



# Hacienda Lakes Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, 407-723-5900, FAX 407-723-5901  
[www.haciendalakescdd.com](http://www.haciendalakescdd.com)

The meeting of the Board of Supervisors of the **Hacienda Lakes Community Development District** will be held **Monday, May 18, 2026, at 9:00 a.m.** at the Esplanade Community Center, 8490 Vaile Circle, Naples, Florida 34114. The agenda is as follows:

Call in number: 1-844-621-3956

Passcode: 2536 634 0209

<https://pfmccd.webex.com/join/carvalhov>

## BOARD OF SUPERVISORS' MEETING AGENDA

1. **Call to Order & Roll Call**
2. **Public Comment Period**
3. **General District Items**
  - Consideration of the Following Organizational Matters:
    - A. Proof of Publication Exhibit 1
4. **Organizational Matters**
  - Consideration of the Following Organizational Matters:
    - A. Board of Supervisors Meeting Minutes February 23, 2026 Exhibit 2
    - B. Supervisor Seats up for November 2026 Election Exhibit 3
    - C. Consideration of Special District Qualifying Package Exhibit 4
5. **Administrative Matters**
  - Consideration of the Following Administrative Matters:
    - A. Update on Costco construction and landscape impact
6. **Budgetary Matters**
  - Consideration of the Following Budgetary Matters:
    - A. Consideration of Resolution 2026-02, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date for Final Adoption Exhibit 5
    - B. Financials through April 30, 2026 Exhibit 6
7. **Construction Matters**
  - Consideration of the Following Construction Matters:
  - None to be considered this time:
8. **Financing Matters**
  - Consideration of the Following Financing Matters:
  - None to be considered this time:



## 9. Other Business

- Staff Reports
  - A. District Manager
    - A. Drainage issue on Promoso Court
    - B. Napier Irrigation preparing proposal to fix lake bank erosion on newest lakes in Esplanade Exhibit 7
    - C. Water Management Permit Renewal Update
    - D. Sable Palms Road Culverts Update
    - E. Supervisor of Elections Registered Voters Update Exhibit 8
    - F. Audit update
    - G. Form1 to be filed by July 1
  - B. District Legal Counsel
  - C. District Engineer

## 10. Board Members' Comments/ Requests

## 11. Public Comments

## 12. Adjournment



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# **Hacienda Lakes Community Development District**

**Consideration of the Following  
Organizational Matters:**

**A. Proof of Publication**

## Govt Public Notices

Originally published at [naplesnews.com](https://www.naplesnews.com) on 10/07/2025

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BOARD OF SUPERVISORS

MEETING DATES

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024-2025

The Board of Supervisors of the Hacienda Lakes Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Esplanade Clubhouse, 8490 Vaile Circle, Naples, Florida 34114 at 9:00 a.m. unless otherwise indicated as follows:

November 17, 2025

February 23, 2026\*

May 18, 2026

August 17, 2026

\*-Moved one week later due to President's Day holiday.

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (239) 269-1341 at least two calendar days prior to the meeting.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

District Manager

10/7/25 #11732693



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# **Hacienda Lakes Community Development District**

## **Consideration of the Following Organizational Matters:**

- A. Board of Supervisors Meeting Minutes  
February 23, 2026**

1                   **HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT**  
2                               **3501 Quadrangle Blvd., Suite 270**  
3                               **Orlando, FL 32817**

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4  
5  
6   **Hacienda Lakes Community Development District**  
7   **Board of Supervisors' Meeting**  
8   **Monday, February 23, 2026, 9:00 a.m.**  
9   **8490 Viale Circle**  
10 **Naples, Florida 34114**

11  
12  
13 Present and constituting a quorum were:

14		
15	Stephen Parker	Board Member
16	Wayne Martin	Board Member
17	Louis Apoldo	Board Member
18	Gary Lichtle	Board Member

19  
20 Also present were:

