



Rizzetta & Company

Paseo Community Development District

**Board of Supervisors' Meeting
May 24, 2023**

**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	Steven Brown	Chairman
	Sharon Schulman	Vice Chairman
	Dave Cabell	Assistant Secretary
	Debra Johnson	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. **Please note that going forward all public comments on agenda and non-agenda items will be taken at the onset of the meeting. There will only be one public comment period. All those desiring to speak during public comment will need to sign the Speaker Sign In sheet.**

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

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

May 22, 2023

Board of Supervisors
**Paseo Community
Development District**

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, May 24, 2023, 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. DISTRICT ENGINEER STAFF REPORT**
 - A. Review and Discussion Regarding Asset Report (under separate cover)
 1. Order of Magnitude
- 4. BUSINESS ITEMS**
 - A. Review of Field Inspection Report..... Tab 1
 - B. Consideration of Pinnacle Landscapes Proposals Tab 2
 1. Foxtail (Phase 1) and Royal Palm Drench
 2. Foxtail Palm (Phase 2) Drench
 - C. Discussion Regarding Use of Liquid Fertilizer and Liquid Agent within Irrigation System
 - D. Consideration of Superior Waterway Proposal for Repair of Entry Feature Sign..... Tab 3
 - E. Consideration of Persson, Cohen, Mooney, Fernandez & Jackson Attorney Fees Increase..... Tab 4
 - F. Presentation of the Proposed Budget for Fiscal Year 2023/2024 Tab 5**
 - G. Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon..... Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 26, 2023..... Tab 7
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of April 2023 Tab 8
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager Tab 9
 1. FEMA Process Update
- 7. SUPERVISOR REQUESTS**
- 8. 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

COMPLETED FIELD REPORT

LANDSCAPE INSPECTION REPORT



May 9th, 2023

Rizzetta & Company

John R. Toborg – Sr. Landscape Specialist

John Fowler– Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

General Updates, Recent & Upcoming Maintenance Events, Important Notices:

- ❑ Pinnacle doing a good job with irrigation during the drought.
- ❑ Foxtail Palms still looking chlorotic; could use an extra fertilizer event before the blackout period.

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

Zone 1 Penzance, Guardhouse & Paseo Grande

Zone 2 Condos, west of Paseo Grande,

Zone 3 Condos, east of Paseo Grande

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

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

Zone 6 Adelio, Dario & Adora

Zone 7 Esteban, (both sides) & Macario

Zone 8 Hidalgo, Falisto & Renata

1. Remove a hanging frond on a Medjool Palm on the East end of Penzance after turning on from Palomino Ln. **Completed**
2. Remove the weeds within the annual bed at the East most end of Penzance in front of Paseo monument in lake. **Completed**
3. Along the East ROW of Penzance, make sure the fire hydrant and conservation sign are free of vegetation and maintained to each. **Completed**
4. Remove the dead material out of the Shell Ginger on East ROW of Penance. **On schedule for next trim cycle.**
5. There are a couple beds with heavy weed infestation in the beds next to the bike path on Penzance East of main entrance. **Treated**
6. Check irrigation coverage for a couple small hot spots on Penzance East of entrance. **Corrected**
7. There are 4 dead Coconut palms that are along the ROW of Penzance East of the main entrance. Provide a proposal to remove if one has not been sent already. **Proposal will be sent in**
8. There is a tree that appears dead on ROW of Penzance East of the main entrance. Inspect and report your findings. (Pic. 8)



Zone 1

9. Check the irrigation for a couple small hot spots on the Zoysia on Herminia St. between Paseo Grande Blvd. East and West roads.

Irrigation as been corrected.

10. Make sure the landscape lighting is exposed in the shrubs on Herminia St. between Paseo Grande Blvd. East and West roads.

Completed

11. Remove the Mexican Petunia growing within the shrubs on Herminia St. between Paseo Grande Blvd. East and West roads.

Completed

12. Treat all the weeds in the Foxtail Palm beds on Paseo Grande Blvd. Completed

13. At the Southeast Gazebo on Paseo Grande Blvd., remove and dead material within the Bird of Paradise.

On schedule for next trim cycle.

14. At the Southeast Gazebo on Paseo Grande Blvd., treat the heavy weed infestation in the bed surrounding it. Completed

15. The 'Petit' Ixora by the roundabout on the East road of Paseo Grande Blvd. are off color. If they need fertilizer or treatment above the contract specifications, please provide a proposal to do so.

Dwarf Ixoras have been treated.

16. On East road of Paseo Grande Blvd by the roundabout there is cut dripline exposed and laying on culvert where a Foxtail Palm was removed. Please repair and bury. (Pic. 16)

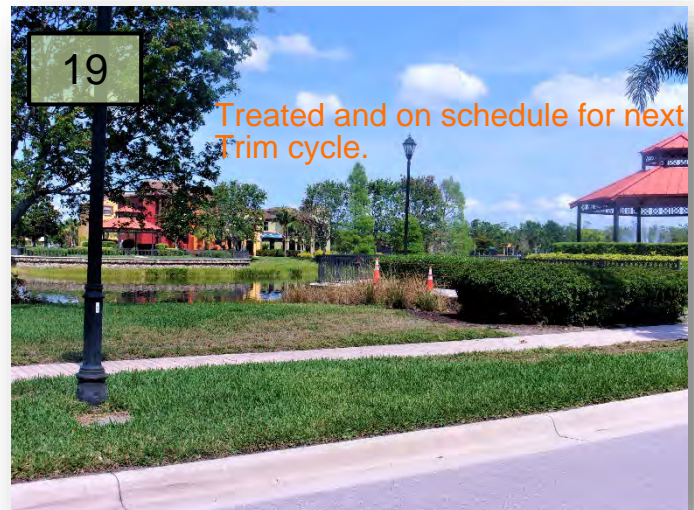


17. Need to replace the dead turf at the back side of the Southeast Gazebo. Completed

18. Check the irrigation for the declining St. Augustine in front of the Northeast gazebo. Diagnose and treat if it is a pest issue.

Irrigation as been corrected.

19. Diagnose and treat the Ornamental grasses on the Southside of the Northeast Gazebo. Cut out any dead or diseased material. (Pic. 19)



20. Treat the weeds in the beds at the Northeast gazebo. Completed

21. Noting during this inspection, that overall, the St. Augustine turf has great color and vigor and is relatively weed free.

22. Treat the Crinum Lily on the North ROW beds on Paseo Grande Blvd. both East and West sides of Paseo Dr. Remove any dead or declining material Completed

23. Remove the sucker growth out of the Ligustrums on the North ROW beds on Paseo Grande Blvd. On schedule for next trim cycle.

24. Possibly need to replace the Bromeliads that are failing on the North ROW beds on Paseo Grande Blvd. on East and West sides of Paseo Dr. Please provide a proposal to do so with a different species that will thrive in this area.



Zone 1

25. The shrubs in front of the ramp on the North end of Paseo Grande Blvd. just West of Paseo Dr. have started to recover but may still need a second treatment and rejuvenation cut. **Completed**

26. At the dumpster corner on the North end of Paseo Grande Blvd. there are two Firebush growing within the Variegated Arboricola that need to be removed. (Pic. 26) **Completed**



27. Remove the Mexican Petunia growing within the Variegated Arboricola on the Westside of the dumpster on the North end of Paseo Grande Blvd. **Completed**

28. There is a stake on a Shady Lady tree that does not have a strap on it just North of the Northwest gazebo. Please install a strap or remove the stake.

Stake will be removed if not needed.

