



Rizzetta & Company

Paseo Community Development District

**Board of Supervisors' Meeting
March 26, 2025**

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

www.paseocdd.org

PASEO COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

March 19, 2025

Board of Supervisors
**Paseo Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Paseo Community Development District will be held on **Wednesday, March 26, 2025 immediately following the conclusion of the Audit Committee Meeting, scheduled to begin 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. March 10, 2025 Landscape Inspection Report Tab 1
 - B. Landscape Liaison
 - C. Condo Assoc. Liaison
 - D. Master Assoc. Liaison
 - E. Chairman
 - F. District Engineer Tab 2
 - G. District Counsel
 - H. District Manager (under separate cover)
- 4. BUSINESS ITEMS**
 - A. Discussion and Consideration of Paseo Condominium Association Request for License Agreement for Construction Materials Staging and Portable Office Tab 3
 - B. Discussion Regarding Hardwood Tree Replacements Tab 4
 - C. Consideration of Pinnacle Landscapes Proposal for Grub Treatment Tab 5
 - D. Consideration of Pinnacle Landscapes Proposal for Straightening Two Shady Lady Trees on Dario Way Tab 6
 - E. Ratification of Audit for Fiscal Year End September 30, 2025, as Prepared by Grau & Associates..... Tab 7
 - F. Consideration of Audit Committee Recommendation
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on February 26, 2025..... Tab 8
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of February 2025 Tab 9

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Sincerely,

Belinda Blandon

Belinda Blandon
District Manager

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

Tab 1

PASEO

LANDSCAPE INSPECTION REPORT



March 10th, 2025
Rizzetta & Company
John Fowler– Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Zone 1

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

- ❑ What is the fertilizer schedule for the new year to the start of the Nitrogen ban?

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. Treat weeds present in the beds on the corner intersection of Palomino and Penzance Blvd.
2. Treat broadleaf turf weeds by the Pitch Apple near the lift area on Penzance Blvd.
3. Schedule a pruning event for the Arboricola on Penzance Blvd.
4. Noting a couple tree were removed by the multipath on Penzance across the street from Musket Ln. Should install mulch now to cover up the stump grindings.
5. Noting a couple hanging palm fronds on Penzance Blvd. from Paseo Grande Blvd. to West end of the property.
6. Treat a couple ant mounds showing in the beds on Penzance Blvd. ROW.
7. Noting the weeds in the beds on Penzance West of Paseo Grande Blvd. look much better to Flintlock Ln. Need to treat from Flintlock to West end of the district.
8. There is a dead Pygmy Date Palm stalk that should be removed on Penzance Blvd. across from Flintlock Ln. (Pic. 8)



Zone 1

9. Diagnose and treat the Juniper in the median island on Paseo Grande Blvd. from Penzance to the guard gate. May have Spider Mites. (Pic. 9)



10. Noting new Zoysia has been installed on Herminia between Paseo Grande Blvd. East and West. It is establishing nicely.

11. Noting the pavers look much better for weed control in Zone 1.

12. Treat weeds in some of the tree rings on Paseo Grande Blvd. (Pic. 12)



13. Diagnose and treat a declining Foxtail Palm on Paseo Grande Blvd. between light pole #93 and #94.

14. Diagnose and treat some declining turf by light pole #104 on Paseo Grande Blvd.

15. Another rut that needs to be repaired on the East Paseo Grande Blvd. roundabout that is in a different spot than last inspection. (Pic. 15)



16. Noting a couple areas on Paseo Grande Blvd. where trees were removed and have been prepped for sod to be installed soon.

17. Remove weeds and vines growing up in the Firebush on Paseo Grande Blvd. just East of Paseo Dr.

18. Clean out dead or diseased Crinum Lilies on the corner intersection of Paseo Grande Blvd. and Paseo Dr.

19. Remove some vines growing on the Podocarpus by the dumpster area on Paseo Grande Blvd.

20. Remove sucker growth off the base of the trunks of the Shady Lady trees on Paseo Grande Blvd. West.

21. Diagnose and treat declining Ornamental Grasses at the Southwest gazebo. Remove any dead or diseased material.

22. Still having issues with the Petit Ixora at light pole #80 on Paseo Grande Blvd. Remove any dead or diseased shrubs.



Zone 2

1. There is a bubbler missing at the end of drip tubing on Bibiana Way in the tree ring between light pole # 114 and #115. (Pic. 1)



2. Another bubbler missing across the street from the exit side of Provencia intersection with Bibiana Way.
3. Schedule a pruning event for the Arboricola at light pole #131 between the sidewalk and the road on Bibiana.
4. Treat sedge in turf starting to show on Bibiana Way from Emilia St. to West end of the district.
5. Need to be careful with weed control on some of the tree rings on Bibiana Way. Showing some overspray. (Pic. 5)



6. Noting a couple areas in Zone 2 that have been prepped for new sod to be installed soon.
7. Noting turf issues on Bibiana Way on the Southend along the aluminum fence line shared with Penzance Blvd.
8. Diagnose and treat a declining Foxtail Palm on the corner intersection of Bibiana Way and Algeria St.
9. Remove vines growing on top of the shrubs at light pole #171 on Bibiana Way.
10. Diagnose and treat declining turf at light pole #177 on Esperanza St.. (Pic. 10)



11. Diagnose and treat declining turf across the street from light pole #203 on Esperanza St.
12. Turf still an issue on Emilia St. but noting it has improved and areas starting to fill in.
13. Diagnose and treat a declining Foxtail Palm on Tulio Way at light pole #190.
14. Improve the turf quality at the intersection of Adonica Way and Olinda Way.
15. Noticing a couple areas of slight overspray on the turf next to pavers. Ensure treatment is applied in low wind conditions.

Zone 2

16. Diagnose and treat declining turf on Tulio Way across the street from the mailbox kiosk. This may be an area that was damaged from construction. (Pic. 16)



Zone 3

1. Noting new sod in Zone 3 looks much better this inspection and is establishing nicely.
2. Just noting turf improvement that needs to be done on the South end of Palba Way where trees were removed. This is between light poles #13-#15.
3. Treat broadleaf turf weeds at the intersection of Javiera Way and Izarra Way.
4. Diagnose and treat the declining Foxtail Palm on the corner of Nalda and Izarra Way intersection. (Pic. 4)



5. Treat weeds in the beds on Izarra Way that also is shared with Javiera Way.
6. Noting a few areas prepped for new sod to be installed soon in Zone 3. (Pic. 6)



7. Noting a few areas in need of turf improvement by the lift station.
8. Treat weeds in some of the tree ring beds in need throughout Zone 3. (Pic. 8)



9. Noting new turf appears to be installed a little high on the corner of Oliveria St. and Nalda St. as well as Nalda St. and Javiera Way intersection.
10. Diagnose and treat declining turf on Javiera Way across the street from Sarita intersection.
11. Schedule a pruning event for the Arboricola on Javiera Way.

Zone 4

1. Ensure the turf is not too wet to cause ruts at Provencia roundabout. (Pic. 1)



2. Treat a couple active ant mounds at the Rosalinda monuments.
3. Need to clean up landscape debris in the bed of Sarita entrance.
4. Treat weeds in the bed at Sarita roundabout.
5. Treat weeds in the exit monument bed of Mercado.
6. **Remove Mexican Petunia growing up in the Petit Ixora at the Mercado Ct. roundabout.**



Zone 5

1. Noting the leaning Magnolia that has been on a previous report on the exit corner of Paseo Dr. and Paseo Grande Blvd. Asking Pinnacle if it should be removed or could be straightened?
2. Remove dead hanging fronds in the Coconut palms South of the bridge on Paseo Dr.
3. Noting a few palms with dead hanging fronds on Paseo Dr. after coming over the bridge.
4. Noting previous years at this time the Awabuki and Firebush have not looked great on the berm of Paseo Dr. This year they are looking great and healthy.
5. Treat weeds in the bed of the berm on Paseo Dr. between Adelio Ln. and Dario Way.
6. Treat sedge and broadleaf turf weeds on Paseo Dr. ROW between Dario Way and Esteban Dr.
7. Treat weeds in the bed by the lift station on Paseo Dr. by Esteban Dr. South.
8. Clean out dead or damaged Crinum Lilies outside Hildalgo Ct. at Paseo Dr. intersection.
9. Treat weeds in the bed by the dog station on Paseo Dr. between Hildalgo Ct. and Falisto Pl.
10. Treat ant mound at light pole #164 on Paseo Dr.



Zone 6

1. Treat weeds on the backside of the Paseo Dr. berm at Adelio Ln. (Pic. 1)



2. Noting a Shady Lady on Dario Way appears to be leaning more than in the past inspections closest to the single-family house. Can this be straightened? (Pic. 2)



Zone 7

1. Treat weeds at Esteban Dr. North roundabout. (Pic. 1)



2. Treat weeds in the pavers by the lift station on Esteban Dr. South.



Zone 8

1. Treat sedge and broadleaf turf weeds at Hidalgo Ct. roundabout.



Tab 2

MEMORANDUM

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

FROM: Frank Savage

COMPANY: Rizzetta and Company ("District
Management")

DATE: March 19, 2025

COPY TO: Kari Hardwick, Belinda Blanton

PROJECT NUMBER: 22168

RE: Engineer's Staff Report – Board of Supervisors ("BOS") Meeting – March 26, 2025

For the Paseo CDD BOS meeting scheduled for March 26, 2025, Barraco and Associates, Inc. ("BAI") ("District Engineer") offers the following updates under 3F. Staff Reports:

- Ongoing Item (Paseo Drive Resurfacing) – As authorized by the BOS at the February 26, 2025 BOS meeting, District Management is working with Russ Berner Construction to proceed with Option 3 (both lanes) of the resurfacing on Paseo Drive, as well as the striping needs throughout the District. Russ Berner Construction has indicated current scheduling is anticipated to be 4 to 6 weeks out, and once mobilized, the duration of work will be completed in no more than 3 days.
- Ongoing Item (Lake Bank and Perimeter Berm/Swale Updates) – Based on BOS direction at the February 26, 2025 BOS meeting, BAI staff met onsite with Crocker Land Development representatives on March 12, 2025 to discuss the scope of lake bank remediation and perimeter berm/ swale restoration. The onsite meeting included walking the limits of the anticipated Phase 1 berm/swale restoration limits, as well as the entire Lake #9 bank. Crocker Land Development will furnish a proposal for Lake #9 bank repair, which is anticipated to be provided to the BOS prior to the March 26, 2025 BOS meeting. Additionally, BAI staff has updated the berm/swale exhibit to provide additional detail regarding minimum berm elevation and is scheduling additional stakeout of the anticipated Phase 1 berm/swale restoration limits so that Crocker Land Development can furnish a proposal for the Phase 1 perimeter berm/ swale restoration.
- Ongoing Item (Fluid Spill Exhibit) – During the February 26, 2025 BOS meeting, a methodology was discussed for quantifying the anticipated cost of these fluid spill impacts based on the anticipated lifespan of the roadway network and associated proportional loss of life span due to these impacts, so that a letter including the exhibit can be sent to the applicable condo association. The BOS discussed the life span of the roads, and after discussion, the District Engineer was asked to provide a calculation of the estimated costs to support the letter being prepared by District Management and District Counsel. Understanding that the actual loss of life span is not known, for the purpose of this request, it is assumed that the loss of life span will be at least five years, or 20% of the overall life span, with a corresponding estimated cost of \$12,200. This estimate is based on various assumptions and material costs that are subject to change; therefore, this estimate includes a 20% contingency, and the actual proportional cost may be higher or lower.

Tab 3



Possible Storage locations labeled as - ★

Possible Job trailer locations labeled as - 📦

Possible Parking for onsite crew labeled as - ⚡



Path or polygon

Click points on the map to draw a path or polygon

Perimeter
296 ft

Area
4,315 ft²

#1 / CDD

Layers

3D navigation controls including a 3D icon, a compass, and zoom in (+) and zoom out (-) buttons.



#2/ CDD

Path or polygon

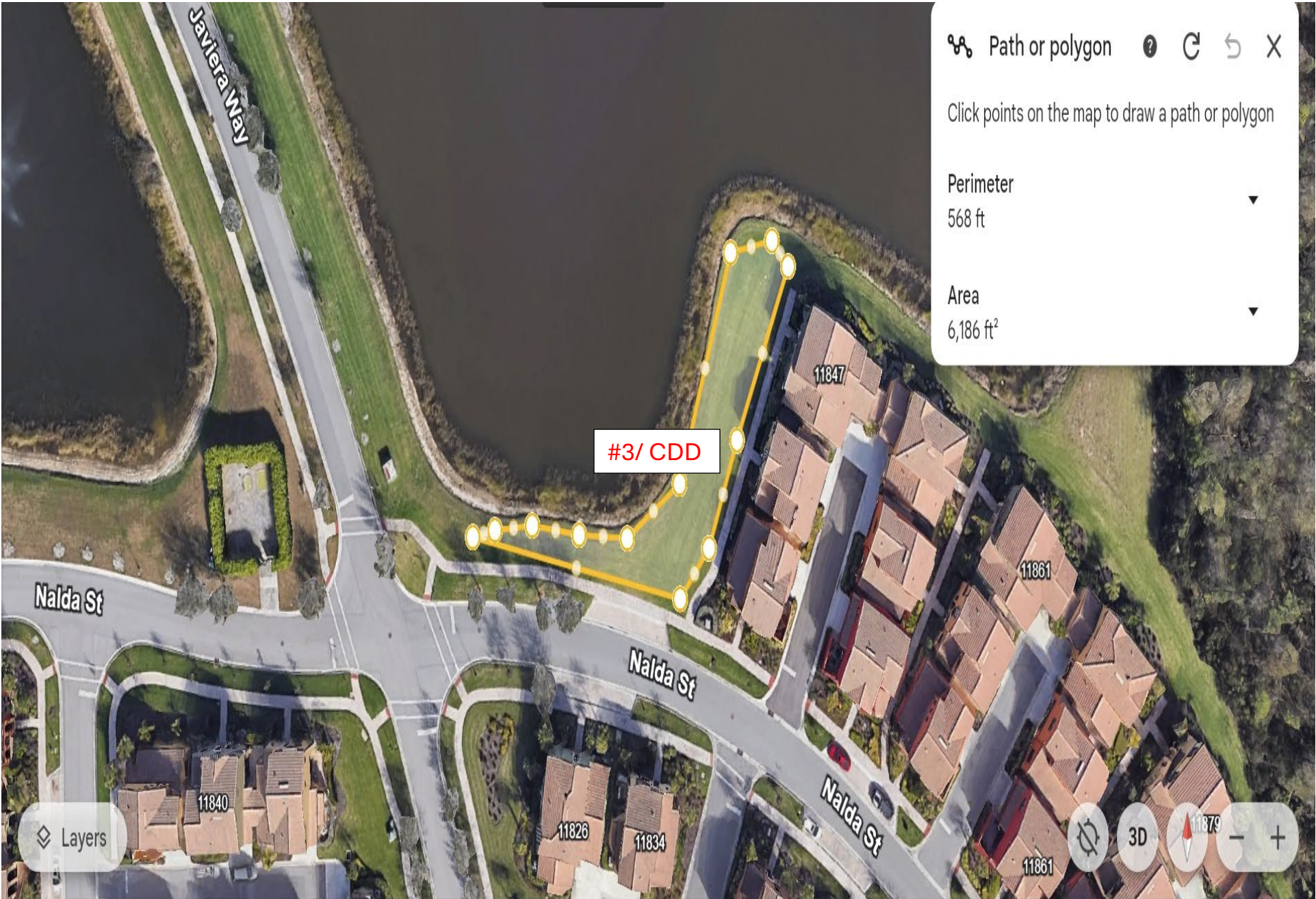
Click points on the map to draw a path or polygon

