Rizzetta & Company

Paseo
Community Development District

Board of Supervisors' Meeting
October 28, 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	Chairman
	Debra Johnson	Vice Chair
	Kent Gammon	Assistant Secretary
	R. Chris Shimer	Assistant Secretary
	Ian Noy	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Carl Barraco	Barraco and Associates, Inc.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers · Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue · Suite 200 · Tampa · Florida · 33614

www.paseocdd.org

October 20, 2026

Board of Supervisors
Paseo Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, October 28, 2026 at 10:00 a.m.** at the Paseo Village Center Theater, 11611 Paseo Grande Boulevard, Fort Myers, FL 33912. The following is the agenda for this meeting.

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENT
3. STAFF REPORTS
- A. Landscape Inspection Services
  - 1. Review of October Landscape Inspection Report..... Tab 1
  - 2. Consideration of Pinnacle Landscapes Proposals..... Tab 2
    - a. Est. 5486, Treatment of Palm Weevil
    - b. Est. 5502, Removal/Reinstallation of Gardenia at the Gazebos
- B. Landscape Liaison
  - 1. Consideration of Irrigation Policy ..... Tab 3
- C. Condo Assoc. Liaison
- D. 1. Discussion and Consideration of Use of Curb Cut Outs for Condo Construction
- E. Master Assoc. Liaison
- F. Chairman
- G. District Engineer ..... Tab 4
  - 1. Discussion and Consideration of Proposals for Berm Remediation ..... Tab 5
    - a. Crocker Land Development
    - b. Talon Construction
- H. District Counsel
- I. District Manager

4. BUSINESS ITEMS
- A. Declaring Vacancy, Seat 2, Effective November 17, 2026
- B. Consideration of Crystal Clean Proposal for 2027 Gatehouse Cleaning..... Tab 6
- C. Consideration of Apex Companies Proposal for 2027 Water Use Permit Compliance Monitoring & Reporting..... Tab 7
- D. Ratification of Fiscal Year 2026/2027 Insurance Renewal ..... Tab 8
- E. Consideration of Seventh Addendum to Contract for Professional Amenity Services ..... Tab 9

F. Discussion and Consideration of Investing in FLCLASS Term Series II Investments
G. Discussion and Consideration of Profile Gardens Proposal for Entry Water Feature Repairs ..... Tab 10

5. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors' Meeting held on August 19, 2026 ..... Tab 11
B. Ratification of the Operations and Maintenance Expenditures for the Months of July, August, and September 2026 ..... Tab 12

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



October 9, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Fertilizer Summary, Zone 1

Upcoming Fertilizer Guidelines:

- **Zoysia Turf(October):** A complete fertilizer based on soil tests + pre-emergence. This application supplies the nutrients needed for healthy turf development while preventing weed germination, helping maintain a dense, attractive, and healthy turf condition.

- **St Augustine Turf(October):** SRN (Slow-Release Nitrogen) applied at 1.0 lbs. N/1000 SF + pre-emergence. A slow-release nitrogen application promotes steady, sustained turf growth while the pre-emergent herbicide reduces future weed pressure, supporting a healthier and more uniform turf condition.

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.

1. **Paseo Grande Blvd:** Surrounding the south gazebo on the east side of the roadway previously suffering turf has been replaced with new sod. Overall the plant beds and ornamentals were found to be well maintained and detailed. **(Pics 1A & 1B)**





2. **Paseo Grande Blvd:** Cutbacks have recently taken place on the hedges on either sides of all the gazebos, allowing fresh and uniform growth to take place in the coming weeks. **(Pics 2A &2B)**





Zone 1:

3. **Paseo Grande Blvd:** Within the northeast gazebo turf replacement has taken place where previously stressed grasses were reported. Only minor turf weed intrusion was found in the surrounding ornamental beds. **(Pics 3A> & 3B>)**

4. **Paseo Grande Blvd:** The turfed easement on the southeast corner of the intersection with Javiera Way a considerable amount of turf dieback was observed. Request monitoring and consistent weed removal to allow the turf to recover naturally unimpeded. **(Pic 4>)**

5. **Paseo Grande Blvd:** The northwest gazebo ornamental beds were found to be well maintained and detailed with no declining plantings or observable intrusion. **(Pic 5>)**

6. **Paseo Grande Blvd:** Declining turf was observed on the easement directly in front of the northwest gazebo. Request inspection for contributors to this decline as well as monitoring in this area as the turf attempts to recover. **(Pic 6)**











Zone 1:

7. **Paseo Grande Blvd:** The western roundabout was well maintained overall, with minor turf dieback and weed intrusion observed. Request weed treatment and removal to support natural turf recovery and fill-in. **(Pic 7)**



8. **Paseo Grande Blvd:** Declining turf surrounding the southwest gazebo has been replaced with fresh sod, though the newly installed turf appeared noticeably dry. Request additional irrigation or hand watering as needed to support successful establishment. **(Pic 8>)**

9. **Paseo Grande Blvd(Exterior):** Entryway landscaping was well maintained overall, though ornamental hedging was encroaching upon sidewalks in select areas. Request cutbacks to restore proper pedestrian clearance. **(Pics 9A & 9B>)**



10. **General Note:** Surrounding the community entryway, select tree rings have considerable weed and turf grass intrusion. Request removal to restore clearly define tree ring edges. **(Pic 10)**







Zone 1:

11. **Paseo Grande Blvd(Exterior):** Isolated areas of turf intrusion within the ornamental beds surrounding the guardhouse were observed. Request removal to keep well defined bed edges. **(Pic 11>)**

12. **Herminia St:** The run of hedging along the north side of the roadway against the large center pond of the community had isolated areas of dieback within them. Request inspection to determine factors contributing to decline. **(Pic 12>)**

13. **Penzance Blvd:** The exterior perimeter of the community was found to be well maintained and consistently detailed, with landscape beds, ornamental plantings, and turf areas presenting a clean and attractive appearance. Minor weed intrusion was observed in select areas but remained minimal.
(Pics 13A, 13B, & 13C>)

<11



<12



13A



13B



<13C



Zone 2:

1. **Bibiana Way:** The previously reported large, established unintended growths remained throughout the ornamental plantings along the southernmost roadway easement and have grown. Request removal to return a uniform appearance to the ornamental beds. **(Pics 1A> & 1B>)**

2. **Delicia St:** On the north corner easement at the intersection with Bibiana Way a section of turf was damaged or removed. Request replacement to restore a clean, appealing look to the area. **(Pic 2>)**

3. **General Note, Palms:** In total, three declining palms were observed at the time of inspection within Zone 2 at the following addresses:

- 1101 Delicia Street
- 2502 Tulio Way
- 2109 Adonica Way

(Pics 3A & 3B)











Zone 3:

1. **Nalda St & Pabla Way:** While there are slight runners growing up from the hedging against the south perimeter of the community overall the area is well maintained. **(Pic 1>)**

2. **Oliveria St:** The turfed easements on either side of the mail kiosk have a considerable amount of turf weeds, request treatment and removal. **(Pic 2>)**

3. **Melosia St:** Outside of address 8104 the turfed easement has a considerable amount of streaking dieback. Request inspection for fungus and disease. **(Pic 3)**







Zone 4:

1. **Mercado Ct:** The entryway beds to the roadway were observed to be well maintained and detailed with no visible decline within the ornamental beds. **(Pic 1>)**

2. **Mercado Ct:** Previously reported turf dieback along the rear side of the roundabout has expanded. Request inspection for potential irrigation, pest, or disease issues and corrective treatment to support recovery. **(Pic 2>)**

3. **Mercado Ct:** Previously reported weeds and grasses have been removed from the roundabout ornamental bed. Dieback is now evident along the tops of several hedges. Request inspection and corrective treatment to support recovery. **(Pic 3>)**

4. **Sarita Ct:** Entryway beds were well maintained, with young plantings appearing healthy. Minor weed intrusion and turf decline were observed in front of the exit-side bed. Request weed treatment and removal to encourage recovery. **(Pics 4A & 4B)**











Zone 4:

5. **Javiera Way:** The previously reported palms remain within the south easement of the roadway. A third palm was observed to be beginning to decline, with browning fronds and no fresh growth. **(Pics 5A>, 5B>, & 5C>)**

6. **Sarita Ct:** The roundabout at the end of the roadway was well maintained and detailed with no suffering turf or dieback within the plantings. **(Pic 6>)**

7. **Javiera Way:** Previously reported turf decline at the southern intersection with Nalda Street has been addressed through the removal and replacement of affected areas with fresh sod. **(Pics 7A & 7B)**













Zone 4:

8. **Provencia Ct:** Previously reported turf dieback on within the roundabout at the end of the roadway has been replaced and seems to be taking well to its installation. The roundabout bed itself is well maintained aside form minimal weed intrusion. **(Pic 8>)**



9. **Bibiana Way:** On the opposite side of the roadway from Provencia Court the previously reported easement hedging have been detailed and had some weeds removed. While this is an improvement weeds remain on the interior edge of the bed. **(Pics 9A> & 9B>)**





10. **Felisa Ct:** The roundabout is well detailed and maintained, although there is a considerable amount of weed growth within the ornamental plantings. Request treatment and removal to limit competition with the intended plantings. **(Pics 10A & 10B)**





11. **Felisa Ct:** Tree rings within the entryway median to the roadway have a considerable amount of turf grass intrusion. Request removal to return a clean and clear edge between the turf and tree rings. **(Pics 11A> & 11B>, Next Page)**

Zone 4:

12. **Rosalinda Ct:** The roundabout at the end of the roadway was found to be well maintained and detailed with only a minimal amount of turf dieback at the edge of the curb. **(Pic 12>)**

13. **903 Bibiana Way:** A declining palm was observed on the front easement of the property, request inspection for possible factors contributing to the sudden decline. **(Pic 13>)**

14. **Bibiana Way:** The previously reported rutting within the turf at the northeast corner of the roadway just below the pond has completely recovered, with only minimal weeds remaining. **(Pic 14>)**











Zone 5:

1. **Paseo Dr:** The roundabout at the end of the roadway was found to be well detailed with no visible decline within the turf and plantings. **(Pic 1>)**

2. **Paseo Dr:** Several ornamental plantings behind the sidewalk along the west side of the roadway, just south of Falisto Place, exhibited significant decline and appear unlikely to recover. Request removal of all dead plant material to improve the overall appearance of the area. **(Pic 2>)**

3. **Paseo Dr:** Previously reported weed and turf grass intrusion remains present within the landscape beds and declining turf area across from Dario Way. Request continued treatment and removal to prevent further establishment, maintain clean landscape beds, and support natural turf recovery. **(Pics 3A & 3B)**









4. **Paseo Dr:** On the east hand side of the roadway, north of the entryway medians a small run of ornamental plantings exhibit sign of decline with no visible foliage. Request inspection for factors contributing to decline and remove dead plant material**. (Pic 4)**



Zone 6:

1. **Dario Way:** The plantings within the roundabout were lacking detail with long runner growth reaching up from the hedging. Request more consistent detailing in this area to maintain a clean, uniform appearance. **(Pic 1>)**

