountain \$225.00 a month and \$ 425.00 for quarterly pressure washing.
Johnson Engineer Water Use Permit/Monitoring and Reporting
Earth Tech Environmental agreement \$ 20,500 plus Native Vegetation Trimming Once a year at \$ 26,000
As per Egls' estimate GL plus crime
For discussion
3 Rotations
As per Southeast Spreading Proposal 4% Increase Included
OTC Injections
As per Agreement with Pinnacle. Includes cost of servicing Pet Stations and all Esperanza CDD parcels.
As per Egls' estimate
Gate/Field Manager Phone/Kiosk Internet
For discussion with Board
For discussion with Board
New contract with Premier
Holiday Décor and Misc Repairs
To be discussed
To be discussed

Proposed Budget
Paseo Community Development District
 General Fund
 Fiscal Year 2026/2027

Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
96						
97	EXCESS OF REVENUES OVER EXPENDITURES	\$ 1,312,032	\$ 373,304	\$ -	\$ 373,304	\$ -
98						

3
Comments

Paseo Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$771,656.91	\$771,656.91
TOTAL REVENUES	\$771,656.91	\$771,656.91
EXPENDITURES		
Administrative		
Debt Service Obligation	\$771,656.91	\$771,656.91
Administrative Subtotal	\$771,656.91	\$771,656.91
TOTAL EXPENDITURES	\$771,656.91	\$771,656.91
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Collection Early Payment Discounts (4%):

4.00%

GROSS ASSESSMENTS

\$803,809.28

Notes:

Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll.

Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

PASEO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$2,197,630.74	2025/2026 O&M Budget:	\$2,207,040.60
Early Payment Discount:	4%	\$91,567.95	2026/2027 O&M Budget:	\$2,197,630.74
Tax Collector Fee (\$1.84 per parcel):		\$2,108.64		
2026/2027 Total:		\$2,291,307.33	Total Difference:	-\$9,409.86

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Multi-Family	Series 2018 Debt Service	\$524.34	\$524.34	\$0.00	0.00%
	Operations/Maintenance	\$1,719.02	\$1,833.83	\$114.81	7.00%
	Capital Project Assessment ⁽¹⁾	\$320.48	\$197.12	-\$123.36	-38.00%
	Total	\$2,563.84	\$2,555.29	-\$8.55	0.00%
Single Family	Series 2018 Debt Service	\$1,048.67	\$1,048.67	\$0.00	0.00%
	Operations/Maintenance	\$1,627.93	\$1,742.74	\$114.81	7.00%
	Capital Project Assessment ⁽¹⁾	\$320.48	\$197.12	-\$123.36	-38.00%
	Total	\$2,997.08	\$2,988.53	-\$8.55	0.00%
Villa	Series 2018 Debt Service	\$1,048.67	\$1,048.67	\$0.00	0.00%
	Operations/Maintenance	\$1,627.93	\$1,742.74	\$114.81	7.00%
	Capital Project Assessment ⁽¹⁾	\$320.48	\$197.12	-\$123.36	-38.00%
	Total	\$2,997.08	\$2,988.53	-\$8.55	0.00%

⁽¹⁾ Capital Project Assessment covers budgeted expenses associated with capital projects planned for Fiscal Year 2026-2027.

TOTAL O&M BUDGET		\$1,915,264.74
EARLY PAYMENT DISCOUNTS	4.0%	\$79,802.70
TAX COLLECTOR FEE (\$1.84/PARCEL)		\$2,108.64
TOTAL O&M ASSESSMENT		<u>\$1,997,176.08</u>

TRASH COMPACTOR ASSESSMENT ⁽²⁾		\$65,500.00
EARLY PAYMENT DISCOUNTS @	4.0%	\$2,729.17
TOTAL TRASH COMPACTOR ASSESSMENT		<u>\$68,229.17</u>

CAPITAL PROJECT ASSESSMENT		\$216,866.00
EARLY PAYMENT DISCOUNTS @	4.0%	\$9,036.08
TOTAL CAPITAL PROJECT ASSESSMENT		<u>\$225,902.08</u>

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2018 DEBT SERVICE ⁽¹⁾
Multi-Family (A-1)	271	268
Multi-Family (A-2)	478	477
Single Family (A-1)	137	134
Single Family (A-2)	184	184
Villa (A-2)	76	76
	<u>1146</u>	<u>1139</u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	271.00	23.65%	\$472,281.60
1.00	478.00	41.71%	\$833,026.07
1.00	137.00	11.95%	\$238,754.91
1.00	184.00	16.06%	\$320,663.52
1.00	76.00	6.63%	\$132,447.98
	<u>1146.00</u>	<u>100.00%</u>	<u>\$1,997,176.08</u>

ALLOCATION OF TRASH COMPACTOR ASSESSMENT ⁽²⁾			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL TRASH COMP.
1.00	271.00	36.18%	\$24,686.39
1.00	478.00	63.82%	\$43,542.78
0.00	0.00	0.00%	\$0.00
0.00	0.00	0.00%	\$0.00
0.00	0.00	0.00%	\$0.00
	<u>749.00</u>	<u>100.00%</u>	<u>\$68,229.17</u>

ALLOCATION OF CAPITAL PROJECT ASSESSMENT ⁽³⁾			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL CAPITAL PROJ.
1.00	271.00	23.65%	\$53,420.13
1.00	478.00	41.71%	\$94,224.43
1.00	137.00	11.95%	\$27,005.75
1.00	184.00	16.06%	\$36,270.49
1.00	76.00	6.63%	\$14,981.29
	<u>1146.00</u>	<u>100.00%</u>	<u>\$225,902.08</u>

PER LOT ANNUAL ASSESSMENT				
O&M	CAPITAL PROJ. ASSESSMENT	SERIES 2018 DEBT SERVICE ⁽¹⁾	TOTAL ⁽⁴⁾	
\$1,833.83	\$197.12	\$524.34	\$2,555.29	\$2,555.29
\$1,833.83	\$197.12	\$524.34	\$2,555.29	\$2,555.29
\$1,742.74	\$197.12	\$1,048.67	\$2,988.53	\$2,988.53
\$1,742.74	\$197.12	\$1,048.67	\$2,988.53	\$2,988.53

LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):

(\$61,911.34)

(\$2,729.17)

(\$9,036.08)

Net Revenue to be Collected:

\$1,915,264.74

\$65,500.00

\$216,866.00

⁽¹⁾ Reflects the number of total lots with Series 2018 debt outstanding.

⁽²⁾ Only the Multi-Family units have access to the trash compactor, therefore are the only units benefiting from that service.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 bond issues. Annual assessment includes principal, interest, Lee County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2026 Lee County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



Rizzetta & Company

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.



Rizzetta & Company

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.



Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 5

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PASEO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Paseo Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 19, 2026

HOUR: 10:00 a.m.

LOCATION: Paseo Village Center - Theater
11611 Paseo Grande Boulevard
Fort Myers, Florida 33912

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to The City of Fort Myers at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF MAY, 2026.

ATTEST:

**PASEO COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Fiscal Year 2026/2027 Proposed Budgets

Exhibit A
Fiscal Year 2026/2027 Proposed Budgets

Tab 6

5/6/2026

Hog Wild Bokeelia
Hank Kulhawick
13990 Robert rd.
Bokeelia Fl.
33922
330-352-6283

Paseo CDD
3434 Colwell Ave
Suite 200
Tampa Florida 33614

Feral Hog Removal Proposal. Paseo CDD. 2026-2027

Set up and dismantle multi trapping sites, \$500. Per site.

Daily travel and labor expenses, \$200

Capture and relocate all hogs to Certified holding facility any size. \$200 per animal.

Provide all necessary insurance as required.

Thank you for your consideration.

Henry Kulhawick

Tab 7



WEISER SECURITY SERVICES, INC.

1919 Courtney Dr., Suite 7 • Fort Myers, FL 33901
239-278-1151 • Fax 239-278-1827
BB9500015

Dear Kari,

I hope this message finds you well. It's that time of year to review and adjust of the current pay rate for our team of security officers for 2026 into 2027.

Historically, we have requested an annual increase to retain high-performing team members and remain competitive in attracting qualified candidates. Our ability to be selective in both hiring and retention directly impacts the level of service we are able to provide.

Considering the rising cost of living and current market trends, we believe a pay adjustment is both fair and timely. Industry data indicates that comparable roles in our area are frequently compensated at higher rates. Aligning our wages with these standards will not only enhance morale and retention among current staff but also strengthen our ability to attract top-tier talent going forward.

Proposed Adjustments:

Wage Increase (4.5%)

- Security Officer: from \$17.56 to \$18.35/hr
- Site Supervisor: from \$18.66/hr to \$19.50/hr

Billing Rate Increase (5%)

- Security Officer: from \$24.75/hr to \$25.99/hr
- Site Supervisor: from \$26.30/hr to \$27.62/hr

Cost Impact

- Weekly Increase: **\$142.08 or \$7,388.16 annually.**

Please note that we do not include projected overtime or holiday hours in this estimate due to their unpredictable nature. We prefer to provide a reliable baseline figure that can be adjusted as needed.

Thank you for your time, consideration, and continued support of the security team. I'd be happy to provide additional data or discuss this proposal further at your convenience.

Sincerely,

Joseph Carter

Managing Director

Weiser Security Services, Inc.