29. There is a tree that has yet to flush out new growth just North of the Northwest gazebo on Paseo Grande Blvd. Is this alive and will it recover? (Pic.29>)

Proposal was sent in to replace.

30. Remove the sucker growth at the base of the Gardenias at the Northwest gazebo.

Completed

31. Treat the weeds in the bed surrounding the Northwest gazebo. **Completed**

Completed

32. Remove the Agave pups in the roundabout bed on the West road of Paseo Grande Blvd.

33. There are two dead 'Maui' Ixora in the West Paseo Grande Blvd. roundabout bed. Please remove and replace.

Will have them replaced

34. Similar to the East road of Paseo Grande Blvd. the Petit Ixora along the sidewalk on the Westside of Paseo Grande Blvd. are off color. Treat accordingly and provide a proposal if this species needs more nutrients that contractually obligated. **Will provide proposal**

35. Retreat the Gardenia at the Southwest gazebo for sooty mold. **Completed**

36. Between the two gazebos on the Westside, there is another Shady Lady tree with a stake and no strap. Please rectify.

Stake will be removed if not needed.

37. Remove a Cardboard Palm growing within the shrubs on the corner of the walk path at the Southwest gazebo. **Completed**

38. There are still 3 large stumps on the West ROW on Paseo Grande Blvd. right after you exit the main gate. Were these proposed to be removed with the hurricane cleanup proposal? If not, please provide one.

Proposal will be sent in

39. The Petit Ixora at the median of the front entrance is getting worse and only has a few leaves on it. Remove and replace. This area will receive less water once the annuals are replaced with perennials and may help.

Proposal will be sent in



Zone 1

40. There are 4 dead Coconut palms West of the main entrance on Penzance. Please provide a proposal for removal.

Proposal will be sent in.

41. Remove any dead shrubs along Penzance ROW West of the main entrance.

On schedule for next trim cycle.

42. Remove dead hanging fronds on the Pygmy Date Palms West of the main entrance on Penzance. On schedule for next trim cycle.



Zone 2

1. Pin down bubblers that are sticking up on some of the Foxtail beds between the walk path and the road on Bibiana Way. (Pic. 1)



10. The tree just West of the mailbox kiosk on Bibiana Way has a stake that needs to be reinstalled and also remove the sucker growth. (Pic 10) Completed



2. During the last BOD meeting, it was conveyed that the supplemental fertilizer proposal needed for the Foxtail Palms has not been received. Please provide the district with this.

Proposal was sent in.

3. Treat the weeds within the Ixora and Bougainvillea bed on the South ROW of Bibiana between the two lakes.

Completed

4. Noting that the areas where trees were removed due to the hurricane on the North ROW of Bibiana Way are starting to fill in with turf.

5. Remove vines growing on top of the Ficus hedge on the corner of Bibiana Way and Emilia St. Completed

6. Treat the weeds in the Foxtail Palm beds throughout Zone 2. Completed

7. At the mailbox kiosk on Bibiana Way, remove a couple fronds off the split leaf Philodendron that is growing on top of the Crinum Lily.

On schedule for next trim cycle.

8. Schedule a pruning for the Coco Plums behind the mailbox kiosks in Zone 2.

On schedule for next trim cycle.

9. Remove a Cardboard Palm growing within the shrubs at Bibiana Way mailbox kiosk. Completed

11. Schedule a shrub pruning event for the shrubs lining the aluminum fence Zone 2 shares with Penzance Blvd.

On schedule for next trim cycle.

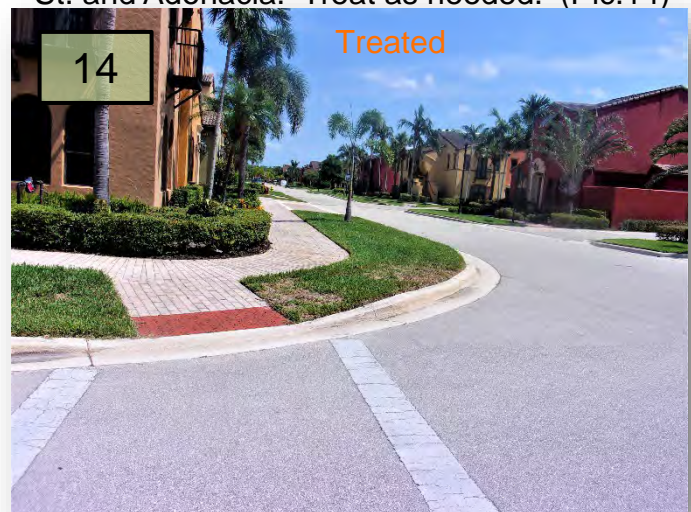
12. Check the irrigation on the South ROW on Bibiana Way in the turf by the aluminum fence shared with Penzance Blvd. There are a couple hot spots.

Irrigation as been corrected.

13. Check the irrigation for coverage at the North corner of Delicia St. off Bibiana Way for a hot spot.

Irrigation as been corrected.

14. Turf is thin and declining on corner of Delicia St. and Adonacia. Treat as needed. (Pic.14)



Zone 2

15. Remove large weed in shrub bed at the mailbox kiosk on Adoncia Way. (Pic. 15) **Completed**



16. Just noting during this inspection there are still a few chlorotic Foxtail Palms throughout Zone 2.

17. Remove the Crinum Lily leaves laying on the shrubs in the bed at Adoncia Way mailbox kiosk. **On schedule for next trim cycle.**

18. There are two stumps with sucker growth on the corner of Adoncia Way and Tulio Way. Were these proposed for removal with the hurricane cleanup proposal? If not, please supply one for these.

Proposal will be sent in.

19. Bare area needing turf on the Southeast corner of Tulio Way. Please provide a proposal to do so. The district could continue to wait for it to fill in. (Pic. 19>)

Proposal will be sent in.

20. Clean the Crinum Lily leaves laying down at the mailbox kiosk on Tulio Way.

On schedule for next trim cycle.



Zone 3

1. Schedule a pruning for the Coco Plums behind the mailbox kiosks in Zone 3.

On schedule for next trim cycle.

2. Treat the weeds at the mailbox kiosk on Palba Way. Completed

3. There is a stump with sucker growth on the Southwest corner of Palba Way. Was this proposed for removal with the hurricane proposal? If not, please supply one. (Pic. 3)



4. There is a palm frond hanging from a possible electric line on the Southwest corner of Palba Way. Will pick up once it has fallen.

5. Noting there are a few bare spots in the turf on the South ROW of Palba Way.

6. Just noting during this inspection there are still a few chlorotic Foxtail Palms throughout Zone 3.

7. There is a possible dead tree on the East ROW on Izarra Way North of Olinda Way. Please investigate and report your findings.

8. On the Northeast corner of Izarra Way there are two trees starting to crowd and touch a light post. Please trim to expose. (Pic. 8>)

Will complete on 5/22

9. There is a damaged tree from the hurricane in Firebush shrubs on the North ROW of Izarra Way. I recommend removal with no replacement. Was in hurrucan quote.

10. Remove the sucker growth at the base of the Oak tree on Javiera Way just East of Liana St.

Completed

11. Check the irrigation for coverage on the corner of Nalda St. and Javiera Way.

Irrigation as been corrected.

12. Raise the Shady Lady canopy almost touching the turf on the Northeast ROW on Javiera Way from Nalda St. to Paseo Grande Blvd.