2. **Adora Ct:** Overall the roundabout at the end of the roadway was found to be well maintained and detailed. **(Pic 2>)**

3. **Adelio Ln:** The roundabout plant bed and turf area were well maintained aside from vining weeds that were observed growing within the hedges. Request removal to limit competition and prevent decline. **(Pic 3>)**

4. **Adelio Ln:** The entryway plant bed for the roadway had a considerable weed presence, request treatment and removal to limit spread and maintain a clean appearance. **(Pic 4)**









Zone 7:

1. **Esteban Dr(North):** The previously reported turf dieback within the northern roundabout remains present, with little to no signs of natural recovery and gradual fill-in observed. Request continued weed treatment and removal to reduce competition and encourage turf recovery. **(Pic 1>)**

2. **Esteban Dr(North):** The previously reported small section of turf dieback on the rear side of the roundabout has declined further, with the affected area growing. **(Pic 2>)**

3. **Esteban Dr(South):** Overall the roundabout was well maintained and detailed upon inspection. Though a small, isolated spot of declining turf was present on the rear side of the roundabout. **(Pic 3>)**

4. **Macario Ct:** While the plantings and turf within the roundabout at the end of the roadway were well maintained there was a small spot of exposed dirt within the rear side of the mulch bed, request inspection to ensure this isn't the result of damaged irrigation. **(Pic 4)**









Zone 8:

1. **Renata Ct:** A small, isolated area of turf dieback was present behind the sidewalk on behind the rear side of the roundabout. **(Pic 1>)**

2. **Renata Ct:** Turf dieback on the rear side of the roundabout remains but has not declined further. Weed presence was observed within the suffering area. Request consistent weed removal in this area to reduce competition, allowing the grass to fill back in unimpeded. **(Pic 2>)**

3. **Renata Ct:** While the plantings within the roundabout bed were well maintained there was a considerable amount of weed intrusion within the mulch. Request treatment and removal. **(Pic 3>)**

4. **Falisto Pl:** Dieback within the hedges surrounding utilities at the rear of the roundabout has worsened since the previous inspection. Request inspection into the possible contributors to the decline. **(Pic 4>)**

5. **Falisto Pl:** Torpedo grass intrusion was observed within the roundabout hedging. Request prompt treatment and removal to prevent further spread and reduce competition with the intended plantings. **(Pic 5)**











Zone 8:

6. **Hidalgo Ct:** The roundabout and surrounding area at the end of the roadway were found to be well maintained with no observable decline within the plantings or turfed areas. **(Pic 6>)**



Tab 2

Pinnacle Landscapes, Inc.
PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
8/19/2026	5486

Name / Address
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, FL 33912

Description	Qty	Cost	Total
Treatment of Palm Weevils on the Foxtail palms			
Treat 339 Foxtail palms- This excludes the 6 Foxtail palms already needing removal	339	65.00	22,035.00
Come visit us at www.Pinnaclelandscapes.com!!	**Total**		$22,035.00

Customer Signature _____

Pinnacle Landscapes, Inc.
PO Box 100520
Cape Coral, FL 33910
Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
10/13/2026	5502

Name / Address
Paseo CDD c/o Rizzetta & Company 9530 Marketplace Road Suite 206 Fort Myers, FL 33912

Description	Qty	Cost	Total
Remove and dispose of Gardenia trees at all 4 Gazebos around the mainline	8	100.00	800.00
Install 25 gallon Gardenia trees away from the entrance to the Gazebos	8	700.00	5,600.00
Install bubblers for each tree	8	105.00	840.00
Install lodge poles for 8 tree- 2 stakes per tree	16	65.00	1,040.00
Come visit us at www.Pinnaclelandscapes.com!!	**Total**		$8,280.00

Customer Signature _____

Tab 3

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

IRRIGATION POLICY

General Overview

- **CDD Ownership (pumps, controllers, etc.)**
  - Overview of SFWMD Permit/Restrictions/Monitoring
    - Monthly/Annual allocation
    - Maintain 1 to 1 ratio, meaning volume of water withdrawn from the lake must be the same volume of water put into the lake
    - Monthly monitoring and quarterly reporting to SFWMD
    - Restricted to specific hours/days
    - Irrigation water is to be used for irrigation **only** and is not to be used for power washing, etc.
- **Wet checks -** CDD/HOA/COA Responsibility (on respective property)
  - Wet checks monthly - 2-week period
    - Third and Fourth Week of the Month, 8:00 a.m. to 3:30 p.m.
      (this time is for wet checks **only** and not for additional irrigation)
- **Emergency calls procedure**
  - Texts or phones calls to CDD Vendor will be addressed immediately; if the emergency can be remediated by closure of a valve, the CDD Vendor does not need to be involved
  - Any shutdowns that are required will need to be communicated to CDD Vendor and include the approximate duration, so that the same may be communicated to the other vendors in Paseo
- **Special requests procedure**
  - Email to KHardwick@rizzetta.com so that coordination can be done with CDD Vendor

Ownership/Maintenance

- **CDD Responsibility**
  - Pumps, Wells, Controllers & Wires to Decoders
    - Controller to Valves?
  - Controller to valves – question to counsel
  - Charge backs
- **HOA Responsibility**
  - Maintain Vu-Flow Filters
  - Line Repairs (from isolation boxes)
  - Irrigation Head Repairs
- **COA Responsibility**
  - Maintain Vu-Flow Filters
  - Line Repairs (from where?)
  - Wire Repairs?

IRRIGATION POLICY

- Irrigation Head Repairs

Tab 4

MEMORANDUM

TO:	FROM:
Paseo Community Development District ("CDD") ("District")	Frank Savage
COMPANY:	DATE:
Rizzetta and Company ("District Management")	October 20, 2026
COPY TO:	PROJECT NUMBER:
Kari Hardwick, Belinda Blanton	22168

RE: Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – October 28, 2026

For the Paseo CDD BOS meeting scheduled for October 28, 2026, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Drainage structure cleaning update: As updated during the prior BOS meeting, the remaining drainage structures identified for cleaning that were not completed by the prior vendor were recommended for cleaning. Accordingly, the work was authorized by the BOS at the last meeting to be completed by Pro-Vac Sludge Services and has been performed. A subsequent inspection revealed three structures requiring further cleaning, which is scheduled to be completed this week and prior to the upcoming BOS meeting. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting.

- 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 a prior BOS meeting. Construction stakeout is completed for the perimeter berm throughout the entire restoration area and has been reviewed in the field. It is recommended prior to obtaining final bids and/or prior to commencement of construction, that additional stakeout indicating the CDD limits inwards of the perimeter berm are provided, so the contractor can clearly visually see the work limits and any encroachments in CDD easements and/or real property can be identified and addressed, as needed. 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. As of the date of this memorandum, proposals for the scope of work are still being obtained through coordination with various contractors by BAI personnel. Additional updates will be provided during the BOS meeting should any further activity take place between now and the date of the meeting.

- In addition 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;
- Water main break and subsequent, ongoing restoration efforts;
- Irrigation break, inspection and guidance.

If you should have any questions or require additional information, please advise.

Very truly yours,

BARRACO AND ASSOCIATES, INC.

Frank Savage
Director of Community Development Districts

22168
FS

cc. Carl A. Barraco and Doug Tarn (Barraco and Associates)

Tab 5

Crocker Land Development, LLC.
9780 Littleton Road
North Fort Myers, FL 33903

Estimate

Date 9/11/2026
Estimate # 700

Name / Address
Paseo CDD

P.O. #
Terms

Due Date 9/26/2026
Other

Description	Qty	Rate	Total
Paseo Berm - Phase 1 (West of Paseo Dr) & Phase 2 (East of Paseo Dr) Phase 1 Scope of work - Crocker Land Development (CLD) will provide all materials, labor, equipment and supervision needed to complete the project. Starting at the berm and swale Ex 1 and ending at Ex 8 per the plans provided by Barraco totaling 1,356 LF. CLD will start by sod cutting any good quality sod to reuse once graded, substandard sod will be stripped and properly disposed of. CLD will then grade the swale to El-18.20 and berm to El-18.80 in the highlighted areas. CLD will repair any damaged areas caused by CLD in the easements & right - of - ways . Phase 1 budget is 43 pallets covering access areas and any extra pallets required to fill in graded areas if we can't reuse the existing sod.		86,697.00	86,697.00

Please contact Kelley Crocker with any questions 239-229-8003

Subtotal
Sales Tax (0.0%)
Total

Crocker Land Development, LLC.
kelley@crockerlanddevelopment.com
239-229-8003
239-997-5129

Crocker Land Development, LLC.
9780 Littleton Road
North Fort Myers, FL 33903

Estimate

Date 9/11/2026
Estimate # 700

Name / Address
Paseo CDD

P.O. #
Terms

Due Date 9/26/2026
Other

Description	Qty	Rate	Total
Phase 2 Scope of work - CLD will provide all materials, labor, equipment and supervision needed to complete the project. Starting at the berm and swale Ex 9 and ending at Ex 15 per the plans provided by Barraco totaling 1,601 LF. CLD will start by sod cutting any good quality sod to reuse once graded, substandard sod will be stripped and properly disposed of. CLD will then grade the swale to El-18.20 and berm to El-18.80 to the proposed elevations required in the highlighted areas. CLD will repair any damaged areas caused by CLD in the easements and right-of-ways. Phase 2 budget is 45 pallets covering access areas and any extra pallets required to fill in graded areas if we can't reuse the existing sod. The sod for both phase 1 & 2 is a budgetary figure and CLD will try its best to utilize the existing sod. Due to unforeseen conditions of the sod the community agrees to approve a change order if additional pallets is required once the final pallet count is determined. Flortam Sod is $250/pallet delivered not including installation.		88,447.00	88,447.00

Please contact Kelley Crocker with any questions 239-229-8003

Subtotal
Sales Tax (0.0%)
Total

Crocker Land Development, LLC.
kelley@crockerlanddevelopment.com
239-229-8003
239-997-5129

Crocker Land Development, LLC.
9780 Littleton Road
North Fort Myers, FL 33903

Estimate

Date 9/11/2026
Estimate # 700

Name / Address
Paseo CDD

P.O. #
Terms

Due Date 9/26/2026
Other

Description	Qty	Rate	Total
Once started CLD will proceed to completion without interruption (barring an act of God). The Community is responsible for the proper watering and care of the sod after installation. - No permit applications or permitting services are included in this scope of work. * This estimate is based on the following: Community providing CLD the following material/equipment staging areas and access points through the drainage easements per the plans provided, with access to the berm within 100' of the berm. In addition to utilizing drainage easements to the berm this estimate is based on CLD to also utilize access on the 20' maintenance easement around the lakes in multiple areas from the main roads through the common property. The community agrees to allow CLD to utilize the tennis court parking lot area to stage materials, vehicles & equipment.			