Fort Myers Branch

Client Acceptance

Acceptance Date

Tab 8

ELITE PAINTING AND DESIGN EXTERIOR PROPOSAL FOR PASEO
 GUARD HOUSE

BREAKDOWN AND SCOPE : 2 COAT PROCESS AND INCLUDES PRESSURE
 WASHING WALLS AND ALL FASCIA

1. EXTERIOR GUARD HOUSE : PRESSURE WASH EXTERIOR GUARD
 HOUSE WALLS BEFORE PAINTING ,REMOVE ANY LOOSE PAINT
 AND MOLD/MILDEW IF PRESENT
2. WALLS/TRIM AND ALL METAL FASCIA AND SOFFITS : CAULK ALL
 CRACKS WITH SW 950 CAULK AND ELASTO MERIC PATCH,THEN
 APPLY SHERWIN WILLIAMS CLEAR SEALER FOR CHALK THAT IS
 PRESENT,THEN APPLY SHERWIN WILLIAMS A100 SATIN FOR FINAL
 COAT (MATCH COLOR)
3. ALL FASCIA AND GUTTERS : APPLY SHERWIN WILLIAMS DTM SEMI
 GLOSS INDUSTRIAL METAL PAINT FOR ALL FASCIA,PRICE ALSO
 INCLUDES PAINTING ALL EXTERIOR DOORS
4. TOTAL LABOR AND MATERIALS FOR GUARD HOUSE PAINTING :
 \$4,985
5. A LIFT IS REQUIRED FOR ALL PAINTING

PRESSURE WASHING ROOF : POWER WASH ROOF WITH LIFT ,REMOVE
 ALL DIRT AND MILDEW

TOTAL LABOR AND MATERIAL FOR PRESSURE WASHING ROOF : \$1,100
 LIFT RENTAL 1 WEEK RENTAL : \$1,385.00

TOTAL FOR ALL ITEMS LISTED ABOVE LABOR AND MATERIALS AND LIFT
 \$7,470

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

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**PAINT CORPS of Tampa**

Paseo CDD
11980 Paseo Grande Blvd
Fort Myers, FL 33912

(239) 936-0913
KHardwick@rizzetta.com

CONTACT US

10509 Sumner Road
Wimauma, FL 33598

(813) 520-6096
tampaoffice@paintcorps.com

ESTIMATE

Basic Exterior Package

See your financing options
Prequalify to find out how much you can borrow within minutes and pay as low as \$105.51/mo*. Your credit score will not be affected.

Services

Basic Exterior Package - SuperPaint & 950A Caulk

SCOPE OF WORK

Included areas to be prepped & painted:

Project Totals:

- Siding: 2,053 sq ft
- Masonry Sealer: Included
- Fascia/Soffits: 144 LF
- Hand-Painted Trim: 129 LF
- Doors: 1
- Ceilings: 322 sq ft
- Window Trim: 9

Surface Preparation:

- Full pressure washing to remove dirt, mildew, chalking, and contaminants for proper adhesion
- Seal all visible cracks with elastomeric sealant to prevent moisture intrusion
- Refinish select areas as needed, including:
 - Stucco repairs and patching
 - Replacement of deteriorated wood (wood rot)
 - Proper treatment of rusted metal surfaces
- Priming by substrate:
 - New stucco: Loxon Concrete & Masonry Primer
 - Rusted areas: Pro Industrial Pro-Cryl Universal Acrylic Primer
 - New wood: Exterior oil-based wood primer

Coating System:

- All work performed per Sherwin-Williams specifications
- Base Coat: Waterproofing masonry conditioner (Loxon Conditioner) designed to bridge hairline cracks and resist moisture intrusion
- Finish Coat: Sherwin-Williams SuperPaint, Duration, or Emerald Rain Refresh depending on package selection, applied per manufacturer specifications for UV resistance, durability, and color retention
- Up to four (4) colors included (body, trim, accents, architectural features)

Breakdown:

Front:

- Siding 320 sq ft (1 coat)
- Fascia/Soffits 49 LF (1 coat)
- Hand-Painted Trim 52 LF (1 coat)
- 6 window trim (1 coat)

Right:

- Siding 399 sq ft (1 coat)
- Fascia/Soffits 24 LF (1 coat)
- Ceiling 322 sq ft (1 coat)

Seperate Wall Inner Side:

- Siding 300 sq ft (1 coat)

Seperate Wall Outter Side:

- Siding 315 sq ft (1 coat)
- Hand-Painted Trim 25 LF (1 coat)

Back:

- Siding 320 sq ft (1 coat)
- Fascia/Soffits 49 LF (1 coat)
- Hand-Painted Trim 52 LF (1 coat)
- 2 window trim (1 coat)

Left:

- Siding 399 sq ft (1 coat)
- Fascia/Soffits 22 LF (1 coat)
- 1 door (1 coat)
- 1 window trim (1 coat)

Additional Work:

- Pressure Washing: Included
- Crack Fill/Sealant: Included
- Hard to Reach Access: Included
- Additional: Chimney
- Additional: Corbels
- Additional Materials: Duration (Satin)

Important Note:

Proposal pricing is based on standard coverage for the approved coat system. Significant color changes may require additional material or coats to achieve proper coverage. Any adjustments will be reviewed and approved via written change order prior to execution.

Exclusions:

- Roof, concrete surfaces, decks, or fencing
- Sliding Door
- Chandelier
- Metal burglar bars
- Any areas not specifically listed above

Painting Order by Surface Type:

- Soffits & Fascia – sprayed first for clean, consistent coverage
- Siding – sprayed and backrolled for optimal adhesion and uniform finish
- Trim – painted by hand for precise lines and detailing
- Front Door – sanded smooth and spray-finished for a professional, factory-like appearance

- All work areas will be properly masked, protected, and prepped including all necessary caulking, scraping, sanding, and priming prior to painting to ensure safety, cleanliness, and a professional finish.

Products to Be Used (Sherwin Williams unless noted otherwise):

- Siding & trim: Super Paint (Satin)
- Doors: Super Paint (Satin)
- Sealant/Caulk: 950A Siliconized Acrylic Latex Caulk
- Primer/Sealer: Loxon Masonry Conditioner/Primer or Peel Bond Primer

Products will be confirmed by crew once color selections are finalized.

Customer Color Selections Added Here:

OUR 2-YEAR WARRANTY:

We stand behind our work with a **2-year workmanship warranty** against paint failure and other application errors. If any covered issues arise, we'll provide the labor and materials to fix them at no cost.

What's not covered:

- Damage from abuse, moisture, or shifting/settling
- Cracks from expansion/contraction, even if prepped
- Normal wear and tear or UV exposure damages
- Any indirect or incidental damages

This warranty is limited to correcting paint failure only and replaces all other warranties.

SCHEDULE:

Tentative Start Date: TBD

Start dates are subject to change due to weather, delays on other projects, or unforeseen issues.

We schedule projects in one-week blocks, usually starting on Mondays, to keep things flexible.

Thanks for your understanding!

PAYMENT TERMS:

To help secure your spot on our schedule and prevent **last-minute cancellations**, we require a **30% initial deposit**.

The remaining balance is due upon project completion and after the final walkthrough has been performed.

We accept cash, checks, ACH, MasterCard, Visa, and Discover.

There is no upcharge for credit card payments.

INSURANCE:

PAINT CORPS carries full liability, workman's compensation, and auto insurance.

Certificate of insurance available upon request.

Materials

Sherwin Williams Super Paint (Siding & Trim)

- Exceptional durability, withstands extreme weather conditions
- Long-lasting color, resists peeling, blistering, and fading
- Robust protection against moisture, mildew, and stains
- Environmentally friendly with low-VOCs and a vast selection of fade-resistant colors

LOXON Conditioner (Painted Masonry Siding)

- Penetrates & binds chalky surfaces, ensuring strong adhesion for longevity
- Resists efflorescence & moisture, prevents peeling & flaking
- Effectively seals porous surfaces, providing a uniform base for subsequent coatings

950A Siliconized Acrylic Latex Caulk

- Excellent flexibility, seals joints and cracks to accommodate natural movement
- Strong adhesion and paintability for a smooth, professional finish
- Durable, weather-resistant seal that helps protect against moisture intrusion

Subtotal	\$4,864.00
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Total	\$4,864.00
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Better Exterior Package

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$122.87/mo*. Your credit score will not be affected.