Will be completed next week 5/22

13. Noting there are bare areas of turf on the North ROW of Nalda St. around the lift station.

14. Remove a couple vined growing on top of the Ficus shrub surrounding the lift station on Nalda St. Completed

15. There is a declining tree on the North ROW of Nalda St. across the road from Liana St. What can be done to improve this? (Pic. 15)

Tree was straighten after storm.

Will continue to moniter.



Zone 3

16. Remove the sucker growth off the base of the Oak trees on Nalda St. between Javiera Way and Oliveria St.

Will complete the week of 5/22.

17. Remove a dead hanging Oak limb on the West ROW on Nalda St. just North of Oliveria St.

Will complete the week of 5/22.

18. On the Southeast corner of Nalda St. There is a stump with sucker growth. Was this proposed for removal with the hurricane proposal? If not, please supply one. (Pic. 18)



19. Check the irrigation for coverage for a dry bare area of turf on South ROW of Nalda St. (Pic. 19) Irrigation as been corrected.



20. Remove the Red Ti plants coming through the aluminum fence on the Southwest corner of Nalda St. Will complete the week of 5/22.

21. Need to improve the turf at the base of the sign of Oliveria St. and Kemena St. (Pic. 21)



22. It appears the Oaks were missed during the recent pruning event for Kemena St. Please raise the canopies growing over the street. (Pic. 22) Will be completed the week of 5/22



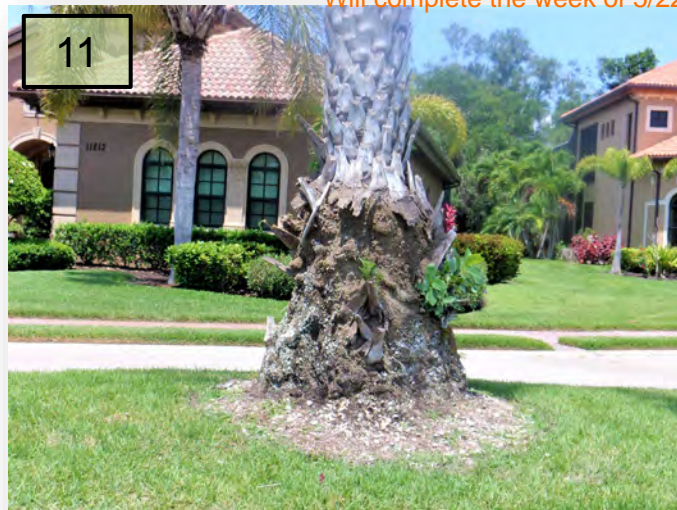
Zone 4

1. Check the irrigation for a hot spot on the Southside of the Sarita Ct. entrance.
Irrigation as been corrected.
2. Prune the fruiting structures out of the Pygmy Date Palms at the Sarita Ct. monuments.
On schedule for next trim cycle.
3. Fruiting structures in the Royal Palms at the Sarita Ct. monument.
On schedule for next trim cycle.
4. Large weeds need to be hand pulled within the Mexican Petunia at the Sarita Ct. roundabout. Completed
5. Prune the fruiting structures out of the Pygmy Date Palms at the Mercado Ct. monuments.
On schedule for next trim cycle.
6. Schedule a pruning event for the Duranta at the Mercado Ct. roundabout. (Pic. 6)



On schedule for next trim cycle.

11. Remove the weed growth on the base of the palm on Felisa Ct. median. (Pic. 11)
Will complete the week of 5/22.



12. Remove the Mexican Petunia growing within the Variegated Arboricola at the roundabout on Felisa Ct. Completed
13. The Petit Ixora in front of the Rosalinda monument is off color. If this needs fertilizer above the contract specifications, please submit a proposal to do so.

Proposal will be sent in.

7. Noting for this report that mulch was installed at the Provencia monument.
8. Turf is starting to heal in front of the West Provencia monument where there was an irrigation issue.
9. Remove the Cardboard Palms growing within the Variegated Arboricola at the entrance into Rosalinda Ct. Completed
10. Remove the sucker growth at the base of the Jatropha tree in the median island on Felisa Ct. Completed



Zone 5

1. Treat the joint crack weeds in the median on the South end of Paseo Dr.

On the schedule to treat.

2. The Red-Hot Hibiscus continue to fail on the East and West ROWs of Paseo Dr. at the crosswalk South of the bridge. Should the Copperleaf just be extended and have these removed? (Pic. 2) Will replace all Red Hots.



3. There is a hanging frond on a Coconut Palm South of the bridge on Paseo Dr. Please remove. Will be Completed on 5/22

4. Remove the vegetation growing over the stone on the bridge on Paseo Dr.

Completed

5. Copperleaf is still struggling on the West ROW of Paseo Dr. just South of the bridge. It has improved though. May need another treatment.

6. Remove the fruiting structures in the Pygmy Date Palms on the ROW of Paseo Dr. just North of the bridge.

On schedule for next trim cycle.

7. Diagnose and treat the first three Magnolia trees in decline on the East ROW of Paseo Dr. just North of the bridge.

Magnolias have always been an issue. Will treat

8. Remove a Cardboard Palm growing within the Green Island Ficus on the West ROW bed on Paseo Dr. just South of Adelio Ln.

On schedule for next trim cycle.

9. There are also nicked hanging fronds on the Medjool Palm and Coconut Palms north of the bridge on Paseo Dr. near Adelio Ln. Please remove. Will be completed on 5/22

10. Treat the weeds around the Bromeliads on the East ROW of Paseo Dr. between Adelio Ln. and Dario Way. Completed

11. Remove a hanging frond on the Bismark between Adelio Ln. and Dario.

Completed

12. Remove the sucker growth on the Jatropha Standard on the West ROW of Paseo Dr. South of Esteban Dr. On schedule for next trim cycle.

13. Dead hanging Coconut palm fronds on both the North and South ROWs on Paseo Dr. at the Esteban Dr. intersection.

Will be completed on 5/22

14. Turf is recovering on Paseo Dr. just West of Esteban North entrance. May need a few plugs to help it along. (Pic. 14)



15. Awabuki hedge that lines the ROWs of Paseo Dr. are still thin and have yet to flush out. I was informed during this inspection this historically happens this time of year and flush out during the rainy season. They do require a lot of water and are on top of the berms.

16. Treat the weeds in the beds on the North ROW on Paseo Dr. East of Esteban Dr. within the Bromeliads. Completed



Zone 5

17. Diagnose and treat the Ornamental Grasses on the South Paseo Dr. ROW East of Esteban Dr. (Pic. 17) **Treated for mites.**



22. Remove dead and diseased material in a Wax Myrtle on the last end of the Northeast bed on Paseo Dr. **On schedule for next trim cycle.**

18. Remove hanging fronds in two Bismark palms on the North ROW of Paseo Dr. just West of Hidalgo Ct. **Will be completed week of 5/22**

19. There is a dead Coconut Palm on the North ROW of Paseo Dr. across the street from Falisto Pl. Provide a proposal to remove and replace. (Pic. 19) **Proposal was sent in.**



20. Remove large weed growing within the Arboricola on the North ROW of Paseo Dr. just East of Falisto Pl. **Completed**

21. Remove a hanging Bismark frond on South ROW of Paseo Dr. just East of Falisto Pl.

Will be completed week of 5/22



Zone 6

1. The irrigation has been repaired at the roundabout on Adelio Ln. and is starting to fill in.



2. Treat the weeds in the bed at Adelio Ln. roundabout.
Completed
3. Remove the dead fronds in the Paurotis Palms at the Adelio Ln. roundabout.
On schedule for next trim cycle.
4. **Raise a couple limbs on the Shady Lady trees on the North ROW on Dario Way that are close to the ground.** **Will be completed on 5/22.**
5. Remove the sucker growth on a Shady Lady on the North ROW on Dario Way.
Will be completed on 5/22.
6. Treat the weeds in the bed at the roundabout on Adora Ct. **Completed**
7. Clean the base of the Paurotis Palms at the roundabout on Adora Ct.
On schedule for next trim cycle.
8. **Treat the weeds growing under the Bougainvillea at the Dario Way roundabout.**
Completed
9. Clean the base of the Paurotis Palms at the roundabout on Dario Way.
On schedule for next trim cycle.