Perimeter
 353 ft

Area
 6,042 ft²

Layers

3D



Path or polygon

Click points on the map to draw a path or polygon

Perimeter
 568 ft

Area
 6,186 ft²

#3/ CDD

Nalda St

Nalda St

Nalda St

11840

11826

11834

11847

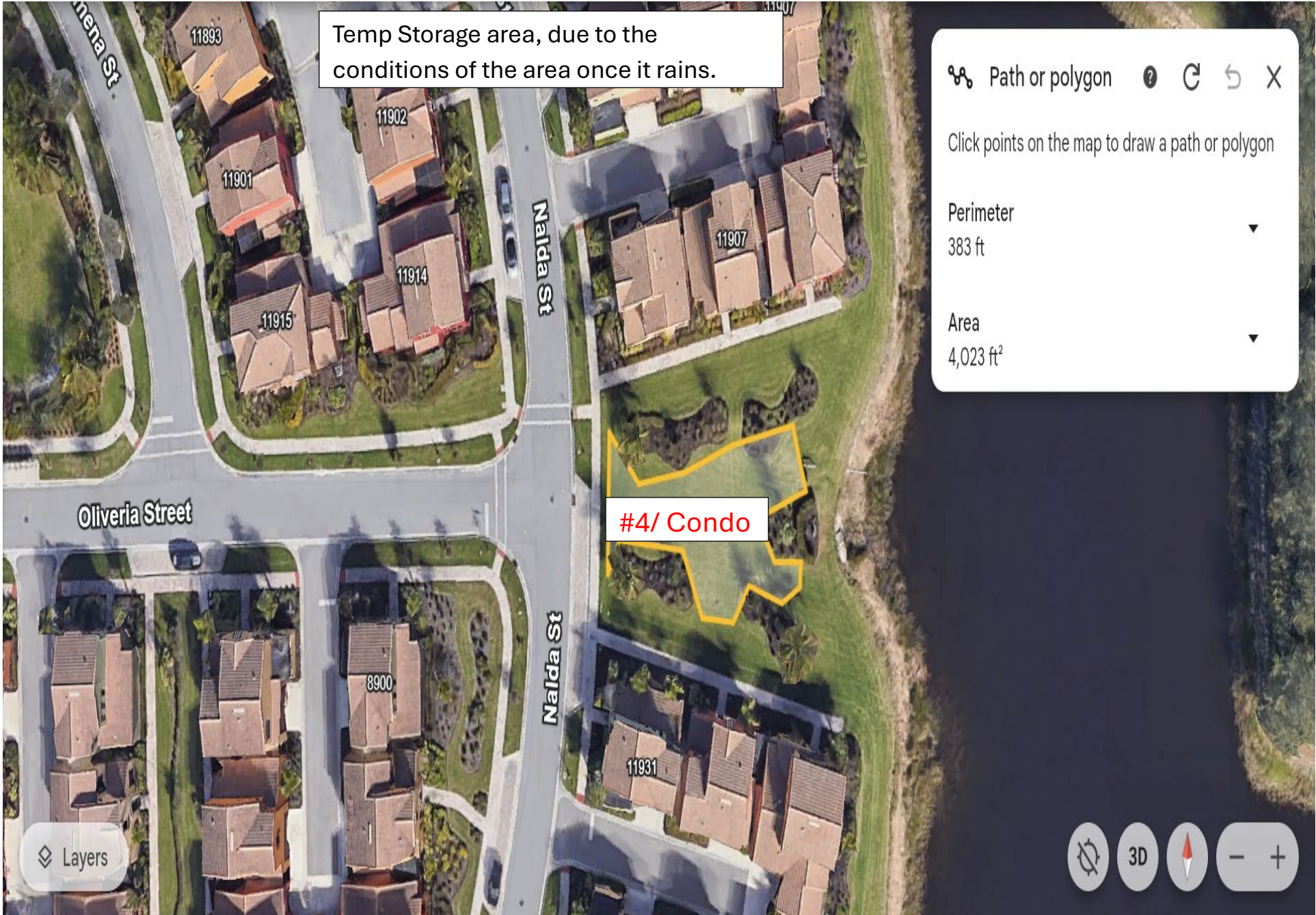
11861

11861

11879

Layers

3D



Temp Storage area, due to the conditions of the area once it rains.

#4/ Condo

Path or polygon ? ↺ ↻ ✕

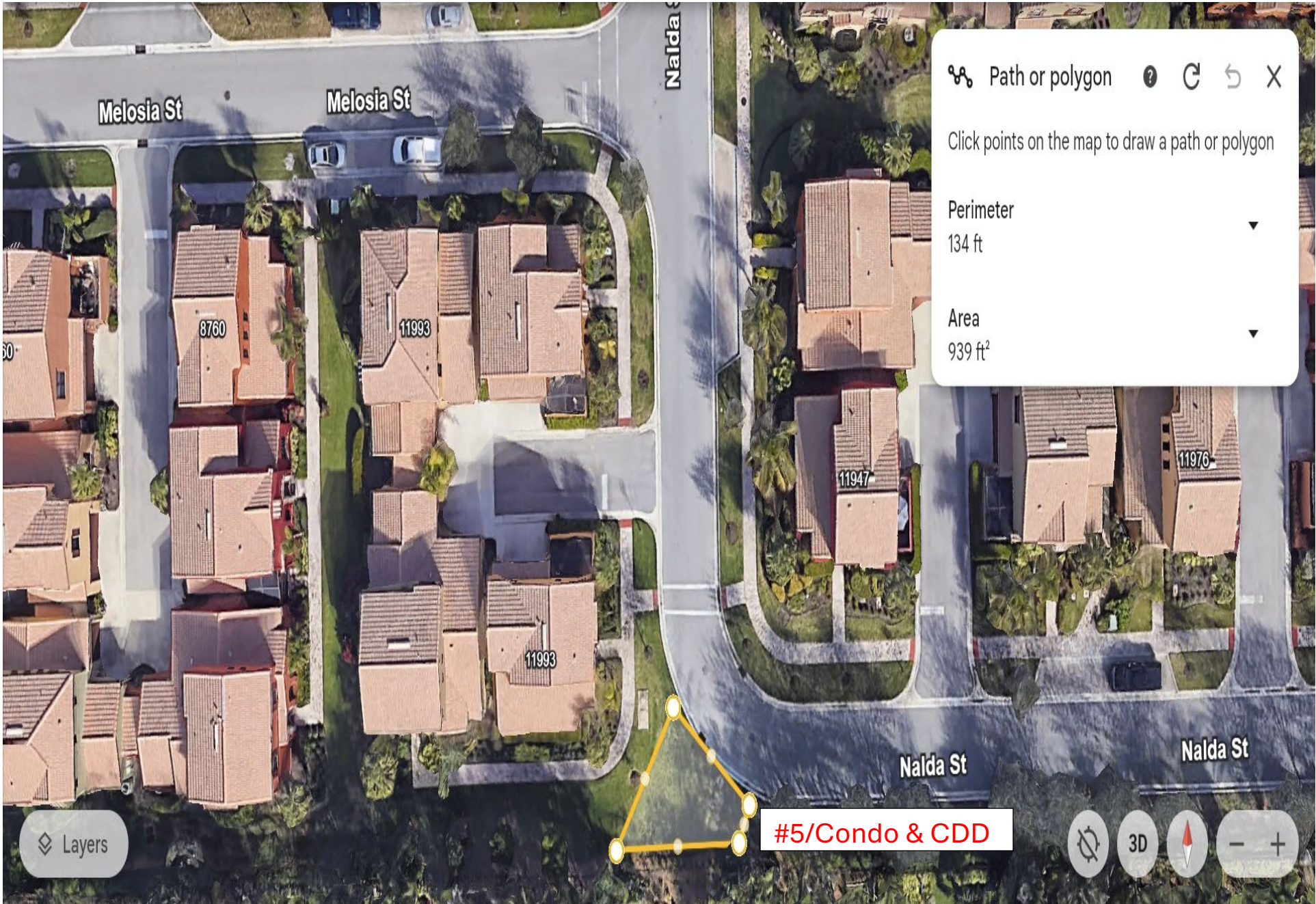
Click points on the map to draw a path or polygon

Perimeter
383 ft ▼

Area
4,023 ft² ▼

Layers

3D ↑ ↓



Path or polygon ⓘ ↺ ↻ ✕

Click points on the map to draw a path or polygon

Perimeter
134 ft ▼

Area
939 ft² ▼

#5/Condo & CDD

Layers

3D ↻ + -



Path or polygon

Click points on the map to draw a path or polygon

Perimeter

92 ft

Area

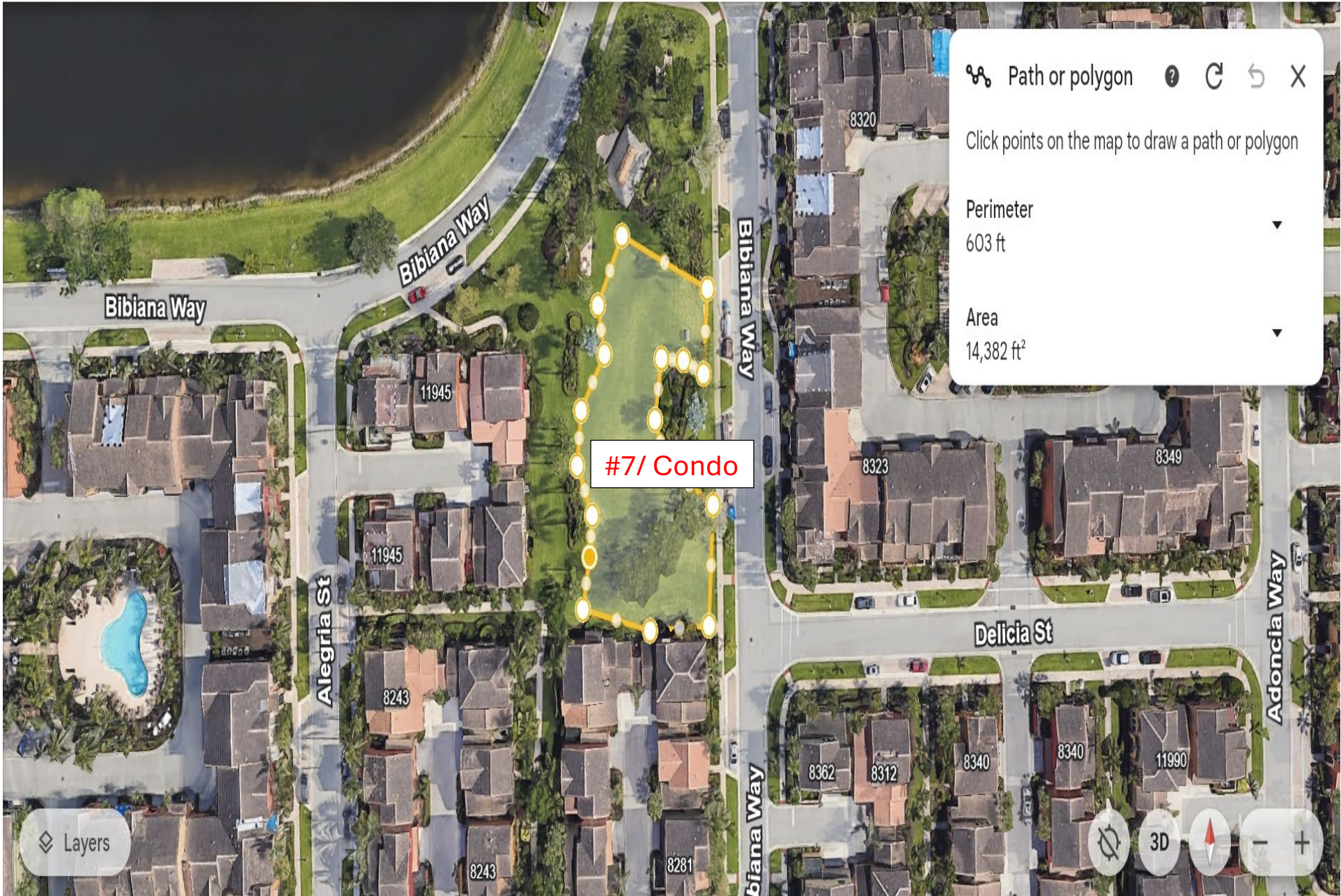
336 ft²

#6/ Condo

Herminia St

Layers

3D



#7/ Condo

Path or polygon

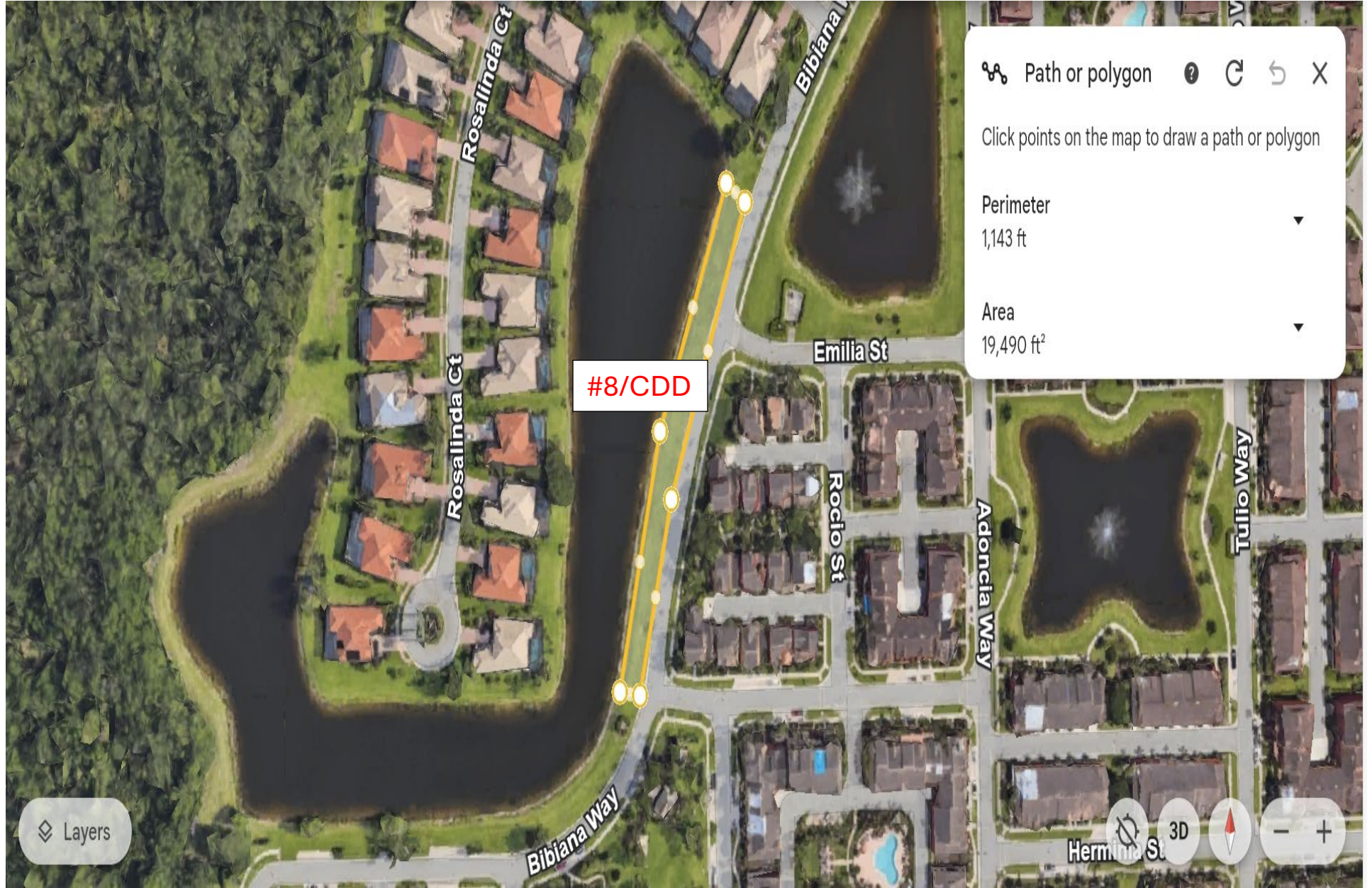
Click points on the map to draw a path or polygon