Services

Better Exterior Package - Duration & PowerHouse Sealant

SCOPE OF WORK

Included areas to be prepped & painted:

Project Totals:

- Siding: 2,053 sq ft
- Masonry Sealer: Included
- Fascia/Soffits: 144 LF
- Hand-Painted Trim: 129 LF
- Doors: 1
- Ceilings: 322 sq ft
- Window Trim: 9

Surface Preparation:

- Full pressure washing to remove dirt, mildew, chalking, and contaminants for proper adhesion
- Seal all visible cracks with elastomeric sealant to prevent moisture intrusion
- Refinish select areas as needed, including:

- Stucco repairs and patching
- Replacement of deteriorated wood (wood rot)
- Proper treatment of rusted metal surfaces
- Priming by substrate:
- New stucco: Loxon Concrete & Masonry Primer
- Rusted areas: Pro Industrial Pro-Cryl Universal Acrylic Primer
- New wood: Exterior oil-based wood primer

Coating System:

- All work performed per Sherwin-Williams specifications
- Base Coat: Waterproofing masonry conditioner (Loxon Conditioner) designed to bridge hairline cracks and resist moisture intrusion
- Finish Coat: Sherwin-Williams SuperPaint, Duration, or Emerald Rain Refresh depending on package selection, applied per manufacturer specifications for UV resistance, durability, and color retention
- Up to four (4) colors included (body, trim, accents, architectural features)

Breakdown:

Front:

- Siding 320 sq ft (1 coat)
- Fascia/Soffits 49 LF (1 coat)
- Hand-Painted Trim 52 LF (1 coat)
- 6 window trim (1 coat)

Right:

- Siding 399 sq ft (1 coat)
- Fascia/Soffits 24 LF (1 coat)
- Ceiling 322 sq ft (1 coat)

Seperate Wall Inner Side:

- Siding 300 sq ft (1 coat)

Seperate Wall Outter Side:

- Siding 315 sq ft (1 coat)
- Hand-Painted Trim 25 LF (1 coat)

Back:

- Siding 320 sq ft (1 coat)
- Fascia/Soffits 49 LF (1 coat)
- Hand-Painted Trim 52 LF (1 coat)
- 2 window trim (1 coat)

Left:

- Siding 399 sq ft (1 coat)
- Fascia/Soffits 22 LF (1 coat)
- 1 door (1 coat)
- 1 window trim (1 coat)

Additional Work:

- Pressure Washing: Included
- Crack Fill/Sealant: Included
- Hard to Reach Access: Included
- Additional: Chimney
- Additional: Corbels
- Additional Materials: Duration (Satin)

Important Note:

Proposal pricing is based on standard coverage for the approved coat system. Significant color changes may require additional material or coats to achieve proper coverage. Any adjustments will be reviewed and approved via written change order prior to execution.

Exclusions:

- Roof, concrete surfaces, decks, or fencing
- Sliding Door
- Chandelier
- Metal burglar bars
- Any areas not specifically listed above

Painting Order by Surface Type:

- Soffits & Fascia – sprayed first for clean, consistent coverage
- Siding – sprayed and backrolled for optimal adhesion and uniform finish
- Trim – painted by hand for precise lines and detailing
- Front Door – sanded smooth and spray-finished for a professional, factory-like appearance

- All work areas will be properly masked, protected, and prepped including all necessary caulking, scraping, sanding, and priming prior to painting to ensure safety, cleanliness, and a professional finish.

Products to Be Used (Sherwin Williams unless noted otherwise):

- Siding & trim: Duration (Satin)
- Doors: All Surface Enamel (Satin)
- Sealant: PowerHouse Siliconized Acrylic Latex Sealant
- Primer/Sealer: Loxon Masonry Conditioner/Primer or Peel Bond Primer

Products will be confirmed by crew once color selections are finalized.

Customer Color Selections Added Here:

OUR 3-YEAR WARRANTY:

We stand behind our work with a **3-year workmanship warranty** against paint failure and other application errors. If any covered issues arise, we'll provide the labor and materials to fix them at no cost.

What's not covered:

- Damage from abuse, moisture, or shifting/settling
- Cracks from expansion/contraction, even if prepped
- Normal wear and tear or UV exposure damages
- Any indirect or incidental damages

This warranty is limited to correcting paint failure only and replaces all other warranties.

SCHEDULE:

Tentative Start Date: TBD

Start dates are subject to change due to weather, delays on other projects, or unforeseen issues.

We schedule projects in one-week blocks, usually starting on Mondays, to keep things flexible.

Thanks for your understanding!

PAYMENT TERMS:

To help secure your spot on our schedule and prevent **last-minute cancellations**, we require a **30% initial deposit**.

The remaining balance is due upon project completion and after the final walkthrough has been performed.

We accept cash, checks, ACH, MasterCard, Visa, and Discover.

There is no upcharge for credit card payments.

INSURANCE:

PAINT CORPS carries full liability, workman's compensation, and auto insurance.

Certificate of insurance available upon request.

Materials

SW Duration Exterior Paint (Siding & Trim)

- Features a built-in resistance to mildew, dirt, & moisture, increasing longevity
- Provides excellent hide & coverage with a uniform, richer coating
- Formulated to withstand hard weather conditions, preventing peeling, chipping, etc
- Enhanced adhesion for difficult surfaces, ensures a smooth finish

SW All Surface Enamel (Doors & Railings)

- Adheres seamlessly to hard to bond surfaces
- Provides a hard-wearing finish that resists scratches, scuffs, and fading
- Designed to withstand the elements making it ideal for exterior doors & railings
- Enamel that provides smooth flow & leveling properties for a streak free result

LOXON Conditioner (Painted Masonry Siding)

- Penetrates & binds chalky surfaces, ensuring strong adhesion for longevity
- Resists efflorescence & moisture, prevents peeling & flaking
- Effectively seals porous surfaces, providing a uniform base for subsequent coatings

PowerHouse Siliconized Acrylic Latex Sealant

- High-performance flexibility designed to handle expansion and contraction
- Superior adhesion for long-lasting seals on a wide range of surfaces
- Weather-resistant protection that helps prevent moisture penetration and cracking

Subtotal \$5,664.00

Total \$5,664.00

Best Exterior Package

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as \$160.24/mo*. Your credit score will not be affected.

Services

Best Exterior Package - Emerald Rain & SherMax Sealant

SCOPE OF WORK

Included areas to be prepped & painted:

Project Totals:

- Siding: 2,053 sq ft
- Masonry Sealer: Included
- Fascia/Soffits: 144 LF
- Hand-Painted Trim: 129 LF
- Doors: 1
- Ceilings: 322 sq ft
- Window Trim: 9

Surface Preparation:

- Full pressure washing to remove dirt, mildew, chalking, and contaminants for proper adhesion
- Seal all visible cracks with elastomeric sealant to prevent moisture intrusion
- Refinish select areas as needed, including:
 - Stucco repairs and patching
 - Replacement of deteriorated wood (wood rot)
 - Proper treatment of rusted metal surfaces
- Priming by substrate:
 - New stucco: Loxon Concrete & Masonry Primer
 - Rusted areas: Pro Industrial Pro-Cryl Universal Acrylic Primer
 - New wood: Exterior oil-based wood primer

Coating System:

- All work performed per Sherwin-Williams specifications
- Base Coat: Waterproofing masonry conditioner (Loxon Conditioner) designed to bridge hairline cracks and resist moisture intrusion
- Finish Coat: Sherwin-Williams SuperPaint, Duration, or Emerald Rain Refresh depending on package selection, applied per manufacturer specifications for UV resistance, durability, and color retention
- Up to four (4) colors included (body, trim, accents, architectural features)

Breakdown:

Front:

- Siding 320 sq ft (1 coat)
- Fascia/Soffits 49 LF (1 coat)
- Hand-Painted Trim 52 LF (1 coat)
- 6 window trim (1 coat)

Right:

- Siding 399 sq ft (1 coat)
- Fascia/Soffits 24 LF (1 coat)
- Ceiling 322 sq ft (1 coat)

Seperate Wall Inner Side:

- Siding 300 sq ft (1 coat)

Seperate Wall Outter Side:

- Siding 315 sq ft (1 coat)
- Hand-Painted Trim 25 LF (1 coat)

Back:

- Siding 320 sq ft (1 coat)
- Fascia/Soffits 49 LF (1 coat)
- Hand-Painted Trim 52 LF (1 coat)
- 2 window trim (1 coat)

Left:

- Siding 399 sq ft (1 coat)
- Fascia/Soffits 22 LF (1 coat)
- 1 door (1 coat)
- 1 window trim (1 coat)

Additional Work:

- Pressure Washing: Included
- Crack Fill/Sealant: Included
- Hard to Reach Access: Included
- Additional: Chimney

- Additional: Corbels
- Additional Materials: Duration (Satin)

Important Note:

Proposal pricing is based on standard coverage for the approved coat system. Significant color changes may require additional material or coats to achieve proper coverage. Any adjustments will be reviewed and approved via written change order prior to execution.

Exclusions:

- Roof, concrete surfaces, decks, or fencing
- Sliding Door
- Chandelier
- Metal burglar bars
- Any areas not specifically listed above

Painting Order by Surface Type:

- Soffits & Fascia – sprayed first for clean, consistent coverage
- Siding – sprayed and backrolled for optimal adhesion and uniform finish
- Trim – painted by hand for precise lines and detailing
- Front Door – sanded smooth and spray-finished for a professional, factory-like appearance

- All work areas will be properly masked, protected, and prepped including all necessary caulking, scraping, sanding, and priming prior to painting to ensure safety, cleanliness, and a professional finish.

Products to Be Used (Sherwin Williams unless noted otherwise):

- Siding & trim: Emerald Rain Refresh (Satin)
- Doors: Emerald Urethane (Satin)
- Sealant: SherMax Urethanized Elastomeric Sealant
- Primer/Sealer: Loxon Masonry Conditioner/Primer or Peel Bond Primer

Products will be confirmed by crew once color selections are finalized.

Customer Color Selections Added Here:

OUR 5-YEAR WARRANTY:

We stand behind our work with a **5-year warranty** against paint failure. If any covered issues arise, we'll provide the labor and materials to fix them at no cost to you.

