



Rizzetta & Company

Paseo Community Development District

**Board of Supervisors' Meeting
June 24, 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

June 17, 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, June 24, 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
Review of June 04, 2026 Report Tab 1
 - B. Landscape Liaison
 - C. Condo Assoc. Liaison
 - D. Master Assoc. Liaison
 - E. Chairman
 - F. District Engineer Tab 2
 - G. District Counsel
 - H. District Manager (under separate cover)
- 4. BUSINESS ITEMS**
 - A. Ratification of Expenditure Related to Lake Bank Repairs Tab 3
 - B. Consideration of Talon Construction Change Order
Related to Lake Bank #10 Tab 4
 - C. Consideration of TEM Proposals for Upgrades to
Equipment Tab 5
 1. Desktop Computer Upgrade
 2. ALPR Camera for Guest Lane
 3. Overview Camera for Guest Lane
 - D. Consideration of Easement Occupation Agreement..... Tab 6
 - E. Consideration of Southeast Spreading Fall Mulch Proposal... Tab 7
 - F. Consideration of Master Association Request for a
Crosswalk for the Pickleball Courts Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Continued Landscape
Workshop held on May 13, 2026 Tab 9
 - B. Consideration of the Minutes of the Board of Supervisors'
Meeting held on May 27, 2026 Tab 10
 - C. Ratification of the Operations and Maintenance Expenditures
for the Month of April 2026 Tab 11

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



June 4, 2026

Rizzetta & Company

Spencer Gonzales – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

EXECUTIVE SUMMARY

May Fertilizer - SRN (Slow-Release Nitrogen) applied at 1.0 lbs. N/1000 SF

The property remains in similar condition as the previous report. Western Penzance has improved further and a substantial amount of volunteer plants have been removed.

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. On Western Penzance, please schedule a pruning.
2. Weed pressure has been considerably reduced with some limited areas remaining. On western Penzance. (Pic 2)

3. The area around the gate has been cleared completely. Great work.
4. Cardboard palm is still rampant in the green island ficus adjacent to LP 2. (Pic 4)



Zone 1

- 5. Turf is encroaching into the beds near LP 4.
- 6. Invasive grasses and cardboard palm are growing within the juniper near LP 5 (Pic 6)



- 7. Extensive cardboard palm is growing throughout the green island ficus between LP 6 and LP 7 (Pic 7)



- 8. **Stolons from the turf of the condo area is still expanding under the fence behind LP 9. Please treat.**

- 9. Grass tuft blown in after the mow was left behind in the bed in front of LP 10. Please ensure grass is blown back into the turf each mow.

- 10. Oak sprout are spreading a thick mat under the trinnette shrubs in the bed in front of LP 10. Please remove. (Pic 10>)

- 11. Please remove tall weeds growing in the hibiscus behind LP 15. (Pic 11)



- 12. Heavy torpedo grass infiltration in the trinnette shrubs behind LP 16. (Pic 12)



Zone 1

13. Virginia creeper is growing on the fence behind LP 17. Please remove. (Pic 13)

13



14. Unwanted vines and weeds are growing behind LP 23. Please remove.

15. Please propose the removal of a terminal foxtail near LP 30. (Pic 15)

15



16. Unwanted grasses are growing near the curb in the mulched bed between LP 38 and LP 41. Please treat.

17. There is a large necrotic area of turf in front of LP 40. Please assess its recovery.

18. Light weed pressure in the mulched area in front of LP 48. Please treat.

19. Light weed pressure in front of the copper leafs near LP 50. Please treat.

20. Please remove the volunteer Mexican petunia from the firebush between LP 55 and LP 56.

21. Two Live oaks near LP appear to be in decline. These should be monitored over the next few months and if there is further decline consider treatment or remove and replace. (Pic 21a, 21b)

21a



21b



22. Please assess the turf near LP 83. There are multiple species and patchy coverage in that general area. Will replacement be needed eventually?

23. Please remove the weeds from the flax lilies near LP 90. (Pic 23>)

Zone 1

24. In the southeast corner of the main lake, the grass is slow to recover. When can we appropriately assess if it will come back fully? (Pic 24)



25. Installed green island ficus at the southeast gazebo is growing nicely. (Pic 25)



26. Please treat the crack weeds under the southeast gazebo.

27. Please remove the volunteer species from the trinettes around the southeast gazebo. (Pic 27)



28. Please assess the recovery of the turf on the north side of the southeast gazebo.

29. The pavers extending from the northeast gazebo towards the water are shifting and may need to be re-set.

30. Please remove the palm sprout from the podocarpus hedge at the northeast gazebo.

31. Please remove the volunteer and invasive species in the trinettes around the northeast gazebo. (Pic 31)



Zone 1

32. There is declining foxtail near LP 107. There are no obvious fungal conchs around the base, however there could be basal rot still. Please test the material before removing. (Pic 32)



33. Several palm tree rings on the west side of Paseo Grand have encroaching turf. Please correct next mow visit.

34. Please diagnose the struggling material around the northwest gazebo. (Pic 34)



35. Please treat crack weeds under the northwest gazebo.



Zone 2

1. The hedge on Tulio remains overgrown. Please trim. (Pic 1>)
2. Please establish the soft edge in the bed under the hedge on Tulio.
3. Please establish the bedlines around the Mexican petunias on Bibiana parallel with Penzance.
4. Please continue to remove growth from the stump on Bibiana and consider chemical treatment to avoid future maintenance.
5. A declining tree near the Bibiana mailboxes, possibly a pigeon plum, appears to be nearing the end of its life. There is basal rot and splitting bark, along with plastic and tree bracing that completely envelop the trunk. A clustering of large-diameter branches low on the trunk indicates improper pruning after installation. Multiple pest and disease factors may be contributing to its decline, and it is likely that the tree will continue to deteriorate. (Pic 5a, 5b>, 5c>)



6. Please hand pull the torpedo grass from the green island ficus around the Bibiana mailboxes.

Zone 3

1. The hedge in Zone three that backs up to Penzance is still overgrown. Please get back to intended size and shape. (Pic 1)

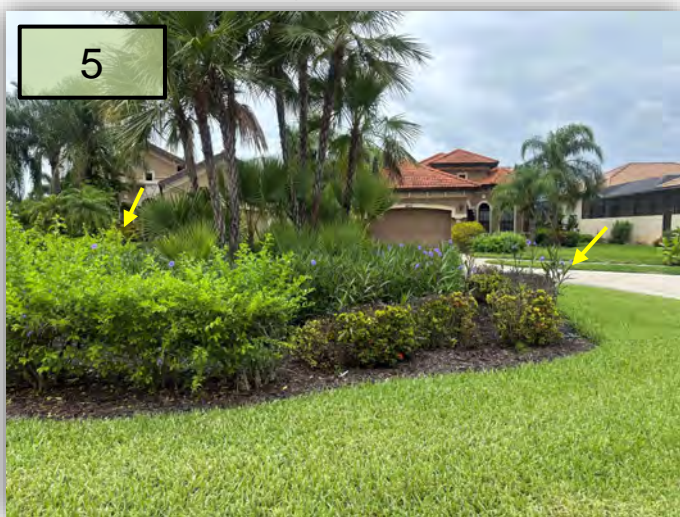


Zone 4

1. Several plants have declined or died within the Sarita roundabout. Please diagnose and check if it has anything to do with the timing of any herbicides. (Pic 1)



2. Please trim the jasmine in the Sarita entrance.
3. Please remove the cardboard palm from the green island ficus in the Sarita entrance.
4. Please remove the cardboard palm from unintended areas in the Mercado entrance.
5. Plant material in the Mercado roundabout is generally unkempt and overgrown. Please remove volunteer Mexican petunia, cutback material, and diagnose dieback. (Pic 5a, 5b>)



6. Please remove terminal ixora from the Provencia north monument. (Pic 6)



7. Mexican petunias are very long within the trinnettes in the Provencia roundabout. Please hand remove. (Pic 7)



Zone 5

1. Please remove dead firebush on Paseo Drive before the bridge.
2. Please remove dead crotons just past the bridge on Paseo Drive.



3. Near Adelio on Paseo Drive, please remove the cardboard palm underneath the firebush.
4. Please treat the weeds in the same bed as mentioned above. (Pic 4)



5. Please treat the weeds across at the Dario Way intersection. (Pic 5>)
6. Please remove the cardboard palm under the firebush in the same bed as mentioned above.



Zone 6

1. Virginia creeper is starting to cover the trinnette canopy in the Adelio roundabout. Please remove. (Pic 1)



2. Please remove the torpedo grass from the Adelio roundabout trinnettes. (Pic 2)



4. Please remove the palm sprout in the Adelio entrance beds.

5. Behind 8372 Dario Way, a tree was reported and inspected to assess its condition and determine whether any intervention was necessary; the tree is in overall fair condition but is exhibiting signs of managed decline, and due to multiple previous wounds and the possible application of wound dressing, there is a significant decay pocket or column at the center where several large branches unite with the trunk. There are virtually...

... no static targets beneath the tree and pedestrian traffic appears to be very limited, so despite the presence of decay, the tree does not pose a high level of risk at this time and removal is not recommended. The tree appears to have received minimal maintenance throughout its life and would have greatly benefited from earlier structural pruning; however, in my professional opinion, intervention is not required at this time. It is recommended that the CDD prepare for the possibility of future failure, although there are currently no visible indications that such an event is imminent, and when community-wide pruning is conducted, efforts should focus on reducing end weight on large-diameter unions and promoting the development of a central leader in this tree. (Pic 5a, 5b)



Zone 6

6. A Florida strangler is growing within the Dario way roundabout and needs to be removed.
(Pic 6)



Zone 7

1. It appears the bracing has failed on the royal palm in the Macario roundabout. Please correct. (Pic 1)



2. Please treat the palm sprouts in the south Esteban entrance bed. (Pic 2)



3. Please remove the Virginia creeper from the north Esteban roundabout. (Pic 3>)



Zone 8

1. Please remove the grasses from the Falisto roundabout's mulched area. (Pic 1)



1. Please determine the best course of action for restoring the turf on the Falisto roundabout. (Pic 2)



Tab 2

MEMORANDUM

TO:	Paseo Community Development District ("CDD") ("District")	FROM:	Frank Savage
COMPANY:	Rizzetta and Company ("District Management")	DATE:	June 17, 2026
COPY TO:	Kari Hardwick, Belinda Blanton	PROJECT NUMBER:	22168
RE:	Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – June 24, 2026		

For the Paseo CDD BOS meeting scheduled for June 24, 2026, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Lake bank remediation: Talon Construction ("Talon") commenced with the lake bank remediation according to the intended order communicated at the prior BOS meeting: Lakes 6, 13, 14 and 10. Accordingly, work on Lake 6 commenced and is ongoing at this time. This work included an expanded scope which was authorized between meetings and is scheduled to be finalized this week. BAI inspection staff has been providing limited observations of the work throughout on Lake 6 and no apparent issues are noted to date.

The weather conditions, specifically the rising surface water levels as we continue into wet season, have made it questionable whether or not any further lake bank remediation (specifically Lakes 13, 14 and 10) is best suited to completed at this time; alternatively, if the contract allows for stoppage of work due to rising water levels, BAI staff inspected the current surface water levels for the next anticipated lakes (Lakes 13 and 14) on June 22, 2026, and advises it may be appropriate to terminate the work following completion of Lake 6 and revisit the remaining lakes next dry season once water levels recede further. Accordingly, BAI staff has communicated with Talon and directed them to limit the work to completion of Lake 6 at this time. Talon will await further direction from the BOS at this upcoming meeting regarding the commencement of the remaining lakes (Lakes 13, 14 and 10).

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: As previously indicated, Potts Co Industrial Services ("Potts Co") mobilized and began cleaning of the 138 drainage structures previously inspected by BAI staff performed 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. This inspection revealed 11 total structures of the original 138 identified that are not cleaned as of the date of this memorandum (a list of those structures is provided on the next page of this memorandum). Accordingly, BAI advised if 127 of the contracted 138 structures were

cleaned, and assuming payment is provided proportionally to the scale of the contracted work, when the proportion of the completed work is applied to the overall contracted amount of \$31,050, the revised amount due is calculated at \$28,575. Accordingly, it is our recommendation authorizing payment in the revised amount indicated above, and BAI staff can discuss with the BOS the timeframe for having another vendor clean these remaining structures.