Zone 7

1. Clean out the base of the Paurotis Palms at the Esteban Dr. North roundabout.

On schedule for next trim cycle.

2. Treat the weeds in the bed on Marcario Ct. roundabout. (Pic. 2) Completed



3. Continue to monitor the Bismark Palm at the Macario Ct. roundabout. It appears it will survive.
4. Treat weeds at the Esteban Dr. South roundabout. Completed



Zone 8

1. The Bismark Palm on the Hidalgo roundabout appears that it will not survive. What is the status for a proposal to remove? **Proposal will be sent in soon as taller Bismarck is located.**



2. Trim the Shady Lady trees that are blocking solar panels and encroaching on the first house on the Southeast side of Hidalgo Ct. If this is outside the scope of the contract, please provide a proposal to do so. These may need to be removed and replaced as they grow taller to prevent the usage of the solar panels. (Pic. 2) **Will be completed the week of 5/22.**



3. Noting that the roundabout bed on Falisto Pl. has been mulched.
4. Turf on the back side of Renata Ct. that has not healed but is starting to fill in. (Pic. 4>)

Proposal will be sent in. Homeowners keep running it over.



Tab 2

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
5/4/2023	4038

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

Description	Qty	Cost	Total
Proposal to treat Foxtail Palms and Royal Palms Preventatively for Possible Palm Weevil Infestation and Micronutrient Drench Application			
Foxtail Palms	145	46.00	6,670.00
Royal Palms	2	75.00	150.00
***First Installation of Foxtail palms completed in 2021			
Come visit us at www.Pinnaclelandscapes.com!!	Total		\$6,820.00

Customer Signature _____

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
5/4/2023	4039

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

Description	Qty	Cost	Total
Proposal to treat Foxtail Palms Preventatively for Possible Palm Weevil Infestation and Micronutrient Drench Application			
Foxtail Palms	229	46.00	10,534.00
***Second Installation of Foxtail palms completed in 2022			
Come visit us at www.Pinnaclelandscapes.com!!	Total		\$10,534.00

Customer Signature _____

Tab 3



SERVICE AGREEMENT FOUNTAIN REPAIR

May 16, 2023

Paseo CDD
C/o: Rizzetta & Company
9530 Marketplace Rd #206
Fort Myers, FL 33912
Attention: Belinda Blandon

Terms: Net 30 days

DESCRIPTION

AMOUNT

Entrance Water Feature

After spending the better part of two days troubleshooting, this is what I found and my recommendations. There are a total of five pumps and none of them work correctly, three not running at all and the other two run but will not pump water. Most of the PVC piping around the pumps is cracked and leaking. The intake and discharges are clogged. There are two filter assemblies that are not doing anything the filters have been removed.

Recommendation: Drain system, remove debris, algae and cut and remove tree roots that have grown into water feature. Remove and dispose of all old pumps, filters assemblies and all PVC around the pumps. Replace three of the pumps, two filter assemblies, two in-line chlorine feeders, replace the back flow check valves, and replace all the old PVC around the pumps.

In order to replace the PVC around the pumps it will be necessary to dig up and expose the PVC behind the block wall see attached photo at bottom of quote.

Supply and install the following

Three new Pentair 3hp 220v variable speed pumps

Two new Pentair Sedna 1000 filter assemblies. (These are needed to keep the sand out of the chemical feeders)

Two new Pentair 320 Automatic In-Line Chlorine feeders.

New 2PVC and fitting around the pumps

Two new skimmer buckets

Labor to drain, clean, remove debris and cut and remove roots.

Parts \$7,814.70

Labor \$8,280.00

Total: \$16,094.70

**SUPERIOR WATERWAY
SERVICES, INC.**



***Warranty one year one pumps and 90days on labor**

***This offer is good for Sixty (60) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

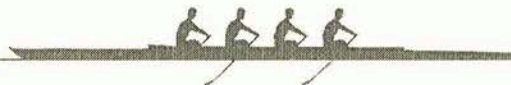
By: _____

Dated: _____



Tab 4

RECEIVED
APR 21 2023



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Regina A. Kardash*
Lori M. Dorman∞
Daniel P. Lewis

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* Board Certified City, County and Local Government Law
** Of Counsel
∞ Also licensed in Colorado

Reply to: Venice

April 18, 2023

Belinda Blandon, District Manager
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

RE: CPI Attorney Fees – Paseo Community Development District

Dear Belinda:

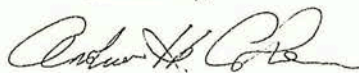
Pursuant to our fee agreement with the Paseo Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. While the applicable CPI for this year's adjustment is 6%, as I did last year, I have elected to reduce the CPI increase to 5%. We have all been affected by rapidly rising costs for goods and services, but I appreciate and recognize our long-standing relationship with the District and believe this reduced CPI increase is fair to both parties. The adjusted hourly rate we are requesting is as follows: \$314.00 per hour.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

Thank you for your attention to this matter. As always, should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen", with a stylized flourish at the end.