Please contact Kelley Crocker with any questions 239-229-8003

Subtotal
Sales Tax (0.0%)
Total

Crocker Land Development, LLC.
kelley@crockerlanddevelopment.com
239-229-8003
239-997-5129

Crocker Land Development, LLC.
9780 Littleton Road
North Fort Myers, FL 33903

Estimate

Date 9/11/2026
Estimate # 700

Name / Address
Paseo CDD

P.O. #
Terms

Due Date 9/26/2026
Other

Description	Qty	Rate	Total
* Hours of operation from 7:30 A.M. to 5:00 P.M. Monday through Friday, for deliveries, performing work, etc. * Due to mother nature and potential infrastructure failures, CLD can not guarantee a warranty for their scope of work after project completion and acceptance that future erosion will not occur such as excessive rains, flooding, drainage problems, etc. However, we can offer an estimate to conduct an annual inspection of the berm to identify and repair any early signs of erosion to help prevent any major problems in the future. * Due to unusual heavy rains the Community agrees that if anytime during the construction of berm (from commencement to total completion of project) that heavy rains/irrigation system washes out/erodes any of the new materials installed by CLD that they would approve a change order to cover the cost of repairs on a time and material basis.			

Please contact Kelley Crocker with any questions 239-229-8003

Subtotal
Sales Tax (0.0%)
Total

Crocker Land Development, LLC.
kelley@crockerlanddevelopment.com
239-229-8003
239-997-5129

Crocker Land Development, LLC.
9780 Littleton Road
North Fort Myers, FL 33903

Estimate

Date 9/11/2026
Estimate # 700

Name / Address
Paseo CDD

P.O. #
Terms

Due Date 9/26/2026
Other

Description	Qty	Rate	Total
* Community to locate and temporarily remove where possible all sprinkler heads/piping within work areas to help minimize damage to irrigation system. CLD is not responsible for any damage to the irrigation system. * Fuel Price Adjustment Addendum - $6.20/Gal as of 9/11. The fuel adjustment shall be calculated based upon the additional fuel cost incurred by CLD in performing the contracted work. CLD will provide reasonable documentation of the fuel price and adjustment upon request. If fuel prices decrease below the baseline price, the parties may agree to the corresponding reduction in the fuel adjustment. * CLD is not responsible for the damage of any trees, plants or shrubs. Estimate Does Not Include: -Any erosion devices or silt fence. -Engineering or inspections. -Permitting. -Installation of plants, trees or shrubs. (CLD will provide an estimate upon request.)			

Please contact Kelley Crocker with any questions 239-229-8003

Subtotal
Sales Tax (0.0%)
Total

Crocker Land Development, LLC.
kelley@crockerlanddevelopment.com
239-229-8003
239-997-5129

Crocker Land Development, LLC.
9780 Littleton Road
North Fort Myers, FL 33903

Estimate

Date 9/11/2026
Estimate # 700

Name / Address
Paseo CDD

P.O. #
Terms

Due Date 9/26/2026
Other

Description	Qty	Rate	Total
* 25% deposit required prior to work commencement. Final payment due upon completion within 15 days of invoice date. Estimate good for 30 days due to future unknown material price changes. This estimate/wording shall be made part of/included in the final contract. The Paseo Homeowners Association, It's Residents and all other persons, companies or associations of any kind agrees to Indemnify and Hold Harmless Crocker Land Development LLC (CLD) for any work they perform at the Paseo Community by signing this Estimate. Property owners approval: _____ Date: _____			

Please contact Kelley Crocker with any questions 239-229-8003

Subtotal	$175,144.00
Sales Tax (0.0%)	$0.00
Total	$175,144.00

Crocker Land Development, LLC.
kelley@crockerlanddevelopment.com
239-229-8003
239-997-5129

Talon Construction, Inc.

2321 Bruner Ln
Fort Myers, FL 33912-1904 USA
talonconstructioninc@yahoo.com

Estimate

ADDRESS
Paseo CDD
Paseo CDD

ESTIMATE 182
DATE 10/19/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	Berm Repair west side of bridge Per plans cut swale and build up top of berm to correct elevations stopping at conservation easement. In haul clean fill material where needed. Out haul any dirt fill excavated. Grade disturbed areas and install floritam sod where needed. ***Note we will need all irrigation flagged. We will not be responsible for any broken sprinkler heads or sprinkler line repairs. Access points: If needed to get in easement areas between homes and need to remove any bushes, trees or shrubs to access will be an extra charge to haul off and install any vegetation. This will be a per location basis if needed upon approval.	1	56,840.00	56,840.00
Services	Berm Repair east side of bridge Per plans cut swale and build up top of berm to correct elevations stopping at conservation easement. In haul clean fill material where needed. Out haul any dirt fill excavated. Grade disturbed areas and install floritam sod where needed. ***Note we will need all irrigation flagged. We will not be responsible for any broken sprinkler heads or sprinkler line repairs. Access points: If needed to get in easement areas between homes and need to remove any bushes, trees or shrubs to access will be an extra charge to haul off and install any vegetation. This will be a per location basis if needed upon approval.	1	61,995.00	61,995.00
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		0.00	0.00

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.

TOTAL **$118,835.00**

Accepted By

Accepted Date

Tab 6

Crystal Clean®
Since 1981
CONFIDENCE CONSISTENCY COMMITMENT

45th Anniversary
We've Got This

Paseo CDD c/o Rizzetta

January 1, 2027

11611 Paseo Grand Blvd.
Fort Myers Florida 33912

Delivered on: August 25, 2026
Submitted by: Dave Harting

We are pleased to offer the following proposal for



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

Paseo Community Development District c/o Rizzetta and Company's
Proposal: January 1, 2027 - December 31, 2027

Clean Gatehouse (5) times per week
See specifications below $983 per month

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

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

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

Commercial Disinfecting with Electrostatic Technology, Ask us for a Quote





CONTRACTOR AGREEMENT

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

1.1 RETAINER.

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

1.2 TERM OF AGREEMENT

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

1.3 COMPENSATION DETAILS AND SCHEDULE

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

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

To help keep pace with inflation and cost of living increases, on January 1st of each year (or your fiscal year) your account will be subject to a price increase. The adjusted rate will be sent prior to any increase.

1.4 UNAUTHORIZED HIRING OF COMPANY EMPLOYEES

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

1.5 TERMINATION OF AGREEMENT BY CLIENT or CONTRACTOR

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

1.6 ENTIRE AGREEMENT

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

1.7 GOVERNING LAW

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

1.8 USE OF PHOTOGRAPHY AND VIDEO

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

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

SIGNING SPACE

Dave Harting
2026-08-25 13:05:23 (ADT)

Dave Harting

August 25, 2026

SIGNATURE
Kari L. Hardwick

Kari L. Hardwick
David Cabell - Chaiman
Paseo Community Development District c/o Rizzetta and Company

Not yet accepted

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

Specifications

GATEHOUSE

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

RESTROOMS/KITCHENETTE

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

MONTHLY – BI-WEEKLY

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

One Stop Service Provider

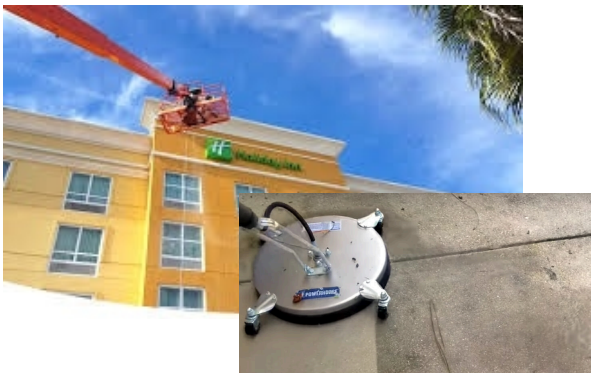
- **Janitorial Cleaning**
- **Condo Association Common Area Cleaning**
- **Pressure Washing**
- **Window Washing**
- **Drone Roof Washing**
- **Disinfecting**
- **Green Cleaning**
- **Carpets**



- **Total 360 Electrostatic Disinfection**

Provides superior coverage using electrostatic technology to reach under, over, behind and around the targeted surfaces providing 360 degree infection control.
And YES, it provides protection from Corona Virus!





- **Power Washing**

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



- **Window Washing**

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





Crystal Clean®
Since 1981
CONFIDENCE CONSISTENCY COMMITMENT

45th Anniversary
We've Got This



Thank you!

Tab 7

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is entered into by and between **Apex Companies, LLC** ("Consultant") having a place of business at 2101 Gaither Road, Suite 500, Rockville, MD 20850 and **Paseo Community Development District** ("Client") having a place of business at 11611 Paseo Grande Blvd, Fort Myers, FL 33912 and is dated and effective as of _____. Consultant and Client are each individually referred to as a "Party" and collectively as the "Parties".

Desiring to be legally bound, the Parties agree as follows:

1. **Scope of Services.** Consultant will provide Client with the services defined in Exhibit "A" to this Agreement ("Services").

2. **Payment.** Client agrees to pay for the Services as provided herein. Consultant will invoice monthly for Services rendered or as otherwise appropriate. All invoices are due and payable in US dollars when rendered. Invoices shall be considered past due if not paid within 30 calendar days of the invoice date. A service charge of 1.5% per month, or the maximum amount allowed by law, will be assessed to overdue balances. At the discretion of Consultant, Services may be terminated without liability whatsoever to the Client in the event of past due invoices. Retainers, if any, will be credited on the final invoice.

3. **Standard of Care.** Consultant shall perform its obligations and Services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the Services are performed (the "Standard of Care"). The Consultant's liability to Client for any defective Services shall be to remedy the defects in the services by performing such defective Services again. Client must give Consultant's prompt written notice of those services it believes to be defective and which it is seeking to have performed again. To be valid, such written notice must be provided within one year of the initial performance of the Services. The warranty set forth in this paragraph is exclusive, and in lieu of any and all other warranties relating to the services, whether statutory, express or implied, and Consultant disclaims any such other warranties, including but not limited to any and all warranties of merchantability and/or fitness for a particular purpose and any and all warranties arising from course of dealing and/or usage of trade. Any other statements of fact or descriptions expressed in the Agreement, or any work authorization shall not be deemed to constitute a warranty of the services or any part thereof.

4. **Disclaimer of Fiduciary and Third-Party Relationships.** Client agrees that nothing in this Agreement creates a fiduciary relationship or fiduciary responsibility to Client on the part of Consultant.

5. **Indemnity.** To the fullest extent allowed by law, the Client shall defend, indemnify, and hold harmless Consultant and all of its employees, officers, and directors from and against any and all claims, damages, losses and expenses (including attorneys' fees) related to, arising out of, or resulting from this Agreement or any Project or construction related thereto; provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client, or anyone for whose acts the Client may be liable. Additionally, the Client agrees to indemnify and hold harmless Consultant from all claims and expenses, including attorney fees, that arise due to the reuse of the documents and designs produced by Consultant under this Agreement. Nothing in this provision obligates the Client to indemnify the Consultant for claims arising solely from defects contained in designs furnished by the Consultant or for claims arising from the sole negligence or willful misconduct of the Consultant. Notwithstanding, any indemnification of Consultant by the Client provided for under the terms of the Agreement shall be expressly

limited to the extent permissible under Florida law, and specifically without waiving its sovereign immunity protections.