Perimeter
603 ft

Area
14,382 ft²

Layers

3D



 Path or polygon
 




Click points on the map to draw a path or polygon

Perimeter
 1,143 ft

Area
 19,490 ft²

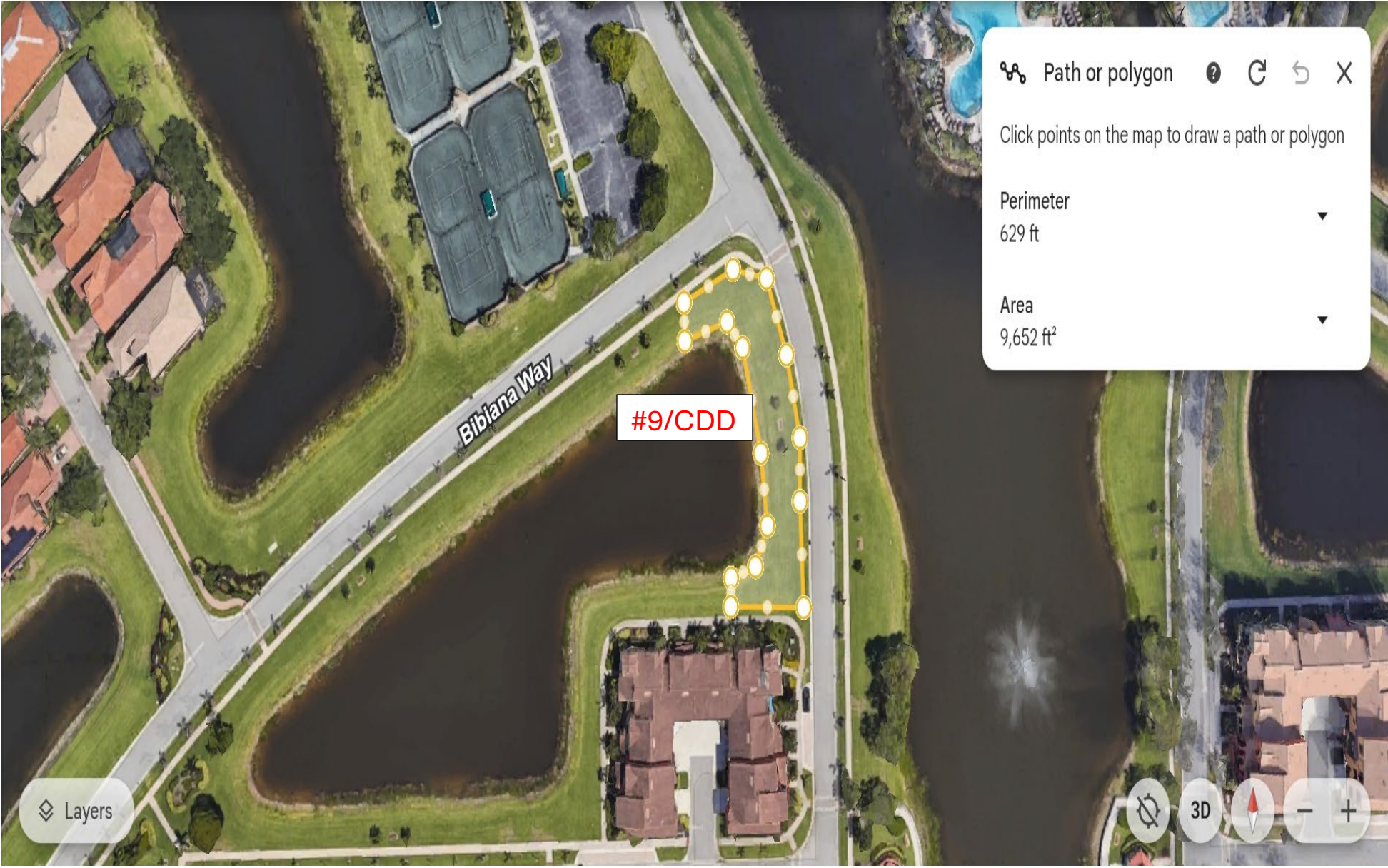
#8/CDD

Layers









Path or polygon

Click points on the map to draw a path or polygon

Perimeter
629 ft

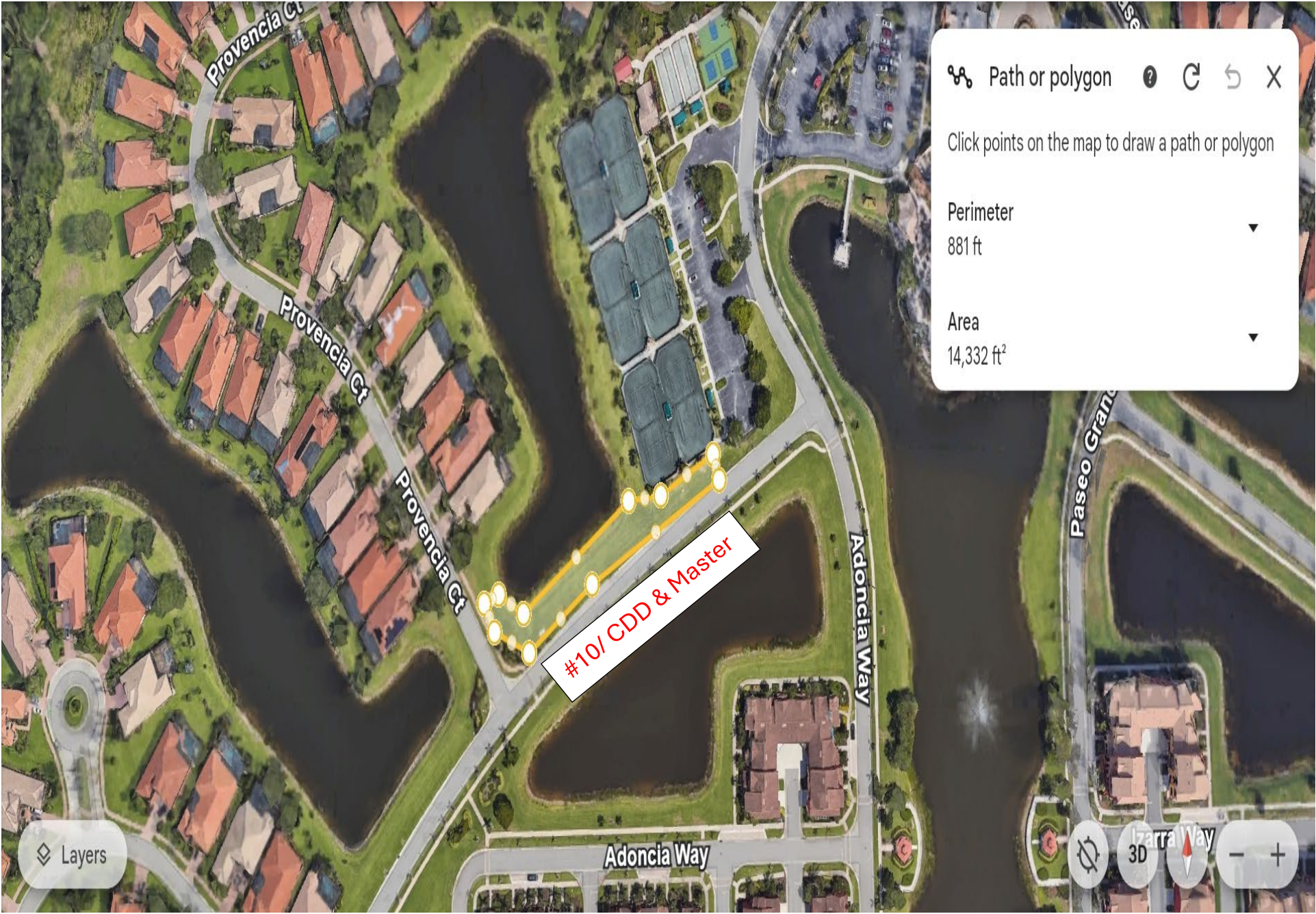
Area
9,652 ft²

#9/CDD

Bibiana Way

Layers

3D



Path or polygon ? ↺ ↻ ✕

Click points on the map to draw a path or polygon

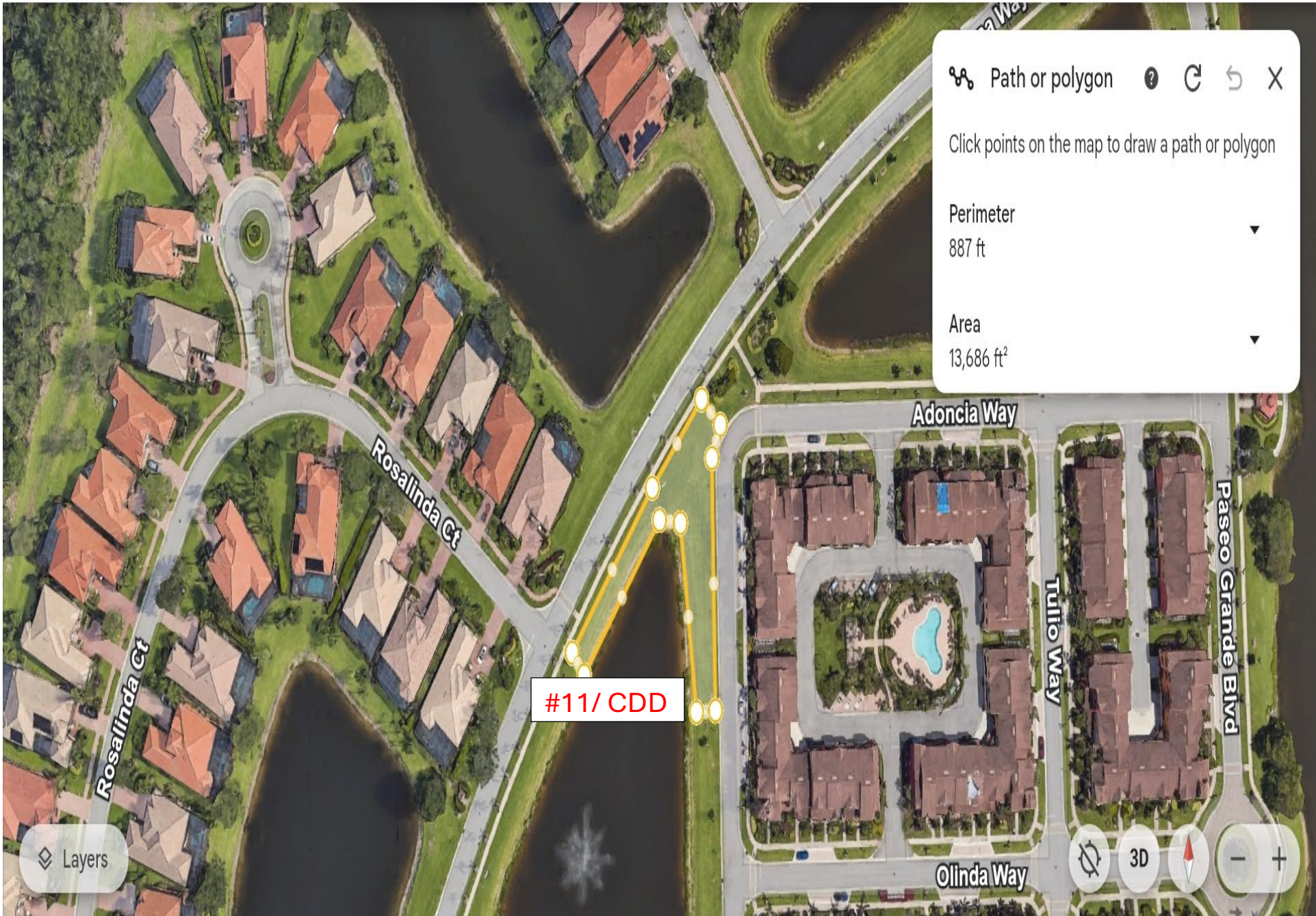
Perimeter
881 ft ▼

Area
14,332 ft² ▼

#10/ CDD & Master

Layers

3D ↻ 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



Path or polygon

Click points on the map to draw a path or polygon

Perimeter

887 ft

Area

13,686 ft²

#11/ CDD

Layers

3D

Olinda Way

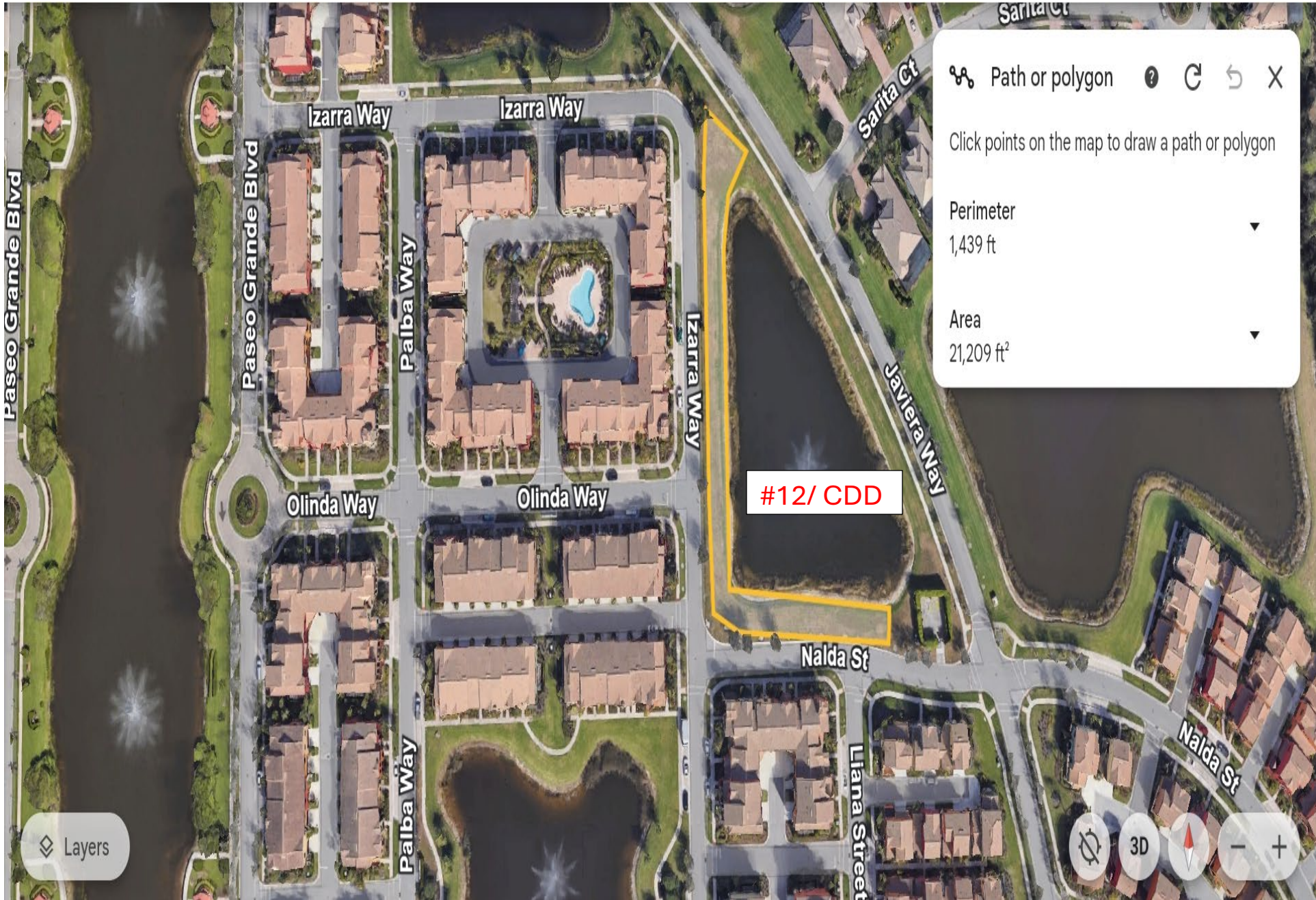
Adoncia Way

Tulio Way

Paseo Grande Blvd

Rosalinda Ct

Rosalinda Ct



Path or polygon ⓘ ↻ ↶ ✕