Drainage Structure Name (ID #)	Structure Type	Cleaned	Notes	Comments
S-048	Junc box	No	excessive sediment accumulation	4" to 6" sed in bottom structure
S-049	C	No	excessive sediment accumulation	8" to 10" sed in bottom structure
S-118	C	No	excessive sediment accumulation	12" to 14" sed in bottom structure
S-123	C	No	excessive sediment accumulation	12" to 14" sed in bottom structure
S-155	C	No	excessive sediment accumulation	8" to 10" sed in bottom structure
S-204	C	No	excessive sediment accumulation	10" to 12" sed in bottom structure
S-262	Junc box	No	excessive sediment accumulation	4" to 6" sed in bottom structure
S-262A	C	No	excessive sediment accumulation	8" to 10" sed in bottom structure
S-262B	C	No	excessive sediment accumulation	8" to 10" sed in bottom structure
S-299	C	No	excessive sediment accumulation	6" to 8" sed in bottom structure, mulch washing
S-307	C	No	excessive sediment accumulation	8" to 10" sed in bottom structure

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.

- Perimeter berm and swale restoration staking, bidding and scheduling: The perimeter berm and swale remediation preparation is ongoing. Remediation plans were previously finalized and circulated during the prior BOS meeting. Construction stakeout is currently scheduled for the perimeter berm throughout the entire restoration area, which should occur between BOS meetings. BAI staff will then reach out to several contractors once the stakes are in place for a mandatory pre-bid walkthrough onsite so the scope is well understood before any bids are prepared and received. It is not anticipated the scope of this work will require a formal RFP, nor is it anticipated any additional permitting from the City of Fort Myers or the South Florida Water Management District, since this task is strictly considered a maintenance obligation.
- 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.
 - Phase 2 condominium restoration fluid spill identification;
 - Proposed crosswalk review and discussion related to new pickle ball courts.

Tab 3

FIRST ADDENDUM TO THE AGREEMENT
BETWEEN PASEO COMMUNITY DEVELOPMENT DISTRICT
AND TALON CONSTRUCTION, INC.
FOR LAKE BANK RESTORATION

This **FIRST ADDENDUM TO THE AGREEMENT BETWEEN PASEO COMMUNITY DEVELOPMENT DISTRICT AND TALON CONSTRUCTION, INC.** (“First Addendum”) is made and entered into as of the 11th day of June, 2026 (“Effective Date”) by and between the Paseo Community Development District, a local unit of special purpose government established pursuant to chapter 190, Florida Statutes, located in the City of Fort Myers, Lee County, Florida (the “District”) and Talon Construction, Inc. (“Contractor”). District and Contractor being collectively referred to herein as the “Parties.”

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 Parties entered into an agreement for lake bank restoration services dated April 24, 2026 (hereinafter referred to as the “Agreement”); and

WHEREAS, upon further review, the Contractor determined that additional work is required at Lake No. 6; and

WHEREAS, at its regularly scheduled meeting on May 27, 2026, the District approved a change order for such additional work in an amount not to exceed Twenty Thousand and 00/100 Dollars (\$20,000.00), prior to receiving the final cost estimate for the work; and

WHEREAS, the total cost of the additional work exceeds the previously approved amount by One Thousand Four Hundred Eighty and 00/100 Dollars (\$1,480.00), and the District intends to ratify such additional expenditure at a future District meeting; and

WHEREAS, the requested additional fee to perform such additional work shall be attached to this First Addendum as “Exhibit A” but only the work referenced herein and not the total of Exhibit “A” is approved; and

WHEREAS, the Parties wish to execute this First Addendum and intend to make it part of the Agreement.

NOW THEREFORE, the Parties hereby agree as follows:

1. A Twenty-One Thousand Four Hundred Eighty and 00/100 (\$21,480.00) fee for additional work on lake #6 as described in part of “Exhibit A” shall be made part of the Agreement.

2. All other provisions to the Agreement, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this First Addendum to be executed by their respective duly authorized officers as of the date indicated below.

DISTRICT:

PASEO COMMUNITY DEVELOPMENT DISTRICT

By: David W Cabell

Its: Chairman

Date: 6/11/2026

CONTRACTOR:

TALON CONSTRUCTION, INC.

By: 

Its: President

Date: 6/11/26

Talon Construction, Inc.

2323 Bruner Lane unit C
Fort Myers, FL 33912 USA
talonconstructioninc@yahoo.com



Estimate

ADDRESS
Paseo CDD
Paseo CDD

ESTIMATE 172
DATE 06/07/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	Change Order Lake 6 358 LF of lake bank grade to correct 4:1 slope, install coconut mat, install sod	1	21,480.00	21,480.00
Services	Change Order Lake 10 755 LF of lake bank grade to correct 4:1 slope, install coconut mat, install sod	1	45,300.00	45,300.00
Contract Agreement	By signing this contract Talon Construction Inc. including the officers, employees and insurance carrier(s) will not be responsible for any direct or indirect incidental or consequential damage due to pre existing conditions. This includes water mains, sprinkler systems, cable lines, power lines, structures, bushes or plants and fencing while clearing properties, trees, land and stump grinding. By signing, you agree to pay the full amount owed to Talon Construction Inc. at the completion of project. If a deposit is agreed upon by signing, you agree to pay deposit in full prior to start of project. If a draw is agreed upon by signing, you agree to pay full draw on agreed upon date and or completion of project agreed on.	1	0.00	0.00

TOTAL

\$66,780.00

Accepted By

Accepted Date

Tab 4

Talon Construction, Inc.

2323 Bruner Lane unit C
Fort Myers, FL 33912 USA
talonconstructioninc@yahoo.com



Estimate

ADDRESS
Paseo CDD
Paseo CDD

ESTIMATE 172
DATE 06/07/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	Change Order Lake 6 358 LF of lake bank grade to correct 4:1 slope, install coconut mat, install sod	1	21,480.00	21,480.00
Services	Change Order Lake 10 755 LF of lake bank grade to correct 4:1 slope, install coconut mat, install sod	1	45,300.00	45,300.00
Contract Agreement	By signing this contract Talon Construction Inc. including the officers, employees and insurance carrier(s) will not be responsible for any direct or indirect incidental or consequential damage due to pre existing conditions. This includes water mains, sprinkler systems, cable lines, power lines, structures, bushes or plants and fencing while clearing properties, trees, land and stump grinding. By signing, you agree to pay the full amount owed to Talon Construction Inc. at the completion of project. If a deposit is agreed upon by signing, you agree to pay deposit in full prior to start of project. If a draw is agreed upon by signing, you agree to pay full draw on agreed upon date and or completion of project agreed on.	1	0.00	0.00

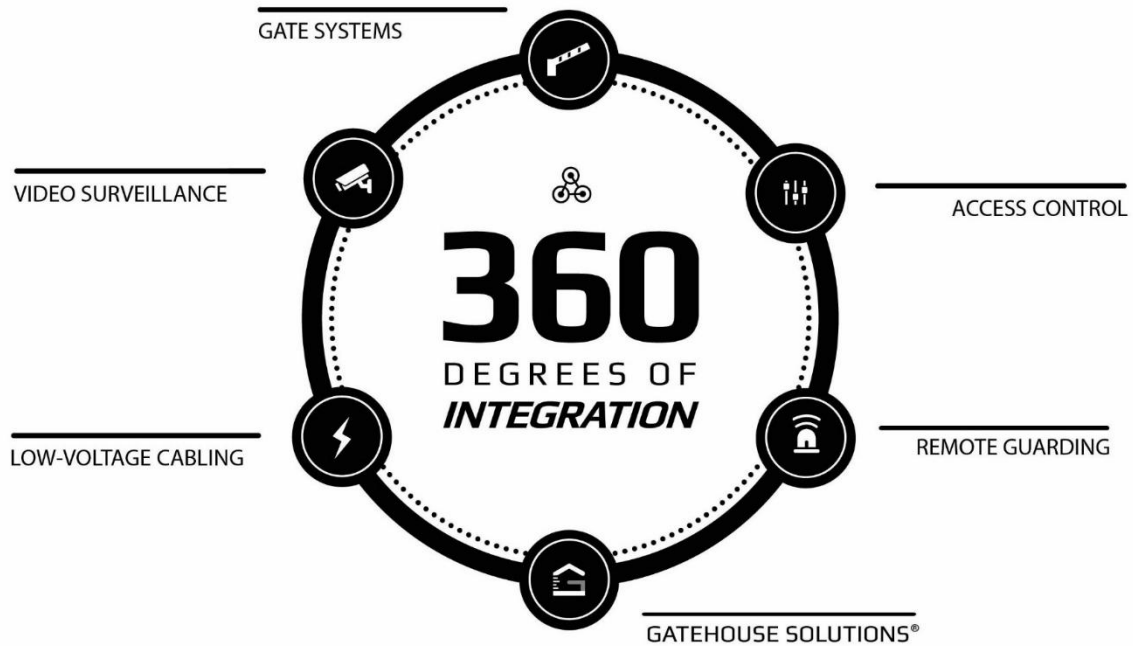
TOTAL

\$66,780.00

Accepted By

Accepted Date

Tab 5



GateHouse PC Upgrade

6/2/2026

PREPARED FOR:

Paseo CDD
Kari Hardwick
11611 Paseo Grande Boulevard
Fort Myers, FL 33912
239-936-0913

PREPARED BY:

Carl Lohmann
TEM Systems, Inc. Naples, FL.
239-409-0403
15491 SW 12th Street, Suite 408
Sunrise FL 33326

1911 N. US Highway 301, Suite 115
Tampa, FL 33619

Florida License # EG-13000211
Family Owned & Operated Since 1957

COMPANY OVERVIEW

TEM Systems, Inc. has been providing **360 Degrees of Security Integration** throughout Florida since 1957. We are a family-owned company that operates like a high-performance team. In 2026, we are celebrating our **69th Year**, the only “Gate” company in Florida with that record.

TEM Systems supports a diversified market including private residents, residential communities, homeowner associations, property management companies, private companies, large corporations, hospitals, hotels, schools, universities and airports, as well as various governmental institutions.

Our installation base consists of simple stand-alone applications to complete network solutions. Our team members will help you design and implement the solution that will best meet not only your needs, but your budget!

TEM Systems has two branch offices strategically located in Ft. Lauderdale and Tampa, with a fleet of 15+ vehicles covering thirty-one counties throughout the Sunshine State. By utilizing the latest GPS technology to track and route our fleet, we efficiently respond to our client's needs. We also have affiliate offices in Western North Carolina, Coastal South Carolina, and Houston Texas. TEM Systems is ready NOW to provide you with the best possible solution to your needs and our support team is **qualified, trained, licensed and insured!**

Guard Workstation Desktop Computer

SCOPE OF WORK

TEM Systems will furnish and install a new GateHouse workstation kit, including an uninterruptible power supply (UPS), at the guardhouse. The existing system components—scanner, printer, touchscreen, and related hardware—will be carefully disconnected and removed as needed. TEM Systems will then install and configure the new GateHouse PC and coordinate directly with GateHouse Solutions to load the required software and community information database. Once installation is complete, TEM Systems will perform comprehensive testing to verify proper operation of all system components.

LISTING OF EQUIPMENT

QTY	ITEM	DESCRIPTION
1	GH-COMP-DT-KIT	Guard Workstation Desktop Computer Kit w/ UPS and Cables
2	LABOR-GH	Additional GateHouse Technician Remote Labor Hour for Software Implementation
ALL	LABOR-INSTALL	Field Technician Labor for Installation
ALL	LABOR-PROMGMT	Project Manager Labor for Installation
ALL	FRTE	Freight & Handling

Client: _____ Date: _____ TEM: _____ Date: _____

No unauthorized use. Do not reproduce, distribute, or disclose.

PRICING

Scope of Work Subtotal	\$3470.13
Sales Tax Total	\$0.00
Scope of Work Total	\$3470.13

See details of payment(s) in Terms & Conditions.

I, as the authorized purchaser, have read this proposal and understand what is being purchased. I agree that there are no verbal commitments, promises, etc., for additional products and/or services, and the only products and/or services being provided are listed on this proposal. I am aware that during the sales process, many products and/or services are discussed and only those listed in this proposal, are being purchased. I am also aware of the payment terms listed herein this proposal.

ACCEPT
(Please Initial)

TERMS & CONDITIONS

The following terms and conditions (the "General Conditions" of this agreement) apply to any sale of products (the "Products") by or on behalf of TEM Systems, Inc.