Andrew H. Cohen
Signed electronically

AHC:mk

Cc: Steven Brown, Chairman

Tab 5



Rizzetta & Company

Paseo

Community Development District

www.paseocdd.org

Proposed Budget for Fiscal Year 2023/2024

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Proposed Budget
Paseo Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 17,360	\$ 50,000	\$ -	\$ 50,000	\$ 100,000	\$ 100,000	Projected due to FL Class
6	Special Assessments							
7	Tax Roll*	\$ 1,709,607	\$ 1,709,607	\$ 1,708,748	\$ 859	\$ 1,917,903	\$ 209,155	
8	Other Miscellaneous Revenues							
9	Miscellaneous Revenues	\$ 9,457	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	
10								
11	TOTAL REVENUES	\$ 1,736,424	\$ 1,769,607	\$ 1,708,748	\$ 60,859	\$ 2,027,903	\$ 319,155	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 1,736,424	\$ 1,769,607	\$ 1,708,748	\$ 60,859	\$ 2,027,903	\$ 319,155	
14								
15	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
16								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 4,800	\$ 11,000	\$ 12,000	\$ 1,000	\$ 12,000	\$ -	\$ 200.00 per meeting per Supervisor for 12 meetings per year.
21	Financial & Administrative							
22	Administrative Services	\$ 5,528	\$ 9,477	\$ 9,476	\$ (1)	\$ -	\$ (9,476)	Removed due to Coordinator addition
23	District Management	\$ 22,522	\$ 38,609	\$ 37,914	\$ (695)	\$ 100,957	\$ 63,043	
24	District Engineer	\$ 40,221	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ -	
25	Disclosure Report	\$ 5,250	\$ 5,250	\$ 5,000	\$ (250)	\$ 5,000	\$ -	
26	Trustees Fees	\$ 4,041	\$ 4,041	\$ 5,000	\$ 959	\$ 4,040	\$ (960)	Trustees fees
27	Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	
28	Financial & Revenue Collections	\$ 3,154	\$ 5,407	\$ 5,408	\$ 1	\$ 5,624	\$ 216	
29	Accounting Services	\$ 14,420	\$ 24,720	\$ 24,720	\$ -	\$ 25,709	\$ 989	
30	Auditing Services	\$ -	\$ 3,825	\$ 3,825	\$ -	\$ 3,825	\$ -	As per Grau and Associates Agreement
31	Arbitration Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -	\$ 450	\$ -	As per Agreement with AMTEC
32	Miscellaneous Mailings	\$ -	\$ 1,400	\$ 450	\$ (950)	\$ 450	\$ -	
33	Public Officials Liability Insurance	\$ 3,948	\$ 3,948	\$ 4,408	\$ 460	\$ 4,343	\$ (65)	As per Equis' estimate
34	Legal Advertising	\$ 393	\$ 393	\$ 300	\$ (93)	\$ 400	\$ 100	
35	Dues, Licenses & Fees							Department of Economic Opportunity Special District Filing Fee. Current actual includes permit fees for entry.
36	Tax Collector /Property Appraiser Fees	\$ 1,175	\$ 1,175	\$ 175	\$ (1,000)	\$ 175	\$ -	Lee County Property Appraiser Fees \$ 1.00 per parcel.
37	Website Hosting, Maintenance, Backup (and Email)	\$ 4,479	\$ 3,480	\$ 3,480	\$ -	\$ 3,840	\$ 360	ADASC Agreement \$1200, Technology Services \$ 2,640.00
38	Legal Counsel							
39	District Counsel	\$ 29,870	\$ 51,206	\$ 47,000	\$ (4,206)	\$ 49,350	\$ 2,350	
40								
41	Administrative Subtotal	\$ 146,805	\$ 210,934	\$ 206,160	\$ (4,774)	\$ 262,933	\$ 56,773	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Security Operations							
46	Access System	\$ 8,022	\$ 13,752	\$ 21,360	\$ 7,608	\$ 34,300	\$ 12,940	TEM Agreements Kiosk Lease, Visitor Management Cloud Software, and overnight remote guard fees
47	Guard & Gate Facility Maintenance/Transponders	\$ 19,498	\$ 33,425	\$ 19,100	\$ (14,325)	\$ 35,000	\$ 15,900	Gate repairs
48	Guardhouse Maintenance							Rodent Services \$ 40.00 per quarter plus cleaning services \$ 916 per month. Quarterly pest control \$ 30.00 plus allowance for supplies
49	Misc. Operating Supplies	\$ 1,903	\$ 3,262	\$ 10,680	\$ 7,418	\$ 11,272	\$ 592	Supplies needed for guardhouse toner, paper, etc.
50	Security Services and Patrols	\$ 1,377	\$ 2,361	\$ 1,820	\$ (541)	\$ 1,820	\$ -	120 hours per week with Weiser Security Services plus holiday pay removing the night shift with remote guard for overnight shift.
51	Electric Utility Services							
52	Utility - Entry Gate System	\$ 8,516	\$ 14,599	\$ 12,300	\$ (2,299)	\$ 15,500	\$ 3,200	Based on AVG Actual
53	Utility - Trash Compactor	\$ 283	\$ 485	\$ 370	\$ (115)	\$ 520	\$ 150	Based on AVG Actual
54	Utility - Fountains	\$ 52,819	\$ 90,547	\$ 76,300	\$ (14,247)	\$ 90,000	\$ 13,700	Based on AVG Actual
55	Utility - Irrigation	\$ 35,478	\$ 60,819	\$ 42,800	\$ (18,019)	\$ 35,000	\$ (7,800)	Based on AVG Actual
56	Utility - Street Lights	\$ 12,304	\$ 21,093	\$ 20,310	\$ (783)	\$ 21,200	\$ 890	Based on AVG Actual
57	Garbage/Solid Waste Control Services							
58	Garbage - Compactor/Recycling	\$ 38,462	\$ 65,935	\$ 74,700	\$ 8,765	\$ 72,575	\$ (2,125)	Based on actual
59	Stormwater Control							
60	Fountain Service Repairs & Maintenance	\$ 23,827	\$ 40,846	\$ 24,000	\$ (16,846)	\$ 32,300	\$ 8,300	
61	Fountain Maintenance Contract							Quarterly Maintenance @ \$ 2,200 per quarter plus pressure washing at \$ 425 per quarter.As per new agreement with Superior.
62	Aquatic Maintenance	\$ 4,464	\$ 7,653	\$ 11,145	\$ 3,492	\$ 10,500	\$ (645)	Solitude Agreement including increase of 4%
63	Water Use/Quality Monitoring	\$ 8,040	\$ 13,783	\$ 12,480	\$ (1,303)	\$ 12,660	\$ 180	Johnson Engineer Water Use Permit/Monitoring and Reporting
64	Lake/Pond Bank Maintenance	\$ 1,895	\$ 3,249	\$ 5,000	\$ 1,751	\$ 5,000	\$ -	
65	Preserve/Wetland Monitoring & Maintenance							Earth Tech Environmental agreement \$ 20,000 plus Native Vegetation Trimming Once a year at \$ 26,130
66	Other Physical Environment	\$ 17,151	\$ 29,402	\$ 45,530	\$ 16,128	\$ 46,130	\$ 600	
67	General Liability Insurance	\$ 6,781	\$ 6,781	\$ 7,471	\$ 690	\$ 8,110	\$ 639	As per Equis' estimate
68	Property Insurance	\$ 22,520	\$ 22,520	\$ 23,917	\$ 1,397	\$ 32,892	\$ 8,975	As per Equis' estimate
69	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
70	Landscape Maintenance							As per Agreement with Pinnacle. Includes cost of servicing Pet Stations and all Esperanza CDD parcels.
71	Irrigation Repairs	\$ 180,242	\$ 305,710	\$ 306,822	\$ 1,112	\$ 319,096	\$ 12,274	
72	Hurricane Related Expenses	\$ 20,827	\$ 35,703	\$ 50,000	\$ 14,297	\$ 30,000	\$ (20,000)	Est.
73	Landscape - Mulch	\$ 179,356	\$ 179,356	\$ -	\$ (179,356)	\$ -	\$ -	
74	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 26,784	\$ 72,000	\$ 45,216	\$ 53,568	\$ (18,432)	As per Golden Gulf Proposal
75	Landscape - Annual Flower Replacement	\$ 20,021	\$ 34,322	\$ 40,000	\$ 5,678	\$ 40,000	\$ -	
76	Landscape - Perennial Flower Replacement	\$ 4,670	\$ 8,400	\$ 15,000	\$ 6,600	\$ 8,000	\$ (7,000)	Switch to perennials per Board
77	Landscape Pest Control	\$ 2,785	\$ 4,774	\$ 77,880	\$ 73,106	\$ 77,880	\$ -	OTC Injections as per Pinnacle bid.
78	Landscape Inspection Services	\$ 5,950	\$ 10,200	\$ 10,200	\$ -	\$ 11,200	\$ 1,000	
79	Field Manager/Staffing Costs	\$ 33,850	\$ 58,029	\$ 76,124	\$ 18,095	\$ 80,389	\$ 4,265	
80	Road & Street Facilities							
81	Gate Phone	\$ 4,350	\$ 7,457	\$ 5,400	\$ (2,057)	\$ 9,288	\$ 3,888	Gate/Field Manager Phone/Kiosk Internet