Click points on the map to draw a path or polygon

Perimeter
1,439 ft ▼

Area
21,209 ft² ▼

#12/ CDD

Layers

3D

+

This area would be ideal, Large enough for job trailer to be placed. Also already has a large power supply nearby that supports 240.

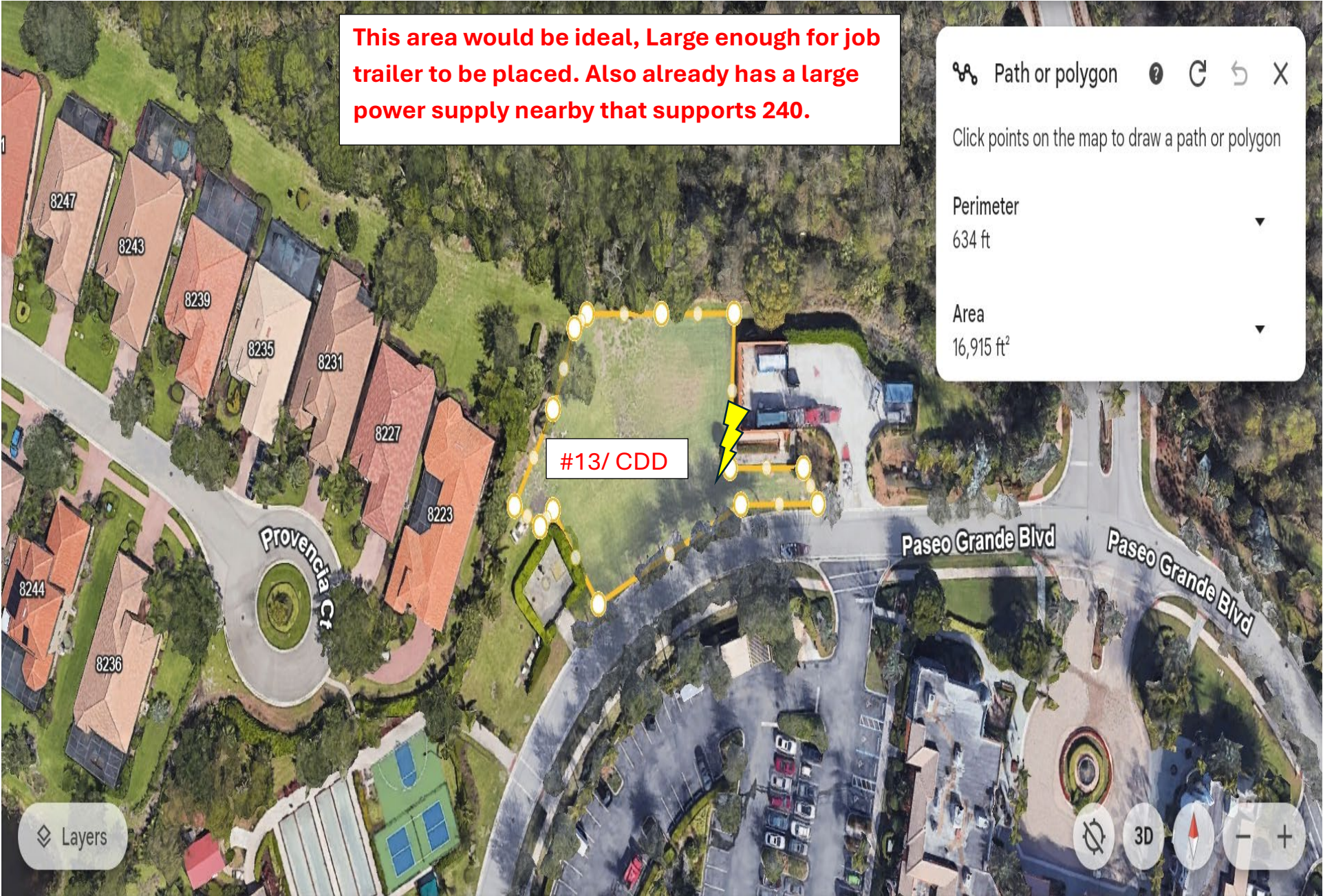
Path or polygon ⓘ ↺ ↻ ✕

Click points on the map to draw a path or polygon

Perimeter
634 ft ▼

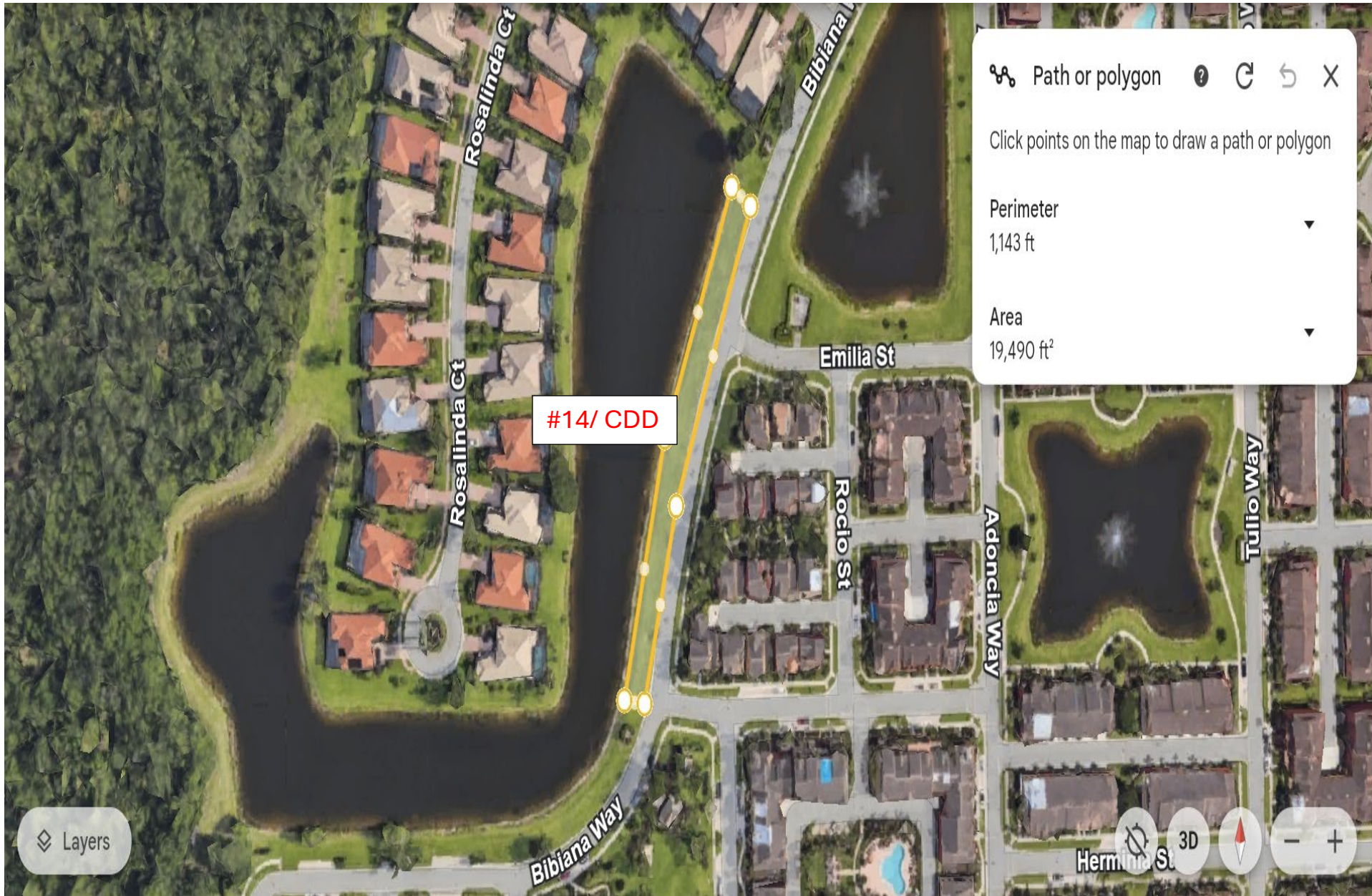
Area
16,915 ft² ▼

#13/ CDD



Layers

3D ⬇ ⬆ ⬇



#14/ CDD

Path or polygon ? ↶ ↷ ✕

Click points on the map to draw a path or polygon

Perimeter
1,143 ft

Area
19,490 ft²

Layers

Hermina St

3D

+

-



This area is tight to get a trailer into.
Only has one possible outlet located
within tiki hut to pull power from.

Path or polygon ⓘ ↺ ↻ ✕

Click points on the map to draw a path or polygon

Perimeter
362 ft ▼

Area
6,119 ft² ▼

#15/ Condo

Layers

3D

Compass

Zoom in (+)

Zoom out (-)