21		
22	Russ Weyer	District Manager, Real Estate Econometrics, Inc.
23	Meagan Magaldi	District Counsel,
24		Coleman, Yovanovich & Koester, P.A.
25	Matt DeFrancesco	Bowman Consulting Group LLC – Engineer
26	David Torres	Hacienda Lakes of Naples LLC
27	Andres Torres	Hacienda Lakes of Naples LLC

28  
29 Present from the public:

30                   List of attendees attached.

31  
32  
33 **FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

34  
35 Mr. Weyer called the meeting to order and proceeded with the roll call. The members in attendance are as  
36 outlined above and a quorum was established.  
37  
38  
39

1 **SECOND ORDER OF BUSINESS**

**Public Comments**

2  
3 Mr. Weyer gave an overview of the public comment period.

4  
5 There were no public comments at this time.

6  
7 **THIRD ORDER OF BUSINESS**

**Organizational Matters**

8  
9 **Notice of Meeting**

10  
11 Mr. Weyer noted that the meeting was advertised according to Florida Statute requirements.

12  
13 **Resolution 2026-1, Recognition**  
14 **of Tom Bothe’s Service to**  
15 **District**

16  
17 Mr. Weyer recognized Tom Bothe for his service to the District. He noted the resolution would be sent to his  
18 family.

19  
20 The Board had a moment of silence for Tom Bothe.

21  
22  
23 On MOTION by Mr. Lichtle, seconded by Mr. Parker, with all in favor, the Board of Supervisors of the  
24 Hacienda Lakes Community Development District approved Resolution 2026-1, Recognition of Tom  
25 Bothe’s Service to the District.  
26

27  
28 **FOURTH ORDER OF BUSINESS**

**Administrative Matters**

29  
30 **Consideration of the December 1,**  
31 **2025, Meeting Minutes**

32  
33 The Board reviewed the minutes.

34  
35  
36 On MOTION by Mr. Martin, seconded by Mr. Apoldo, with all in favor, the Board of Supervisors of the  
37 Hacienda Lakes Community Development District approved December 1, 2025, Meeting Minutes.  
38

39  
40 **Consideration of Azure HOA**  
41 **Letter to Hacienda Lakes CDD**

42  
43 Mr. Weyer gave an overview of the letter that was received from the attorney for the Azure HOA and the issues  
44 with lake maintenance and plant life in those areas. The HOA is requesting that the District maintain all the  
45 areas noted within the letter.

46  
47 There was lengthy discussion regarding the areas of ownership and maintenance. It was noted the District can  
48 choose to take over all lake ownership, but assessments would have to be assessed per neighborhood for the  
49 increase in cost.

50  
51 Ms. Magaldi noted the primary objective is to be in compliance with the Water Management District.

52  
53 There was brief discussion regarding the lake tract versus lake management easement (LME), and the overall  
54 issues with the lake maintenance.  
55

1 Mr. Weyer noted a separate landscaping vendor would have to be brought in for the cord grass and an updated  
2 survey of the areas would have to take place. There was discussion regarding the location of the cord grass.

3  
4 It was noted there would need to be an agreement between each HOA and the CDD.

5  
6 There was continued discussion regarding the lake maintenance areas and the process of taking over that  
7 maintenance.

8  
9 Mr. Weyer recommending appointing a Board liaison to discuss the points needed within the agreement with  
10 the HOA. The Board agreed that Mr. Lichtle would be the Board liaison to work with District Counsel and District  
11 Management on the agreement.

12  
13 There was lengthy discussion regarding the areas of CDD ownership and lake landscaping. It was noted the  
14 plats can be reviewed to verify ownership.

15  
16 It was noted the fountains should not be covered by the CDD, but the aerators would be.

17  
18 **Costco Landscaping Plans**  
19 **Update from Supervisor Parker**

20  
21 Mr. Parker gave an update and noted plans have been received. He would like to see the line of clearance plan,  
22 as it was not included, and the timeline for how long water would be turned off during the project. He is awaiting  
23 communication from the contractor.