What's not covered:

- Damage from abuse, moisture, or shifting/settling
- Cracks from expansion/contraction, even if prepped
- Normal wear and tear or UV exposure damages
- Any indirect or incidental damages

This warranty is limited to correcting paint failure only and replaces all other warranties.

SCHEDULE:

Tentative Start Date: TBD

Start dates are subject to change due to weather, delays on other projects, or unforeseen issues.

We schedule projects in one-week blocks, usually starting on Mondays, to keep things flexible.

Thanks for your understanding!

PAYMENT TERMS:

To help secure your spot on our schedule and prevent **last-minute cancellations**, we require a **30% initial deposit**.

The remaining balance is due upon project completion and after the final walkthrough has been performed.

We accept cash, checks, ACH, MasterCard, Visa, and Discover.

There is no upcharge for credit card payments.

INSURANCE:

PAINT CORPS carries full liability, workman's compensation, and auto insurance.

Certificate of insurance available upon request.

Materials

Emerald Rain Refresh Exterior Acrylic Paint (Siding & Trim)

- Innovative self-cleaning properties that repel dirt & debris
- Advanced moisture protection preventing water intrusion
- Designed to withstand extreme weather conditions, protects from peeling & fading

Environmentally friendly with low-VOCs and a vast selection of fade-resistant colors

Emerald Urethane Trim Enamel

Ultra-smooth, factory-like finish that enhances doors, trim, and cabinets
Exceptional hardness and durability for long-term wear resistance
Advanced urethane technology for excellent adhesion, leveling, and cleanability

LOXON Conditioner (Painted Masonry Siding)

Penetrates & binds chalky surfaces, ensuring strong adhesion for longevity
Resists efflorescence & moisture, prevents peeling & flaking
Effectively seals porous surfaces, providing a uniform base for subsequent coatings

SherMax Urethanized Elastomeric Sealant

Exceptional flexibility with elastomeric performance to handle significant movement
Strong adhesion and durability for long-term sealing in demanding conditions
Advanced moisture and weather resistance for superior protection and longevity

Subtotal \$7,387.00

Total \$7,387.00

PAINT CORPS™ is a Veteran-owned Franchise serving homeowners, businesses, and national accounts across the United States. We specialize in high-quality painting services for interior painting, exterior painting, and cabinet refinishing.

Every PAINT CORPS™ owner is a U.S. Military Veteran, meaning they are guided by our principles of Service, Integrity, and Pride. All of the values they developed during their military service are applied to their business practices, making our painting service unlike any other.

Tab 9

ESTIMATE

Sunny Side Exterior Cleaning Solutions
United States

BILL TO
Paseo CCD
Kari Hardwick
11980 Paseo Grande Blvd
Fort Myers, Florida
United States

Khardwick@rizzetta.com

Estimate Number: 23

Estimate Date: May 8, 2026

Valid Until: June 7, 2026

Grand Total (USD): \$600.00

Items	Quantity	Price	Amount
Roof soft wash	1	\$600.00	\$600.00
Grand Total (USD):			\$600.00

Notes / Terms

Roof Washing Service Disclaimer & Liability Waiver

By accepting service from Sunny Side exterior cleaning solutions LLC, the customer acknowledges and agrees to the following terms:

1. Pre-Existing Conditions

Roof cleaning may reveal or expose pre-existing damage including, but not limited to: cracked, loose, or brittle tiles/shingles, deteriorated sealant, leaking areas, or structural weaknesses. Sunny Side exterior cleaning solutions is not responsible for any pre-existing conditions or damages that become visible during or after cleaning.

2. Roof Condition & Age

Older roofs, improperly installed roofs, or roofs in poor condition may be more susceptible to damage during cleaning. The customer accepts full responsibility for any risks associated with cleaning such surfaces.

3. Cleaning Method

We use industry-standard soft washing and/or pressure washing techniques. While every effort is made to clean safely and effectively, no guarantee is made that all stains, algae, mold, or discoloration will be completely removed.

4. Plant & Property Protection

We take precautions to protect landscaping, gutters, siding, and surrounding property. However, exposure to cleaning solutions may still affect plants or surfaces. The customer agrees that Sunny Side exterior cleaning solutions LLC is not liable for incidental damage to landscaping or property despite reasonable precautions.

5. Water Intrusion Risk

Roof cleaning involves the use of water and cleaning solutions. There is an inherent risk of water intrusion, especially on older or compromised roofs. The customer assumes this risk.

6. Gutter & Drainage Systems

Debris dislodged during cleaning may temporarily clog gutters or downspouts. While we may rinse systems, sunny Side exterior cleaning solutions LLC is not responsible for pre-existing clogs or drainage issues.

ESTIMATE

Sunny Side Exterior Cleaning Solutions
United States

7. Warranty Limitations

Cleaning a roof does not extend or reinstate any manufacturer warranties. Any existing roof warranty may be affected by cleaning.

8. Liability Limitation

Under no circumstances shall Sunny Side exterior cleaning solutions LLC be held liable for indirect, incidental, or consequential damages. Liability, if any, is limited to the total amount paid for the service.

9. Customer Responsibility

The customer agrees to:

- Inform us of any known issues with the roof prior to service
- Remove or secure valuables around the work area
- Provide access to work areas

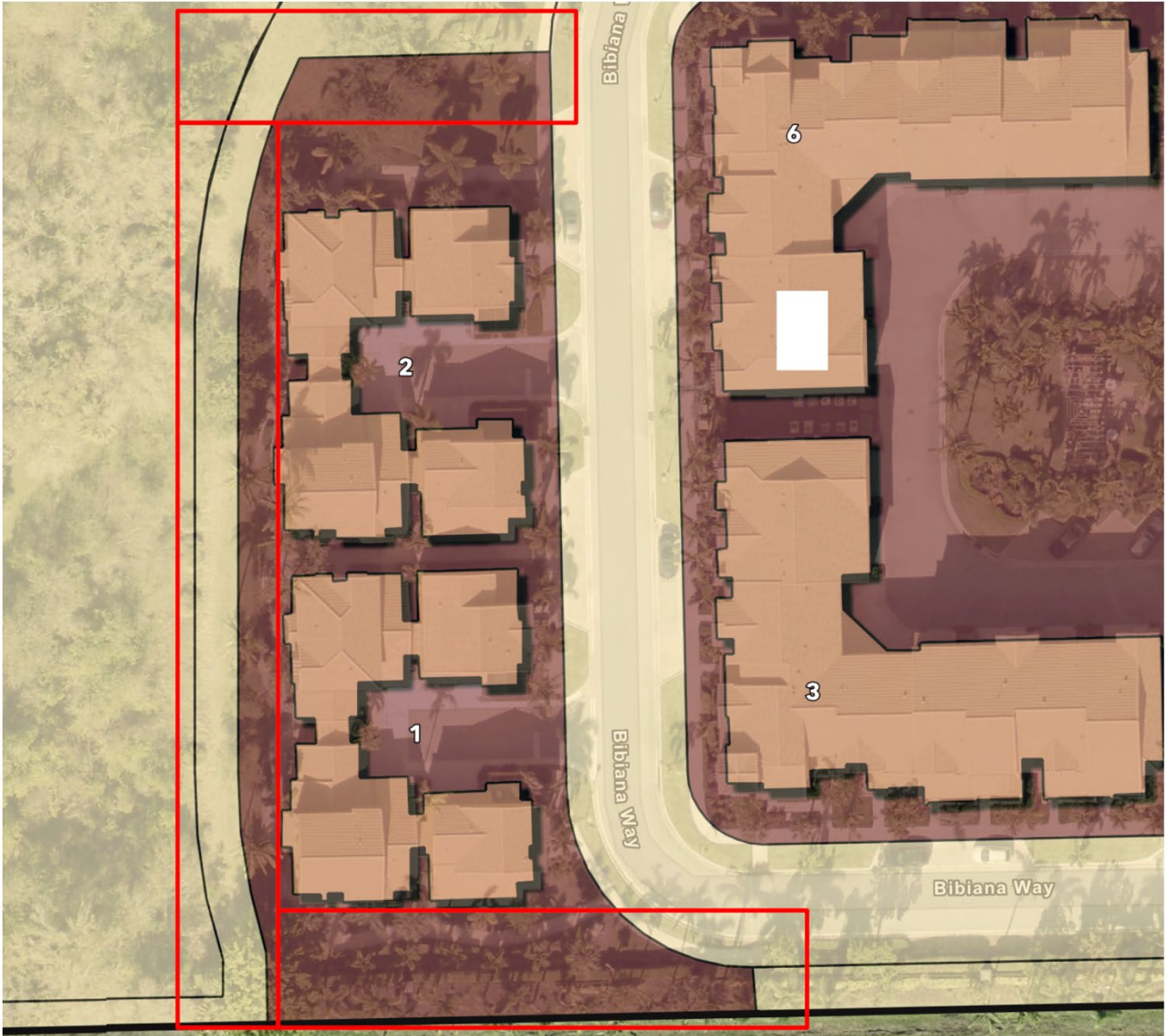
10. Acceptance of Terms

By approving the estimate, scheduling service, or making payment, the customer acknowledges that they have read, understood, and agreed to this disclaimer.

"Customer agrees to hold harmless and indemnify Sunny Side exterior cleaning solutions LLC from any and all claims arising from services performed."