6. **Limitation of Liability.** As part of the consideration for this Agreement, and in consideration of the benefits that accrue to the Client by Consultant's Service, the Parties agree that, to the fullest extent permitted by law, Consultant and its employees' total liability to the Client, for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this Agreement or amendments hereto, from any cause or causes, shall not exceed the insurance limits required by the District. Such causes include, but are not limited to, negligence, errors, omissions, strict liability, breach of contract or breach of warranty of the Consultant or its employees.

7. **Waiver of Consequential Damages.** Notwithstanding any other provision to the contrary in this Agreement or a work authorization and to the fullest extent permitted by law, neither Client nor Consultant shall be liable, whether based on contract, tort, negligence, strict liability, warranty, indemnity, error and omission or any other cause whatsoever, for any lost profits, consequential, special, incidental, indirect, punitive, or exemplary damages arising from or in connection with this Agreement, and Consultant hereby releases Client and Client hereby releases Consultant from any such liability.

8. **Ownership of Documents.** All documents produced by Consultant under this Agreement are instruments of service for the project covered under this Agreement and shall remain the property of the Consultant. Consultant grants to Client a transferable, irrevocable and perpetual royalty-free license to retain and use all work product delivered to Client for any purpose in connection with this Agreement consistent with the Services, upon full payment by Client for Consultant's Services and subject to the terms herein. Unauthorized or unlicensed use of any such work product by Client without the written authorization of the Consultant shall be at Client's sole risk. Consultant shall have the right to retain copies of all such work products. Consultant retains the right of ownership with respect to any patentable concepts or copyrightable materials arising from its Services.

9. **Termination.** This Agreement may be terminated upon 14 days' written notice by Consultant to Client either for cause or for convenience. In the event of termination, the Client shall pay Consultant for all services rendered to the effective date of termination, and all reimbursable expenses. In the event of termination by the Client, the Client shall hold Consultant harmless for all liabilities arising out of all uses of partial engineering services provided to the Client under this Agreement. Any indemnification of Consultant by the Client provided under the terms of the Agreement shall be expressly limited to the extent permissible under Florida law, and specifically without waiving its sovereign immunity protections.

10. **Applicable Law.** All contract issues and matters of law will be adjudicated in accordance with the laws of the state of Florida. Venue for any litigation shall be any state court or United States District Court having jurisdiction over the parties and subject matter.

11. **Dispute Resolution.** As a condition precedent to each Party's right to initiate legal proceedings against the other, the parties must first attempt to resolve their disputes through mediation. Any party seeking to initiate litigation must first provide the other Party with written notice requesting that the matter be mediated. This written notice must contain a description of the disputes to be mediated and a reasonable level of detail describing the amount sought and any additional relief requested. The Parties must mutually agree upon a mediator within thirty (30) days after service of the mediation request. If the Parties are not able to agree upon a mediator within this thirty-day period, then the mediation request is to be filed with the American Arbitration Association for administration under its rules, and each Party shall select a mediator. The two mediators shall select a third mediator who shall serve as the sole mediator for the dispute. The parties will endeavor to complete the mediation process within ninety (90) days of the initial service of the mediation request. In the event of a dispute is not resolved through

mediation, the Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of where the Project is located.

12. **Surviving Clauses.** The provisions of sections 5 (Indemnity), 6 (Limitation of Liability), 7 (Waiver of Consequential Damages), and 11 (Dispute Resolution) shall survive the expiration or termination of this Agreement.

13. **Additional Provisions.** This Agreement represents the full intent of the Parties with respect to its subject matter, and any prior Agreements, whether written or oral, are superseded by and merged into this Agreement. Should any provision of this Agreement be declared by a court of law to be void or unenforceable, the Parties agree that all other provisions of this Agreement shall remain in full force and effect. All changes to this Agreement must be agreed in writing to have any force or effect.

For projects in the State of Florida:
PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

For Agreement by the Parties:

Agreed and accepted as of the Effective Date noted above.

Apex Companies, LLC		**Paseo Community Development District**	
Signature:	_____	Signature:	_____
Print Name:	Alec Piironen	Print Name:	Belinda Blandon
Title:	Senior Lead Scientist	Title:	Senior District Manager
Date:	_____	Date:	_____

EXHIBIT A
Scope of Services

Below is the scope of services that Consultant shall provide to Client under this Agreement. Any services not explicitly listed below are excluded from the Services and may be provided as an additional service, subject to mutual Agreement by the Parties.

Paseo WUP Compliance Monitoring and Reporting 2026-2027 (PROJECT)

Sections:	9	**Township:**	45 S	**Range:**	25 E	**County:**	Lee
Latitude:	26.574706	**Longitude:**	-81.813379				

Task 1: Monthly Water Use Monitoring and Reporting Oct 2026 – Sep 2027
Consultant will assist Client with compliance monitoring required under South Florida Water Management District (SFWMD) water use permit number 36-04092-W ("Permit"). Permit Condition 11 requires that water use (i.e., pumpage) from six (6) existing groundwater wells (WT-1, WT-2, WT-3, MH-1, MH-2, and MH-3) and two (2) existing surface water pump stations (Pump Station 1 and SWP-3), be recorded monthly and reported to the SFWMD quarterly, reference **Exhibit No: 2**. Consultant will provide the required data collection, reporting, and water use comparison to the permitted allocations, as provided in the Permit. Water use will be reported in millions of gallons per month. Client understands that data collected related to water use will be provided to Client for operational considerations. Consultant will not operate withdrawal facilities or modify operational schedules.

The scope for Task 1 assumes that the water use measurements will be completed in one (1) mobilization per month, for up to twelve (12) mobilizations. A total of four (4) quarterly reports will be submitted to the SFWMD via RegPermitting, under the Permit. The duration of Task 1 is limited to October 2026, through September 2027.

Task 2: Water Level Monitoring and Reporting Oct 2026 – Sep 2027
Consultant will assist Client with permit compliance required by Permit Condition 18 of the permit which requires that water level monitoring at three (3) existing monitor wells (WTMW-1, WTMW-2, and MW3). Consultant will download water level data from dataloggers and report the weekly water level data to SFWMD quarterly, reference **Exhibit No: 2**.

The scope for Task 2 assumes that the water use measurements will be completed in one (1) mobilization per quarter, for up to four (4) mobilizations. A total of four (4) quarterly reports will be submitted to the SFWMD via RegPermitting, under the Permit. The duration of Task 2 is limited to October 2026, through September 2027.

Task 3: Flow Meter Verifications 2027
Consultant will assist Client with permit compliance required by Permit Condition 8 of the Permit which requires that verifications of flow accounting methods (i.e., flow meter) be submitted to the SFWMD every five (5) years from the date of the last calibration. Based on review of the existing water use permit, flow meter verification data for WT-2, WT-3, MH-1, and Pump Station 1 were due on July 31, 2024, and SWP-3 will be due on January 31, 2027. Consultant will provide flow meter verification services for five (5) existing facility (WT-2, WT-3, MH-1, Pump Station 1, and SWP-3) utilizing a GE Panametrics PT900; reference **Exhibit No: 2**. Upon successful completion of the flow meter verification, a SFWMD Flow Meter Accuracy Calibration Report Form (SFWMD Form 1387) will be uploaded via RegPermitting. Any defective flow meters and/or issues identified during the verification will be reported to the Client. The scope for Task 3 assumes all verifications will be completed in one (1) mobilization to the project site.

Client must ensure a minimum of three (3) feet of straight-line discharge pipe is exposed to accommodate the installation of the GE Panametrics PT900 flow meter. Client must provide operation schedule and/or staff to operate the existing facilities so that discharge is occurring for Consultant to complete flow meter verifications.

Task 4: Standby Time

Any on-site delay due to the Client when flow meter verification cannot be performed due to pipe excavation, pipe or flow meter failure, site maintenance, etc., Client will receive standby charges. Standby may include travel to and from the site due to the on-site delay. The standby fee type shown below reflects Time & Materials to be charged hourly. In the event standby is to occur, the Client will be notified immediately via phone and/or email. Consultant's *Standard Billing Rates* schedule is included for reference as **Attachment I**.

Task 5: Water Use Permit Compliance Assistance

Consultant will provide additional Permit compliance assistance as requested by Client. Assistance may include but is not limited to coordinating with Client or irrigation contractor, conducting a site visit to determine existing conditions, one (1) in-person meeting with Client to discuss irrigation needs, email and/or phone correspondence with the SFWMD to discuss proposed modifications, and preparing scope of work for WUP permit modification, as needed. This task shall be invoiced on a Time & Material basis and according to **Attachment I** – Standard Billing Rates and performed, as needed. Cost for this task is estimated based on 18 man-hours. Actual cost will be billed based on the Consultant's "Standard Billing Rates" included as part of this contract.

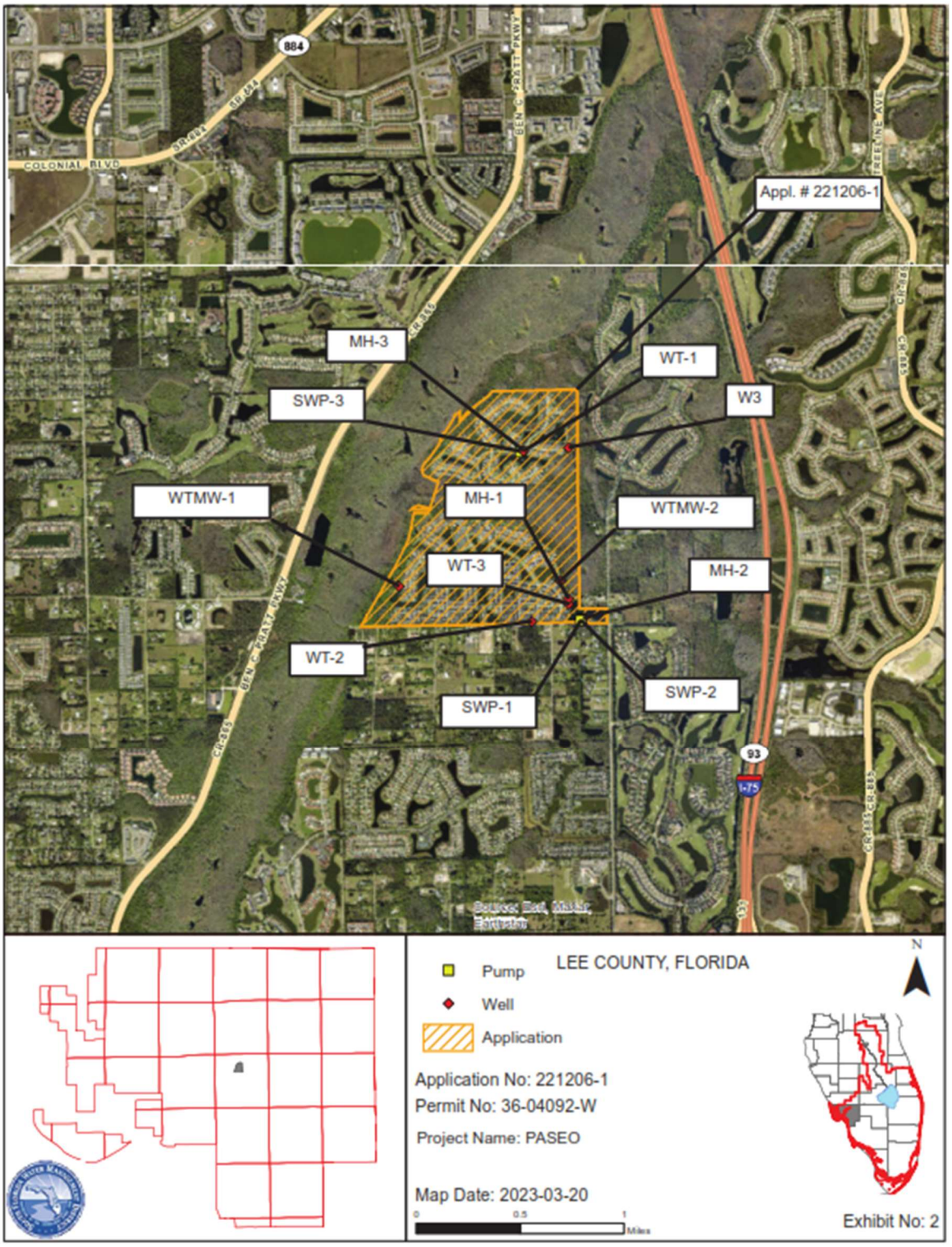
Compensation Estimate

For services provided and performed by Consultant for the task(s) set forth and enumerated under this Exhibit A entitled "Scope of Services", the Client shall compensate the Consultant as follows:

TASK	ITEM	AMOUNT	FEE TYPE*
1	Monthly Water Use Monitoring and Reporting Oct 2026 – Sep 2027**	$7,200	LS
2	Water Level Monitoring and Reporting Oct 2026 – Sep 2027***	$3,800	LS
3	Flow Meter Verification 2027	$2,700	LS
4	Standby Time	$200/hr	T&M
5	Water Use Permit Compliance Assistance	$3,600	T&M
****Task 1 will be invoiced $1,800 quarterly for 4 quarters**			
*****Task 2 will be invoiced $950 quarterly for 4 quarters**			
TOTAL COMPENSATION FOR CONSULTANT'S SERVICES:		**$17,500**	**LS/T&M**

* LS: Lump Sum
T&M: Time & Material

Exhibit No: 2



884
COLONIAL BLVD
BEN C PRATT PKWY
FREELINE AVE
Appl. # 221206-1
MH-3
WT-1
SWP-3
W3
WTMW-1
MH-1
WTMW-2
WT-3
MH-2
WT-2
SWP-2
SWP-1
93
I-75
Pump
Well
Application
LEE COUNTY, FLORIDA
N
Application No: 221206-1
Permit No: 36-04092-W
Project Name: PASEO
Map Date: 2023-03-20
0
0.5
1
Miles
Exhibit No: 2

ATTACHMENT I

APEX

Standard Billing Rates*

Florida

*Effective until March 2027

Category	Hourly Rate
Principal Engineer	$330
Principal Scientist Principal Planner Principal Surveyor	$310
Sr. Engineering Manager Sr. Project Manager	$275
Sr. Lead Scientist	$265
Sr. Survey Manager	$240
Sr. Construction Manager Project Manager	$235
Lead Scientist Associate Project Manager Sr. Project Engineer	$225
Engineering Manager	$220
Landscape Architect Sr. Planner	$210
Sr. Technician	$205
Sr Project Scientist	$200
Sr. CAD/GIS Technician Project Engineer	$190
Sr. Environmental Technician	$185

Category	Hourly Rate
Project Scientist	$180
CEI Project Administrator	$175
Staff Engineer	$170
Planner 3 Sr. Landscape Designer Technician 3 Staff Scientist	$165
Contract Support Specialist	$160
Planning Technician 3 CAD/GIS Technician 2 Landscape Designer	$150
Sr. Construction Engineer	$145
Sr. Construction Inspector CAD/GIS Technician 1	$140
Construction Inspector	$125
Project Administrator	$120
Administrative Services Manager Intern	$115
Office Manager Construction Technician	$110
Administrative	$100
Expert Witness	1.5 X Hourly Rate

Category	Hourly Rate
4-Person Field Crew	$300
3-Person Field Crew	$260
2-Person Field Crew	$205
1-Person Field Crew	$155

Reimbursable expenses are billed at cost plus 18 percent. Mileage is billed at the current IRS mileage rate.

Apex Companies, LLC • apexcos.com

Tab 8

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Paseo Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

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

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

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

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

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126649

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$4,699,534
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	$138,645

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

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

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

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

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

TOTAL PROPERTY PREMIUM **$31,217**

Extensions of Coverage

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

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

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

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

Deadly Weapon Protection Coverage

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

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

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

Retroactive Date:

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

<u>Cyber Liability sublimit included under POL/EPLI</u>

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

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

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

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126649

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$31,217
Crime	$500
Automobile Liability	$656
Hired Non-Owned Auto	Included
Auto Physical Damage	$362
General Liability	$8,557
Public Officials and Employment Practices Liability	$4,982
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$46,274**

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

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

Additional Notes:

(None)

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Paseo Community Development District

Paseo Community Development
(Name of Local Governmental Entity)

By: David W Cabell
Signature

David W Cabell
Print Name

Witness By: Belinda Blandon
Signature

Belinda Blandon/Senior District Manager
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

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

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

☑	Building and Content TIV	$4,699,534	As per schedule attached
☑	Inland Marine	$138,645	As per schedule attached
☑	Auto Physical Damage	$11,500	As per schedule attached

Signature: David W Cabell Date: 9/26/26

Name: David W Cabell

Title: Paseo CDD Chairman

PUBLIC ENTITY

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

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

Quote Number: 100126649	Term: **October 1, 2026 to October 1, 2027**
Insurer: Florida Insurance Alliance	
Applicant/Named Insured: **Paseo Community Development District**	

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

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

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

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

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

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

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

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

David W Cabell

Applicant's/Named Insured's Signature

David W Cabell

Applicant's/Named Insured's Printed Name

9/26/26

Date

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FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Paseo Community Development District

Policy No.: 100126649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Pavilion Paseo Grande & Izarra Way Fort Myers FL 33912			2006 Non combustible	10/01/2026 10/01/2027	$49,102				$49,102
2	Pavilion Paseo Grande & Adoncia Way Fort Myers FL 33912			2006 Non combustible	10/01/2026 10/01/2027	$49,102				$49,102
3	Entry Features Penzance Blvd & Palomino Ln Fort Myers FL 33912			2006 Non combustible	10/01/2026 10/01/2027	$220,045				$220,045
4	Entry Features Penzance Blvd & Paseo Grande Fort Myers FL 33912			2006 Non combustible	10/01/2026 10/01/2027	$6,190				$6,190
5	Entry Features Javiera Way & Sarita Court Fort Myers FL 33912			2008 Non combustible	10/01/2026 10/01/2027	$1,779				$1,779
6	Entry Features Javiera Way & Sarita Court Fort Myers FL 33912			2008 Non combustible	10/01/2026 10/01/2027	$1,779				$1,779
7	Entry Features Paseo Grande & Mercado Ct Fort Myers FL 33912			2008 Non combustible	10/01/2026 10/01/2027	$1,779				$1,779

Sign: David W Cabell Print Name: David W Cabell Date: 9/26/26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Paseo Community Development District

Policy No.: 100126649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Total Insured Value
	Roof Shape / Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
8	Entry Features Paseo Grande & Mercado Ct Fort Myers FL 33912	2008 Non combustible	10/01/2026 10/01/2027	$1,779	$1,779
9	Dumpster Enclosure 11604 Paseo Grande Blvd Fort Myers FL 33912	2008 Non combustible	10/01/2026 10/01/2027	$66,469	$66,469
10	Irrigation Systems Penzance Blvd & Palomino Ln Fort Myers FL 33912	2006 Pump / lift station	10/01/2026 10/01/2027	$63,684	$63,684
11	Irrigation Systems Penzance Blvd & Palomino Ln Fort Myers FL 33912	2006 Pump / lift station	10/01/2026 10/01/2027	$63,684	$63,684
12	Perimeter Wall Penzance Blvd & Palomino Ln Fort Myers FL 33912	2006 Non combustible	10/01/2026 10/01/2027	$153,587	$153,587
13	Seawall/Retention Wall Penzance Blvd & Palomino Ln Fort Myers FL 33912	2006 Non combustible	10/01/2026 10/01/2027	$358,356	$358,356
14	Gate (w Electronics) Penzance Blvd & Palomino Ln Fort Myers FL 33912	2007 Non combustible	10/01/2026 10/01/2027	$60,753	$60,753

Sign: David W Cabell Print Name: David W Cabell Date: 9/26/26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Paseo Community Development District

Policy No.: 100126649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
15	Bridge Penzance Blvd & Palomino Ln Fort Myers FL 33912			2006 Bridges	10/01/2026 10/01/2027	$1,654,789				$1,654,789
16	Street Lights Penzance Blvd & Palomino Ln Fort Myers FL 33912			2006 Electrical equipment	10/01/2026 10/01/2027	$762,857				$762,857
17	Irrigation Systems Penzance Blvd & Palomino Ln Fort Myers FL 33912			2011 Pump / lift station	10/01/2026 10/01/2027	$33,211				$33,211
18	Entry Features Provencia Ct & Bibiana Way Fort Myers FL 33912			2008 Non combustible	10/01/2026 10/01/2027	$1,779				$1,779
19	Entry Features Provencia Ct & Bibiana Way Fort Myers FL 33912			2008 Non combustible	10/01/2026 10/01/2027	$1,779				$1,779
20	Entry Features Provencia Ct & Rosalinda Ct Fort Myers FL 33912			2008 Non combustible	10/01/2026 10/01/2027	$1,779				$1,779
21	Entry Features Provencia Ct & Rosalinda Ct Fort Myers FL 33912			2008 Non combustible	10/01/2026 10/01/2027	$1,779				$1,779

Sign: David W Cabell Print Name: David W Cabell Date: 9/26/26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Paseo Community Development District

Policy No.: 100126649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
22	Sewer/Water Plant Penzance Blvd & Palomino Ln Fort Myers FL 33912			2006 Pump / lift station	10/01/2026 10/01/2027	$30,592				$30,592
23	Sewer/Water Plant Penzance Blvd & Palomino Ln Fort Myers FL 33912			2006 Pump / lift station	10/01/2026 10/01/2027	$30,592				$30,592
24	Street Lights Penzance Blvd & Palomino Ln Fort Myers FL 33912			2012 Electrical equipment	10/01/2026 10/01/2027	$160,634				$160,634
25	Pavilion Paseo Grande & Herminia Fort Myers FL 33912			2006 Non combustible	10/01/2026 10/01/2027	$49,102				$49,102
26	Pavilion Paseo Grande & Herminia Fort Myers FL 33912			2006 Non combustible	10/01/2026 10/01/2027	$49,102				$49,102
27	Gatehouse Penzance Blvd & Paseo Grande Fort Myers FL 33912	Gable		2006 Joisted masonry	10/01/2026 10/01/2027	$105,617 $15,474	Clay / concrete tiles			$121,091
28	Decroative Street/Traffic Signs Various Locations Fort Myers FL 33912			2006 Non combustible	10/01/2026 10/01/2027	$160,698				$160,698