1. GENERAL.

THESE GENERAL CONDITIONS, TOGETHER WITH ANY NONCONFLICTING PROVISION IN THIS PROPOSAL, ARE INTENDED BY THE PARTIES AS THE FINAL EXPRESSION, AND CONTAIN THE COMPLETE AND EXCLUSIVE STATEMENT, OF THE TERMS AND CONDITIONS OF THIS AGREEMENT SUPERSEDING ALL PREVIOUS OR SIMULTANEOUS COMMUNICATIONS EITHER ORAL OR WRITTEN. Any proposal is an offer, which may only be accepted in full by the Client. In the event the Client's purchase order or other order form states terms that are additional and/or different than those set forth in this document, this writing shall be deemed notification of objection to such additional and/or different terms. Accordingly, this Agreement is expressly made conditional on the Client's acceptance and assent to the conditions contained in this proposal. This agreement cannot be waived, varied, modified, or amended except in writing signed by authorized representative of TEM Systems, Inc. nor shall the Agreement be waived, varied, modified, or amended by any subsequent course of conduct between the parties. No representations have been made by the account manager that are not included herein.

2. CONFIDENTIALITY.

The Client and their representatives will not disclose or permit disclosure of information or data related to any of the information, Products, Equipment, Design or Services outlined in the proposal, without the prior written consent of an officer of TEM Systems, Inc. or use or permit the use of such information or data to compete with in any manner. It is therefore understood that all information regarding Design, Product Selection, Pricing and Services that are outlined in this proposal are collectively intellectual property and represent the methodologies, experience and capabilities of TEM Systems, Inc. If desired and under a separate proposal, TEM Systems, Inc. may be contacted by the Client to provide the information contained as well as permit the information to be used by the Client for the creation of Specifications and/or

Client: _____ Date: _____ TEM: _____ Date: _____

No unauthorized use. Do not reproduce, distribute, or disclose.

RFP. A separate proposal will be created for a consultant fee that will require full payment as the time the proposal is approved.

3. PRICING.

Unless otherwise stated, Labor, Equipment, Materials to Install, Freight and Handling are included in the proposal price provided. This price is effective for 90 days from date of proposal. Because TEM Systems prices are based on costs and conditions existing on the date of acceptance, prices are subject to change as those conditions change. Accordingly, all orders are subject to an increase in price of materials and labor while completing the work hereunder. The above price includes design / engineering of system, supply / mounting of hardware specified above, control wire connections, as well as supervision of complete installation which includes system walk-thru and instruction. This price DOES NOT include concrete, electrical labor and/or materials, additional insured and/or performance bonds. The Client is responsible for pavers, permits, phone lines or DSL, and the programming of the client's data into software, if required.

4. EQUIPMENT.

The systems, other equipment and accessories specified in the Proposal accompanying this agreement are referred to collectively as the "Equipment". TEM Systems, Inc. reserves the right to substitute any equipment that has been discontinued with models of equal or superior performance, without notice.

5. CLIENT'S RESPONSIBILITY.

- All permits and associated fees
- Removal and replacement of all landscaping
- Removal of all waste and debris after installation
- High speed internet connection and modem to each access panel location
- Electrical power required (low and/or high voltage)
- Granted uninterrupted access to work areas during normal hours Monday-Friday, 8:00AM - 5:00PM
- Parking on site will be provided for TEM Systems personnel and subcontractors at no cost
- TEM Systems, Inc. is NOT liable for any damage or changes regarding irrigation, landscaping, and drainage.

6. PAYMENT TERMS.

- Project – 50% Deposit with proposal, 40% balance due upon equipment installation, and 10% balance due upon completion and /or beneficial use. Final walk thru to be scheduled no later than 10 days from completion and /or beneficial use. Any balance not paid within 30 days of installation will incur a finance charge of 1.5% per month. TEM Systems, Inc. has the right to recover attorneys' fees incurred in connection with collection of amounts owed. Credit card payments are automatically subject to a 3.5% processing fee, in accordance with state regulations, and will be added to the total invoice amount at time payment is processed. There is no processing fee for payments made via check, debit card, or bank transfer.
- Service Contract Option (if applicable) – Billing starts immediately on the invoice date of the and is billed on an annual basis. The option provided in this proposal only covers the equipment listed on this proposal. If approved, a separate contract will be provided to the customer to sign.
- Progress Payments (if applicable) – If the above project is delayed by the customer for any reason by more than 30 days from agreed upon delivery date. TEM may elect to invoice the customer for an additional 25% deposit. Payment is expected to be remitted within 15 days of billing. Failure to comply may result in delays in the installation

7. DELIVERY.

All ordering of equipment and mobilization will begin 4 to 6 weeks AFTER receipt of the signed proposal and deposit payment and permit approval (if applicable).

8. ELECTRICAL CONSIDERATIONS (if applicable).

The electrical requirements exclude any existing code violations which an inspector may identify/flag and/or require repaired in order to sign off on TEM Systems or other's permit. Additionally, all existing conduit raceways being reused must be in reasonable condition and reusable. TEM Systems will need to be reasonably assured that these conduits and wires are in satisfactory condition, before proceeding with installation. If it is found that after the beginning of the installation that the electrical components cannot be used, the Client will be advised, and a change order will be provided for the additional work that must be done.

9. ENGINEERING FEES (if applicable).

Although the current scope of work does not include/require engineering services and/or sealed drawings, TEM Systems can provide system engineering CAD drawings and as-built at an additional cost.

10. OBLIGATIONS; LATE CHARGES.

Client: _____ Date: _____ TEM: _____ Date: _____

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In the event the Client fails to make any payment when due, in addition to all other sums payable hereunder, the Client shall pay to the reasonable costs and expenses incurred by in connection with all actions taken to enforce collection or to preserve and protect rights hereunder, whether by legal proceedings or otherwise, including without limitation reasonable attorney's fees, court costs and other expenses. In addition, to the extent permitted by the Client's local law, interest on all amounts unpaid after thirty (30) days may be charged at the annual rate of 1.5% percent per month or the highest rate permitted by law, whichever is lower. If any invoice is not paid when due, TEM Systems may suspend delivery or installation of Products or other performance with respect to the Client without liability or penalty. The purchaser agrees to pay the cost of collection and a reasonable attorney's fees on any part of said purchase price that may be collected by suit or by attorney after the same is past due.

11. CANCELLATION.

Canceled orders for standard products and labor are subject to a 25% cancellation fee of the total order. Special or custom orders are non-cancelable. If the Client delays installation by more than 45 days after the scheduled installation date, the balance on all equipment balance will be due and payable upon receipt of TEM Systems' invoice. If there is a change in the owners, property management, company or Board of Directors of aforesaid property after the proposal is fully executed, the contract is still enforced. The title to the equipment sold and delivered to the Client will remain property of TEM Systems until the purchase price has been paid in full. If the Client defaults in the payment of any invoices due and continues to default for thirty days from the date of the invoice all monies become due immediately and TEM Systems has the right to retake the property provided, with or without the process of the law. TEM Systems, Inc. may resell the property retaken at a public or private sale and any proceeds will be credited to amount due from the Client. The amount due from the Client is the price of the property, the cost incurred by TEM Systems for the retaking, repairing and reselling of the property, and any legal fees incurred. Any surplus will be refunded to the Client however if there is a deficiency after the proceeds have been applied, the Client is responsible for the deficiency. In the case that the property is damaged or destructed prior to full payment of the amount due by the Client, there will be no abatement in the purchase price.

12. WARRANTY.

Equipment has a one (1) year parts and labor from TEM Systems, Inc. Products sold and/or installed will substantially conform to the applicable specifications and will be warranted under normal and proper use and service. The warranty extends only to the original installation and does not cover nor will TEM Systems be liable for, (i) abnormal wear and tear or damage caused by improper use contrary to the instructions, (ii) any cause including without limitation conditions caused by movement, settlement or structural defects of the building in which the Products are installed; fire, wind, hail, flood, hurricanes, lightening or other acts of God, international acts, accidents, negligence or exposure to harmful chemical pollutants or other foreign matter or energy, (iii) repair or damage caused by anyone except personnel authorized. Items repaired or replaced, and designs corrected under warranty are warranted only for the remainder of the original warranty period. Any general Product literature is for illustrative purposes only and does not constitute a warranty of any kind.

13. CLIENT SPECIFICATION.

TEM Systems, Inc. assumes no liability for any errors or omissions in any specification provided by the Client, including any errors or omissions made by in the interpretation of any such specifications. Any items included in any specifications provided by the Client and not listed and priced on proposal are not part of this Agreement. The Client hereby agrees, at its own expense, to defend, indemnify and hold harmless against any and all losses, costs, damages, claims, liabilities or expenses of any kind, including without limitation reasonable attorney's fees, arising out of or resulting from, directly or indirectly, any injury or death to persons or damage to property caused by the designs, or specifications or instructions provided by or required for the Client which are incorporated by in the Products.

14. ACCEPTANCE.

It is further understood and agreed that all covenants and agreements of this purchase shall be binding upon and applied to the heirs, executors, agents, legal representatives and assigns of the purchase. The above conditions of purchase and payment are hereby accepted. This order is not in effect until signed by Management of TEM Systems, Inc.

Client: _____ Date: _____ TEM: _____ Date: _____

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Agreed To And Accepted By:

Client: _____

Title: _____

Date: _____

Signature:

Agreed To And Accepted By:

TEM Systems: Carl Lohmann

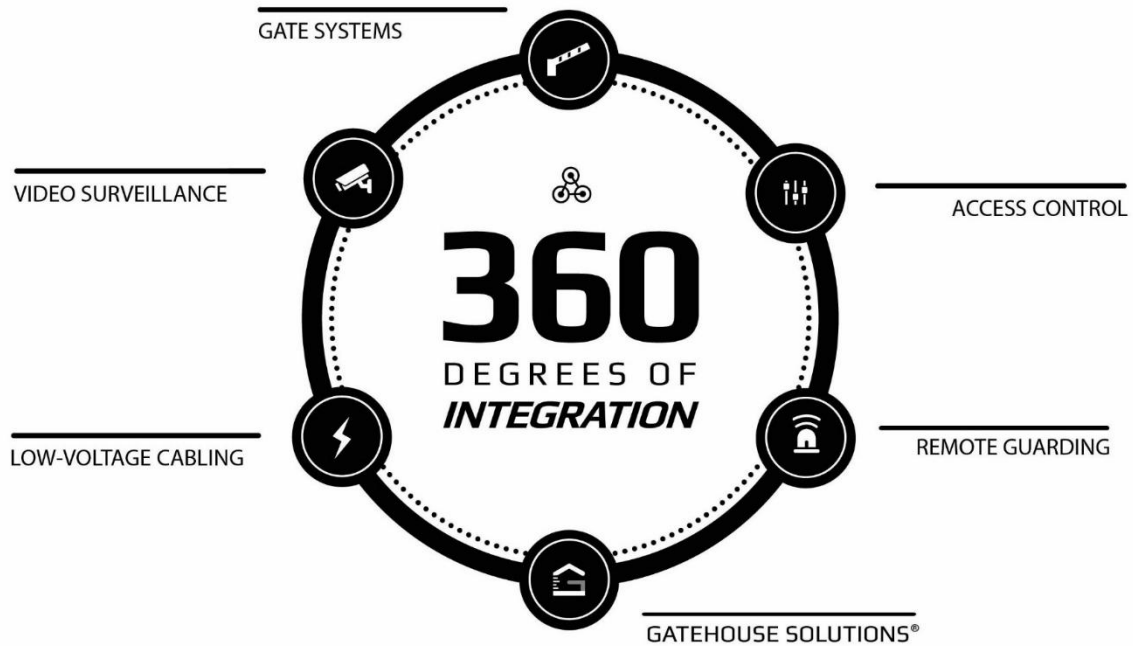
Title: Account Manager

Date: 5/21/2026

Signature:

Carl Lohmann

TEM Management Acceptance: _____ Date: _____



GateHouse ALPR Camera

6/2/2026

PREPARED FOR:

Paseo CDD
Kari Hardwick
11611 Paseo Grande Boulevard
Fort Myers, FL 33912
239-936-0913

PREPARED BY:

Carl Lohmann
TEM Systems, Inc. Naples, FL.
239-409-0403
15491 SW 12th Street, Suite 408
Sunrise FL 33326

1911 N. US Highway 301, Suite 115
Tampa, FL 33619

Florida License # EG-13000211
Family Owned & Operated Since 1957

COMPANY OVERVIEW

TEM Systems, Inc. has been providing **360 Degrees of Security Integration** throughout Florida since 1957. We are a family-owned company that operates like a high-performance team. In 2026, we are celebrating our **69th Year**, the only “Gate” company in Florida with that record.