Proposed Budget
Paseo Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs	Comments
81	Street Light Decorative Light Maintenance	\$ 4,313	\$ 7,394	\$ 20,000	\$ 12,606	\$ 15,000	\$ (5,000)	
82	Sidewalk Repair & Maintenance	\$ 23,569	\$ 40,404	\$ 3,700	\$ (36,704)	\$ 40,000	\$ -	For discussion with Board
83	Street Sign Repair & Replacement	\$ 1,189	\$ 2,038	\$ 4,000	\$ 1,962	\$ 4,000	\$ -	
84	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
85	Storm Sewer Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	To be included in asset review projects
86	Street/Sidewalk Cleaning	\$ 6,600	\$ 28,600	\$ 28,600	\$ -	\$ 28,600	\$ -	Annual pressure washing of sidewalks and cut outs
87	Parks & Recreation				\$ -			
88	Misc. Maintenance and Repair	\$ 11,527	\$ 19,761	\$ 5,000	\$ (14,761)	\$ 5,000	\$ -	Need to discuss Holiday Décor with Board
89	Contingency							
90	Capital Projects -See list	\$ 19,500	\$ 33,429	\$ 100,000	\$ 66,571	\$ 230,160	\$ 130,160	To be discussed
91	Capital Projects - Sod Replacement	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	
92	Capital Projects - Asset Review Projects	\$ 74,714	\$ 145,000	\$ 50,000	\$ (95,000)	\$ 161,307	\$ 111,307	To be discussed
93								
94	Field Operations Subtotal	\$ 979,451	\$ 1,588,125	\$ 1,502,588	\$ (85,537)	\$ 1,764,970	\$ 226,082	
95								
96	Contingency for County TRIM Notice							
97								
98	TOTAL EXPENDITURES	\$ 1,126,256	\$ 1,799,059	\$ 1,708,748	\$ (90,311)	\$ 2,027,903	\$ 319,155	
99								
100	EXCESS OF REVENUES OVER EXPENDITURES	\$ 610,168	\$ (29,452)	\$ (0)	\$ (29,452)	\$ -	\$ 0	

**Proposed Budget
Paseo Community Development District
Reserve Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 19	\$ 25	\$ -	\$ 25	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 226,282	\$ 226,282	\$ 226,282	\$ -	\$ 310,939	\$ 84,657	As per Reserve Study
8								
9	TOTAL REVENUES	\$ 226,301	\$ 226,282	\$ 226,282	\$ -	\$ 310,939	\$ 84,657	
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 226,301	\$ 226,282	\$ 226,282	\$ -	\$ 310,939	\$ 84,657	
12								
13	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
14								
15	EXPENDITURES							
16								
17	Contingency							
18	Capital Reserves	\$ 226,282	\$ 226,282	\$ 226,282	\$ -	\$ 310,939	\$ 84,657	
19	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20								
21	TOTAL EXPENDITURES	\$ 226,282	\$ 226,282	\$ 226,282	\$ -	\$ 310,939	\$ 84,657	
22								
23	EXCESS OF REVENUES OVER EXPENDITURES	\$ 19	\$ -	\$ -	\$ -	\$ -	\$ -	

Paseo Community Development District

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Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2018	Budget for 2023/2024
REVENUES		
Special Assessments		
(¹) Net Special Assessments	\$772,663.63	\$772,663.63
TOTAL REVENUES	\$772,663.63	\$772,663.63
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$772,663.63	\$772,663.63
Administrative Subtotal	\$772,663.63	\$772,663.63
Principal Balloon Payment		
TOTAL EXPENDITURES	\$772,663.63	\$772,663.63
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Collection Early Payment Discounts (4%):

4.00%

Gross assessments

\$804,857.95

Notes:

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

Budgeted net of tax roll assessments. See Assessment Table.

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

PASEO COMMUNITY DEVELOPMENT DISTRICT**FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$2,228,842.49
Early Payment Discount @	4%	\$92,868.44
Tax Collector Fee (\$1.84 per parcel) ⁽¹⁾		\$2,108.64
2023/2024 Total		<u>\$2,323,819.57</u>

2022/2023 O&M Budget	\$1,940,687.04
2023/2024 O&M Budget	\$2,228,842.49
Total Difference	<u>\$288,155.45</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Bond Series 2018 Debt Service - Multi-Family	\$524.34	\$524.34	\$0.00	0.00%
Operations/Maintenance	\$1,801.96	\$1,706.90	-\$95.06	-5.00%
Capital Project Assessment	\$0.00	\$355.83	\$355.83	N/A ⁽²⁾
Total	\$2,326.30	\$2,587.07	\$260.77	11.00%
Bond Series 2018 Debt Service - Single Family	\$1,048.67	\$1,048.67	\$0.00	0.00%
Operations/Maintenance	\$1,697.56	\$1,605.97	-\$91.59	-5.00%
Capital Project Assessment	\$0.00	\$355.83	\$355.83	N/A ⁽²⁾
Total	\$2,746.23	\$3,010.47	\$264.24	10.00%
Bond Series 2018 Debt Service - Villa	\$1,048.67	\$1,048.67	\$0.00	0.00%
Operations/Maintenance	\$1,697.56	\$1,605.97	-\$91.59	-5.00%
Capital Project Assessment	\$0.00	\$355.83	\$355.83	N/A ⁽²⁾
Total	\$2,746.23	\$3,010.47	\$264.24	10.00%

⁽¹⁾ Lee County collection costs changed from \$1.45 per parcel/line to \$1.84 per parcel/line.

⁽²⁾ Capital Project Assessment covers budgeted expenses associated with capital projects planned for Fiscal Year 2023-2024.

PASEO COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,764,801.05	TRASH COMPACTOR ASSESSMENT ⁽¹⁾	\$72,574.80	CAPITAL PROJECT ASSESSMENT	\$391,466.64
EARLY PAYMENT DISCOUNTS	4.0%	\$73,533.38	EARLY PAYMENT DISCOUNTS @	4.0%	\$3,023.95	\$16,311.11
TAX COLLECTOR FEE (\$1.84 PER PARCEL) ⁽⁶⁾		<u>\$2,108.64</u>				
TOTAL O&M ASSESSMENT		<u>\$1,840,443.07</u>	TOTAL TRASH COMPACTOR ASSESSMENT	<u>\$75,598.75</u>	TOTAL CAPITAL PROJECT ASSESSMENT	<u>\$407,777.75</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF TRASH COMPACTOR ASSESSMENT ⁽¹⁾				ALLOCATION OF CAPITAL PROJECT ASSESSMENT ⁽¹⁾				PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2018 DEBT SERVICE ^{(1) (2)}	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL TRASH COMP.	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL CAPITAL PROJ.	O&M	CAPITAL PROJ. ASSESSMENT	SERIES 2018 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Multi-Family (A-1)	271	268	1.00	271.00	23.65%	\$435,218.21	1.00	271.00	36.18%	\$27,352.82	1.00	271.00	23.65%	\$96,429.12	\$1,706.90	\$355.83	\$524.34	\$2,587.07
Multi-Family (A-2)	478	477	1.00	478.00	41.71%	\$767,654.26	1.00	478.00	63.82%	\$48,245.93	1.00	478.00	41.71%	\$170,085.31	\$1,706.90	\$355.83	\$524.34	\$2,587.07
Single Family (A-1)	137	135	1.00	137.00	11.95%	\$220,018.06	0.00	0.00	0.00%	\$0.00	1.00	137.00	11.95%	\$48,748.30	\$1,605.97	\$355.83	\$1,048.67	\$3,010.47
Single Family (A-2)	184	184	1.00	184.00	16.06%	\$295,498.71	0.00	0.00	0.00%	\$0.00	1.00	184.00	16.06%	\$65,472.17	\$1,605.97	\$355.83	\$1,048.67	\$3,010.47
Villa (A-2)	76	76	1.00	76.00	6.63%	\$122,053.82	0.00	0.00	0.00%	\$0.00	1.00	76.00	6.63%	\$27,042.85	\$1,605.97	\$355.83	\$1,048.67	\$3,010.47
1146		1140		1146.00	100.00%	\$1,840,443.07		749.00	100.00%	\$75,598.75		1146.00	100.00%	\$407,777.75				
LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):						(\$75,642.02)							(\$3,023.95)	(\$16,311.11)				
Net Revenue to be Collected:						\$1,764,801.05							\$72,574.80	\$391,466.64				

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 6

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PASEO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Paseo Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 23, 2023

HOUR: 10:00 a.m.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2023.