Sign: David W Cabell Print Name: David W Cabell Date: 9/26/26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Paseo Community Development District

Policy No.: 100126649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
29	Fishing Pier Paseo Grande Blvd Fort Myers FL 33912			2005 Frame	10/01/2026 10/01/2027	$114,460				$114,460
30	27 Park Benches Various Locations Fort Myers FL 33912			2017 Property in the Open	10/01/2026 10/01/2027	$32,140				$32,140
31	Steel Building Paseo Grande Blvd Fort Myers FL 33912			2017 Non combustible	10/01/2026 10/01/2027	$10,512				$10,512
32	Pump Station 3 (30 HP - $30,000 each) and 1 (10 HP - $8,000) Esperanza Street Fort Myers FL 33912			2017 Pump / lift station	10/01/2026 10/01/2027	$116,655				$116,655
33	Pump Station Penzance Blvd Fort Myers FL 33912			2022 Pump / lift station	10/01/2026 10/01/2027	$267,895				$267,895

Total:	Building Value	Contents Value	Insured Value
	$4,684,060	$15,474	$4,699,534

Sign: David W Cabell Print Name: David W Cabell Date: 9/26/26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

Paseo Community Development District

Policy No.: 100126649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department / Description	Serial Number	Classification Code	Eff. date / Term Date	Value	Deductible
1	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
2	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
3	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
4	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
5	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
6	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
7	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
8	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
9	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,139	$1,000
10	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,200	$1,000
11	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,200	$1,000
12	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,200	$1,000
13	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,200	$1,000
14	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,200	$1,000
15	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,200	$1,000
16	Floating Fountain		Other inland marine	10/01/2026 – 10/01/2027	$8,200	$1,000
17	Security Cameras		Electronic data processing equipment	10/01/2026 – 10/01/2027	$7,994	$1,000
				Total	**$138,645**	

Sign: David W Cabell Print Name: David W Cabell Date: 9/26/26

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Vehicle Schedule

Paseo Community Development District

Policy No.: 100126649
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Make	Model-Description	Department	AL Eff	Comp Ded	Comp Eff	Term	VALUE	
Qty	Year	VIN #	Vehicle Type	AL Term	Coll Ded	Coll Eff	Coll Term	Valuation Type	APD Rptd
1	Carryall	Club Car 300		10/01/2026	$1,000	10/01/2026	10/01/2026	**$11,500**	
1	2018	MF1810854259	Private Passenger	10/01/2027	$1,000	10/01/2026	10/01/2027	Actual cash value	$11,500

Total **$11,500**
APD Rptd **$11,500**

Sign: David W Cabell Print Name: David W Cabell Date: 9/26/26

Tab 9

SEVENTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Seventh Addendum to the Contract for Professional Amenity Services (this **"Seventh Addendum"**), is made and entered into as of the 1st day of October 2026 (the "**Effective Date**"), by and between Paseo Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Ft. Myers County, Florida (the "**District**"), and Rizzetta & Company, Inc., a Florida corporation (the "**Consultant**").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated June 1, 2017 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Seventh Addendum as of the Effective Date.

Rizzetta & Company, Inc.	**Paseo Community Development District**
By:_____	By:_____
William J. Rizzetta, President	Chairman of the Board of Supervisors

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

EXHIBIT B
SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027.**

PERSONNEL:

Field Manager
Full Time Personnel – 40 hours/week

		ANNUAL
Budgeted Personnel Total [(1)]	$	103,371.
General Management and Oversight [(2)]	$	15,000.
Total Services Cost:	**$**	**118,371.**

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 10

Creating environmental rhythms in nature for a peaceful, natural feeling.

Profile Gardens
1466 Cornelia Drive
LaBelle, FL 33935
www.profilegardens.com

Attn. Kari Hardwick

11980 Paseo Grand. Blvd.

Fort Myers, Fl 33912

K.Hardwick@Rizzetta.com

Estimate of Expenses

Date: July 28, 2026

Scope of Work	*Costs*
Water Feature Rebuild:	
3 Days Discovery	$6,000.00
Resurface	
Remove Root Intrusion	
Replace Pumps	
Flow Check Plumbing	
Replace where necessary	
Labor:	$30,000 -$50,000
Material to be Determined	
Thank You	
Total Estimated Cost:	**$**

Thank you for your business!

Tab 11

MINUTES OF MEETING

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

PASEO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, August 19, at 10:00 a.m.** at the Paseo Village Center, located at 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Cabell	**Board Supervisor, Chairman**
Kent Gammon	**Board Supervisor, Assistant Secretary (via Zoom)**
R. Chris Shimer	**Board Supervisor, Assistant Secretary**
Ian Noy	**Board Supervisor, Assistant Secretary**

Also present were:

Belinda Blandon	**Sr. District Manager, Rizzetta & Company, Inc.**
Kari Hardwick	**District Coordinator, Rizzetta & Company, Inc.**
Karla Armstrong	**District Counsel**
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Scarlett Spongberg	**Amenity Services Manager, Rizzetta & Company, Inc.**
Dylan Campbell	**Landscape Inspection Services, Rizzetta & Company, Inc.**
Doug Tarn	**Barraco & Associates, Inc.**
Ted Galeano	**Pinnacle Landscapes**

Audience

FIRST ORDER OF BUSINESS **Call to Order**

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

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

SECOND ORDER OF BUSINESS **Public Comment**

Mr. Cabell opened the floor to public comment.

Mr. Heether addressed the Board regarding lake bank maintenance and trimming of oak trees.

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THIRD ORDER OF BUSINESS **Staff Reports**

A. Landscape Inspection Services
2. Consideration of Pinnacle Landscapes Proposals
a. Foxtail Palm Drench

Ms. Johnson provided an overview on the history of the planting of the foxtail palms which took place in 2022. She also reviewed the Palm Inspection Report from Mr. Bob Cook, an FNGLA Certified Horticultural Professional as provided by Pinnacle Landscapes; it outlined weevil infestation, bud rot (not Ganoderma), and planting too deep. Ms. Johnson recommended treatment, inspection, and remediation of the foxtail palms, advising that the drench should help with nutrient issues.

Mr. Cabell reminded Mr. Galeano to remove dead plant material proactively.

Ms. Johnson advised that the foxtail palms could need three to four cycles per year of drenching to keep them healthy.

> On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the Pinnacle Landscapes Proposal for Foxtail Palm Drench, totaling $17,861.00, for the Paseo Community Development District.

b. Dumpster Enclosure Plantings

Ms. Johnson reviewed the proposal received and the purpose of the plantings. Mr. Noy inquired as to the cohesiveness with the Master Association plantings. Ms. Johnson advised the plantings are cohesive.

> On a Motion by Mr. Gammon, seconded by Mr. Cabell, with all in favor, the Board Approved the Pinnacle Landscapes Proposal for Dumpster Enclosure Plantings, totaling $6,870.00, for the Paseo Community Development District.

c. Request for Fuel Surcharge

Ms. Blandon reviewed the request for a 2.5% fuel surcharge. Mr. Gammon expressed his concern with the request seeming open ended. Board discussion ensued.

> On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the Pinnacle Landscapes Request for a 2.5% Fuel Surcharge for the Months of September 2026, October 2026, and November 2026, for the Paseo Community Development District.

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B. Landscape Liaison

Ms. Johnson reviewed the meetings held with Mr. Galeano and Rizzetta staff related to the irrigation system. She advised that the first half of the proposed policy is essentially complete and will be on the next agenda for Board consideration. She advised that the first half relates to the ownership of the irrigation components, wet check time frame, and emergency calls procedure. Ms. Johnson advised that the second half of the proposed policy is still being ironed out as it relates to maintenance responsibilities. She advised that the second half of the proposed policy may be placed on hold as community clean up needs to be Pinnacle's priority.

A. Landscape Inspection Services Continued

1. Review of July 30, 2026 Report

Mr. Campbell introduced himself to the Board and provided a detailed overview of the July inspection report. Ms. Johnson advised that she would like to meet with Mr. Campbell the next time he is on site to review the goals and routine.

Mr. Cabell inquired as to Pinnacle's plan moving forward. Mr. Galeano advised that the crew is currently working overtime in an effort to catch up.

Ms. Johnson reviewed a concern received from a resident related to re-planting of trees in the east side of the Condos. She advised that she does not recommend planting as streets are completed but possibly as quadrants are completed.

C. Condo Assoc. Liaison

Mr. Shimer advised that he met with Mr. Cirrone several times over the last two months and most issues have been resolved.

Ms. Johnson reviewed concerns related to condo construction staging as well as blocking roadways without proper identification/warning. She inquired as to whether another ten-day notice is needed. Ms. Armstrong advised that there is liability related to the construction staging; she recommended allowing Mr. Shimer to meet with Mr. Cirrone to discuss concerns before sending another legal letter. Mr. Cabell concurred. Mr. Noy suggested inviting the Condo Association representatives to the next meeting so they can hear the concerns.

D. Master Assoc. Liaison

1. Discussion and Consideration of Sidewalk and Crosswalk Improvements on District Property Associated with the Pickleball Courts Including Maintenance Responsibilities.

Ms. Blandon provided an overview of the Board approval at the last meeting as well as events that have taken place since the last meeting. Ms. Johnson reviewed the concerns related to the improvements within the CDD owned

easement. Ms. Armstrong advised that it is fine for the Master Association to hire a contractor for the sidewalk and the crosswalk per the current agreement. Ms. Johnson advised that the Master Association can contract with Curb King utilizing harvested pavers to match the existing. She further advised that the Master Association should not be working within the CDD easement.

> On a Motion by Mr. Cabell, seconded by Mr. Shimer, with all in favor, the Board Accepted the Updated Sidewalk and Crosswalk Drawing as Provided by the Master Association, Utilizing Pavers Harvested to Match Existing Sidewalks, with the District Maintaining the Crosswalk, Subject to the District Being Provided a Copy of the Final Permit Sign Off by the City, for the Paseo Community Development District.

E. Chairman

Mr. Cabell advised that his report was sent via email to the Board. He reviewed the Lithium battery swap out on the District owned golf cart. Mr. Noy advised of fire concerns and recommended that the Field Manager review safety concerns.

F. District Engineer

1. Presentation of Lake Bank #6 Remediation Approval

Mr. Tarn reviewed the lake bank #6 approval and reminded the Board that the remainder of the project is on hold until water levels recede.

> On a Motion by Mr. Shimer, seconded by Mr. Cabell, with all in favor, the Board Accepted the Lake Bank #6 Remediation Approval and Authorized Payment, for the Paseo Community Development District.

2. Consideration of Proposals Received for Storm Drain Structure Cleaning.
   a. Pro-Vac
   b. Shenandoah

Mr. Tarn reviewed the proposals received for cleaning of the remaining storm drain structures. Board discussion ensued regarding the initial contract price versus the pricing received for the remaining structures.