TEM Systems supports a diversified market including private residents, residential communities, homeowner associations, property management companies, private companies, large corporations, hospitals, hotels, schools, universities and airports, as well as various governmental institutions.

Our installation base consists of simple stand-alone applications to complete network solutions. Our team members will help you design and implement the solution that will best meet not only your needs, but your budget!

TEM Systems has two branch offices strategically located in Ft. Lauderdale and Tampa, with a fleet of 15+ vehicles covering thirty-one counties throughout the Sunshine State. By utilizing the latest GPS technology to track and route our fleet, we efficiently respond to our client's needs. We also have affiliate offices in Western North Carolina, Coastal South Carolina, and Houston Texas. TEM Systems is ready NOW to provide you with the best possible solution to your needs and our support team is **qualified, trained, licensed and insured!**

SCOPE OF WORK

1. Automatic License Plate Recognition (ALPR) Camera Installation

TEM Systems will provide and install an ALPR camera at the front guest entry lane to improve vehicle identification and accelerate guest entry processing. Integrate camera with existing access control/visitor management system.

GateHouse® Automatic License Plate Recognition (ALPR) Software Module

This module integrates community’s database with Automatic License Plate Recognition technology to perform various functions to reduce the manual steps of the on-duty guards, speed up the process for checking-in visitors, and provide an audit trail of license plate images/numbers for each visitor transaction.

LISTING OF EQUIPMENT

QTY	ITEM	DESCRIPTION
1	GH-ALPR	GateHouse Automatic License Plate Recognition Software Module (requires \$100 recurring monthly cloud fee per camera)
1	GH-ALPR-GRCAM	ALL-IN-ONE Automatic License Plate Recognition (ALPR) Camera, Pan/Tile Mount, and Power Supply (per lane)
1	WIRE	Direct Burial CAT5
1	MISC	Installation Consumable Materials
ALL	LABOR-INSTALL	Field Technician Labor for Installation
ALL	LABOR-PROMGMT	Project Manager Labor for Installation
ALL	FRTE	Freight & Handling

PRICING

Scope of Work Subtotal	\$10,224.91
Sales Tax Total	\$0.00
Scope of Work Total	\$10,224.91

See details of payment(s) in Terms & Conditions.

I, as the authorized purchaser, have read this proposal and understand what is being purchased. I agree that there are no verbal commitments, promises, etc., for additional products and/or services, and the only products and/or services being provided are listed on this proposal. I am aware that during the sales process, many products and/or services are discussed and only those listed in this proposal, are being purchased. I am also aware of the payment terms listed herein this proposal.

ACCEPT
(Please Initial)

TERMS & CONDITIONS

The following terms and conditions (the "General Conditions" of this agreement) apply to any sale of products (the "Products") by or on behalf of TEM Systems, Inc.

1. GENERAL.

THESE GENERAL CONDITIONS, TOGETHER WITH ANY NONCONFLICTING PROVISION IN THIS PROPOSAL, ARE INTENDED BY THE PARTIES AS THE FINAL EXPRESSION, AND CONTAIN THE COMPLETE AND EXCLUSIVE STATEMENT, OF THE TERMS AND CONDITIONS OF THIS AGREEMENT SUPERSEDING ALL PREVIOUS OR

Client: _____ Date: _____ TEM: _____ Date: _____

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SIMULTANEOUS COMMUNICATIONS EITHER ORAL OR WRITTEN. Any proposal is an offer, which may only be accepted in full by the Client. In the event the Client's purchase order or other order form states terms that are additional and/or different than those set forth in this document, this writing shall be deemed notification of objection to such additional and/or different terms. Accordingly, this Agreement is expressly made conditional on the Client's acceptance and assent to the conditions contained in this proposal. This agreement cannot be waived, varied, modified, or amended except in writing signed by authorized representative of TEM Systems, Inc. nor shall the Agreement be waived, varied, modified, or amended by any subsequent course of conduct between the parties. No representations have been made by the account manager that are not included herein.

2. CONFIDENTIALITY.

The Client and their representatives will not disclose or permit disclosure of information or data related to any of the information, Products, Equipment, Design or Services outlined in the proposal, without the prior written consent of an officer of TEM Systems, Inc. or use or permit the use of such information or data to compete with in any manner. It is therefore understood that all information regarding Design, Product Selection, Pricing and Services that are outlined in this proposal are collectively intellectual property and represent the methodologies, experience and capabilities of TEM Systems, Inc. If desired and under a separate proposal, TEM Systems, Inc. may be contacted by the Client to provide the information contained as well as permit the information to be used by the Client for the creation of Specifications and/or RFP. A separate proposal will be created for a consultant fee that will require full payment as the time the proposal is approved.

3. PRICING.

Unless otherwise stated, Labor, Equipment, Materials to Install, Freight and Handling are included in the proposal price provided. This price is effective for 90 days from date of proposal. Because TEM Systems prices are based on costs and conditions existing on the date of acceptance, prices are subject to change as those conditions change. Accordingly, all orders are subject to an increase in price of materials and labor while completing the work hereunder. The above price includes design / engineering of system, supply / mounting of hardware specified above, control wire connections, as well as supervision of complete installation which includes system walk-thru and instruction. This price DOES NOT include concrete, electrical labor and/or materials, additional insured and/or performance bonds. The Client is responsible for pavers, permits, phone lines or DSL, and the programming of the client's data into software, if required.

4. EQUIPMENT.

The systems, other equipment and accessories specified in the Proposal accompanying this agreement are referred to collectively as the "Equipment". TEM Systems, Inc. reserves the right to substitute any equipment that has been discontinued with models of equal or superior performance, without notice.

5. CLIENT'S RESPONSIBILITY.

- All permits and associated fees
- Removal and replacement of all landscaping
- Removal of all waste and debris after installation
- High speed internet connection and modem to each access panel location
- Electrical power required (low and/or high voltage)
- Granted uninterrupted access to work areas during normal hours Monday-Friday, 8:00AM - 5:00PM
- Parking on site will be provided for TEM Systems personnel and subcontractors at no cost
- TEM Systems, Inc. is NOT liable for any damage or changes regarding irrigation, landscaping, and drainage.

6. PAYMENT TERMS.

- Project – 50% Deposit with proposal, 40% balance due upon equipment installation, and 10% balance due upon completion and /or beneficial use. Final walk thru to be scheduled no later than 10 days from completion and /or beneficial use. Any balance not paid within 30 days of installation will incur a finance charge of 1.5% per month. TEM Systems, Inc. has the right to recover attorneys' fees incurred in connection with collection of amounts owed. Credit card payments are automatically subject to a 3.5% processing fee, in accordance with state regulations, and will be added to the total invoice amount at time payment is processed. There is no processing fee for payments made via check, debit card, or bank transfer.
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Client: _____ Date: _____ TEM: _____ Date: _____

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13. CLIENT SPECIFICATION.

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Client: _____ Date: _____ TEM: _____ Date: _____

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indirectly, any injury or death to persons or damage to property caused by the designs, or specifications or instructions provided by or required for the Client which are incorporated by in the Products.

14. ACCEPTANCE.

It is further understood and agreed that all covenants and agreements of this purchase shall be binding upon and applied to the heirs, executors, agents, legal representatives and assigns of the purchase. The above conditions of purchase and payment are hereby accepted. This order is not in effect until signed by Management of TEM Systems, Inc.

Agreed To And Accepted By:

Agreed To And Accepted By:

Client: _____

TEM Systems: Carl Lohmann

Title: _____

Title: Account Manager

Date: _____

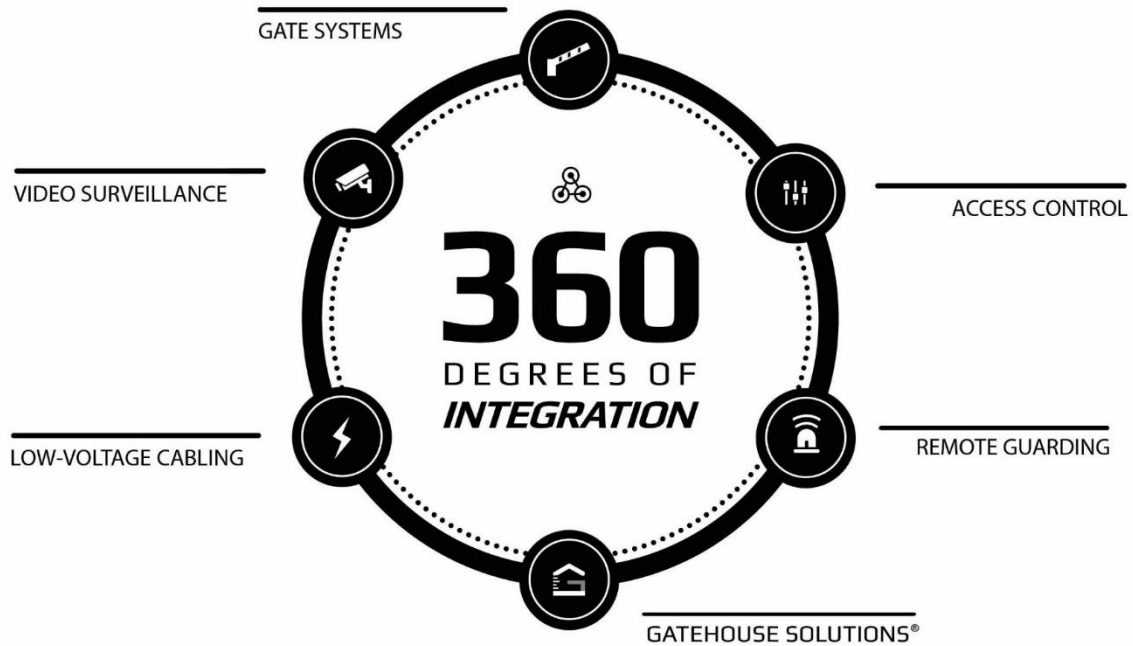
Date: 5/21/2026

Signature:

Signature:

Carl Lohmann

TEM Management Acceptance: _____ Date: _____



GateHouse Guest Lane Overview Cameras

6/2/2026

PREPARED FOR:

Paseo CDD
Kari Hardwick
11611 Paseo Grande Boulevard
Fort Myers, FL 33912
239-936-0913

PREPARED BY:

Carl Lohmann
TEM Systems, Inc. Naples, FL.
239-409-0403
15491 SW 12th Street, Suite 408
Sunrise FL 33326

1911 N. US Highway 301, Suite 115
Tampa, FL 33619

Florida License # EG-13000211
Family Owned & Operated Since 1957

COMPANY OVERVIEW

TEM Systems, Inc. has been providing **360 Degrees of Security Integration** throughout Florida since 1957. We are a family-owned company that operates like a high-performance team. In 2026, we are celebrating our **69th Year**, the only “Gate” company in Florida with that record.

TEM Systems supports a diversified market including private residents, residential communities, homeowner associations, property management companies, private companies, large corporations, hospitals, hotels, schools, universities and airports, as well as various governmental institutions.

Our installation base consists of simple stand-alone applications to complete network solutions. Our team members will help you design and implement the solution that will best meet not only your needs, but your budget!

TEM Systems has two branch offices strategically located in Ft. Lauderdale and Tampa, with a fleet of 15+ vehicles covering thirty-one counties throughout the Sunshine State. By utilizing the latest GPS technology to track and route our fleet, we efficiently respond to our client's needs. We also have affiliate offices in Western North Carolina, Coastal South Carolina, and Houston Texas. TEM Systems is ready NOW to provide you with the best possible solution to your needs and our support team is **qualified, trained, licensed and insured!**

SCOPE OF WORK

TEM Systems will furnish and install the following equipment and associated components:

1. Front Guest Entry Lane – Overview Camera

Install one 8MP turret camera positioned to provide a comprehensive overview of the front guest entry lane, including the vehicle approach, kiosk, and barrier arm gate. This camera view will support Edgeworth’s remote guard services by enabling monitoring of all entry activity and documenting any gate strikes as they occur.

2. Front Guest Entry Lane – Approach Camera

Install one 8MP turret camera aimed toward the incoming vehicle approach to the gatehouse. This camera will provide Edgeworth’s remote guard with clear visibility of traffic flow and assist in identifying any vehicle stacking or congestion issues at the entry point.