ATTEST:

**PASEO COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

By:_____
Its: Chairman / Vice Chairman

Exhibit A: Fiscal Year 2023/2024 Proposed Budgets

Exhibit A
Fiscal Year 2023/2024 Proposed Budgets

Tab 7

MINUTES OF MEETING

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

**PASEO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Paseo Community Development District was held on **Wednesday, April 26, 2023 at 10:01 a.m.** at the Paseo Village Center, located at 1611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

Steven Brown	Board Supervisor, Chairman
Sharon Schulman	Board Supervisor, Vice Chair
David Cabell	Board Supervisor, Assistant Secretary
Debra Johnson	Board Supervisor, Assistant Secretary
Ian Noy	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Kari Hardwick	Sr. Administrative Assistant, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Doug Tarn	District Engineer, Barraco & Associates, Inc.
John Fowler	Landscape Inspection Services, Rizzetta & Company, Inc.
Joe Green	Pinnacle Landscapes
Evan Fey	Pinnacle Landscapes
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to public comment.

Mr. Buchinski addressed the Board regarding hogs and the discussion related to fencing.

Mr. Heether addressed the Board regarding the gazebo rock façade and the need for repairs.

THIRD ORDER OF BUSINESS

**District Engineer Staff Report, Review
and Discussion Regarding Asset
Report, Including Order of Magnitude**

Mr. Tarn provided inspection updates to the Board and discussed the Order of Magnitude contained within the agenda package. Mr. Brown advised that the Asset Report does not address the areas where sidewalks are low causing standing water. The Board asked that the Asset Report & Order of Magnitude be adjusted to reflect the additional paver needs. Board discussion ensued regarding possible financed projects and requested that the Order of Magnitude pricing be broken down by priority. The Board asked that Staff create a projects list for possible financed projects.

FOURTH ORDER OF BUSINESS

Review of April Field Inspection Report

Mr. Brown reviewed the timing of the inspection reports to ensure that the Landscape Maintenance provider's response can be provided to the Board in advance of the meeting. Mr. Fowler reviewed the April Field Inspection Report and responded to questions from the Board.

FIFTH ORDER OF BUSINESS

**Consideration of Pinnacle Landscapes
Proposal for Perennial Installation**

Ms. Blandon reviewed the Pinnacle Landscapes proposal for perennial installation in the amount of \$7,447 and asked if there were any questions. Discussion ensued regarding plant types.

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board Approved the Pinnacle Landscapes Proposal for Perennial Installation, Subject to Modifications made on the Record and the Addition of Warranty Language, for the Paseo Community Development District.

SIXTH ORDER OF BUSINESS

**Discussion and Consideration of
Pinnacle Landscapes Proposals for
Hurricane Ian Removals and
Installations**

Ms. Blandon reviewed the Pinnacle Landscapes proposals for removals and installations resulting from damage due to Hurricane Ian; she advised that the removals proposal totals \$9,341.00 and the installations proposal totals \$60,361.00. Board discussion ensued. The Board directed Staff to obtain proposals for removal and disposal.

On a Motion by Mr. Brown, seconded by Mr. Cabell, with all in favor, the Board Approved a Not to Exceed Amount of \$7,500 for Landscape Removal and Disposal, for the Paseo Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Mulch Installation

Mr. Fowler presented the proposals received for mulch installation from AmericScapes, Golden Golf Services, and Pinnacle Landscapes.

On a Motion by Mr. Noy, seconded by Mr. Cabell, with all in favor, the Board Approved the Golden Golf Proposal for Mulch Installation, Subject to Removal of Sales Tax, Ensuring Proper Placement, Timing, and Preparation of an Agreement by Counsel, for the Paseo Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on March 22, 2023

Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on March 22, 2023 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Brown, seconded by Ms. Johnson, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on March 22, 2023, for the Paseo Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for the Month of March 2023

Ms. Bandon advised that the Operations and Maintenance expenditures for the period of March 1-31, 2023 totaled \$161,231.72 and asked if there were any questions.

On a Motion by Mr. Brown, seconded by Ms. Schulman, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2023, totaling \$161,231.72, for the Paseo Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen advised of a Summons received for Ms. Bandon related to a trip and fall claim against the District. Ms. Bandon advised that she will circulate the claim to the Board. Mr. Noy inquired as to the deductible for a claim such as this one. Mr. Cohen advised that he does not believe there is a deductible, but he will research and report back.

120 B. District Manager

121 Ms. Bandon introduced Kari Hardwick, CDD Coordinator who will be
122 assigned to Paseo.

123
124 Ms. Bandon provided an update related to the FEMA process and asked
125 that the projector be set up for the next meeting so that she can provide a
126 brief presentation to the Board.

127
128 Ms. Bandon discussed the need for a budget workshop; she recommended
129 Friday, May 19th at 1:00 p.m., the Board concurred. Ms. Bandon advised
130 that the next meeting of the Board of Supervisors is scheduled for
131 Wednesday, May 24, 2023 at 10:00 a.m.

132
133 Ms. Bandon advised that a resident has painted the streetlight pole outside
134 of his home. She advised that the Field Manager had a discussion with the
135 resident and advised that he was not authorized to conduct repairs to district
136 property and after the Field Manager left, the resident painted the light post.
137 The Board asked that Ms. Bandon obtain the specs and pricing for proper
138 painting of the light pole and further asked that Mr. Cohen send a letter to
139 the resident including the cost for proper restoration.

140
141 Ms. Bandon advised of a request received for removal of Shady Lady trees
142 that are shading his solar panels. She reviewed the process required by the
143 city for removal and replacement of the trees. The Board asked that Mr.
144 Fowler accompany the resident to his home to review the trees and report
145 back.

146
147 Ms. Bandon reviewed non-emergency calls being received over the
148 weekend.

149
150 Ms. Bandon advised that per the Lee County Supervisor of Elections, the
151 number of registered voters residing with Paseo CDD as of April 15, 2022,
152 is 1,177.

153
154 **ELEVENTH ORDER OF BUSINESS**

Supervisor Requests

155
156 Ms. Bandon opened the floor to Supervisor requests.

157
158 Mr. Brown advised that the corner sign feature is in need of repair, he further asked
159 that staff follow up with SunTech to ensure that a full base and post replacement is
160 conducted for the streetlight post that was hit.

161
162 Mr. Cabell thanked the Field Manager for repairs to the lift station fencing. He
163 further advised of a resident concern related to littorals; he advised that he visited the
164 pond in question and does not see an issue. Mr. Cabell further addressed the hog fence
165 and methodology. Discussion ensued.