> On a Motion by Ms. Johnson, seconded by Mr. Noy, with all in favor, the Board Approved the Proposal Received from Pro-Vac, totaling $13,200.00, for Storm Drain Structure Cleaning, for the Paseo Community Development District.

Mr. Tarn advised that the limits of the berm restoration have been staked and the next step is to bring interested bidders to the site to review.

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G. District Counsel
Ms. Armstrong advised that she had no report but would be happy to answer any questions. There were none.

H. District Manager
Ms. Blandon provided an overview of her report and advised that the end of the fiscal year approaches, she will make a recommendation to move funds from the general fund to the reserve fund. She reviewed her notice of absence with the Board. Mr. Cabell inquired as to what items are paid from the reserve fund. Ms. Blandon advised that large items like roads, fountains, lake banks, and berms are all part of the reserve study.

FOURTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budget(s) and Assessments**

Ms. Blandon reviewed the public hearing process and asked for a motion to open the public hearing.

> On a Motion by Ms. Johnson, seconded by Mr. Shimer, with all in favor, the Board Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budgets and Assessments, for the Paseo Community Development District.

Ms. Blandon opened the floor to public comments.

A resident inquired regarding the planting of palm trees.

There being no further public comments, Ms. Blandon asked for a motion to close the public hearing.

> On a Motion by Mr. Cabell, seconded by Mr. Noy, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2026/2027 Budgets and Assessments, for the Paseo Community Development District.

FIFTH ORDER OF BUSINESS **Presentation of the Proposed Final Budget for Fiscal Year 2026/2027**

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

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Relating to the Annual Appropriations and Adopting the Budget(s) for Fiscal Year 2026/2027**

Ms. Blandon presented the resolution and asked if there were any questions.

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There were none.

> On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Adopted Resolution 2026-03, Relating to the Annual Appropriations and Adopting the Budget(s) for Fiscal Year 2026/2027, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026/2027**

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

> On a Motion by Mr. Cabell, seconded by Mr. Shimer, with all in favor, the Board Adopted Resolution 2026-04, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026/2027, for the Paseo Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Addendum to the Contract for Professional District Management Services**

Ms. Blandon presented the Second Addendum to the Contract for Professional District Management Services advising that the Addendum memorializes the amounts contained in the adopted budget.

> On a Motion by Mr. Noy, seconded by Ms. Johnson, with all in favor, the Board Approved the Second Addendum to the Contract for Professional District Management Services, for the Paseo Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Amenity Staffing Budget**

Ms. Blandon presented the proposed Amenity Staffing Budget for fiscal year 2026/2027 advising that it includes an increase for the Field Manger and asked if there were any questions. There were none.

> On a Motion by Mr. Shimer, seconded by Mr. Cabell, with all in favor, the Board Approved the Amenity Staffing Budget for Fiscal Year 2026/2027, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Adopting a Meeting Schedule for Fiscal Year 2026/2027**

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Ms. Blandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year meeting schedule and asked if there were any questions.

> On a Motion by Ms. Johnson, seconded by Mr. Noy, with all in favor, the Board Adopted Resolution 2026-05, Adopting a Meeting Schedule for Fisal Year 2026/2027, for the Paseo Community Development District.

ELEVENTH ORDER OF BUSINESS **Consideration of Profile Gardens Proposal for Discovery Related to the Gatehouse Water Feature**

Ms. Hardwick advised that the proposal is for three days of discovery, totaling $6,000.00 and the labor fee of $30,000.00 to $50,000.00 is the estimate for renovations to the water feature, not including materials.

> On a Motion by Mr. Shimer, seconded by Mr. Gammon, with all in favor, the Board Approved the Profile Gardens Proposal, totaling $6,000.00 for Discovery Related to the Gatehouse Water Feature, for the Paseo Community Development District.

TWELFTH ORDER OF BUSINESS **Consideration of Proposals to Remove Screw Pine at the Entry Water Feature**

Ms. Blandon advised that proposals were received from GreatView Lawn Care and Joshua Tree for removal of the Screw Pine at the gatehouse entry water feature; she advised the removal is necessary as the roots have infiltrated the underground plumbing that serves the pumps

> On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the Proposal from GreatView Lawn Care, in the amount of $1,100.00, for Removal of the Screw Pine at the Entry Water Feature, for the Paseo Community Development District.

THIRTEENTH ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting Held on June 24, 2026**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on June 24, 2026, and asked if there were any questions, comments, and/or changes. Mr. Cabell inquired as to whether Mr. Gammon has reviewed financial opportunities available to the District. Mr. Gammon advised that he will return the call to Ms. Connell to discuss.

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On a Motion by Mr. Noy, seconded by Ms. Johnson, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on June 24, 2026, for the Paseo Community Development District.

FOURTEENTH ORDER OF BUSINESS **Ratification of the Operations and Maintenance Expenditures of the Months of May and June 2026**

Ms. Blandon advised that the Expenditures for the period of May 1-31, 2026, total $186,438.65 and the Expenditures for the period of June 1-30, 2026 total $255,532.90. She asked if there were any questions. There were none.

On a Motion by Mr. Gammon, seconded by Mr. Cabell, with all in favor, the Board Ratified the Operations and Maintenance Expenditures of the Month of May 2026, totaling $186,438.65 and the Month of June 2026, totaling $255,532.90, for the Paseo Community Development District.

FIFTEENTH ORDER OF BUSINESS **Ratification of Acceptance of Fiscal Year End 2025 Audit as Prepared by Grau & Associates**

Ms. Blandon provided an overview of the Audit for fiscal year end September 30, 2025 advising that there were no adverse findings and it is a clean audit. She asked if there were any questions. Mr. Shimer inquired as to one of the statements contained within the Audit. He was advised that the statement relates to financial emergency conditions and the District did not have any emergencies.

On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Ratified the Acceptance of the Fiscal Year End 2025 Audit as Prepared by Grau & Associates, for the Paseo Community Development District.

SIXTEENTH ORDER OF BUSINESS **Supervisor Request or Comments**

Ms. Blandon opened the floor to Supervisor requests.

Mr. Cabell advised that he received his certificate from the Supervisor of Elections that he has been elected to another four-year term. He inquired as to filling Seat 2 as nobody qualified for the seat. Ms. Armstrong reviewed the procedures, to begin in October with declaring the vacancy and then the Board has 90 days to appoint a replacement and, in the meantime, Ms. Johnson would remain as a hold over.

Mr. Shimer asked that Staff review the spacing of the fountains in the main lake. Ms. Hardwick advised that she will review.

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SEVENTEENTH ORDER OF BUSINESS Adjournment

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

> On a Motion by Ms. Johnson, seconded by Mr. Noy, with all in favor, the Board adjourned the meeting at 12:00 p.m., for the Paseo Community Development District.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chair

DRAFT

Tab 12

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
July 2026
For Board Approval

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

The total items being presented: **$178,962.84**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barraco and Associates, Inc.	101478	31407	Engineering Services 06/26	$ 5,557.50
CenturyLink	20260707-1	311416420-061326	Internet 06/26	$ 589.24
City of Fort Myers	20260717-1	101531700-07012026	Compactor 11604 Pasco Grande Blvd 06/26	$ 4,052.53
CNB Mechanical Inc	101479	1565	A/C Maintenance 07/26	$ 250.00
Crystal Clean Inc.	101469	N9248	Cleaning Services 07/26	$ 1,042.28
David W Cabell	20260715-4	DC062426	Board of Supervisor Meeting 06/24/26	$ 200.00
Earth Tech Environmental, LLC	101466	12222	Annual Vegaetation 06/26	$ 26,000.00
Florida Department of Revenue	20260716-1	4680156676678-063026	Sales Tax 04/26-06/26	$ 117.71
Florida Power & Light Company	20260722-1	28467-91263-070626	Electric Utilities 06/26	$ 48.20
Florida Power & Light Company	20260722-1	76250-95372-070626	Electric Utility 06/26	$ 644.39
Florida Power & Light Company	20260714-1	95203-69480-070826	Summary Billing 06/26	$ 15,476.88
Gator Golf Cars & Utility Vehicles, LLC	101476	071426 Gator	2018 Club Car Carryall 07/26	$ 4,471.74

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Hotwire Communications, LTD	20260715-5	30210660-070126	Internet Services 07/26	$	229.99
Ian Y Noy	20260715-3	IN062426	Board of Supervisor Meeting 06/24/26	$	200.00
Kent Gammon	20260715-1	KG062426	Board of Supervisor Meeting 06/24/26	$	200.00
New IQ, LLC	101460	50888	Annual Preventative Maintenance 07/26	$	1,420.00
New IQ, LLC	101460	51263	Gate Maintenance 06/06	$	1,063.00
New IQ, LLC	101473	51639	Exit Arm Repair 07/26	$	1,396.00
Persson, Cohen & Mooney, P.A.	101487	7147	Legal Services 06/26	$	8,378.63
Pinnacle Landscapes, Inc.	101461	18196	Turf Maintenance 06/26	$	1,034.00
Pinnacle Landscapes, Inc.	101470	18216	Landscape Maintenance 06/26	$	22,279.40
Pinnacle Landscapes, Inc.	101470	18217	Pest Control 06/26	$	1,127.50
Pinnacle Landscapes, Inc.	101470	18234	Irrigation Repairs 06/26	$	629.35
Pinnacle Landscapes, Inc.	101480	18241	Plant Replacement 07/26	$	125.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pinnacle Landscapes, Inc.	101480	18242	Tree Removal 07/26	$ 60.00
Pinnacle Landscapes, Inc.	101488	18247	Planitng 06/26	$ 350.00
Pinnacle Landscapes, Inc.	101488	18248	Tree Removal 07/26	$ 125.00
Pinnacle Pest Management Services, Inc.	101462	11132	Monthly Rodent Baiting 06/26	$ 78.00
Pinnacle Pest Management Services, Inc.	101489	11222	Pest Control 07/26	$ 78.00
Rizzetta & Company, Inc.	101459	INV0000110601	Accounting Services 07/26	$ 13,595.75
Rizzetta & Company, Inc.	101468	INV0000110727	Management & Oversight	$ 4,594.96
Rizzetta & Company, Inc.	101475	INV0000110805	Cell Phone & Mileage 06/26	$ 102.20
Rizzetta & Company, Inc.	101477	INV0000110852	Personnel Reimbursement 07/26	$ 3,440.78
Robert C Shimer	20260715-2	RS062426	Board of Supervisor Meeting 06/24/26	$ 200.00
Solitude Lake Management, LLC	101481	PSI269628	Monthly Maintenance 06/26	$ 2,367.87
Solitude Lake Management, LLC	101471	PSI278051	Monthly Maintenance 07/26	$ 2,367.87