#16/ CDD

Path or polygon

Click points on the map to draw a path or polygon

Perimeter
314.95 m

Area
1,870.92 m²

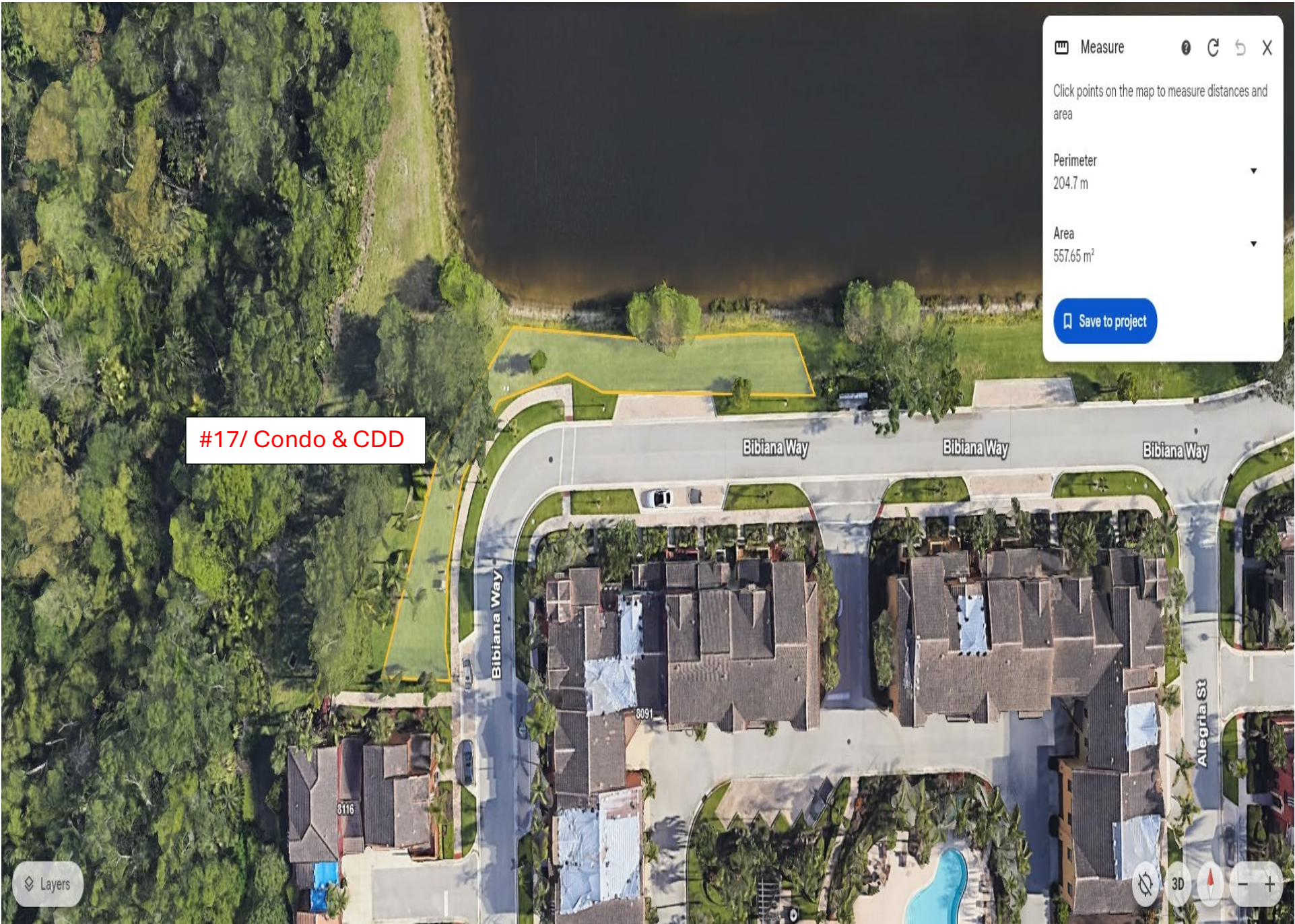
Save to project

Layers

3D

Compass

Zoom in/out



#17/ Condo & CDD

Measure

Click points on the map to measure distances and area

Perimeter
204.7 m

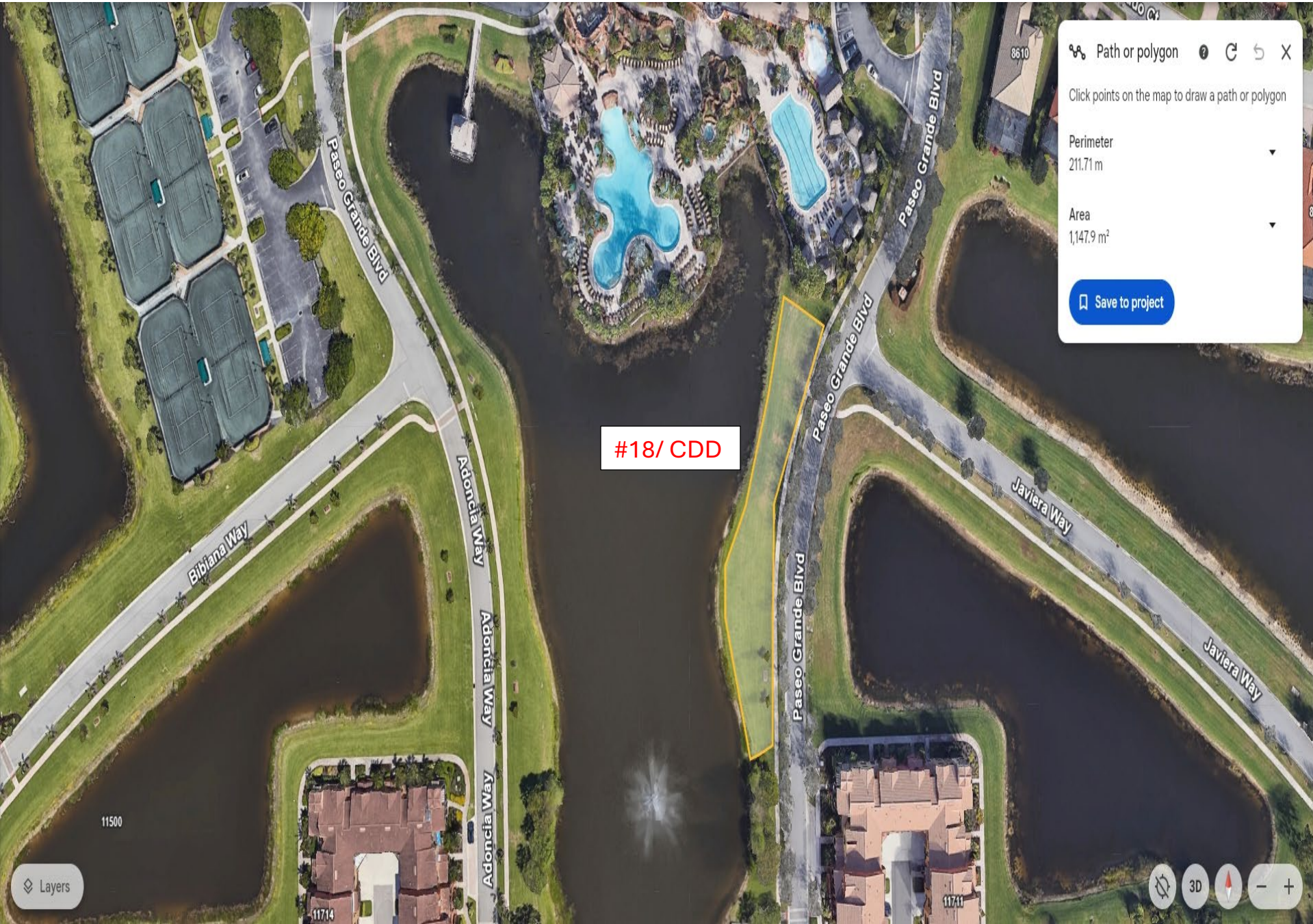
Area
557.65 m²

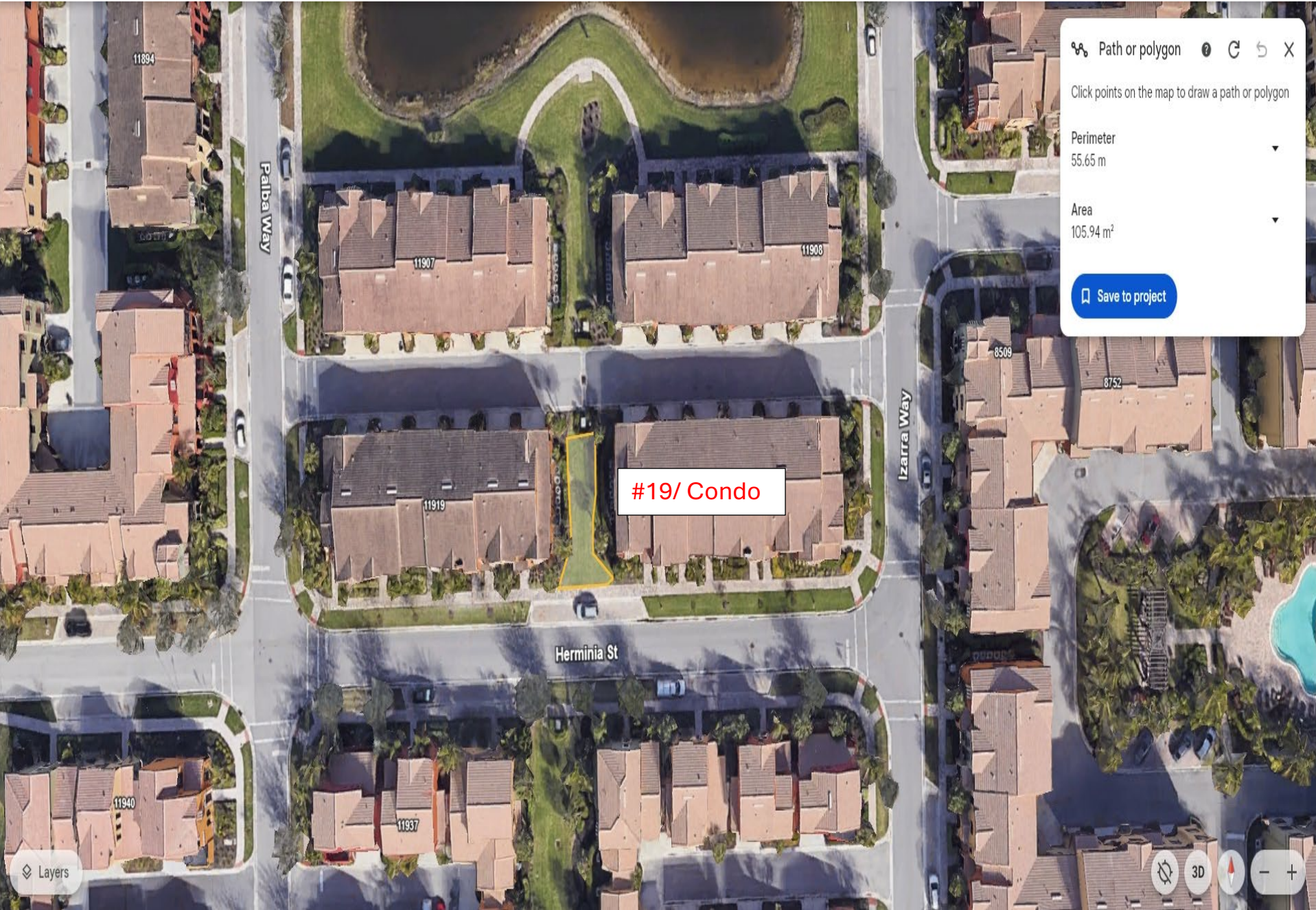
Save to project

Layers

3D

Navigation icons: compass, zoom in (+), zoom out (-)





Path or polygon

Click points on the map to draw a path or polygon

Perimeter
55.65 m

Area
105.94 m²

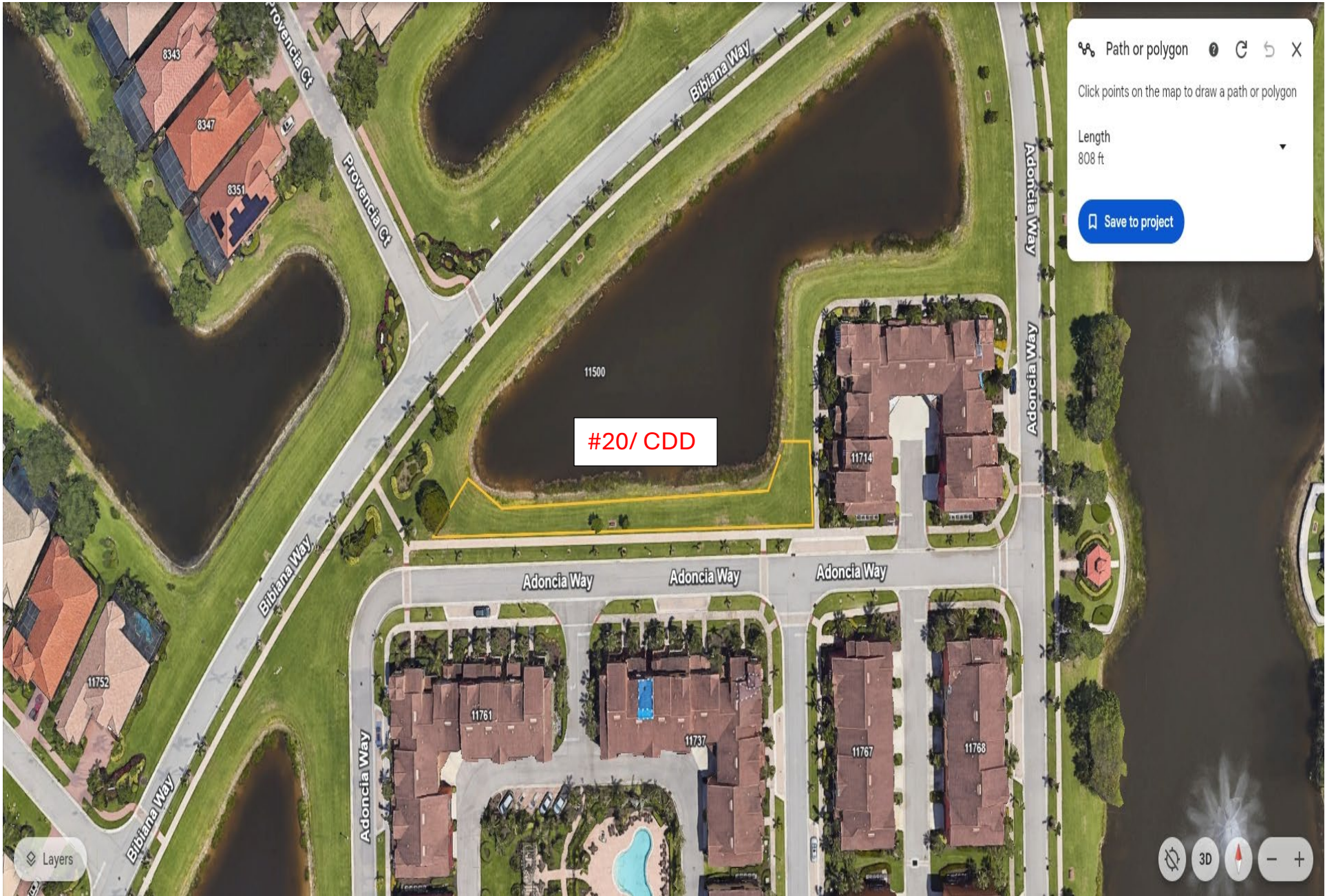
Save to project

#19/ Condo

Layers

3D

Navigation icons: compass, zoom in (+), zoom out (-)



#20/ CDD

Path or polygon

Click points on the map to draw a path or polygon

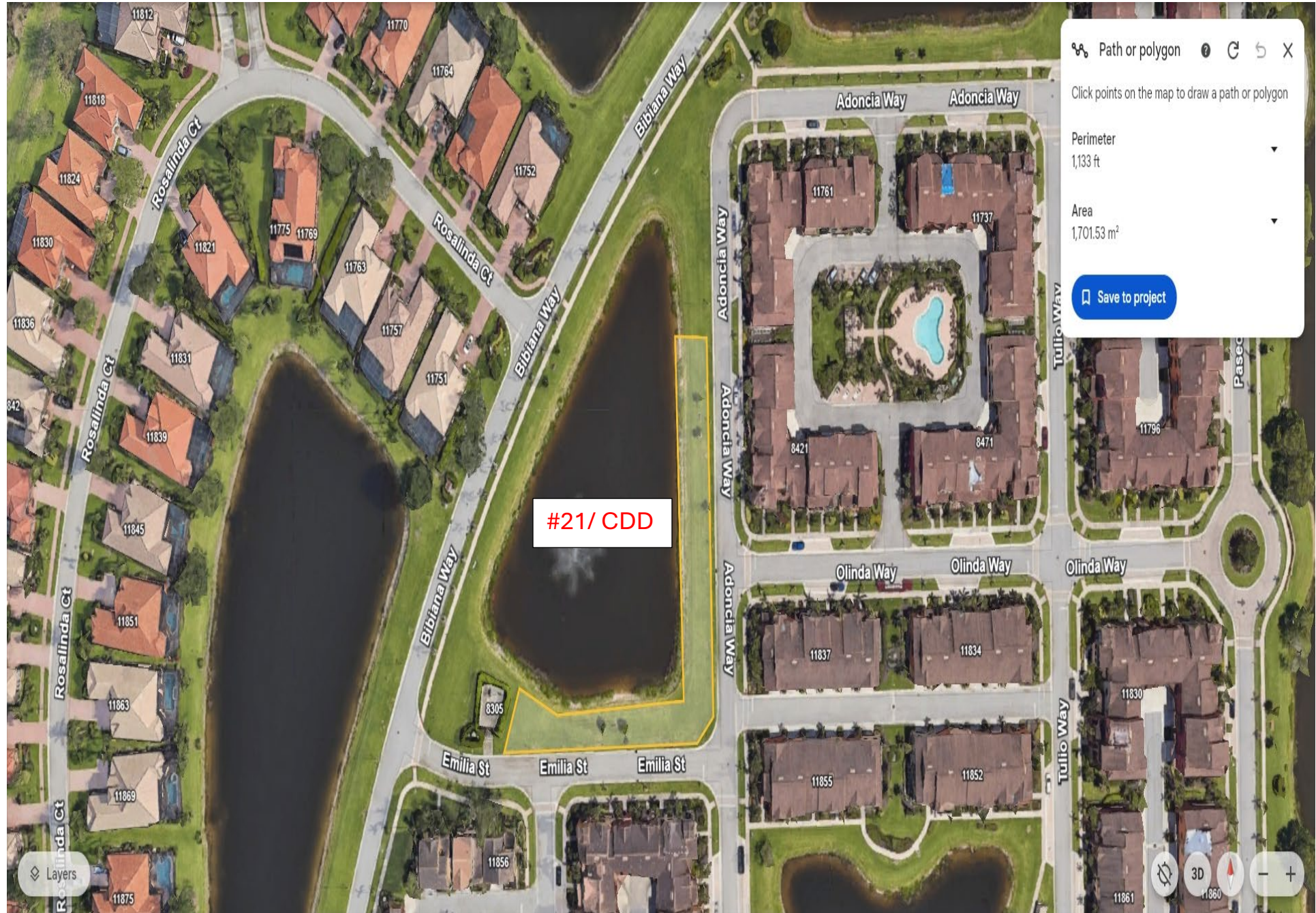
Length
808 ft

Save to project

Layers

3D

Navigation controls: compass, zoom in (+), zoom out (-)