Tab 10

MAP 2 – Bibiana Way (3 areas to define)



Map 2 – Bibiana Way

- North of Building 2
 - Property Line: Condos should be maintaining to approximately. 45’ north of the Building 2 walkway; splits a landscape bed
 - Proposed: Condos maintain to 20’ north of Building 2; CDD picks up the other 25’; westward boundary remains the same (berm)
- West of Buildings 1 & 2 (approx. 277’)
 - Property Line: CDD should be maintaining this area, including the trees; historically Condos have maintained
 - Proposed: Condos continue to maintain this area from the 20’ point north of Building 2 to the landscape bed that is in line with the walkway south of building 1
- South of Building 1
 - Property Line: Condos should be maintaining this area inside and outside the fence to the swale on Penzance; CDD has historically maintained
 - Proposed: Condos will maintain inside the fence to the landscape bed and east to in line with the walkway, eliminating the triangle point. CDD pick up mowing of triangle and will maintain the landscape bed along the fence. CDD will also maintain the area outside the fence to the swale (approx. 170’ linear each side of fence)

MAP 3 – Corners of Bibiana & Building 10 and Adoncia and Building 12



Map 3 – Corners of Bibiana & Building 10 and Adoncia and Building 12

- Southwest corner near Building 10
 - Property Line: Condo ownership comes to a triangular point approx. 35' feet out from the walkway
 - Proposed: Condos will maintain in line with the sidewalk; CDD will pick up the triangle
- Southeast corner near Building 12
 - Property Line: Condo ownership comes to a triangular point approx. 35' feet out from the walkway
 - Proposed: Condos will maintain in line with the sidewalk; CDD will pick up the triangle
- South of Buildings 10 – 12 inside fence line:
 - Property Line: Ownership between Condos and CDD is split with both entities mowing over this stretch
 - Proposed: Condos will maintain up to the landscape beds along the fence line; CDD will maintain bed abutting fence

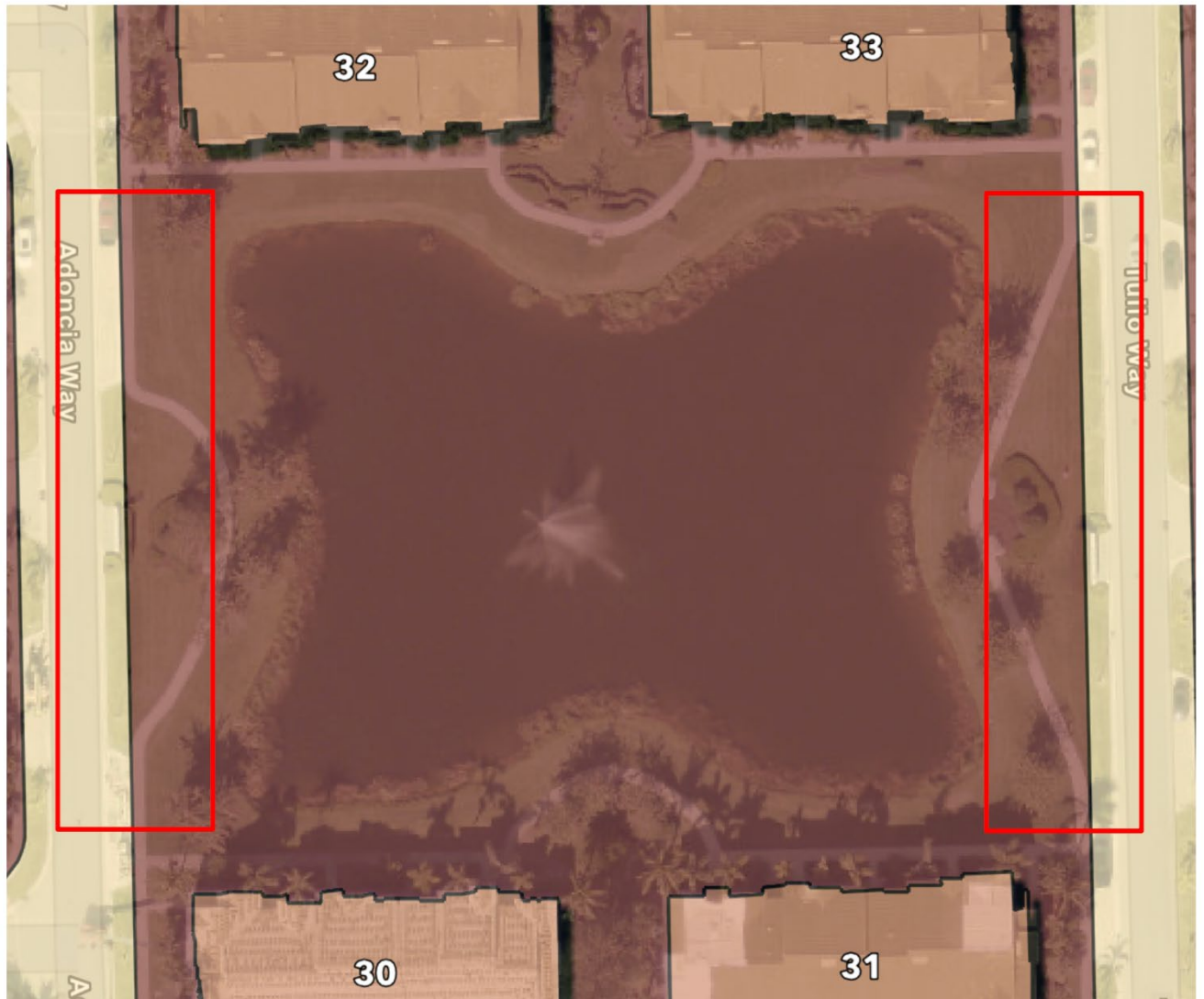
MAP 4 – Tulio Corner of Lake 9 and Paseo Grande Exit Side



Map 4 – Tulio Corner of Lake 9 and Paseo Grande Exit Side

- Southwest corner of Lake 9
 - Property Line: Condos should be maintaining inside and outside of fence line
 - Proposed (inside the fence): Condos will continue to maintain the landscape bed. CDD will pick up mowing from the western edge of the landscape bed. Condos will continue to mow south and east of the landscape bed. CDD will pick up maintenance of the shrubs along the inside of the fence.
 - Proposed (outside the fence): CDD will maintain grass and beds to the swale from the easternmost point of the fence westward (approx. 100')
- Paseo Grande Exit Side
 - Property Line: Crescent line through the bed
 - Proposed: Square off the lines; CDD picks up maintenance of all the ligustrums and back to the hedge line

MAP 5 – Butterfly West, Lake #6



Map 5 – Butterfly West, Lake #6

- West and East of Lake 6 along walkway
 - Property Line: Condos should maintain an invisible line from walkway to walkway behind the mailboxes
 - Proposed: No changes or defining necessary. Just need markers; CDD to continue trimming shrub immediately behind mailboxes

MAP 6A – Nalda Behind Buildings 123 – 121



**Map 6A – Nalda Behind Buildings 123 – 121 (approx. 760' from 123 – 119)

- Behind buildings along berm
 - Property Line: landscape beds abutting buildings are split ownership between CDD and Condos; historically maintained by Condos outward from the buildings up to the base of the berm
 - Proposed: Condos to continue to maintain landscape beds; CDD will mow up to beds

** The Condo Association wants to include the right to reduce the size of the landscape beds behind these buildings once restoration is complete landscape installations resume.

Map 6B – Nalda Behind Buildings 120 – 119 and between Buildings 119 & 118



**Map 6B – Nalda Behind Buildings 120 – 119 and between Buildings 119 & 118 (approx. 150')

- Behind buildings
 - Property Line: landscape beds abutting buildings are split ownership between CDD and Condos; historically maintained by Condos outward from the buildings up to an imaginary line along the berm
 - Proposed: Condos to continue to maintain landscape beds; CDD will mow up to beds
- Between Buildings 119
 - Property Line: ownership between CDD and Condos is a crescent splitting multiple landscape beds
 - Proposed: CDD will mow in a straight line from the walkway at the southeast corner of Building 119 to the walkway at the northeast corner of Building 118; Condos will pick up and maintain west of the line

** The Condo Association wants to include the right to reduce the size of the landscape beds behind these buildings once restoration is complete landscape installations resume.

MAP 7 – Nalda Behind Buildings 118 – 117 and Fence Line



**Map 7 – Nalda Behind Buildings 118 – 117 and Fence Line (approx. 300')

- Behind buildings
 - Property Line: landscape beds abutting buildings are split ownership between CDD and Condos; historically maintained by Condos outward from the buildings up to an imaginary line along the berm
 - Proposed: Condos to continue to maintain landscape beds; CDD will mow up to beds
- Southwest corner near Building 117
 - Property Line: Condo ownership comes to a triangular point approx. 35' feet out from the walkway
 - Proposed: Condos will maintain in line with the walkway; CDD will pick up the triangle
- Penzance Fence Line (Inside)
 - Property Line: Ownership between Condos and CDD is split with both entities mowing over this stretch
 - Proposed: Condos will maintain up to the landscape beds along the fence line; CDD will maintain bed (trim along fence but will not mow)

** The Condo Association wants to include the right to reduce the size of the landscape beds behind these buildings once restoration is complete landscape installations resume.