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Spectrum Nightscapes, LLC	101482	383	Troubleshooting LIghts 07/26	$	1,651.18
Superior Waterway Services, Inc.	101463	1014287	Fountain Service 07/26	$	225.00
SWFL Exterior Cleaning, LLC	101483	2541	Quarterly Pier Cleaning 07/26	$	395.00
Talon Construction	101467	290	Lake 6 Project 06/26	$	24,407.00
Talon Construction	101484	292	Lake 6 Project Final 07/26	$	8,922.10
TEM Systems, Inc.	101490	117327	Installation 07/26	$	3,595.12
Tower Compactor Rentals, LLC	101464	RENTAL-26-19597	Trash Compactor 07/26	$	495.00
USA TODAY Media Corp	101486	0007689466	Legal Advertising 04/26	$	113.54
USA TODAY Media Corp	101486	0007781403	Legal Advertising 06/26	$	6.09
Valley National Bank	20260727-1	Valley CC062626	Credit Card Expenses 06/26	$	824.97
Water Boy Inc.	101465	000623383	Water Delivery 06/26	$	63.75
Weiser Security Services, Inc	101472	1273106	Security Service 06/19/26 - 06/25/26	$	2,834.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Weiser Security Services, Inc	101474	1274538	Security Service 06/26 - 07/02	$ 2,834.00
Weiser Security Services, Inc	101485	1275386	Security Service 07/03/26 - 07/09/26	$ 3,034.32
Weiser Security Services, Inc	101492	1276207	Security Service 07/10/26-07/16/26	$ 2,834.00
Weiser Security Services, Inc	101491	1277144	Security Service 07/17/26 - 07/23/26	$ 2,834.00
Report Total				**$ 178,962.84**

PASEO COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
August 2026
For Board Approval

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

The total items being presented: **$130,310.60**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Barraco and Associates, Inc.	101509	31600	Engineering Services 07/26	$	2,602.50
CenturyLink	20260804-1	311416420-071326	Internet 07/26	$	590.90
City of Fort Myers	20260818-3	101531700-080326	Compactor 11604 Pasco Grande Blvd 07/26	$	4,075.74
Crystal Clean Inc.	101497	N9364	Cleaning Services 08/26	$	977.16
David W Cabell	20260827-2	DC081926	Board of Supervisors Meeting 08/19/26	$	200.00
Debra Johnson	20260827-3	DJ081926	Board of Supervisors Meeting 08/19/26	$	200.00
Elite Painting and Designs LLC	101510	4121 Final	Final Payment Guard House 08/26	$	4,010.00
Florida Power & Light Company	20260821-1	2846791263-080526	Electric Utilities 07/26	$	47.23
Florida Power & Light Company	20260821-1	7625095372-080526	Electric Utility 07/26	$	604.21
Florida Power & Light Company	20260818-1	9520369480-080726	Summary Billing 07/26	$	14,426.31
Hog Wild Bokeelia	101511	1042	Wildlife Hog Trapper 07/26	$	3,200.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
HomeTeam Pest Defense, Inc.	101498	12182944	Pest Control 07/26	$	70.00
Hotwire Communications, LTD	20260818-2	30210660-080126	Internet Services 08/26	$	229.99
Ian Y Noy	20260827-1	IN081926	Board of Supervisor Meeting 08/19/26	$	200.00
Kent Gammon	20260827-4	KG081926	Board of Supervisors Meeting 08/19/26	$	200.00
New IQ, LLC	101499	52012	Gate Repair 07/26	$	141.50
New IQ, LLC	101505	52279	Gate Maintnenance 08/26	$	25.00
New IQ, LLC	101512	52395	Headlamp Stickers 08/26	$	3,340.00
Passarella & Associates, Inc.	101506	2D	Legal Counsel 07/26	$	130.00
Persson, Cohen & Mooney, P.A.	101513	7245	Legal Services 07/26	$	4,220.25
Pinnacle Landscapes, Inc.	101500	18268	Fertilization 07/26	$	4,477.00
Pinnacle Landscapes, Inc.	101500	18269	Landscape Maintenance 07/26	$	21,736.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pinnacle Landscapes, Inc.	101500	18299	Pest Control 07/26	$ 920.00
Pinnacle Landscapes, Inc.	101500	18300	Irrigation Repair 07/26	$ 437.00
Pinnacle Landscapes, Inc.	101507	18310	Sod Install 07/26	$ 421.50
Pinnacle Landscapes, Inc.	101514	18311	Removal and Install of Turf 08/26	$ 354.00
Pinnacle Landscapes, Inc.	101514	18312	Removal and install of Turf 08/26	$ 476.50
Pinnacle Landscapes, Inc.	101514	18338	Fertilization 04/26	$ 4,229.00
Pinnacle Landscapes, Inc.	101514	18339	Plant Replacement 08/26	$ 3,914.00
Pinnacle Landscapes, Inc.	101514	18340	Topsoil Installation 08/26	$ 1,300.00
Rizzetta & Company, Inc.	101493	INV0000111316	Accounting Services 08/26	$ 13,595.75
Rizzetta & Company, Inc.	101496	INV0000111445	Personnel Reimbursement 07/26	$ 3,431.05
Rizzetta & Company, Inc.	101501	INV0000111535	Cell Phone 07/26	$ 138.45

Paseo Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Rizzetta & Company, Inc.	101504	INV0000111565	Amenity Management & Oversight 08/26	$	4,499.27
Robert C Shimer	20260827-5	RS081926	Board of Supervisors Meeting 08/19/26	$	200.00
Solitude Lake Management, LLC	101502	PSI287359	Monthly Maintenance 08/26	$	2,367.87
Solitude Lake Management, LLC	101502	PSI287836	Monthly Maintenance 08/26	$	2,140.00
Solitude Lake Management, LLC	101502	PSI294322	Monthly Maintenance 08/26	$	2,750.00
Superior Waterway Services, Inc.	101494	1014754	Quarterly Maintenance 08/26	$	2,625.00
Superior Waterway Services, Inc.	101494	1015152	Monthly Fountain Service 08/26	$	225.00
Superior Waterway Services, Inc.	101508	1015525	Monthly Lake Maintenance 08/26	$	4,949.85
Superior Waterway Services, Inc.	101508	1015526	Monthly Lake Maintenance 08/26	$	5,509.81
Tower Compactor Rentals, LLC	101495	RENTAL-26-22776	Trash Compactor 08/26	$	495.00
Valley National Bank	20260826-1	Valley CC073126-300	Credit Card Expenses 07/26	$	1,083.01

Paseo Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Water Boy Inc.	101503	27075854	Water Delivery 08/26	$ 42.75
Weiser Security Services, Inc	101515	1278275	Security Service 07/24/26 - 07/30/26	$ 2,834.00
Weiser Security Services, Inc	101515	1279195	Security Serivce 07/31/26 to 08/06/26	$ 2,834.00
Weiser Security Services, Inc	101515	1280417	Security Service 08/07/26 - 08/13/26	$ 2,834.00
Report Total				**$ 130,310.60**

PASEO COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2026
For Board Approval

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

The total items being presented: **$129,412.75**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Apex Companies LLC	101522	9212	Wetland Monitoring & Maintenance 04/26	$ 2,700.00
Barraco and Associates, Inc.	101523	31777	Engineering Services 08/26	$ 6,347.50
CenturyLink	20260902-1	311416420-081326	Gate Phones 08/26	$ 590.76
City of Fort Myers	20260916-1	101531700-090126	Compactor 11604 Pasco Grande Blvd 08/26	$ 3,616.16
Crystal Clean Inc.	101524	N9487	Cleaning Services 09/26	$ 1,025.14
Florida Power & Light Company	20260921-1	2846791263-090326	Electric Services 08/26	$ 45.47
Florida Power & Light Company	20260921-1	7625095372-090326	Electric Services 08/26	$ 574.82
Florida Power & Light Company	20260911-1	9520369480-090826	Electric Services 08/26	$ 12,607.14
Greatview Lawncare, LLC	101533	20731	Landscape Replacement 09/26	$ 1,100.00
HomeTeam Pest Defense, Inc.	101534	121382281	Pest Control 07/26	$ 25.00
HomeTeam Pest Defense, Inc.	101534	121382944	Rodent Services 07/26	$ 40.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hoover Pumping Systems Corp.	101525	199614	Irrigation Repair 08/26	$ 692.77
Hoover Pumping Systems Corp.	101525	199822	Irrigation Repair 09/26	$ 1,193.96
Hotwire Communications, LTD	20260915-1	30210660-090126	Internet Services 09/26	$ 229.99
Persson, Cohen & Mooney, P.A.	101526	7307	Legal Services 08/26	$ 2,648.00
Pinnacle Landscapes, Inc.	101527	18327	Landscape Maintenance 08/26	$ 21,736.00
Pinnacle Landscapes, Inc.	101527	18328	Landscape - Pest Control 08/26	$ 750.00
Pinnacle Landscapes, Inc.	101527	18352	Landscape Replacement 08/26	$ 285.00
Pinnacle Landscapes, Inc.	101527	18368	Landscape Replacement 09/26	$ 5,550.00
Pinnacle Landscapes, Inc.	101527	18370	Landscape Replacement 09/26	$ 1,689.00
Pinnacle Landscapes, Inc.	101527	18375	Landscape Replacement 09/26	$ 17,861.00
Pinnacle Landscapes, Inc.	101527	18378	Landscape Replacement 09/26	$ 515.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pinnacle Pest Management Services, Inc.	101528	11320	Monthly Rodent Baiting 08/26	$ 78.00
Rizzetta & Company, Inc.	101517	INV0000112126	Accounting Services 09/26	$ 13,595.75
Rizzetta & Company, Inc.	101518	INV0000112254	Personnel Reimbursement 08/26	$ 2,614.26
Rizzetta & Company, Inc.	101520	INV0000112336	Cell Phone, Auto Mileage & Travel 08/26	$ 105.83
Rizzetta & Company, Inc.	101521	INV0000112364	Amenity Management & Oversight 09/26	$ 2,582.14
Signarama - Cape Coral	101537	INV-4534B	Street Sign Balance 09/26	$ 2,285.27
Solitude Lake Management, LLC	101529	PSI295787	Aquatic Maintenance 09/26	$ 2,367.87
Suntech Electrical Contractors, Inc.	101530	5484-113	Light Maintenance & Repair 08/26	$ 1,140.00
Superior Waterway Services, Inc.	101531	1015988	Lake Maintenance 09/26	$ 225.00
TEM Systems, Inc.	101535	i18206	Renewal Subscription 09/26	$ 6,435.00
Tower Compactor Rentals, LLC	101516	RENTAL-26-25963	Trash Compactor 09/26	$ 495.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
USA TODAY Media Corp	101519	0007864783	Legal Advertising 08/26	$ 502.00
Valley National Bank	20260925-1	CC083126-300	Credit Card Expenses 08/26	$ 806.00
Weiser Security Services, Inc	101532	1280874	Security Service 08/14/26 - 08/20/26	$ 2,834.00
Weiser Security Services, Inc	101532	1282273	Security Service 08/21/26 - 08/27/26	$ 2,834.00
Weiser Security Services, Inc	101532	1283635	Security Service 08/28/26 - 09/03/26	$ 2,834.00
Weiser Security Services, Inc	101536	1284062	Security Service 09/04/26 - 09/10/26	$ 3,021.92
Weiser Security Services, Inc	101536	1285384	Security Service 09/11/26 - 09/17/26	$ 2,834.00
Report Total				**$ 129,412.75**