#21/ CDD

Path or polygon

Click points on the map to draw a path or polygon

Perimeter
1,133 ft

Area
1,701.53 m²

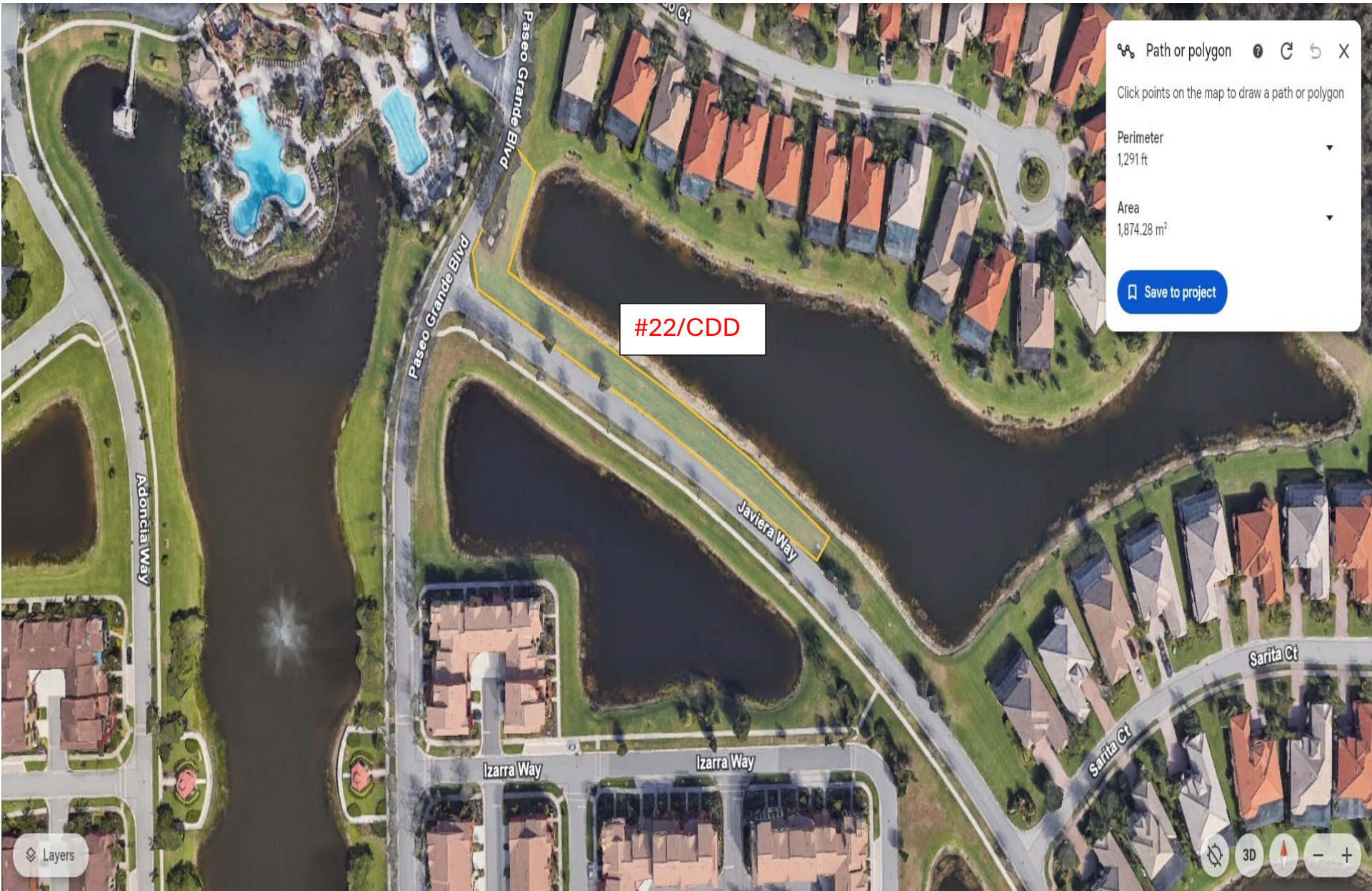
Save to project

Layers

3D

11860

+



#22/CDD

Path or polygon

Click points on the map to draw a path or polygon

Perimeter
1,291 ft

Area
1,874.28 m²

Save to project

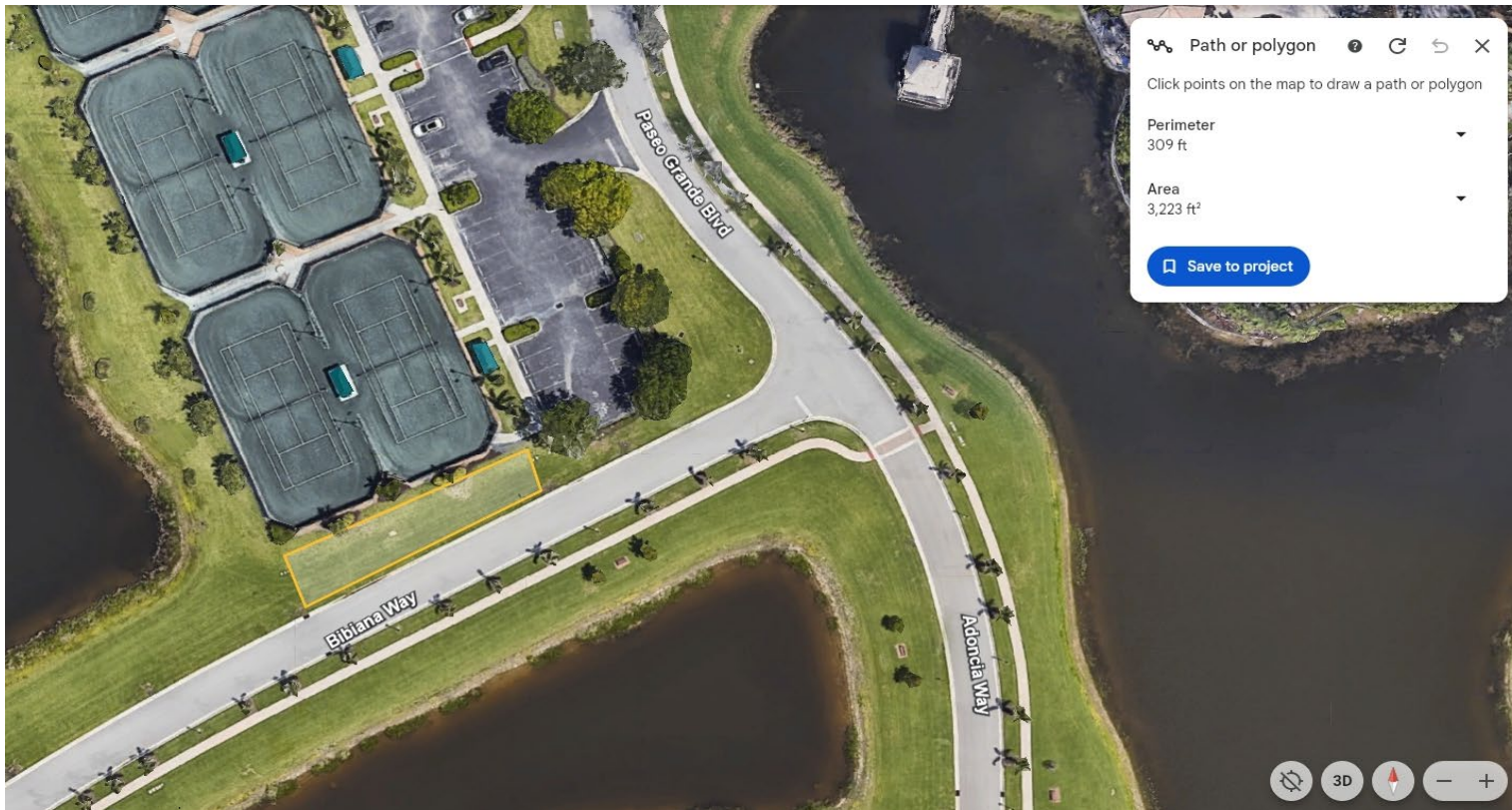
Layers

3D

Map navigation controls: compass, zoom in (+), zoom out (-)

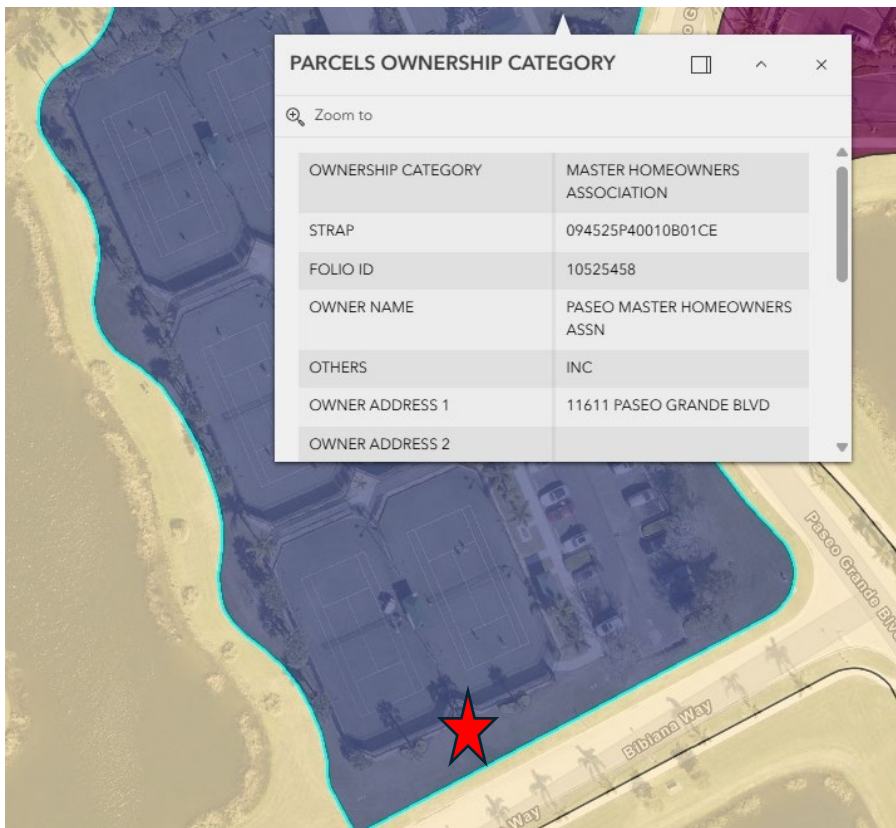
Additional Laydown area for Job trailer

- This area is large enough to accommodate a job trailer
- There is a power source near the tennis courts that we might be able to pull from.
- We are able to place some sort of green screen / barrier made out of shrubs around the job trailer
- Centralized area to where the work will be performed.
- Owned by the Master Homeowners Association



Additional Laydown area for Job trailer

- Example of green screen / Shrubs to block view of trailer
- Map showing plot is owned by Master Association



Tab 4

ARBOR SUMMARY

Recommended Replacement per Pinnacle (as shown on maps)

Paseo Drive

- Between Esteban & Falisto – 8 Shady Ladys

Bibiana Areas

- Bibiana – 27
- Emilia – 5
- Adoncia – 9
- Total Area: 41 Shady Ladys

Javiera Areas

- Corner of Paseo Grande & Javiera – 3
- Izarra – 10
- Nalda – 8
- Javiera Way – 22
- Total Area: 43 Shady Ladys

TOTAL HARDWOODS TO INSTALL: 92 (replacements for trees lost during hurricanes)

Condos (post restoration)

- East of Paseo Grande – 162 Palms (variety to be determined)
 - Pinnacle used same parameters for placement as was done for west side of Paseo Grande

NOTES

Hardwoods

- 552 Oaks (scrub, laurel) + 1 poinciana were removed between 2021 and Feb 2025
 - Excludes losses to multiple hurricanes
 - 498 of the oaks were replaced as detailed below with 346 foxtails
 - 41 oaks removed from Penzance fence line have been replaced with sod

Palms

- 346 Foxtails installed (offsetting 498 of the oaks removed)
 - Bibiana, Javiera & Paseo Grande
 - 145 Oaks removed
 - 145 Foxtails installed
 - West of Paseo Grande
 - 227 Oaks removed
 - 201 Foxtails installed
 - East of Paseo Grande
 - 126 Oaks Removed
 - 162 Palms recommended

Paseo CDD East Condo Palms



Blue dots indicate where palms will be installed. Total of 162 palms.

Paseo CDD Bibiana Hardwood Trees



27 Shady Lady trees along Bibiana.

5 Shady Lady trees along Emilia.

9 Shady Lady trees along Adoncia.

Paseo CDD Hardwood Trees Javiera Way.



Shady Lady trees will be spaced 40ft.

3 tree on the corner of Paseo Grande and Javiera

10 trees on Izarra Way

8 on Nalda St

22 on Javiera Way

Paseo CDD Hardwood tree Paseo Dr.



Shady Lady trees will be spaced 40ft.

8 Shady Lady trees installed on Paseo Dr. between Esteban and Falisto.

Tab 5

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
12/19/2024	4827

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

Description	Qty	Cost	Total
<p>PASEO (CDD) – GRUB PREVENTION PROGRAM PROPOSAL.</p> <p>Pinnacle Landscapes Management Services Grub Prevention Program focuses on building strong and healthy root systems and preventing Sugarcane Grub infestation in turf grass areas to include Cul de sacs, and berms.</p> <p>This Customized Treatment Plan also includes a generous comprehensive micronutrient package and potassium that provides on a consistent basis the proper mineral nutrition requirement of the turf grass.</p> <p>Program Service Value per Treatment - Grub Prevention Program (Turf)</p> <p>** Grub prevention will be guaranteed for an eight (8) month period from the time of initial treatment.</p>		8,045.00	8,045.00
Come visit us at www.Pinnaclelandscapes.com!!	Total		\$8,045.00

Customer Signature _____

Tab 6

Pinnacle Landscapes, Inc.