Map 8 – Lake 10/Palba Corner, Palba/Bldg 79 and Nalda/Bldg 81 Corner



Map 8 – Palba/Bldg 79 and Nalda/Bldg 81 Corner

- Southwest corner near Building 79
 - Property Line: Condo ownership comes to a triangular point approx. 35' feet out from the walkway
 - Proposed: Condos will maintain in line with the sidewalk; CDD will pick up the triangle, including the shrub that would otherwise be "split"
- Southeast corner near Building 81
 - Property Line: Condo ownership comes to a triangular point approx. 35' feet out from the walkway
 - Proposed: Condos will maintain in line with the sidewalk; CDD will pick up the triangle
- South of Buildings 79 – 81 inside fence line:
 - Property Line: Ownership between Condos and CDD is split with both entities mowing this stretch
 - Proposed: Condos will maintain up to the landscape beds along the fence; CDD will maintain bed



Map 8 – Lake 10/Palba Corner

- Southeast Corner of Lake 10
 - Property Line: Condos should be maintaining inside and outside of fence line
 - Proposed (Inside the Fence): ownership comes to a crescent point approx. 35' feet east from the walkway. Condos will maintain in line with the walkway east of the lake and south to the landscape bed along the fence; CDD will pick up the crescent and maintain the shrubs in the bed along the fence
 - Proposed (Outside Fence, Approx 75'): CDD will continue to maintain the sod and beds between the fence and the multi-use path/swale up to the easternmost column. Condos will pick up from the column west and south to the swale

MAP 9 – Butterfly East, Lake 11



Map 9 – Butterfly East, Lake #11

- West and East of Lake 11 along walkway
 - Property Line: Condos should maintain an invisible line from walkway to walkway behind the mailboxes
 - Proposed: No changes or defining necessary. Just need markers; CDD to continue trimming shrub immediately behind mailboxes

Tab 11

AGREEMENT FOR TEMPORARY USE OF PASEO COMMUNITY DEVELOPMENT DISTRICT PROPERTY FOR ROOF REPLACEMENT PROJECT

This Agreement (“Agreement” or “Contract”), is made between the Paseo Community Development District, a community development district organized under the laws of the State of Florida (hereinafter referred to as “District” or “Owner”) with an address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614, and Paseo Condominium Association, Inc., a Florida not for profit corporation (hereinafter referred to as the “Association”) with a mailing address of c/o KW Property Management & Consulting, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912, on this [redacted] day of [redacted], 2026 (the “Effective Date”).

RECITALS

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the District is the owner of certain property as further described in Exhibit “A” (the “Property”), a portion of which is the subject of this Agreement; and

WHEREAS, the Association is conducting a large scale roof repair/replacement project (the “Project”) which may involve the temporary staging and use of equipment and machinery on the Property; and

WHEREAS, the District has determined it is willing to accommodate the Association’s temporary use of the Property subject to the terms and conditions of this Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants set forth below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Association and District agree as follows:

I. INCORPORATION OF RECITALS

The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

II. DESCRIPTION OF WORK

Starting on May, 2026, and ending on May, 2029 (the “Project Period”), the Association shall have the right to use that **portion of the Property highlighted in red and labeled as the “Proposed Area” on Exhibit “A”** attached hereto, for the use of equipment and materials for purposes related to the Project. At all times, including during the Project Period, the District shall continue to have full access to the Property.

III. DUTIES OF THE ASSOCIATION

The Association's duties with respect to this Agreement are as follows:

1. **Property Condition:** The Association shall accept the Property in its "as is" condition existing as of the signature date of this Agreement.
2. **Responsibility for and Supervision of Operations:** The Association shall be solely responsible for all operations, materials, equipment, related to the use of the Property by its employees and subcontractors. The Association shall use its best efforts and take immediate steps to cause its employees and subcontractors, if any, to adhere to the District's Operating Rules and Policies that are applicable to use of the Property.
3. **Repairs:** The Association shall be responsible for any and all costs associated with the damage, repair or clean-up of the Property and/or District infrastructure and property that is damaged by the Association or its subcontractors, if any, using the Property.
4. **Clean-up:** The Association agrees to keep the Property and surrounding area free of waste material caused by the activities during the Project Period. The Association further agrees that at the end of each day throughout the Project Period that it shall: (i) remove all waste material from the Property and (ii) to the reasonable satisfaction of the District, conduct, at its sole cost and expense, clean-up and restoration of any and all damages caused to the Property as a result of the subject activities within seven (7) days of the end of the Project Period.
5. **Applicable Law:** The Association shall keep, observe and perform all requirements of applicable local, State and Federal laws, rules, regulations or ordinances.

IV. TERM AND TERMINATION

Unless terminated earlier, the term of this Agreement shall be from the Effective Date through the Association's satisfactory completion of clean-up and restoration activities on the Property. The District reserves the right to terminate this Agreement at its convenience, in its sole and absolute discretion, whether or not reasonable, with the provision of thirty (30) days' written notice to Association. In addition, the District reserves the right to terminate this Agreement upon a default of any term of this Agreement by the Association. In the event of a default, the District shall provide the Association with written notice of the default and provide the Association ten (10) days to cure the default, in which case the termination will not be effective if the default is timely cured by the Association.

V. INDEMNIFICATION

The Association does hereby agree to indemnify and hold harmless the District, its officers and employees, from liabilities, damages, losses and costs, including but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or wrongful misconduct of the Association or its subcontractors, if any, related to the use of the Property.

In any and all claims against the District or any of its agents or employees by any employee of Association, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation or benefit payable by or for Association or any subcontractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

VI. INSURANCE

1. Before conducting any activities on the Property, the Association (and its contractors and/or subcontractors) shall procure and maintain, during the life of this Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the State of Florida. All policies required by this Agreement are to be written on an occurrence basis, shall name the District, its Supervisors, Officers, Agents, Employees and Volunteers as additional insured on a primary and non-contributory basis as their interest may appear under this Agreement. The procuring of required policies of insurance shall not be construed to limit the Association's (or its contractors' and/or subcontractors') liability or to fulfill the indemnification provisions and requirements of this Agreement.

Each insurance policy required by this Agreement shall:

- a. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
- b. Be endorsed to state that coverage shall not be suspended, voided or canceled by either party except after 30 calendar days prior written notice has been given to the District.
- c. Be written to reflect that the aggregate limit will apply on a per claim basis.

Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement and copies of all endorsements are to be furnished to the District prior to commencement of any activities on the Property and a minimum of ten (10) calendar days before the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Association and its contractors and/or subcontractors shall commence or continue work.

2. The Association and any of its contractors and/or subcontractors using the Property shall maintain throughout the term of this Agreement, as defined herein, the following insurance:
 - a. Workers' Compensation coverage, in full compliance with Florida statutory requirements, for all employees of the Association who are to use the Property, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$1,000,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.

b. Commercial General Liability: Commercial General Liability insurance including, but not limited to, bodily injury, property damage, contractual, products and completed operations and personal injury with limits of not less than \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all activities related to the Improvements.

c. Automobile Liability: Automobile Liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all activities related to the Improvements.

VII. ATTORNEY'S FEES

If any court proceeding or other action occurs between the parties as a result of this Agreement or any other document or act required by this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any pre-trial, trial, appellate and/or bankruptcy proceedings as well as attorney's fees and costs incurred in determining entitlement to and reasonableness of fees and costs.

VIII. MISCELLANEOUS

1. No assignment by either party to this Agreement of any rights under or interests in this Agreement will be binding on another party hereto without the written consent of the party sought to be bound, and unless specifically stated to the contrary in any written consent to any assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
2. The laws of the State of Florida shall govern all provisions of this Agreement. In the event the parties to this Agreement cannot resolve a difference with regard to any matter arising here from, the disputed matter will be referred to mediation. If no agreement is reached, any party may file a civil action and/or pursue all available remedies whether at law or equity. Venue for any dispute shall be Lee County, Florida.
3. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
4. This Agreement and any attachments contain the entire agreement of the parties and there are no binding promises or conditions in any other agreements whether oral or written. This Agreement shall not be modified or amended except in writing with the same degree of formality with which this Agreement is executed.
5. A waiver of any breach of any provision of this Agreement shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions,

nor shall any failure to enforce any provision hereof operate as a waiver of such provision or of any other provisions.

6. Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the District and the Association, who agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
7. Notices: Where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by electronic mail or U.S. Mail to the other party at the address listed below and shall be deemed received upon actual receipt by mail or e-mail, whichever is first:

To District: Paseo Community Development District
Attn: Belinda Blandon, District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
e-mail: bblandon@rizzetta.com

With a copy to: Andrew H. Cohen
6853 Energy Court
Lakewood Ranch, FL 34240
e-mail: acohen@flgovlaw.com

To Association: Paseo Condominium Association, Inc.
11611 Paseo Grande Boulevard
Fort Myers, Florida 33912
e-mail: indianah@kwpmc.com

8. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. Pursuant to applicable Florida law, the Association's records associated with this Agreement may be subject to Florida's public records laws, Section 119.01, F.S., et seq., as amended from time to time. The Association agrees to comply with Florida's public records law by keeping and maintaining public records required by the District in order to perform the Agreement Work. Upon request from the District's Custodian of Public Records, the Association shall provide the District with copies of or allow access to the requested public records at a cost that does not exceed the cost provided for under Chapter 119, Florida Statutes, or as otherwise provided for by Florida law. The Association shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the Agreement if the Association does not transfer the records to the District. Upon completion of the Agreement, the

Association shall transfer, at no cost to the District, all public records in possession of the Association or keep and maintain all public records required by the District to perform the Agreement Work. If the Association transfers all public records to the District upon completion of the Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, BELINDA BLANDON, RIZZETTA & COMPANY, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, TEL. 239-936-0913, BBLANDON@RIZZETTA.COM.