3. Install a 4 channel NVR recorder in the gatehouse with incident playback capability of approximately 30 days.

LISTING OF EQUIPMENT

QTY	ITEM	DESCRIPTION
2	8MPTURRET CAM	8MP Turret Camera 24/7 Color View
1	4CHNVR	4 Channel NVR Recorder
1	2TBHD	2TB Hard Drive
1	MISC	Installation Consumable Materials
ALL	LABOR-INSTALL	Field Technician Labor for Installation
ALL	LABOR-PROMGMT	Project Manager Labor for Installation
ALL	FRTE	Freight & Handling

PRICING

Scope of Work Subtotal \$3593.48

Sales Tax Total \$0.00

Scope of Work Total \$3593.48

See details of payment(s) in Terms & Conditions.

I, as the authorized purchaser, have read this proposal and understand what is being purchased. I agree that there are no verbal commitments, promises, etc., for additional products and/or services, and the only products and/or services being provided are listed on this proposal. I am aware that during the sales process, many products and/or services are discussed and only those listed in this proposal, are being purchased. I am also aware of the payment terms listed herein this proposal.

ACCEPT
(Please Initial)

TERMS & CONDITIONS

The following terms and conditions (the "General Conditions" of this agreement) apply to any sale of products (the "Products") by or on behalf of TEM Systems, Inc.

1. GENERAL.

THESE GENERAL CONDITIONS, TOGETHER WITH ANY NONCONFLICTING PROVISION IN THIS PROPOSAL, ARE INTENDED BY THE PARTIES AS THE FINAL EXPRESSION, AND CONTAIN THE COMPLETE AND EXCLUSIVE STATEMENT, OF THE TERMS AND CONDITIONS OF THIS AGREEMENT SUPERSEDING ALL PREVIOUS OR

Client: _____ Date: _____ TEM: _____ Date: _____

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SIMULTANEOUS COMMUNICATIONS EITHER ORAL OR WRITTEN. Any proposal is an offer, which may only be accepted in full by the Client. In the event the Client's purchase order or other order form states terms that are additional and/or different than those set forth in this document, this writing shall be deemed notification of objection to such additional and/or different terms. Accordingly, this Agreement is expressly made conditional on the Client's acceptance and assent to the conditions contained in this proposal. This agreement cannot be waived, varied, modified, or amended except in writing signed by authorized representative of TEM Systems, Inc. nor shall the Agreement be waived, varied, modified, or amended by any subsequent course of conduct between the parties. No representations have been made by the account manager that are not included herein.

2. CONFIDENTIALITY.

The Client and their representatives will not disclose or permit disclosure of information or data related to any of the information, Products, Equipment, Design or Services outlined in the proposal, without the prior written consent of an officer of TEM Systems, Inc. or use or permit the use of such information or data to compete with in any manner. It is therefore understood that all information regarding Design, Product Selection, Pricing and Services that are outlined in this proposal are collectively intellectual property and represent the methodologies, experience and capabilities of TEM Systems, Inc. If desired and under a separate proposal, TEM Systems, Inc. may be contacted by the Client to provide the information contained as well as permit the information to be used by the Client for the creation of Specifications and/or RFP. A separate proposal will be created for a consultant fee that will require full payment as the time the proposal is approved.

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- All permits and associated fees
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Client: _____ Date: _____ TEM: _____ Date: _____

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8. ELECTRICAL CONSIDERATIONS (if applicable).

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10. OBLIGATIONS; LATE CHARGES.

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Canceled orders for standard products and labor are subject to a 25% cancellation fee of the total order. Special or custom orders are non-cancelable. If the Client delays installation by more than 45 days after the scheduled installation date, the balance on all equipment balance will be due and payable upon receipt of TEM Systems' invoice. If there is a change in the owners, property management, company or Board of Directors of aforesaid property after the proposal is fully executed, the contract is still enforced. The title to the equipment sold and delivered to the Client will remain property of TEM Systems until the purchase price has been paid in full. If the Client defaults in the payment of any invoices due and continues to default for thirty days from the date of the invoice all monies become due immediately and TEM Systems has the right to retake the property provided, with or without the process of the law. TEM Systems, Inc. may resell the property retaken at a public or private sale and any proceeds will be credited to amount due from the Client. The amount due from the Client is the price of the property, the cost incurred by TEM Systems for the retaking, repairing and reselling of the property, and any legal fees incurred. Any surplus will be refunded to the Client however if there is a deficiency after the proceeds have been applied, the Client is responsible for the deficiency. In the case that the property is damaged or destructed prior to full payment of the amount due by the Client, there will be no abatement in the purchase price.

12. WARRANTY.

Equipment has a one (1) year parts and labor from TEM Systems, Inc. Products sold and/or installed will substantially conform to the applicable specifications and will be warranted under normal and proper use and service. The warranty extends only to the original installation and does not cover nor will TEM Systems be liable for, (i) abnormal wear and tear or damage caused by improper use contrary to the instructions, (ii) any cause including without limitation conditions caused by movement, settlement or structural defects of the building in which the Products are installed; fire, wind, hail, flood, hurricanes, lightening or other acts of God, international acts, accidents, negligence or exposure to harmful chemical pollutants or other foreign matter or energy, (iii) repair or damage caused by anyone except personnel authorized. Items repaired or replaced, and designs corrected under warranty are warranted only for the remainder of the original warranty period. Any general Product literature is for illustrative purposes only and does not constitute a warranty of any kind.

13. CLIENT SPECIFICATION.

TEM Systems, Inc. assumes no liability for any errors or omissions in any specification provided by the Client, including any errors or omissions made by in the interpretation of any such specifications. Any items included in any specifications provided by the Client and not listed and priced on proposal are not part of this Agreement. The Client hereby agrees, at its own expense, to defend, indemnify and hold harmless against any and all losses, costs, damages, claims, liabilities or expenses of any kind, including without limitation reasonable attorney's fees, arising out of or resulting from, directly or

Client: _____ Date: _____ TEM: _____ Date: _____

No unauthorized use. Do not reproduce, distribute, or disclose.

indirectly, any injury or death to persons or damage to property caused by the designs, or specifications or instructions provided by or required for the Client which are incorporated by in the Products.

14. ACCEPTANCE.

It is further understood and agreed that all covenants and agreements of this purchase shall be binding upon and applied to the heirs, executors, agents, legal representatives and assigns of the purchase. The above conditions of purchase and payment are hereby accepted. This order is not in effect until signed by Management of TEM Systems, Inc.

Agreed To And Accepted By:

Client: _____

Title: _____

Date: _____

Signature:

Agreed To And Accepted By:

TEM Systems: Carl Lohmann

Title: Account Manager

Date: 5/22/2026

Signature:

Carl Lohmann

TEM Management Acceptance: _____ Date: _____

Tab 6

Prepared By & Return To:
First Boston Title, LLC
Christopher R. O'Brien, Esq.
2180 Immokalee Road, Suite 212
Naples, FL 34110

EASEMENT OCCUPATION AGREEMENT

THIS AGREEMENT, is made this ____ day of _____, 2026, by and between the **PASEO COMMUNITY DEVELOPMENT DISTRICT**, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (hereinafter the "District"), and **James Kahut and Kathleen Kahut, Trustees of the James Kahut and Kathleen Kahut Living Trust dated November 14, 2016**, whose mailing address is 3476 Hilton Pointe Court, Brighton, MI 48114 (hereinafter the "Owner").

RECITALS:

Owner is the fee simple title holder of that certain parcel of land located in Lee County, Florida, described as follows:

Lot 102, ESPERANZA AT PASEO, a subdivision according to the Plat thereof recorded in Official Records Instrument No. 2012000010158, in the Public Records of Lee County, Florida.
(hereinafter "Owner's Property").

Parcel Identification Number: 09-45-25-P2-00200.1020

The South side of Owner's Property is encumbered by a 5-foot lake maintenance easement in favor of the District (hereinafter the "Easement").

A portion of the pool cage constructed on Owner's Property encroaches into the Easement, a total of 1.49 feet.

All encroachments are depicted on a survey prepared by MELand Surveying, LLC, bearing File No. B-170653 and completed May 20, 2026 (hereinafter the "Survey"). A copy of the Survey depicting the encroachments is attached hereto as Exhibit "A" and hereby incorporated herein.

The District is the beneficial owner of the Easement and the District is willing to allow the encroachments depicted in the Survey to remain undisturbed upon certain terms and conditions.

In consideration of this Agreement and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, District and Owner do hereby agree as follows:

1. District agrees that the encroachments depicted in the Survey may remain in their depicted form and District shall allow Owner's improvements shown on the Survey to occupy the Easement to the same extent and in the same manner as depicted in the Survey. Owner shall take no action that could cause further encroachments than those depicted in the Survey.
2. The privilege granted by District to Owner is made with the express condition that neither the Owner, nor the Owner's heirs, successors, assigns, or any person claiming by, under or through Owner, shall acquire any right superior to the District or the public in such dedicated or recorded Easement, whether through lapse of time or otherwise.
3. This Agreement shall remain in full force and effect only so long as the encroachments remain in the Easement and that upon removal, demolition, or destruction thereof, the encroaching improvements shall not be replaced within the Easement.
4. District has the right to conduct maintenance in the Easement as authorized under the existing grant Easement, but will take reasonable precautions to prevent or minimize damage to any improvements within the Easement.
5. Owner agrees to indemnify, defend and hold the District harmless from any and all claims of liability arising from or occasioned by Owner's occupation of the Easement, and further agrees to be responsible for any costs incurred in defending District from such claims of liability, including attorney's fees, which may be incurred by District.
6. Owner shall be responsible for all costs incurred by either Owner or District related to repairs or maintenance of the Owner's improvements or the District's infrastructure arising from or occasioned by Owner's occupation of the Easement.
7. The provisions hereof shall operate as a covenant running with the land and shall bind the parties hereto and their successors and assigns.

(Signature Pages to Follow)

IN WITNESS WHEREOF, the parties hereto have executed this Easement Occupation Agreement as of the date first written above for the purposes herein expressed.

Signed, sealed and delivered in the presence of:

PASEO COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____

(Witness #1 Signature)

(Witness #2 Signature)

(Witness #1 Print Name)

(Witness #2 Print Name)

(Witness #1 Address)

(Witness #2 Address)

(Witness #1 Address Continued)

(Witness #2 Address Continued)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 2026, by _____, as _____, of the Paseo Community Development District, () who is/are personally known to me or () who has/have produced _____ as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

IN WITNESS WHEREOF, the parties hereto have executed this Easement Occupation Agreement as of the date first written above for the purposes herein expressed.

Signed, sealed and delivered in the presence of:

James Kahut, Individually and as
Trustee of the James Kahut and
Kathleen Kahut Living Trust dated
November 14, 2016

Kathleen Kahut, Individually and as
Trustee of the James Kahut and
Kathleen Kahut Living Trust dated
November 14, 2016

(Witness #1 Signature)

(Witness #2 Signature)

(Witness #1 Printed Name)

(Witness #2 Printed Name)

(Witness #1 Address)

(Witness #2 Address)

(Witness #1 Address Continued)

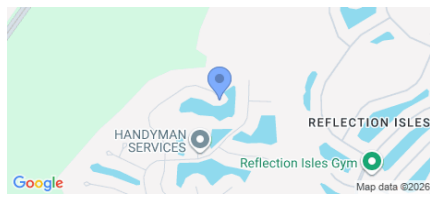
(Witness #2 Address Continued)