PO Box 100520

Cape Coral, FL 33910

Office@Pinnaclelandscapes.com

Estimate

Date	Estimate #
3/12/2025	4941

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

Description	Qty	Cost	Total
Straighten two Shady Lady trees on Dario: This process will involve using a boom truck, a skid steer, and bracing once the trees are straightened. Additionally, two bubblers will be installed on each tree, for a total of four bubblers.		2,500.00	2,500.00
Come visit us at www.Pinnaclelandscapes.com!!	Total		\$2,500.00

Customer Signature _____

Tab 7

**PASEO
COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Paseo Community Development District
Fort Myers, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Paseo Community Development District, Fort Myers, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 13, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



February 13, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Paseo Community Development District, Fort Myers, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$30,165,098.
- The change in the District's total net position in comparison with the prior fiscal year was \$219,880, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,720,040, an increase of \$604,754 in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaid items and deposits, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), recreation and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2024	2023
Current and other assets	\$ 2,806,391	\$ 2,250,781
Capital assets, net of depreciation	34,474,407	35,304,545
Total assets	<u>37,280,798</u>	<u>37,555,326</u>
Deferred outflows of resources	124,616	135,001
Current liabilities	211,622	268,190
Long-term liabilities	7,028,694	7,476,919
Total liabilities	<u>7,240,316</u>	<u>7,745,109</u>
Net position		
Net investment in capital assets	27,570,329	27,962,627
Restricted for Debt service	525,020	464,426
Unrestricted	2,069,749	1,518,165
Total net position	<u>\$ 30,165,098</u>	<u>\$ 29,945,218</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 3,024,847	\$ 2,736,253
Operating grants and contributions	38,720	26,409
General revenues		
Investment earnings	114,124	63,070
Miscellaneous	53,795	12,759
Total revenues	<u>3,231,486</u>	<u>2,838,491</u>
Expenses:		
General government	293,207	248,226
Maintenance and operations	1,953,237	2,192,435
Roads and streets	104,157	69,365
Culture and recreation	342,800	141,734
Interest on long-term debt	318,205	336,902
Total expenses	<u>3,011,606</u>	<u>2,988,662</u>
Change in net position	219,880	(150,171)
Net position - beginning	29,945,218	30,095,389
Net position - ending	<u>\$ 30,165,098</u>	<u>\$ 29,945,218</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$3,011,606. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for both the current and prior fiscal years.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$48,230,128 invested in land, infrastructure and improvements, for its governmental activities. In the government-wide financial statements depreciation of \$13,755,721 has been taken, which resulted in a net book value of \$34,474,407. More detailed information about the District's capital assets is presented in the notes to the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2024, the District had \$6,990,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 80,405
Investments	1,995,899
Assessments receivable	98
Prepays and deposits	64,040
Due from other	15,658
Restricted assets:	
Investments	650,291
Capital assets	
Non-depreciable assets	18,002,328
Depreciable assets, net	16,472,079
Total assets	37,280,798
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows	124,616
Total deferred outflows of resources	124,616
 LIABILITIES	
Accounts payable and accrued liabilities	86,351
Accrued interest payable	125,271
Non-current liabilities:	
Due within one year	455,000
Due in more than one year	6,573,694
Total liabilities	7,240,316
 NET POSITION	
Net investment in capital assets	27,570,329
Restricted for Debt service	525,020
Unrestricted	2,069,749
Total net position	\$ 30,165,098

See notes to the financial statements

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Primary government:	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental activities:				
General government	\$ 293,207	\$ 293,207	\$ -	\$ -
Maintenance and operations	1,953,237	1,953,721	-	484
Roads and streets	104,157	-	-	(104,157)
Culture and recreation	342,800	-	-	(342,800)
Interest on long-term debt	318,205	777,919	38,720	498,434
Total governmental activities	3,011,606	3,024,847	38,720	51,961
General revenues:				
Investment earnings				114,124
Miscellaneous				53,795
Total general revenues				167,919
Change in net position				219,880
Net position - beginning				29,945,218
Net position - ending				\$ 30,165,098

See notes to the financial statements

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 80,405	\$ -	\$ 80,405
Investments	1,995,899	650,291	2,646,190
Due from other	15,658	-	15,658
Assessments receivable	98	-	98
Prepays and deposits	64,040	-	64,040
Total assets	\$ 2,156,100	\$ 650,291	\$ 2,806,391
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	\$ 86,351	\$ -	\$ 86,351
Total liabilities	86,351	-	86,351
Fund balances:			
Nonspendable:			
Prepaid and deposits	64,040	-	64,040
Restricted for:			
Debt service	-	650,291	650,291
Assigned to:			
Capital reserve	1,100,995	-	1,100,995
Unassigned	904,714	-	904,714
Total fund balances	2,069,749	650,291	2,720,040
Total liabilities and fund balances	\$ 2,156,100	\$ 650,291	\$ 2,806,391

See notes to the financial statements

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 2,720,040

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	48,230,128	
Accumulated depreciation	<u>(13,755,721)</u>	34,474,407

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.

124,616

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(125,271)	
Original issue premium	(38,694)	
Bonds payable	<u>(6,990,000)</u>	<u>(7,153,965)</u>

Net position of governmental activities	<u>\$ 30,165,098</u>
---	----------------------

See notes to the financial statements

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 2,246,928	\$ 777,919	\$ 3,024,847
Miscellaneous revenue	53,795	-	53,795
Investment earnings	114,124	38,720	152,844
Total revenues	<u>2,414,847</u>	<u>816,639</u>	<u>3,231,486</u>
EXPENDITURES			
Current:			
General government	293,207	-	293,207
Maintenance and operations	1,123,099	-	1,123,099
Roads and streets	104,157	-	104,157
Culture and recreation	342,800	-	342,800
Debt service:			
Principal	-	445,000	445,000
Interest	-	318,469	318,469
Total expenditures	<u>1,863,263</u>	<u>763,469</u>	<u>2,626,732</u>
Excess (deficiency) of revenues over (under) expenditures	551,584	53,170	604,754
Fund balances - beginning	<u>1,518,165</u>	<u>597,121</u>	<u>2,115,286</u>
Fund balances - ending	<u>\$ 2,069,749</u>	<u>\$ 650,291</u>	<u>\$ 2,720,040</u>

See notes to the financial statements

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 604,754
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(830,138)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	445,000
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	3,225
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(10,385)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>7,424</u>
Change in net position of governmental activities	<u><u>\$ 219,880</u></u>

See notes to the financial statements

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Paseo Community Development District ("District") was created on November 15, 2004 by City of Fort Myers Ordinance No. 3243, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on benefitted assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District and to pay the debt service obligations of the District. The fiscal year for which annual assessments may be levied begins on October 1, and when such assessments are collected on the tax roll, discounts are available for payments through February 28 and the assessments become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The government reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20-37
Buildings	10
Equipment	5-12

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Fair Value	Credit Risk	Weighted Average Maturities
First American Treasury Obligations	\$ 650,291	S&P AAAM	31 days
FL Class	1,995,899	S&P AAAM	30 days
Total Investments	<u>\$ 2,646,190</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond indenture limits the type of investments held using unspent Bond proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 18,002,328	\$ -	\$ -	\$ 18,002,328
Total capital assets, not being depreciated	18,002,328	-	-	18,002,328
Capital assets, being depreciated				
Building and improvements	29,927,995	-	-	29,927,995
Furniture and equipment	52,265	-	-	52,265
Pump system	247,540	-	-	247,540
Total capital assets, being depreciated	30,227,800	-	-	30,227,800
Less accumulated depreciation for:				
Building and improvements	12,862,926	816,511	-	13,679,437
Furniture and equipment	49,764	1,250	-	51,014
Pump system	12,893	12,377	-	25,270
Total accumulated depreciation	12,925,583	830,138	-	13,755,721
Total capital assets, being depreciated, net	17,302,217	(830,138)	-	16,472,079
Governmental activities capital assets, net	\$ 35,304,545	\$ (830,138)	\$ -	\$ 34,474,407

Depreciation expense was charged to maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

On October 24, 2018, the District issued \$9,625,000 of Capital Improvement Revenue Refunding Bonds, Series 2018, due May 1, 2036, with an interest rate of 4.00% through May 2028, 4.5% through May 2031, and 4.375% through May 2036. The Bonds were issued to refund the District's outstanding Capital Improvement Revenue Bonds, Series 2011A-1 and 2011 A-2 (the "Refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2036.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$5,000 of the Series 2018 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ 7,435,000	\$ -	\$ 445,000	\$ 6,990,000	\$ 455,000
Plus Bond premium	41,919	-	3,225	38,694	-
Total	<u>\$ 7,476,919</u>	<u>\$ -</u>	<u>\$ 448,225</u>	<u>\$ 7,028,694</u>	<u>\$ 455,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 455,000	\$ 300,650	\$ 755,650
2026	475,000	282,450	757,450
2027	495,000	263,450	758,450
2028	515,000	243,650	758,650
2029	540,000	223,050	763,050
2030-2034	3,080,000	731,269	3,811,269
2035-2036	1,430,000	94,500	1,524,500
Total	<u>\$ 6,990,000</u>	<u>\$ 2,139,019</u>	<u>\$ 9,129,019</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 – CLAIMS AND CONTINGENCIES

A claim has been filed against the District in relation to a slip and fall incident. The claim has been turned over to the District's insurance carrier for defense and was settled.

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,917,903	\$ 2,246,928	\$ 329,025
Miscellaneous revenues	10,000	53,795	43,795
Interest	100,000	114,124	14,124
Total revenues	2,027,903	2,414,847	386,944
EXPENDITURES			
Current:			
General government	262,933	293,207	(30,274)
Maintenance and operations	1,246,615	1,123,099	123,516
Roads and streets	101,888	104,157	(2,269)
Culture and recreation	416,467	342,800	73,667
Total expenditures	2,027,903	1,863,263	164,640
Excess (deficiency) of revenues over (under) expenditures	\$ -	551,584	\$ 551,584
Fund balance - beginning		1,518,165	
Fund balance - ending		\$ 2,069,749	

See notes to required supplementary information

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**PASEO COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	N/A
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	N/A
Independent contractor compensation	\$237,223
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	O&M Multi- Family - \$1,706.90 O&M Single Family - \$1,605.97 O&M Villas - \$1,605.97 Debt Service Multi-Family - \$524.34 Debt Service Single Family - \$1,048.67 Debt Service Villas - \$1,048.67
Special assessments collected	\$3,024,847
Outstanding Bonds:	
Series 2018, due May 1, 2036,	see Note 6



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Paseo Community Development District
Fort Myers, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Paseo Community Development District, Fort Myers, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 13, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B *Law & Associates*

February 13, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Paseo Community Development District
Fort Myers, Florida

We have examined Paseo Community Development District, Fort Myers, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Harrison Ranch Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties

Grau & Associates

February 13, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Paseo Community Development District
Fort Myers, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Paseo Community Development District, Fort Myers, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated February 13, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 13, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Harrison Ranch Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Paseo Community Development District, Fort Myers, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

February 13, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 8

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, February 26, 2025 at 10:00 a.m.** at the Paseo Village Center, located at 11611 Paseo Grande Boulevard, Fort Myers, Florida 33912.

Present and constituting a quorum:

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

Also present were:

Belinda Blandon	Sr. District Manager, Rizzetta & Company, Inc.
Kari Hardwick	District Coordinator, Rizzetta & Company, Inc.
Andrew Cohen	District Counsel
	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
John Fowler	Landscape Inspection Services, Rizzetta & Company, Inc.
Justin Fisher	Landscape Inspection Services, Rizzetta & Company, Inc.
Frank Savage	Barraco & Associates, Inc.
Evan Fay	Pinnacle Landscapes
Ted Galeano	Pinnacle Landscapes
Joe Green	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

Mr. Cabell opened the floor to audience comments.

Mr. Heather addressed the Board regarding hog trapping, and the need for a fence as well as trees behind homes between the homeowner property line and the slough and front yards from the homeowner's property line to the street.

Mr. Buchinski addressed the Board regarding hog trapping as well as replanting of trees throughout the community.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Services

Mr. Fowler provided a brief overview of the February 2025 Landscape Inspection Report highlighting items of concern. He advised that he will have the tree replacement plan for the next meeting. Mr. Cabell spoke regarding the need for weed control.

Mr. Fowler and Mr. Cohen provided an overview of the RFP process related to the Landscape and Irrigation Maintenance proposals. Ms. Johnson reviewed her research of each submitting entity. Mr. Cabell reviewed his research of each submitting entity. Mr. Gammon spoke regarding budget considerations. Mr. Shimer reviewed his research. Board discussion ensued. Each Board Supervisor in attendance turned their score sheets in to Mr. Fowler.

Mr. Fowler left the room to tally the results; the meeting continued. After completion, Mr. Fowler read the results of the scoring as follows: Florida Commercial Care scored 6th with 257.88 points, Duval scored 5th with 288.5 points, BrightView scored 4th with 299.94 points, Yellowstone scored 3rd with 301.54 points, Ameri-Scape scored 2nd with 310.41 points, and Pinnacle scored 1st with 346.55 points.

On a Motion by Ms. Johnson, seconded by Mr. Shimer, with three in favor and one opposed, the Board Accepted the Ratings of the Landscape and Irrigation Maintenance Proposals, and Authorized the Chairman to Execute a Contract with Pinnacle Landscapes, Subject to Staff Input, for the Paseo Community Development District.

C. Landscape Liaison

Ms. Johnson reviewed the proposals she has executed since the last meeting. She advised that Pinnacle Landscapes has prepared an exhibit for locations to plant hardwoods and palms throughout the community and the exhibit will be reviewed at the March meeting.

D. Condo Assoc. Liaison

Mr. Shimer reviewed meetings he has had with various Condo Association Board members; he recommended reviewing areas for material storage and staging for the Phase II construction project.

E. Master Assoc. Liaison

Ms. Johnson advised that she had no report.

F. Chairman

Mr. Cabell reviewed his report as emailed to the Board and spoke regarding the Naples Electric Motor Works proposals (MH2 Timer \$362 and WT2 Recharge Well Submersible Pump Replacement \$10,451.93). Ms. Blandon advised that she recommended execution of the pump replacement

92 proposal as this is directly related to the SFWMD permit for water use.
93

On a Motion by Mr. Gammon, seconded by Ms. Johnson, with all in favor, the Board Ratified the Execution of the Naples Electric Motor Works Proposals, for the Paseo Community Development District.