9. Association shall execute an affidavit of non-coerced labor or services pursuant to Section 787.06, Florida Statutes.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Paseo Community Development District

By: _____

Title: _____

Date: _____

Paseo Condominium Association, Inc.

By: _____

Title: _____

Date: _____

Exhibit A

District Property



Tab 12

SERVICES AGREEMENT

PROPERTY NAME: Paseo CDD

CUSTOMER NAME: Paseo CDD

SERVICE DESCRIPTION: One - Time Trimming of bulrush - Lake 11

EFFECTIVE DATE: May 18, 2026

SUBMITTED TO: Kari Hardwick

SUBMITTED BY: Erika Bamberg, Contract and Service Administrator

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. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.
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 SOLitude 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"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



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 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 understands and acknowledges 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 inure 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:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529**

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

Specifications: Lakes 11

1. The company will supply materials and labor for a one-time trimming of bulrush in **Lake 11**
 2. All target bulrush will be cut just above or below the water level, and allowed to grow back.
 3. The company will remove any trimmed vegetation in addition to dead vegetation observed at the time of the removal.
 4. Stumps and roots of the bulrush will remain in the ground.
 5. Company is not responsible for growth that is not visible at the time of the removal.
-
1. Company will clean up after themselves and leave the work site with minimal disturbance to its natural appearance.
 2. Company will not be responsible for the protection of the plants from predation by deer, geese or any other wildlife.
 3. Company is responsible for the health of the plants upon arrival to the site and will properly transplant the plants taking the health of the plant into consideration throughout the entire processes.
 4. Company is not responsible for the health of the plants following the completion of the transplant process. Young plants may be susceptible to trouble early after planting with harsh weather conditions. Company will look to the forecasted weather prior to planting to give the plants best odds of survival, but will not be held responsible for environmental factors that may decrease plant survival rates.
 5. Customer understands that these plants are designed to live in an aquatic or wetland environment, and as such, shall take full responsibility for supplemental irrigation or any other care and maintenance that may be required due to weather or other environmental conditions. Company is not responsible for any ongoing maintenance or care for the newly installed plants following completion of the installation work.

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. 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. 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. 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. 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: **\$2,750.00** Price is valid for 60 days from the Effective Date
(deposit not required - 100% due upon completion of the services)

Tab 13

MINUTES OF WORKSHOP

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 budget workshop of the Board of Supervisors of the Paseo Community Development District was held on **Friday, April 10, 2026 at 10:01 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Cabell	Board Supervisor, Chairman
Debra Johnson	Board Supervisor, Vice Chair
Kent Gammon	Board Supervisor, Assistant Secretary
R. Chris Shimer	Board Supervisor, Assistant Secretary
Ian Noy	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	Senior District Manager, Rizzetta & Company, Inc.
Kari Hardwick	District Coordinator, Rizzetta & Company, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Cabell opened the floor to audience comments, there were none.

THIRD ORDER OF BUSINESS

**Review and Discussion Regarding the
Fiscal Year 2025/2026 Budget**

Ms. Blandon reviewed the budget with the Board and discussed each line item, she responded to questions from the Board. The Board asked Ms. Blandon to reduce the Interest Earnings line item to \$40,000, to leave the District Engineer line item as is, to leave the Street/Sidewalk Cleaning line item as is and not reduce, and to add a line item, totaling \$20,000.00, for Hog Trapping under Parks & Recreation. The Board directed Ms. Blandon to reduce the Reserve budget in order to avoid increasing assessments.

The Board asked that the Reserve Study be updated at the end of the current fiscal year. Ms. Hardwick to try to contact Finishes by Baker again in an effort to obtain a proposal for the entry water feature renovation.

48 **FOURTH ORDER OF BUSINESS**

Adjournment

49

50

Ms. Blandon stated that the workshop was adjourned at 11:16 a.m.

51

52

53

54

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 14

MINUTES OF WORKSHOP

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 budget workshop of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, April 15, 2026 at 10:01 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

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

Also present were:

Belinda Blandon	Senior District Manager, Rizzetta & Company, Inc.
Kari Hardwick	District Coordinator, Rizzetta & Company, Inc.
Ted Galeano	Pinnacle Landscapes

Present on behalf of the Paseo Condominium Association:

Phil Cirrone	President
Brad Cherkin	Vice President
Jeff Craig	Secretary
Dominic DellaVolpe	Treasurer
Rick Dawson	Director
Indiana Hernandez	LCAM, Property Manager
Dave Fiore	Fiore's Landscape (joined meeting in progress)

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

Mr. Cirrone called the Condo workshop order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Cabell opened the floor to audience comments.

48 Ms. Dermody inquired as to the stakes that were recently placed as well the CDD
49 Bond and Assessments. Mr. Cabell advised that this workshop is to discuss the landscape
50 responsibilities and the stakes that were placed were to mark the limits of ownership
51 between the CDD and the Condo Association. He advised that he would be happy to speak
52 with Ms. Dermody following the workshop related to her fees and assessment questions.
53

54 Mr. Wycks advised that he signed in by mistake and had no questions.
55

56 **THIRD ORDER OF BUSINESS**

**Review of Mapping of Landscaping
Areas and Responsibilities**

57
58
59 Ms. Johnson provided a detailed overview of maps and pictures of the landscaping
60 areas that are maintained by the CDD and the Condo Association and where those
61 responsibilities become blurry; she reviewed areas currently maintained by the Association
62 which are owned by the CDD and areas currently maintained by the CDD which are owned
63 by the Association. Ms. Johnson reviewed the linear footage of the maintenance areas as
64 well as the tree count being maintained by each entity. She advised that Counsel has opined
65 that should the areas maintained by the other entity be essentially the same, then a
66 maintenance agreement can be drafted to memorialize the agreement.
67

68 Mr. Cabell thanked Ms. Johnson for the hours of work she dedicated to preparing the
69 presentation for the workshop.
70

71 Mr. Cirrone echoed Mr. Cabell's sentiments.
72

73 **FOURTH ORDER OF BUSINESS**

**Discussion Regarding Costs and Path
Forward**

74
75
76 After discussion it was agreed that Mr. Galeano and Mr. Fiore will meet to determine
77 their recommendation for the best path forward for the CDD and for the Condo Association
78 and will then meet with Ms. Johnson and one member of the Condo Association to review
79 and discuss. Following the joint meeting, the workshop will be reconvened to make
80 recommendations to the complete Boards.
81

82 **FIFTH ORDER OF BUSINESS**

Continuance

83
84 Ms. Blandon stated at 11:04 a.m. that the workshop was continued to Wednesday,
85 May 13, 2026 at 10:00 a.m.
86
87
88

89 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 15

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, April 22, 2026, 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 (via Teams)
Debra Johnson	Board Supervisor, Vice Chair
Kent Gammon	Board Supervisor, Assistant Secretary
R. Chris Shimer	Board Supervisor, Assistant Secretary
Ian Noy	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	Sr. District Manager, Rizzetta & Company, Inc.
Kari Hardwick	District Coordinator, Rizzetta & Company, Inc.
Karla Armstrong	District Counsel
Spencer Gonzales	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Frank Savage	Landscape Inspection Services, Rizzetta & Company, Inc.
Ted Galeano	Barraco & Associates, Inc. (via Teams)
	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. Noy, seconded by Mr. Gammon, with all in favor, the Board Authorized Mr. Cabell to Attend and Vote in the Meeting via Teams, for the Paseo Community Development District.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to public comment.

Ms. Oakes addressed the Board regarding the aquatic vegetation in the East Butterfly lake.

44 Mr. Buchinski inquired about the number of hogs captured since the last update. Ms.
45 Hardwick advised that there have been no additional hogs captured.

46
47 **THIRD ORDER OF BUSINESS**

Staff Reports

48
49 A. Landscape Inspection Services

50 Mr. Gonzales provided an overview of the April 09, 2026 Landscape
51 Inspection Report highlighting items of importance. Mr. Cabell advised of
52 his concern related to weeds in the parking cut outs in the Condo areas; he
53 further advised of his concern related to the skyrocketing number of items
54 contained within the report and asked that Pinnacle step it up. Ms. Johnson
55 advised of staffing issues; she advised that Pinnacle is working to fully staff
56 the crew for Paseo and get the entire crew up to speed on training. She
57 further advised that the west end of Penzance is partially due to identifying
58 responsibilities, which the Condo and CDD Boards are working on.

59
60 B. Landscape Liaison

61 Ms. Johnson reviewed concerns received from a resident concerning
62 landscaping; she advised that the resident was invited to attend today's
63 meeting to discuss his concerns with the rest of the Board and he is not in
64 attendance. She advised that no proposals have been signed since the last
65 meeting due to the drought and focus is currently on a follow up meeting
66 with Pinnacle, Mr. Cirrone, and Fiore's to review responsibilities.