STATE OF FLORIDA
COUNTY OF _____

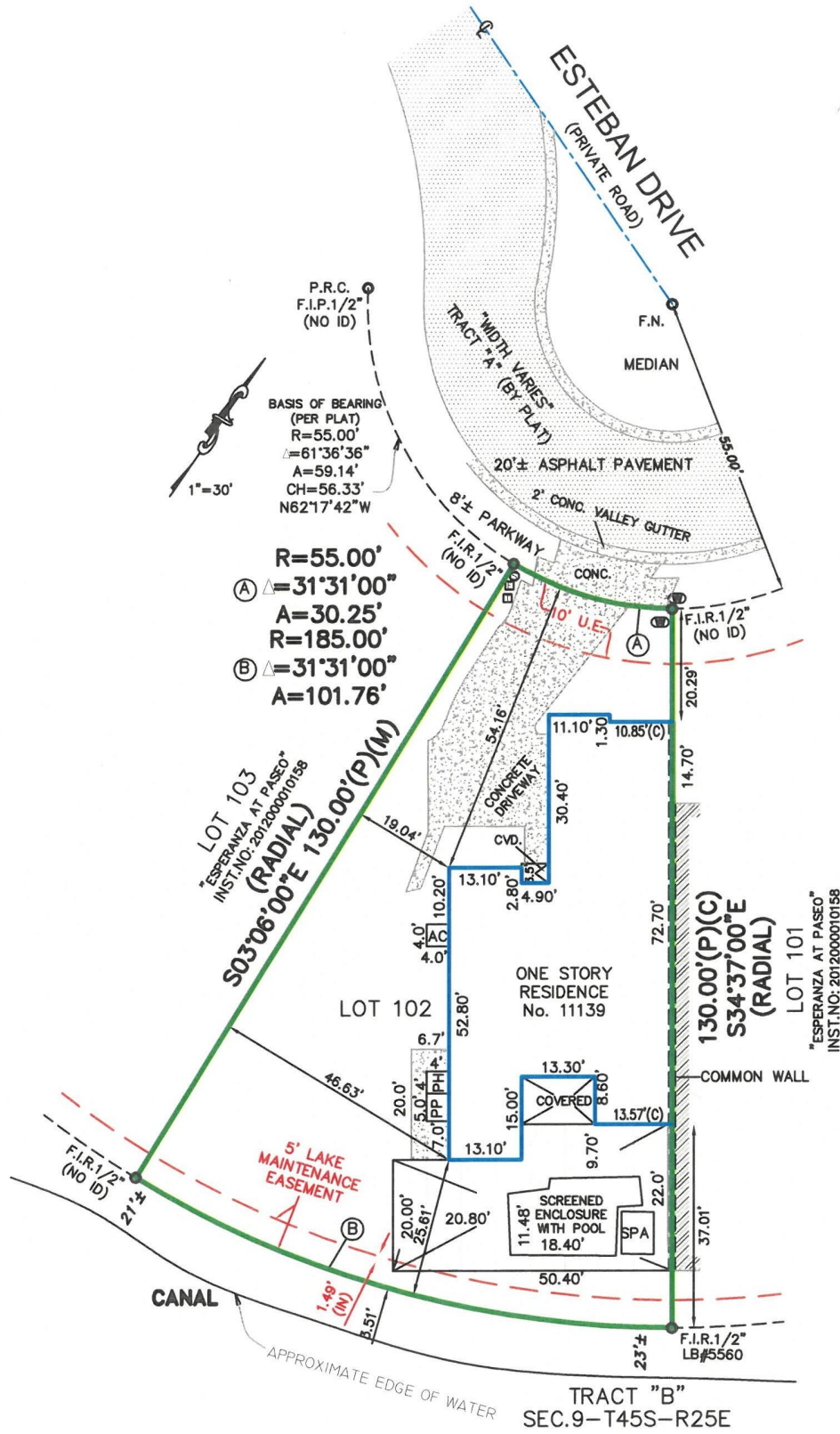
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 2026, by James Kahut and Kathleen Kahut, Individually and as Trustees of the James Kahut and Kathleen Kahut Living Trust dated November 14, 2016, () who is/are personally known to me or () who has/have produced _____ as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary



This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
11139 Esteban Drive
Fort Myers, FLORIDA 33912

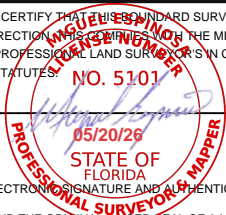
Notes: SCREENED ENCLOSURE ENCUMBERS 5' LAKE MAINTENANCE EASEMENT
ALONG SOUTHERLY BOUNDARY LINE. DRIVEWAY ENCUMBERS 10' UTILITY EASEMENT
ALONG NORTHERLY BOUNDARY LINE.

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL TO THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

SIGNED
Miguel Espinosa
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 5101



NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

Surveyor's Legend

<p> LIMITED ACCESS RIGHT-OF-WAY LINE</p> <p> PROPERTY LINE</p> <p> STRUCTURE LINE</p> <p> CONCRETE BLOCK WALL</p> <p> CHAIN LINK FENCE OR WIRE FENCE</p> <p> WOOD FENCE</p> <p> IRON FENCE</p> <p> EASEMENT</p> <p> CENTER LINE</p> <p> WOOD DECK</p> <p> ASPHALT</p> <p> BRICK / TILE</p> <p> WATER</p> <p> APPROXIMATE EDGE OF WATER</p> <p> COVERED AREA</p> <p> TREE</p> <p> POWER POLE</p> <p> CATCH BASIN</p> <p>C.U.E. COUNTY UTILITY EASEMENT</p> <p>I.E./E.E. INGRESS / EGRESS EASEMENT</p> <p>U.E. UTILITY EASEMENT</p> <p>EP ELECTRIC POLE</p> <p>PG PAGE</p> <p>P.B. PLAT BOOK</p>	<p>FND FOUND IRON PIPE / PIN AS NOTED ON PLAT</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>CALC CALCULATED POINT</p> <p>SET SET PIN</p> <p> CONTROL POINT</p> <p> CONCRETE MONUMENT</p> <p> BENCHMARK</p> <p>ELEV ELEVATION</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>M FIELD MEASUREMENT</p> <p>D DEED</p> <p>C CALCULATED</p> <p>L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>R.O.E. ROOF OVERHANG EASEMENT</p> <p>CONC. CONCRETE</p> <p>CSW CONCRETE SIDEWALK</p> <p>L CURVE LENGTH</p>	<p>B.R. BEARING REFERENCE</p> <p style="padding-left: 20px;">CENTRAL ANGLE OR DELTA</p> <p>R RADIUS</p> <p>RAD RADIAL</p> <p>N.R. NON RADIAL</p> <p>TYP. TYPICAL</p> <p>I.R. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>N&D NAIL & DISK</p> <p>PK NAIL PARKER-KALON NAIL</p> <p>D.H. DRILL HOLE</p> <p> WELL</p> <p> FIRE HYDRANT</p> <p> MANHOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TRANS. TRANSFORMER</p> <p> CABLE TV RISER</p> <p> WATER METER</p> <p>P/E POOL EQUIPMENT</p> <p>CONC. CONCRETE SLAB</p> <p>ESMT EASEMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.B.E. LANDSCAPE BUFFER EASEMENT</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>B.C.R. BROWARD COUNTY RECORDS</p> <p>F.I.R. FOUND IRON PIN / REBAR</p> <p>WF WOOD FENCE</p>
		<p>TEL. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC</p> <p>D.F. DRAINFIELD</p> <p>A/C AIR CONDITIONER</p> <p>S/W SIDEWALK</p> <p>DWY DRIVEWAY</p> <p>SCR. SCREENED</p> <p>GAR. GARAGE</p> <p>ENCL. ENCLOSURE</p> <p>N.T.S. NOT TO SCALE</p> <p>F.F. FINISHED FLOOR</p> <p>T.O.B. TOP OF BANK</p> <p>E.O.W. EDGE OF WATER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p> CENTER LINE</p> <p>R/W RIGHT-OF-WAY</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p> <p>ID IDENTIFICATION</p> <p>BC BLOCK CORNER</p>

Property Address:

11139 Esteban Drive
Fort Myers, FLORIDA 33912

Flood Information:

Community Number: 125106
Panel Number: 12071C0433
Suffix: F
Date of Firm Index: 12/07/2018
Flood Zone: X AS PER LOMA
CASE NO. 14-04-A039V
Base Flood Elevation:
Date of Field Work: 05/19/2026
Date of Completion: 05/20/2026

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B.R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Lot 102, ESPERANZA AT PASEO, a subdivision according to the Plat thereof recorded in Official Records Instrument No. 2012000010158, in the Public Records of Lee County, Florida.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

the James Kahut and Kathleen Living Trust
First Boston Title LLC
First American Title Insurance Company
Morgan Stanley Private Bank, N.A.
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by
Miguel Espinosa, for M.E. Land Surveying Inc., dated 05/20/2026 bearing Job # B-170653 :

- a. SCREENED ENCLOSURE ENCUMBERS 5' LAKE MAINTENANCE EASEMENT ALONG SOUTHERLY BOUNDARY LINE. DRIVEWAY ENCUMBERS 10' UTILITY EASEMENT ALONG NORTHERLY BOUNDARY LINE.



M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Tab 7

Southeast Spreading Company, LLC	
6089 Janes Lane Naples FL 34109	
Phone #	Fax #
239-332-2595	239-332-2852



Estimate	
Date	Estimate #
4/14/2026	29684
Please provide sales tax exemption certificate upon acceptance of estimate. (if applicable)	

Customer/Client Name / Address
Rizzetta & Company in Company of Paseo CDD 3424 Colwell Avenue, Suite 200 Tampa, Florida 33614

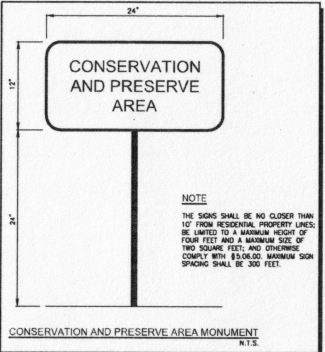
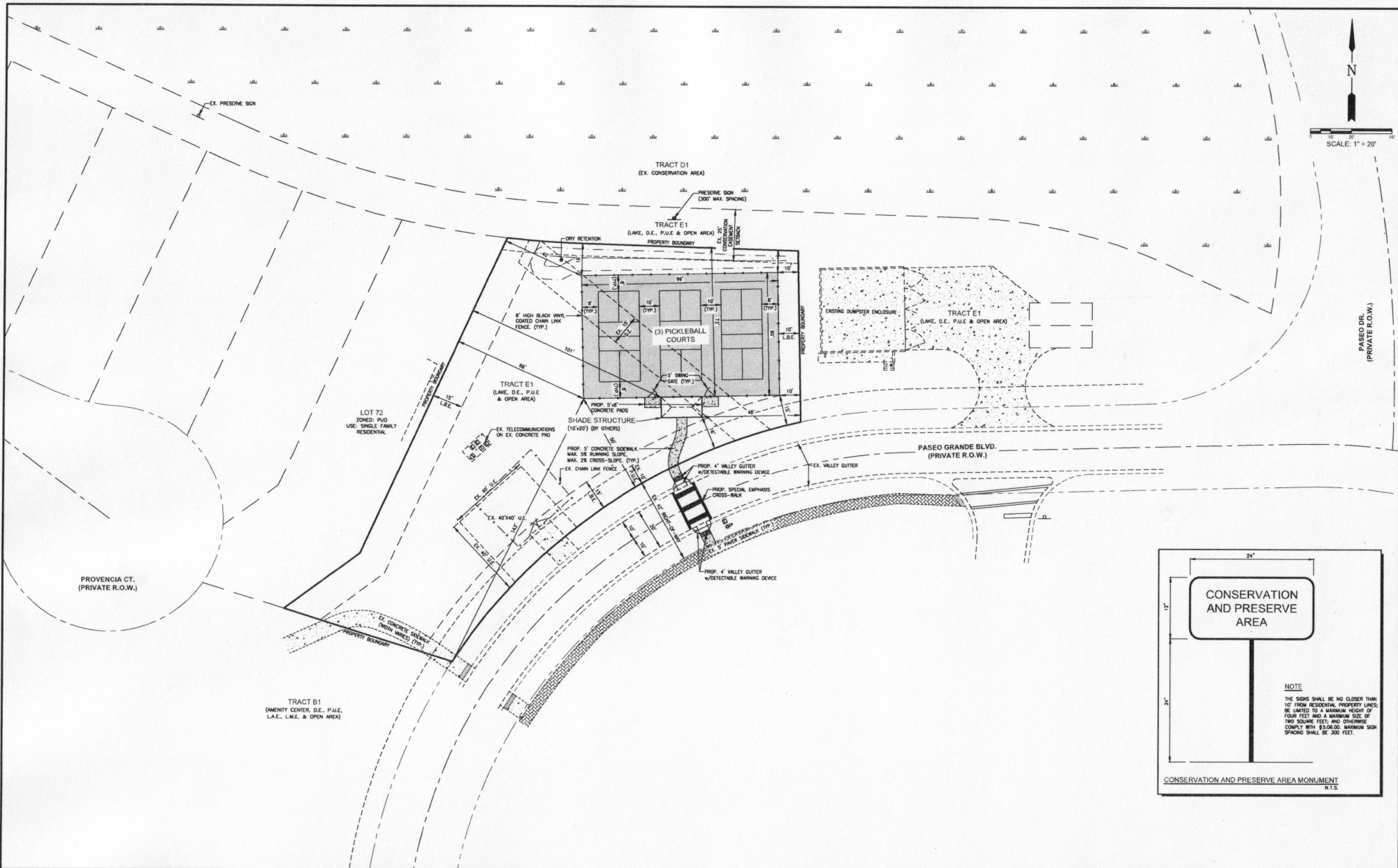
Ship To
Paseo CDD 8346 Esplanza Street Fort Myers, Florida 33912
R RW