94
95 G. District Engineer

96 Mr. Cabell advised that he has reviewed the Russ Berner Construction
97 proposal for repaving of Paseo Drive, and he recommends option 3, to
98 repave both the northbound and southbound sides of the roadway along
99 with the additional striping needs.
100

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the Russ Berner Construction Proposal, Option 3 (13,623 SF of Mill and Resurface), Including Striping, Totaling \$44,100.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

101
102 Mr. Savage reviewed the lake bank inspection handout and recommended
103 moving forward with repairs to the bank of lake #9. The Board directed the
104 District Engineer to obtain proposals for lake bank #9 repairs and to inspect
105 all other banks to determine a scope for a complete lake bank restoration
106 project.
107

108 Mr. Savage advised that his office is updating the berm restoration exhibits
109 and will then have the berm restoration work priced.
110

111 Mr. Savage discussed the fluid spill exhibit in great detail. Ms. Blandon
112 recommended placing the Condo Association on notice related to repairs
113 needed due to condo construction. The Board directed the District Engineer
114 to provide a cost estimate to the District Manager so that notice can be sent
115 to the Condo Association.
116

117 H. District Counsel

118 Mr. Cohen requested that any comments or questions related to the
119 easements, legal descriptions, and/or sketches be sent to him. He then
120 provided an update related to the litigation regarding the sale of Tract E-1
121 to the Master Association.
122

123 I. District Manager

124 Ms. Blandon advised that she will send a Financial Summary to the Board
125 via email. She further advised that the 2024 Audit has been received and is
126 a clean audit. Ms. Blandon advised that a budget amendment will be
127 necessary, and she will begin working on one; she advised that she would
128 like to schedule a budget workshop as well. Ms. Blandon advised that the
129 Workshop with the Condo Association is scheduled for Tuesday, March 11,
130 2025 at 10:00 a.m. and the next meeting of the Board of Supervisors is

131 scheduled for Wednesday, March 26, 2025 at 10:00 a.m.

132
133 **FOURTH ORDER OF BUSINESS** **Consideration of Southeast**
134 **Spreading Proposal for Spring Mulch**
135 **Refresh**
136

137 Mr. Cabell advised that this vendor has been doing a great job, and he sees no
138 reason to bid out the work. Ms. Johnson asked that Southeast be reminded of CDD versus
139 Condo responsibilities to ensure that the mulch is placed appropriately.
140

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the Southeast Spreading Proposal for Spring Mulch Refresh, totaling \$20,482.56, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

141
142 **FIFTH ORDER OF BUSINESS** **Consideration of Proposals for**
143 **Pressure Washing**
144

145 Ms. Blandon reviewed the proposals received for pressure washing from Elite
146 Painting (\$97,945.00), ProClean (\$37,058.00), Rolling Suds (\$54,001.00), and Tim Amann
147 (\$17,300). She advised that Supervisors have in front of them, revised proposals received
148 from Elite Painting (\$69,875.00) and Rolling Suds (\$48,607.90); she further advised that Tim
149 Amann cannot do the complete project. Board discussion ensued regarding the current
150 contract with Premier Pressure Washing as well as the proposals received.
151

On a Motion by Mr. Cabell, seconded by Ms. Johnson, with all in favor, the Board Approved the ProClean Proposal for Pressure Washing, totaling \$37,058.00, Subject to Preparation of an Agreement by Counsel, for the Paseo Community Development District.

152
153 **SIXTH ORDER OF BUSINESS** **Consideration of Weiser Rate Increase**
154 **Request**
155

156 Ms. Blandon reviewed the increase request received from Weiser; she advised
157 that the increase is intended to give the guards a raise. Board discussion ensued.
158

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the Weiser Rate Increase, Subject to Preparation of an Addendum by Counsel, for the Paseo Community Development District.

159
160 **SEVENTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
161 **Audit Committee Meeting held on**
162 **January 22, 2025**
163

164 Ms. Blandon presented the Minutes of the Audit Committee meeting held on January
165 22, 2025 and asked if there were any questions, comments, and/or changes. There were

166 none.
167

On a Motion by Mr. Gammon, seconded by Mr. Shimer, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on January 22, 2025, for the Paseo Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on January 22, 2025

Ms. Blandon presented the Minutes of the Board of Supervisors meeting held on January 22, 2025 and asked if there were any questions, comments, and/or changes. There were none.

On a Motion by Mr. Cabell, seconded by Mr. Gammon, with all in favor, the Board Approved the Minutes of the Board of Supervisors Meeting held on January 22, 2025, for the Paseo Community Development District.

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NINTH ORDER OF BUSINESS

Ratification of the Operations and Maintenance Expenditures for the Months of December 2024 and January 2025

Ms. Blandon advised that the Operations and Maintenance expenditures for the period of December 1-31, 2024 totaled \$202,726.21 and the expenditures for the period of January 1-31, 2025 total \$137,977.34. She asked if there were any questions. There were none.

On a Motion by Mr. Gammon, seconded by Mr. Shimer, with all in favor, the Board Ratified the Operations and Maintenance Expenditures for the Month of December 2024, totaling \$202,726.21 and the Month of January 2025, totaling \$137,977.34, for the Paseo Community Development District.

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TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Blandon opened the floor to Supervisor requests.

Mr. Cabell advised that he would like to attend the Condo Association workshop via Zoom; he further discussed the concerns of the Condo Association Board members regarding keeping the workshop constructive. Mr. Shimer advised that he will also call in and he would like to see everyone support the Condo Association efforts. Ms. Johnson recommended sharing topics for discussion in advance of the workshop.

Ms. Blandon thanked the team for all the effort put into the RFP process.

201 Ms. Johnson spoke regarding an email sent by a community member wherein the
202 person speaks on behalf of the CDD, and its position related to Pickleball. She advised
203 that no community member should be speaking on behalf of the CDD Board of
204 Supervisors. Supervisor Shimer concurred. Board discussion ensued. Mr. Cohen advised
205 that nobody should be speaking on behalf of the CDD Board of Supervisors, and the
206 Board members should be careful of the same.

207
208 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

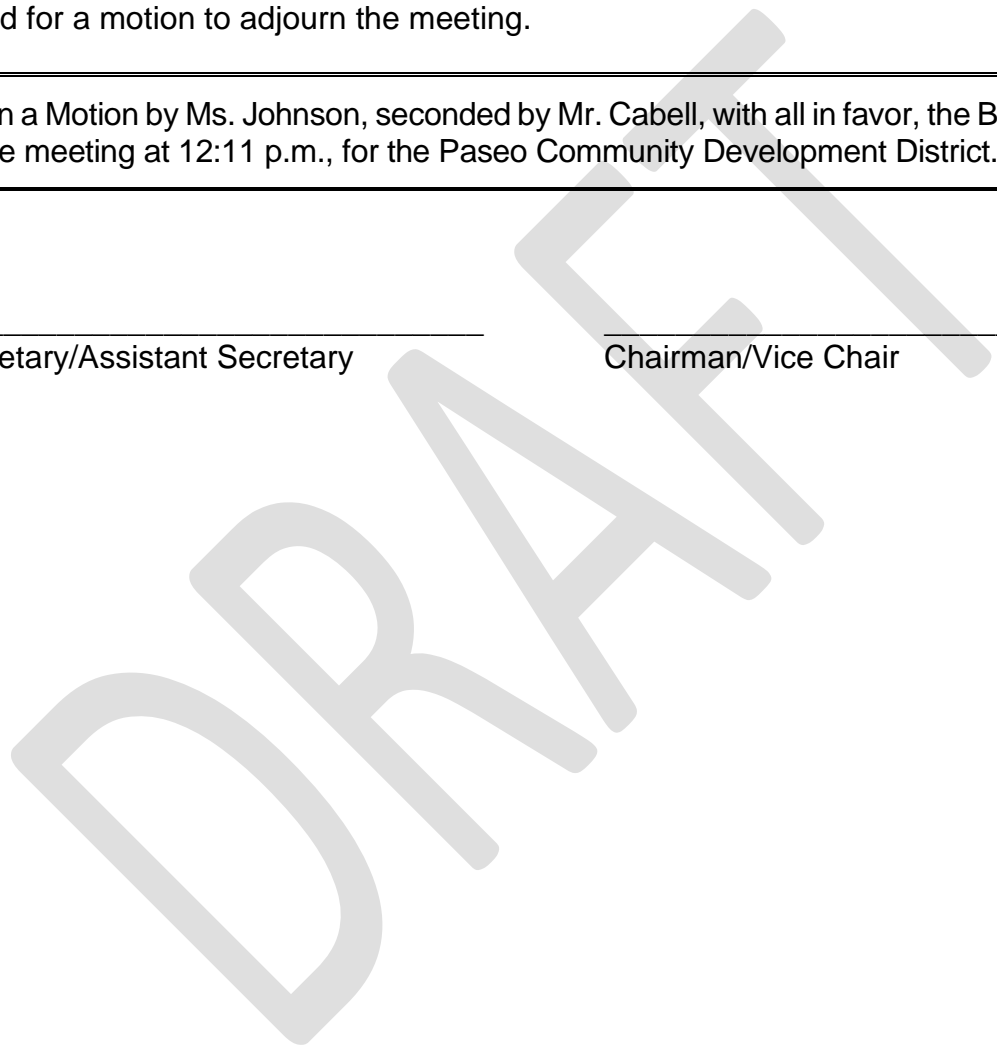
209
210 Ms. Blandon advised there was no further business to come before the Board and
211 asked for a motion to adjourn the meeting.

212

On a Motion by Ms. Johnson, seconded by Mr. Cabell, with all in favor, the Board adjourned the meeting at 12:11 p.m., for the Paseo Community Development District.

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Secretary/Assistant Secretary Chairman/Vice Chair



Tab 9

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 February 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2025 through February 28, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$134,410.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Paseo Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CenturyLink	20250204-1	311416420 01/25 ACH	Telephone Services 01/25	\$ 571.70
City of Fort Myers	20250218-1	1-015317-00 01/25 ACH	Compactor 11604 Pasco Grande Blvd 1/25	\$ 5,265.20
CNB Mechanical Inc	100976	941	Quarterly Maintenance 02/25	\$ 250.00
Crystal Clean Inc.	100966	N7572	Cleaning Services 02/25	\$ 948.60
David W Cabell	100960	012825 Cabell	Reimbursement for Ethics Training 01/25	\$ 79.00
David W Cabell	20250228-1	DC022625 ACH	Board of Supervisor Meeting 02/26/25	\$ 200.00
Debra Johnson	20250228-2	DJ022625 ACH	Board of Supervisor Meeting 02/26/25	\$ 200.00
Florida Power & Light Company	20240218-1	FPL Summary 01/25 ACH 300	FPL Summary 01/25 ACH	\$ 14,381.28
Florida Power & Light Company	20250221-1	28467-91263 1/25 ACH	1117 Paseo Dr. #SL 01/25	\$ 51.61
Florida Power & Light Company	20250221-1	76250-95372 1/25 ACH	11047 Esteban DR #FNTN 1/25	\$ 635.08
Gannett Florida LocaliQ	100967	6933361	Legal Advertising 01/25	\$ 1,192.38
Grau & Associates, P.A.	100968	26848	Auditing Services FY 09/30/2024	\$ 1,600.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hotwire Communications, LTD	20250218-2	30210660 02/25 ACH	Internet Services 02/25	\$ 229.99
Johnson Engineering, LLC	100954	20097877-025	WUP Compliance Monitoring Svcs 1/25	\$ 2,646.00
Kent Gammon	20250228-3	KG022625 ACH	Board of Supervisor Meeting 02/26/25	\$ 200.00
Matthew J Facciolla	100969	42180	Light Poles 02/25	\$ 3,450.00
New IQ, LLC	100970	44520	Gate Repairs 01/25	\$ 775.00
New IQ, LLC	100970	44676	Gate Repairs 02/25	\$ 3,335.00
New IQ, LLC	100979	44602	Service Call - Gate Arms 02/25	\$ 105.00
Paseo CDD	DC 020525	DC 020525	Debit Card Replenishment	\$ 2,041.08
Paseo CDD	DC 022725	DC 022725	Debit Card Replenishment	\$ 494.81
Passarella & Associates, Inc.	100980	19PCD3028-7C(2)	Professional Services 09/24	\$ 43.75
Persson, Cohen & Mooney, P.A.	100971	5731	Legal Services 01/25	\$ 486.00
Persson, Cohen & Mooney, P.A.	100971	5732	Legal Services 01/25	\$ 5,022.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pinnacle Landscapes, Inc.	100955	16999	Repaired Hog Damage 01/25	\$ 200.00
Pinnacle Landscapes, Inc.	100955	17001	Install Mulch-West Entrance 01/25	\$ 3,055.00
Pinnacle Landscapes, Inc.	100955	17011	Irrigation Services 01/25	\$ 400.00
Pinnacle Landscapes, Inc.	100955	17016	Landscape Maintenance 01/25	\$ 2,255.00
Pinnacle Landscapes, Inc.	100972	16979	General Maintenance 01/25	\$ 26,836.25
Pinnacle Landscapes, Inc.	100972	17009	Irrigation Repairs 01/25	\$ 5,988.50
Pinnacle Landscapes, Inc.	100972	17030	Landscape Maintenance 02/25	\$ 2,135.00
Pinnacle Landscapes, Inc.	100972	17031	Landscape Maintenance 02/25	\$ 2,490.00
Pinnacle Landscapes, Inc.	100972	17036	Repaired Hog Damage 02/25	\$ 125.00
Pinnacle Landscapes, Inc.	100972	17037	Sod Install 02/25	\$ 48.00
Pinnacle Landscapes, Inc.	100981	17074	Plant Replacements 02/25	\$ 4,807.50
Pinnacle Pest Management Services, Inc.	100956	9407	Monthly Rodent Baiting 1/25	\$ 75.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100952	INV0000096800	District Management Fees 2/25	\$ 13,041.59
Rizzetta & Company, Inc.	100959	INV0000096913	Personnel Reimbursement 01/25	\$ 3,162.65
Rizzetta & Company, Inc.	100963	INV0000096943	Cell Phone Reimbursement 1/25	\$ 50.00
Rizzetta & Company, Inc.	100965	INV0000096966	Amenity Management & Oversight and Personnel Reimbursement 02/25	\$ 4,169.84
Robert C Shimer	100982	RS022625	Board of Supervisor Meeting 02/26/25	\$ 200.00
Signarama - Cape Coral	100961	INV-3757	Deposit 50%-Retainer Bars 01/25	\$ 1,155.00
Solitude Lake Management, LLC	100974	PSI144422	Monthly Maintenance 02/25	\$ 2,367.87
Spectrum Nightscapes, LLC	100964	192	Pathway Lighting Repairs 01/25	\$ 1,312.75
Spectrum Nightscapes, LLC	100964	193	Transformer Pathway Repairs 02/25	\$ 123.75
Superior Waterway Services, Inc.	100962	102401	Quarterly Fountain Maintenance 2/25	\$ 2,625.00
Superior Waterway Services, Inc.	100983	103696	Fountain - Supply & Install 02/25	\$ 2,978.13
Tim Amann Pressure Cleaning	100957	010725	Pressure Washing Services 1/25	\$ 50.00

Paseo Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tower Compactor Rentals, LLC	100953	Rental-25-03387	Trash Compactor 02/25	\$ 333.90
Weiser Security Services, Inc	100958	1198202	Guard Weekly Billing 01/10/25-01/16/25	\$ 2,555.44
Weiser Security Services, Inc	100958	1199228	Guard Weekly Billing 01/17/25-01/23/25	\$ 2,555.44
Weiser Security Services, Inc	100973	1200006	Guard Weekly Billing 01/24/25-01/30/25	\$ 2,555.44
Weiser Security Services, Inc	100973	1200939	Guard Weekly Billing 01/31/25-02/06/25	\$ <u>2,555.44</u>
Report Total				\$ <u>134,410.97</u>