166

Ms. Johnson advised that she has conducted research related to the Pickleball Committees efforts related to construction of additional Pickleball courts. She further advised that the construction of the additional Pickleball courts is not a CDD issue and should not be unless and until the Master Association makes a formal request to the CDD. Board discussion ensued.

Mr. Noy asked that Staff send an eblast via the Master Association related to implementation of the nighttime kiosk.

Ms. Johnson asked that Staff follow up on the East Gazebo fence repairs.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Brown, seconded by Ms. Johnson, with all in favor, the Board adjourned the meeting at 11:50 a.m., for the Paseo Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 8

PASEO COMMUNITY DEVELOPMENT DISTRICT

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

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

www.paseocdd.org

Operation and Maintenance Expenditures

April 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$119,617.58**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	100268	25625	Engineering Services 02/23	\$ 1,250.00
Barraco and Associates, Inc.	100268	25626	Engineering Services 02/23	\$ 4,912.50
CenturyLink	20230404-1	311416420 04/23 ACH	Telephone Service 04/23	\$ 544.24
City of Fort Myers	100275	1-015317-00 03/23	Compactor 11604 Paseo Grande Blvd 03/23	\$ 6,434.98
Crystal Clean Inc.	100276	N5955	Cleaning Services 04/23	\$ 916.00
David W Cabell	100262	DC032223	Board of Supervisors Meeting 03/22/23	\$ 200.00
Debra Johnson	100263	DJ032223	Board of Supervisors Meeting 03/22/23	\$ 200.00
Disclosure Services, LLC	100291	04-300	Amortization Schedule Series 2018	\$ 250.00
Florida Department of Revenue	100277	46-8015667667-8 03/23	Sales Tax 03/23	\$ 366.82
Florida Power & Light Company	100288	28467-91263 03/23	11170 Paseo Dr. #SL 03/23	\$ 49.73
Florida Power & Light Company	100278	FPL Summary 03/23	FPL Summary 03/23	\$ 10,855.63
HomeTeam Pest Defense, Inc.	100269	91322851	Rodent Service 03/23	\$ 30.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hotwire Communications, LTD	100279	30210660 4/23	Cable Services 04/23	\$ 229.99
Ian Y Noy	100290	IN032223	Board of Supervisors Meeting 03/22/23	\$ 200.00
Johnson Engineering, Inc.	100270	20097877-023-06	WUP Compliance Monitoring Svcs 03/23	\$ 1,055.00
Johnson Engineering, Inc.	100270	20225206-000-04	Water Use Permit Renewal 03/23	\$ 332.50
Paseo CDD	Debit Card	Debit Card	Debit Card Replenishment 04/23	\$ 1,496.59
Persson, Cohen & Mooney, P.A.	100280	3412	Professional Services 03/23	\$ 3,747.20
Pinnacle Landscapes, Inc.	100292	14859	Irrigation Repairs 01/23	\$ 2,070.00
Pinnacle Landscapes, Inc.	100281	14939	Irrigation Repairs 01/23	\$ 1,325.00
Pinnacle Landscapes, Inc.	100281	15076	General Monthly Maintenance 03/23	\$ 25,568.50
Pinnacle Landscapes, Inc.	100271	15096	Plant Replacement 03/23	\$ 490.00
Pinnacle Landscapes, Inc.	100271	15097	Plant Install 03/23	\$ 330.00
Pinnacle Landscapes, Inc.	100281	15118	Irrigation Repairs 03/23	\$ 5,337.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Landscapes, Inc.	100281	15120	Disposal of Trees 03/23	\$ 250.00
Pinnacle Pest Management Services, Inc.	100272	6895	Pest Control 12/22	\$ 67.41
Pinnacle Pest Management Services, Inc.	100282	7180	Pest Control 03/23	\$ 67.41
Rizzetta & Company, Inc.	100267	INV0000078829	District Management Fees 04/23	\$ 7,499.84
Rizzetta & Company, Inc.	100274	INV0000078974	Cell Phone & Mileage 03/23	\$ 73.58
Rizzetta & Company, Inc.	100289	INV0000079450	Amenity Management & Oversight & Personnel Reimbursement 04/14/23	\$ 3,281.50
Rizzetta & Company, Inc.	100287	INV000078947	Personnel Reimbursement 03/23	\$ 2,535.77
Sharon E. Schulman	100265	SS032223	Board of Supervisors Meeting 03/22/23	\$ 200.00
Solitude Lake Management, LLC	100297	PSI-66515	Lake & Pond Maintenance Services 04/23	\$ 2,367.87
Steven A. Brown-Cestero	100266	SB032223	Board of Supervisors Meeting 03/22/23	\$ 200.00
Superior Waterway Services, Inc.	100293	86413	Fountain Repair 04/23	\$ 6,322.51
Superior Waterway Services, Inc.	100283	86414	Fountain Repair 04/23	\$ 1,724.29

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Superior Waterway Services, Inc.	100293	86952	Install New LED's - Fountain 04/23	\$ 2,766.50
Sweeperman of SW FL, Inc	100294	509PAS	Street Sweeping 04/23	\$ 1,750.00
TEM Systems, Inc.	100295	INV27594	GateHouse Cloud - Monthly Fee 05/23 - 07/23	\$ 2,985.00
TEM Systems, Inc.	100295	INV27818	Service Request 04/23	\$ 37.50
TEM Systems, Inc.	100295	INV27819	Service Request 04/23	\$ 75.50
TEM Systems, Inc.	100295	INV27875	Gate House Equipment 04/23	\$ 530.00
Timo Brothers, Inc.	100284	76064	Sidewalk Repairs & Maintenance 02/23	\$ 3,825.00
Tower Compactor Rentals, LLC	100285	RENTAL-23-06816	Trash Compactor 04/23	\$ 333.90
Weiser Security Services, Inc	100273	1105506	Guard Weekly Billing 03/10/23-03/16/23	\$ 3,608.32
Weiser Security Services, Inc	100286	1106164	Guard Weekly Billing 03/17/23-03/23/23	\$ 3,582.26
Weiser Security Services, Inc	100286	1107050	Guard Weekly Billing 03/24/23-03/30/23	\$ 3,753.92

Paseo Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Weiser Security Services, Inc	100296	1107957	Guard Weekly Billing 03/31/23-04/06/23	<u>\$ 3,587.82</u>
Report Total				<u>\$ 119,617.58</u>

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 28, 2023
- **FY 2021-202 Audit Completion Deadline:** June 2023
- **Next Election (Seats 3,4, and 5):** November 5, 2024

**District
Manager's
Report**

May 16

2023

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FINANCIAL SUMMARY

4/30/2023

General Fund Cash & Investment Balance	\$1,461,837
Reserve Fund Investment Balance	\$497,588
Debt Service Fund Investment Balance	\$1,212,438
Total Cash and Investment Balances	\$3,171,863
General Fund Expense Variance:	\$109,644 Over budget



Entry Fountain Feature- The entry feature is down. Superior Waterways has reviewed the fountain and its components including the pool pumps none of which are working correctly. Most of the PVC pipes are cracked and are leaking. The intakes and the discharges are clogged, and the filter assemblies are an issue. Superior is recommending replacement of 3 of the pumps, replacement of the back flow check valves, and replacement of all of the old PVC pipes. DM will present Superior's proposal at the meeting for consideration.



Overnight remote guard transition- Notifications were sent via email and a digital message Board was placed at the entrance to remind residents. DM reviewed the activity logs for the access control system, and it appears that the average guests are no more than 4 during the overnight shift.