67
68 C. Condo Assoc. Liaison

69 Mr. Shimer advised that he spoke with Mr. Cirrone regarding the concern
70 related to the closing of Adoncia Way; he advised that Mr. Cirrone
71 concurred with the concern and addressed the construction crew. Mr.
72 Shimer further advised that the laydown areas are being well maintained.

73
74 D. Master Assoc. Liaison

75 Ms. Johnson advised that a Condo resident reached out to her regarding a
76 parking ticket that he received and she referred the resident to the traffic
77 enforcement agreement between the CDD and the City of Fort Myers.

78
79 E. Chairman

80 Mr. Cabell advised that he had no formal report and he has signed no
81 proposals since the last meeting. He reviewed the FL Class investment. Mr.
82 Cabell advised of the discussions held with Ms. Hardwick and Mr. Cohen
83 related to the Talon Construction contract language and advised that Ms.
84 Armstrong would cover the issue during her report.

85
86 F. District Engineer

87 Mr. Savage advised that he has been coordinating the re-cleaning of the
88 storm drain structures. He further reviewed the perimeter berm/swale
89 exhibit as contained within the agenda package. Discussion ensued. The
90 Board directed Mr. Savage to have the berms staked and then bid the work.

91
92 Mr. Cabell inquired as to the item in the report related to updated hog fence
93 pricing. Mr. Savage advised they were asked to obtain updated pricing. The
94 Board directed Mr. Savage not to spend too much time on this task as it is not
95 a priority.
96

97 G. District Counsel

98 Ms. Armstrong reviewed the CPI adjustment with the Board and asked if
99 there were any questions. There were none.
100

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the CPI Adjustment for Attorney Fees as Presented by Persson, Cohen, Mooney, Fernandez & Jackson, P.A., for the Paseo Community Development District.

101
102 Ms. Armstrong reviewed the issue related to the Termination clause
103 contained within the Talon Construction contract for lake bank remediation
104 as well as the request from Talon Construction for a fuel surcharge due to
105 increasing fuel costs. After lengthy discussion, the Board agreed to provide
106 the requested fuel surcharge, not to exceed \$4,000 but declined to further
107 adjust the contract language related to the Termination clause.
108

109 H. District Manager

110 Ms. Bandon advised that the financials were emailed to the Board earlier in
111 the week and she would be providing a budget breakdown this week as well.
112

113 Ms. Bandon advised that per Florida Statute she is required to announce
114 the number of registered voters residing within the District as of the
115 immediately preceding April 15th, she stated that as of April 15, 2026 there
116 were 1,047 registered voters residing within the Paseo Community
117 Development District, per the Lee County Supervisor of Elections.
118

119 Ms. Bandon addressed the public comment related to the East Butterfly
120 lake, advising that spatterdock is a native species and is beneficial to the
121 lake and the fish within the lake. She advised that the spike rush within the
122 lake is beneficial to the lake bank and the overall health of the lake. Ms.
123 Bandon advised that Ms. Hardwick would review this lake with Solitude and
124 report back.
125

126 **FOURTH ORDER OF BUSINESS**

**Discussion and Consideration of
Pinnacle Landscapes Fuel Surcharge**

127
128
129 Ms. Bandon advised that Pinnacle Landscapes submitted a request for a 2.5% fuel
130 surcharge due to rising fuel costs; she advised that the contract does not contain language
131 for a fuel surcharge. Ms. Bandon advised that the surcharge would be approximately \$553
132 per month. Board discussion ensued.
133

On a Motion by Mr. Gammon, seconded by Ms. Johnson, with four in favor and one opposed (Supervisor Noy), the Board Approved the Pinnacle Landscapes Request for a 2.5% Fuel Surcharge, for April 2026, May 2026, and June 2026, for the Paseo Community Development District.

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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Redesignating the Assistant Treasurer
of the District**

Ms. Blandon presented the resolution and advised that Mr. Shawn Wildermuth has retired and so Ms. Susan Garcia is being appointed as Assistant Treasurer of the District for banking purposes.

On a Motion by Ms. Johnson, seconded by Mr. Shimer, with all in favor, the Board Adopted Resolution 2026-01, Appointing Ms. Susan Garcia as Assistant Treasurer of the District, for the Paseo Community Development District.

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SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
March 25, 2025**

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on March 25, 2026, and asked if there were any questions, comments, and/or changes. There were none.

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on March 25, 2026, for the Paseo Community Development District.

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SEVENTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance Expenditures for the
Month of February 2026**

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of February 1-28, 2026 total \$134,520.82 and asked if there were any questions. There were none.

On a Motion by Mr. Gammon, seconded by Mr. Shimer, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of February 2026 totaling \$134,520.82, for the Paseo Community Development District.

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EIGHTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor requests.

Mr. Shimer inquired as to removing the concrete strip next to the pavers that he believes are old root barriers. Ms. Hardwick advised that the concrete ribbon is to keep the pavers in place; she advised that a root barrier is a plastic object that is placed in a trench.

NINTH 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 Ms. Johnson, seconded by Mr. Shimer, with all in favor, the Board adjourned the meeting at 10:59 a.m., for the Paseo Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chair

Tab 16

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 March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$136,266.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CenturyLink	20260310-1	311416420-021326	Telephone Service 02/26	\$ 583.69
City of Fort Myers	20260317-1	101531700-030226	Compactor 11604 Pasco Grande Blvd 02/26	\$ 4,410.84
Crystal Clean Inc.	101359	N8743	Cleaning Services 03/26	\$ 1,030.64
David W Cabell	20260303-2	DC022526	Board of Supervisors Meeting 02/25/26	\$ 200.00
Debra Johnson	20260303-3	DJ022526	Board of Supervisors Meeting 02/25/26	\$ 200.00
Florida Power & Light Company	20260323-2	2846791263-030526	Utility 02/26	\$ 50.80
Florida Power & Light Company	20260323-2	7625095372-030526	Utility 02/26	\$ 602.82
Florida Power & Light Company	20260323-1	9520369480-030926	Summary Bill 02/26	\$ 15,460.34
Hotwire Communications, LTD	20260317-2	30210660-030126	Internet Services 03/26	\$ 229.99
Ian Y Noy	20260303-1	IN022526	Board of Supervisors Meeting 02/25/26	\$ 200.00
Kent Gammon	20260303-4	KG022526	Board of Supervisors Meeting 02/25/26	\$ 200.00
Naples Christmas Lighting	101360	790	50% Deposit-Christmas Lighting 03/26	\$ 2,187.50

Paseo Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
New IQ, LLC	101361	49855	Gate Repairs 03/26	\$ 640.00
Persson, Cohen & Mooney, P.A.	101351	6807	Legal Services 02/26	\$ 5,709.75
Pinnacle Landscapes, Inc.	101346	17926	Fertilization for Ornamental Plants 02/26	\$ 8,720.00
Pinnacle Landscapes, Inc.	101346	17927	Pest Control 02/26	\$ 950.00
Pinnacle Landscapes, Inc.	101346	17928	Monthly Landscape 02/26	\$ 21,784.00
Pinnacle Landscapes, Inc.	101346	17972	Frost Blankets 02/26	\$ 1,170.00
Pinnacle Landscapes, Inc.	101346	17973	Irrigation Repairs 02/26	\$ 1,538.00
Pinnacle Landscapes, Inc.	101362	17986	Palms Maintenance 03/26	\$ 18,285.00
Rizzetta & Company, Inc.	101356	INV0000106956	Cell Phone 01/26	\$ 50.00
Rizzetta & Company, Inc.	101357	INV0000106985	Amenity Management & Oversight 02/26	\$ 3,947.84
Rizzetta & Company, Inc.	101345	INV0000107453	Accounting Services 03/26	\$ 13,595.75
Rizzetta & Company, Inc.	101355	INV0000107581	Cell Phone 02/26	\$ 92.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	101358	INV0000107613	Personnel Reimbursement 03/26	\$ 4,328.00
Robert C Shimer	101350	RS022526	Board of Supervisors Meeting 02/25/26	\$ 200.00
Solitude Lake Management, LLC	101363	PSI240939	Monthly Maintenance 03/26	\$ 2,367.87
Spectrum Nightscapes, LLC	101352	340	Troubleshoot & Replace Transformer 02/26	\$ 165.00
Suntech Electrical Contractors, Inc.	101347	5484-110	Lighting Repairs 02/26	\$ 2,200.00
Superior Waterway Services, Inc.	101353	112933	Monthly Maintenance 02/26	\$ 225.00
TEM Systems, Inc.	101365	115954	Subscription Renewal 03/26-07/31/26	\$ 5,235.00
Tower Compactor Rentals, LLC	101348	RENTAL-26-07083	Trash Compactor 03/26	\$ 495.00
Valley National Bank	20260325-1	Valley CC 02/26 ACH - 300	Credit Card Expense 02/26	\$ 8,403.95
Weiser Security Services, Inc	101349	1255030	Guard Weekly Billing 02/13/26-02/19/26	\$ 2,635.18
Weiser Security Services, Inc	101354	1255549	Guard Weekly Billing 02/20/26-02/26/26	\$ 2,672.14

Paseo Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Weiser Security Services, Inc	101364	1257119	Guard Weekly Billing 02/27/26-03/05/26	\$ 2,685.45
Weiser Security Services, Inc	101366	1258232	Guard Weekly Billing 03/06/26-03/12/26	<u>\$ 2,815.44</u>
Report Total				<u>\$ 136,266.99</u>