<i>Provide PO # if applicable</i>	Terms	Project Name/Description	Additional Job Name/Information
	Net 30	Paseo CDD	2026 Fall Mulch Installation

Description	Qty	Rate	Total
Paseo CDD - Fall 2026 3cu ft. Bag Coco Brown			
Esperanza Common Area Section = 2,400 Bags			
Common Area tree rings/utility areas/monuments/cul de sacs/other misc. common areas = 3,264 Bags			
Entrance / Perimeter Wall = 2,400 Bags			
3 cu ft Mulch Installed	8,064	5.30	42,739.20

PLEASE NOTE: THE ABOVE PRICING IS ONLY VALID FOR 7 DAYS Thank you for your business! Please sign and fax/email proposal back to (239)332-2852 or kevin@southeastspreading.com	Subtotal	\$42,739.20
	Sales Tax (6.5%)	\$0.00
	Total	\$42,739.20
APPROVAL & DATE		
Signature _____ Date _____		

Tab 8



Revision	Date	Description	By

DESIGNED BY: P.C.
DRAWN BY: K.L.M.
APPROVED: D.M.
JOB CODE: 25-749
SCALE: 1" = 20'

PAPE-DAWSON
 3800 VIA DEL REY | BONITA SPRINGS, FL 34134 | 239.947.1144
 FLORIDA ENGINEERING FIRM #39101 | FLORIDA SURVEYING FIRM #LB8894

PASEO - PICKLEBALL COURTS

SITE, SIGNING AND MARKING PLAN

ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
 CONVERSION FACTOR TO NATIONAL GEODESIC VERTICAL DATUM 1929 (NGVD 29) IS (+) 1.48

MUNICIPALITY: CITY OF FORT MYERS
SUBDIVISION: 05/245/25E
DATE: JULY 2025
PROJECT TYPE: SI
SHEET 5 OF 8

DAVID ROSE MORRIS, P.E.
 FLORIDA P.E. LICENSE NO. 84289

Tab 9

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 Continued Landscape Maintenance Workshop of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, May 13, 2026 at 10:04 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

Debra Johnson	Board Supervisor, Vice Chair
Kent Gammon	Board Supervisor, Assistant Secretary
R. Chris Shimer	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:

Brad Cherkin	Vice President
Jeff Craig	Secretary
Indiana Hernandez	CAM, Property Manager
Brianna Bonanni	CAM, Assistant Property Manager

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon reconvened the continued workshop and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon advised that because this is a continued meeting, public comment would not be opened unless the Board would like to call for public comments. Ms. Johnson called for public comment. There were none.

THIRD ORDER OF BUSINESS

Discussion Regarding Costs and Path Forward

Ms. Johnson provided an overview of the history of the concerns, including the

48 previously held workshop, the meeting between Mr. Galeano of Pinnacle Landscapes and
49 Mr. Fiore of Fiore Landscapes, and the meeting she attended with Mr. Cirrone, Mr.
50 Galeano, and Mr. Fiore. She then reviewed in detail the recommendations and maps;
51 advising that the CDD Board will be considering the recommendations at the next meeting,
52 and if voted in favor, Counsel would be directed to draft an agreement using the maps as
53 exhibits.

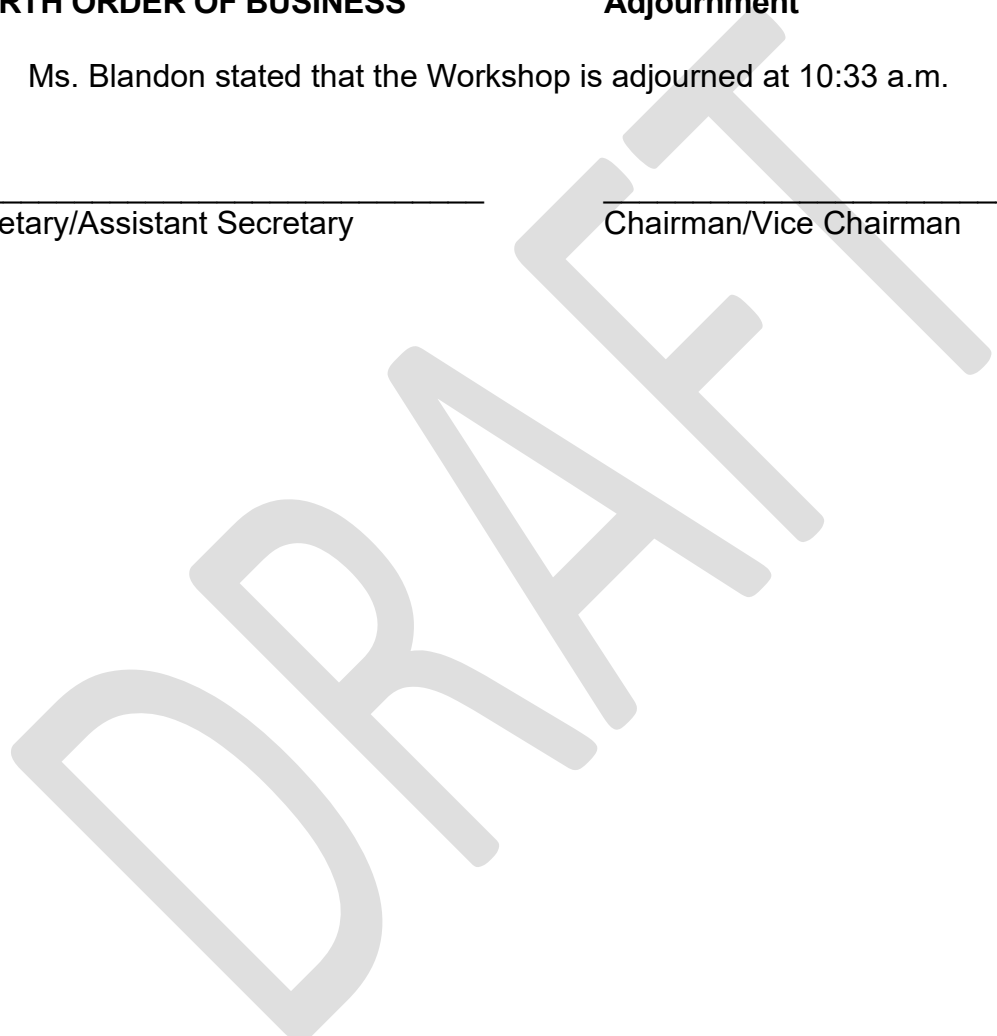
54
55 Mr. Gammon and Mr. Shimer thanked Ms. Johnson for her hard work on this project.

56
57 **FOURTH ORDER OF BUSINESS** **Adjournment**

58
59 Ms. Blandon stated that the Workshop is adjourned at 10:33 a.m.

60
61
62
63

Secretary/Assistant Secretary Chairman/Vice Chairman



Tab 10

44 Mr. Gonzales provided an overview of the May 08, 2026 Landscape
45 Inspection Report highlighting Pinnacle's aggressive response to the last
46 report. Mr. Gonzales advised items of concern continue to be high weed
47 pressure and turf conditions. Mr. Cabell thanked Pinnacle for their response
48 to items of importance.

49
50 Discussion was held regarding Vu-Flow filters installed by the Condo
51 Association and the need for them to be maintained in order to not have
52 negative impacts on CDD turf.

53
54 B. Landscape Liaison

55 Ms. Johnson was not in attendance, her report was provided to the Board
56 via email.

57
58 C. Condo Assoc. Liaison

59 Mr. Shimer advised that he spoke with Mr. Cirrone regarding the concern
60 related to the Vu-Flow filters. He further advised that construction has
61 ramped up.

62
63 D. Master Assoc. Liaison

64 Ms. Johnson was not in attendance.

65
66 E. Chairman

67 Mr. Cabell advised that his report was provided via email; he advised that
68 the FL Class continues to drop though the drop was accounted for in the
69 upcoming budget. Mr. Cabell advised that he signed the kiosk/remote guard
70 renewal as well as a proposal for the cleaning of the curb cut outs.

71
72 F. District Engineer

73 Mr. Savage advised that his report was provided in the agenda package.
74 He advised that the remediation of lake bank #6 is about done. Regarding
75 lake bank #10, he advised that the erosion was more significant than
76 previously observed, possibly due to water levels making it difficult to
77 inspect. He advised that Talon will be providing a change order for the
78 additional linear footage in need of restoration. Mr. Savage advised that
79 PottsCo has completed the cleaning of the storm drain structures and
80 invoiced for the complete project though there are some structures that
81 were inaccessible and therefore should not be billed. Discussion was held
82 regarding inspection of the storm drain system, especially prior to rainy
83 season. Further discussion was held regarding the costs associated with
84 the additional work at lake #10. This item was opened to public comments,
85 there were none.

86
On a Motion by Mr. Noy, seconded by Mr. Gammon, with all in favor, the Board Approved a
Not to Exceed Amount of \$20,000 for the Remediation of Additional Linear Footage at Lake
Bank #10, for the Paseo Community Development District.

87
88 G. District Counsel
89 Ms. Armstrong advised that she had no report but would be happy to answer
90 any questions. Mr. Cabell asked if there was anything to report on the
91 bicycle accident. Ms. Armstrong advised that there has been no further
92 communication. Mr. Cabell advised that he received a communication and
93 would forward to Staff.
94

95 H. District Manager
96 Ms. Blandon advised that the next meeting of the Board of Supervisors is
97 scheduled for Wednesday, June 24th at 10:00 a.m., she asked the Board
98 Members to confirm their availability. Mr. Cabell, Mr. Gammon, and Mr.
99 Shimer confirmed they would be in attendance. Mr. Noy advised that he would
100 attend via Zoom.
101

102 **FOURTH ORDER OF BUSINESS** **Presentation of the Proposed Budget**
103 **for Fiscal Year 2026/2027**
104

105 Ms. Blandon advised that no changes have been made to the Proposed Budget since
106 the budget workshop. She reviewed the Weiser rate increase request. After discussion, the
107 Board asked that Staff advise Weiser that an increase of no more than 4% would be
108 approved.
109

110 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-02,**
111 **Approving a Proposed Budget for**
112 **Fiscal Year 2026/2027 and Setting a**
113 **Public Hearing Thereon**
114

115 Ms. Blandon presented the resolution and asked if there were any questions. There
116 were none.
117

On a Motion by Mr. Noy, seconded by Mr. Gammon, with all in favor, the Board Adopted Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon for Wednesday, August 19, 2026 at 10:00 a.m. to be held at the Paseo Village Center, Theater, 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912, for the Paseo Community Development District.

118 **SIXTH ORDER OF BUSINESS** **Consideration of Hog Wild Bokeelia**
119 **Proposal for 2026/2027 Hog Trapping**
120
121

122 Ms. Hardwick presented the proposal from Hog Wild Bokeelia requesting a increase
123 per hog captured of \$20 as well as an increase per site visit of \$25. She asked if there were
124 any questions. There were none.
125

On a Motion by Mr. Gammon, seconded by Mr. Shimer, with all in favor, the Board Approved the Proposal from Hog Wild Bokeelia, Subject to Preparation of a Contract Addendum by District Counsel, for the Paseo Community Development District.

126
127 **SEVENTH ORDER OF BUSINESS**

**Consideration of Weiser Rate Increase
for 2027**

128
129
130 Ms. Blandon reviewed this item during the budget discussion. The Board advised
131 they would approve an increase not to exceed 4%.
132

On a Motion by Mr. Cabell, seconded by Mr. Noy, with all in favor, the Board Approved an Increase to the Weiser Contract, Not to Exceed 4%, for the Paseo Community Development District.

133
134 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Exterior
Painting of the Gatehouse**

135
136
137 Ms. Hardwick reviewed the proposals received from Elite Painting and Paint Corps
138 for cleaning and painting of the exterior of the gatehouse. Mr. Cabell suggested accepting
139 the Elite Painting proposal as it includes the roof cleaning and they are a trusted vendor.
140 Discussion was held.
141

On a Motion by Mr. Shimer, seconded by Mr. Cabell, with three in favor and one opposed (Mr. Noy), the Board Approved the Elite Painting Proposal, Totaling \$7,470.00, for Pressure Cleaning of the Gatehouse Roof and Exterior of the Building, and Painting of the Exterior Building, for the Paseo Community Development District.

142
143 **NINTH ORDER OF BUSINESS**

**Consideration of Sunny Side Exterior
Cleaning Proposal for Pressure
Cleaning of the Gatehouse Roof**

144
145
146
147 This item was not discussed as the gatehouse roof cleaning is part of the Elite
148 Painting proposal approved in the Eighth Order of Business.
149

150 **TENTH ORDER OF BUSINESS**

**Discussion Regarding Entry Water
Feature**

151
152
153 Ms. Hardwick provided the Board with an update on the entry water feature. She
154 advised that Lombardo Group provided a high-level replacement estimate of \$150,000 and
155 requested \$1,000 to provide a scope; another vendor recommended a less costly, staged
156 remediation: drain, clean, and assess before deciding on a full replacement. She advised
157 that she will also contact pool companies for system conversion options and removal of the
158 tree above the feature is still recommended.
159

160 **ELEVENTH ORDER OF BUSINESS**

**Discussion and Consideration of
Landscape Maintenance Agreement
Between the Condo Association and
the CDD Regarding Various Parcels**

161
162
163
164
165 Ms. Hardwick reviewed the prior workshop held regarding the landscape
166 maintenance areas shared between the Condo Association and CDD. Mr. Noy stated he is
167 thankful to get it done. Ms. Blandon asked that the record reflect that Ms. Johnson did an
168 amazing job on this project and so much work effort went into the project. She thanked Ms.
169 Johnson for leading the project and bringing it to completion.
170

On a Motion by Mr. Shimer, seconded by Mr. Gammon, with all in favor, the Board Authorized Counsel to Draft a Landscape Maintenance Cooperation Agreement Between the Condo Association and the Paseo CDD Based on the Exhibits Contained Within the Agenda Package, for the Paseo Community Development District.

171
172 **TWELFTH ORDER OF BUSINESS**

**Consideration of Condo Use
Agreement Regarding CDD Property
Behind Buildings 117-123**

173
174
175
176 Ms. Hardwick advised that this agreement is necessary as it differs from the existing
177 laydown area agreements; she advised that the Condo construction team and its vendors
178 would be physically working on CDD property given the meandering property lines behind
179 buildings 117-123.
180

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the Condo Use Agreement Regarding CDD Property Behind Buildings 117-123, for the Paseo Community Development District.

181
182 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Solitude Lake
Management Proposal for Bulrush
Trimming at Lake #11**

183
184
185
186 Ms. Hardwick advised that she met with Solitude following the public comment
187 received at the last meeting regarding the bulrush in lake #11. She advised that Solitude
188 recommended either removing or trimming of the bulrush and due to the number of lakes at
189 Paseo that have bulrush, trimming is the preferred path.
190

On a Motion by Mr. Gammon, seconded by Mr. Noy, with all in favor, the Board Approved the Solitude Lake Management Proposal totaling \$2,750, for One Time Trimming of the Bulrush in Lake #11, Subject to Review by District Counsel, for the Paseo Community Development District.

193 **FOURTEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
194 **Budget Workshop held on April 10,**
195 **2026**
196

197 Ms. Hardwick presented the minutes of the Budget Workshop held on April 10, 2026,
198 and asked if there were any questions, comments, and/or changes. There were none.
199

On a Motion by Mr. Noy, seconded by Mr. Gammon, with all in favor, the Board Approved the Minutes of the Budget Workshop held on April 10, 2026, for the Paseo Community Development District.

200
201 **FIFTEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
202 **Landscape Workshop held on April 15,**
203 **2026**
204

205 Ms. Hardwick presented the minutes of the Landscape Workshop held on April 15,
206 2026, and asked if there were any questions, comments, and/or changes. Mr. Cabell
207 advised that the title of the minutes requires updating. Ms. Hardwick advised the update has
208 been made.
209

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the Minutes of the Landscape Workshop held on April 15, 2026, Subject to the Correction Noted on the Record, for the Paseo Community Development District.

210
211 **SIXTEENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
212 **Board of Supervisors Meeting held on**
213 **April 22, 2026**
214

215 Ms. Hardwick presented the minutes of the Board of Supervisors meeting held on
216 April 22, 2026, and asked if there were any questions, comments, and/or changes. There
217 were none.
218

On a Motion by Mr. Shimer, seconded by Mr. Gammon, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on April 22, 2026, for the Paseo Community Development District.

219
220 **SEVENTEENTH ORDER OF BUSINESS** **Ratification of the Operations and**
221 **Maintenance Expenditures for the**
222 **Month of March 2026**
223

224 Ms. Hardwick advised that the Operations and Maintenance expenditures for the
225 period of March 1-31, 2026 total \$136,266.99 and asked if there were any questions. There
226 were none.
227

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of March 2026 totaling \$136,266.99, for the Paseo Community Development District.

228
229 **EIGHTEENTH ORDER OF BUSINESS** **Supervisor Requests**
230

231 Ms. Hardwick opened the floor to Supervisor requests.
232

233 Mr. Cabell advised that he received correspondence related to the bicycle incident
234 and has forwarded to Staff so that they can review and provide an update.
235

236 Mr. Shimer advised of an incident at the front gate where someone was following
237 too closely resulting in the gate not opening. He recommended that the Master
238 Association send a communication emphasizing that the gate closes between in each
239 car.
240

241 Mr. Noy recommended adding a sign or striping the pavement where the second
242 car in line should stop to allow for proper gate movement.
243

244 Mr. Cabell reminded the Board of the requirement of Ethics training and filing of
245 the Form 1 before July 1st. He further advised that his seat and Ms. Johnson's seat are
246 up for election in November with the qualifying period beginning in June; he informed that
247 he intends to re-run for his seat.
248

249 **NINETEENTH ORDER OF BUSINESS** **Adjournment**
250

251 Ms. Hardwick advised there was no further business to come before the Board and
252 asked for a motion to adjourn the meeting.
253

On a Motion by Mr. Gammon, seconded by Mr. Shimer, with all in favor, the Board adjourned the meeting at 11:21 a.m., for the Paseo Community Development District.

254
255
256
257 _____
Secretary/Assistant Secretary

Chairman/Vice Chair

Tab 11

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$127,957.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	101376	31023	Engineering Services 03/26	\$ 7,001.25
CenturyLink	20260402-1	311416420-031326	Telephone Service 03/26	\$ 583.79
City of Fort Myers	20260416-1	101531700-040126	Compactor 11604 Pasco Grande Blvd 03/26	\$ 5,105.05
CNB Mechanical Inc	101387	1407	Preventative Maintenance 04/26	\$ 250.00
David W Cabell	20250415-3	DC032526	Board of Supervisors Meeting 03/25/26	\$ 200.00
David W Cabell	20260422-1	DC041026	Board of Supervisors Meeting 04/10/26	\$ 200.00
David W. Cabell	20260422-1	DC041526	Landscape Workshop 04/15/26	\$ 200.00
David W Cabell	20260424-1	DV042226	Board of Supervisors Meeting 04/22/26	\$ 200.00
Debra Johnson	20250415-6	DJ032526	Board of Supervisors Meeting 03/25/26	\$ 200.00
Debra Johnson	20260422-3	DJ041026	Board of Supervisors Meeting 04/10/26	\$ 200.00
Debra Johnson	20260422-3	DJ041526	Landscape Workshop 04/15/26	\$ 200.00
Debra Johnson	20260424-3	DJ042226	Board of Supervisors Meeting 04/22/26	\$ 200.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Elite Painting and Designs LLC	101367	21341	Monument Pressure Clean 03/26	\$ 4,490.00
Florida Department of Revenue	20260421-2	Sales Tax 03/26	Sales Tax 03/26	\$ 237.63
Florida Power & Light Company	20260421-1	2846791263-040326	Electric Utility 03/26	\$ 48.73
Florida Power & Light Company	20260421-1	7625095372-040326	Electric Utility 03/26	\$ 535.94
Florida Power & Light Company	20260413-1	9520369480-040726	Summary Billing 03/26	\$ 15,180.06
Grau & Associates, P.A.	101377	29116	Auditing Services FY 09/30/2025	\$ 3,400.00
HomeTeam Pest Defense, Inc.	101388	118050414	Rodent Service 03/26	\$ 40.00
HomeTeam Pest Defense, Inc.	101378	118050415	Rodent Service 03/26	\$ 25.00
HomeTeam Pest Defense, Inc.	101378	118952079	Rodent Service 04/26	\$ 70.00
Hotwire Communications, LTD	20260415-1	30210660-040126	Internet Services 04/26	\$ 229.99
Ian Y Noy	20250415-4	IN032526	Board of Supervisors Meeting 03/25/26	\$ 200.00
Ian Y Noy	20260422-4	IN041026	Board of Supervisors Meeting 04/10/26	\$ 200.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ian Y Noy	20260422-4	IN041526	Landscape Workshop 04/15/26	\$ 200.00
Ian Y Noy	20260424-2	IN042226	Board of Supervisors Meeting 04/22/26	\$ 200.00
Kent Gammon	20250415-5	KG032526	Board of Supervisors Meeting 03/25/26	\$ 200.00
Kent Gammon	20260422-2	KG041026	Board of Supervisors Meeting 04/10/26	\$ 200.00
Kent Gammon	20260422-2	KG041526	Landscape Workshop 04/15/26	\$ 200.00
Kent Gammon	20260424-4	KG042226	Board of Supervisors Meeting 04/22/26	\$ 200.00
Naples Electric Motor Works Inc	101386	28040	Irrigation Services 07/25	\$ 2,994.16
Passarella & Associates, Inc.	101389	19PCD3028	Professional Services 03/26	\$ 3,510.00
Persson, Cohen & Mooney, P.A.	101379	6903	Legal Services 03/26	\$ 6,001.54
Pinnacle Landscapes, Inc.	101368	18036	Grub Prevention Program 03/26	\$ 9,654.00
Pinnacle Pest Management Services, Inc.	101380	10846	Monthly Pest Control 03/26	\$ 78.00
Rizzetta & Company, Inc.	101372	INV0000108047	Accounting Services 04/26	\$ 14,195.75

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	101373	INV0000108175	Personnel Reimbursement 03/26	\$ 3,419.99
Rizzetta & Company, Inc.	101384	INV0000108206	Cell Phone 03/26	\$ 62.60
Rizzetta & Company, Inc.	101385	INV0000108237	Personnel Reimbursement 04/26	\$ 4,294.23
Robert C Shimer	101374	RS032526	Board of Supervisors Meeting 03/25/26	\$ 200.00
Solitude Lake Management, LLC	101381	PSI247947	Monthly Maintenance 04/26	\$ 2,367.87
Solitude Lake Management, LLC	101381	PSI251777	Monthly Maintenance 04/26	\$ 2,367.87
Southeast Spreading Company, LLC	101375	47803	Mulch Installation 03/26	\$ 20,904.00
Suntech Electrical Contractors, Inc.	101382	5484-111	Water Fountain Lighting Repairs 04/26	\$ 790.00
Superior Waterway Services, Inc.	101369	1011625	Monthly Lake Maintenance 04/26	\$ 225.00
Superior Waterway Services, Inc.	101390	1012008	Fountain Repairs 04/26	\$ 1,909.69
SWFL Exterior Cleaning, LLC	101391	2291	Quarterly Pier Cleaning 04/26	\$ 395.00
TEM Systems, Inc.	101370	i16062	50% Deposit - Driver License Scanner 03/26	\$ 895.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TEM Systems, Inc.	101392	i16067	DL Scanner 04/26	\$ 1,790.00
Valley National Bank	20260428-1	Valley CC 03/26 ACH - 300	Credit Card Expense 03/26	\$ 169.07
Weiser Security Services, Inc	101371	1258680	Guard Weekly Billing 03/13/26-03/19/26	\$ 2,834.00
Weiser Security Services, Inc	101383	1260095	Guard Weekly Billing 03/20/26-03/26/26	\$ 2,834.00
Weiser Security Services, Inc	101393	1261083	Guard Weekly Billing 03/27/26-04/02/26	\$ 2,834.00
Weiser Security Services, Inc	101393	1262320	Guard Weekly Billing 04/03/26-04/09/26	<u>\$ 2,834.00</u>
Report Total				<u>\$ 127,957.21</u>