24  
25 Mr. Weyer noted a temporary irrigation line could possibly be run and if any line is cut, it will be paid for by the  
26 vendor.

27  
28 It was noted that Costco will be giving a donation of \$35,000.00 to the District.

29  
30 **Consideration of the Notice of**  
31 **Publishing Legally Required**  
32 **Advertisements and Public Notice**  
33 **on Collier County's Designated**  
34 **Publicly Accessible Website**

35  
36 Mr. Weyer gave an overview of the new process for advertising public notices on the Collier County's website  
37 and cost.

38  
39  
40 On MOTION by Mr. Martin, seconded by Mr. Parker, with all in favor, the Board of Supervisors of the Hacienda  
41 Lakes Community Development District approved the Notice of Publishing Legally Required Advertisements  
42 and Public Notice on Collier County's Designated Publicly Accessible Website.  
43

44  
45 **FIFTH ORDER OF BUSINESS**

46 **Business Matters**

47 **Assignment of REEI and PFM**  
48 **Group Consulting**

49  
50 Mr. Weyer gave an overview and noted he has sold a portion of his business to PFM. The District  
51 Management fee will remain the same and will include the accounting needs.

52  
53 Mr. Weyer will remain as a consultant for at least one year.

54  
55 **Consulting Agreement between**  
56 **REEI and PFM Group Consulting**

1  
2 It was noted the contract eliminates the agreement with Mr. Weyer and establishes the agreement with PFM.

3  
4 Mr. Weyer noted that the engineer and District Counsel will remain the same. The current accountant will  
5 remain through the audit.

6  
7 There was brief discussion regarding the termination clause. It was noted there is a 30-day notice required.

8  
9 This agreement will go into effect March 1, 2026. There was lengthy discussion regarding the terms and costs  
10 of the agreement. It was noted that PFM will be paying Mr. Weyer. District Counsel will follow up regarding  
11 the terms of the agreement.

12  
13 Mr. Weyer noted that a representative from PFM will attend the next meeting.

14  
15  
16 On MOTION by Mr. Lichtle, seconded by Mr. Parker, will all in favor, the Board of Supervisors of the Hacienda  
17 Lakes Community Development District approved the Assignment of REEI and PFM Group Consulting and  
18 the Consulting Agreement between REEI and PFM Group Consulting, in substantial form, and authorized the  
19 Chair to have final execution.  
20

21  
22 **SIXTH ORDER OF BUSINESS**

**Budget Matters**

23  
24 **Consideration of January 31,**  
25 **2026, Financial Statements**

26  
27 Mr. Weyer presented the January 2026 Financial Statements. It was noted that the fiscal year starts in  
28 October.

29  
30 There was brief discussion regarding the lake bank maintenance expense.

31  
32  
33 On MOTION by Mr. Martin, seconded by Mr. Apoldo, with all in favor, the Board of Supervisors of the  
34 Hacienda Lakes Community Development District accepted the District financials through January 2026.  
35

36  
37 **SEVENTH ORDER OF BUSINESS**

**Staff Reports**

38  
39 **Manager's Report –**

40 **• Lakes Update**

41  
42 Mr. Weyer provided a lake update and noted there is a current drought.

43  
44 There was brief discussion regarding the previous water levels versus the current water levels.

45  
46 Mr. Weyer noted the District is in the area of Collier County's Declaration of Water Shortage and  
47 watering should only happen three days a week at this time.

48  
49 It was noted all information in the agenda packet is on the District's website.

50  
51 Mr. Weyer noted he had received a quote for rock removal options. Complete removal would cost  
52 approximately \$15,000.00 for all neighborhoods and rolling them down further would cost  
53 approximately \$8,000.00. The rocks provide erosion control.  
54

1 Mr. Weyer noted there are eight total culverts that needed to be cleaned out and this has been  
2 completed.

3  
4 There was discussion regarding the rock options. The Board agreed to leave the rocks as is.  
5

6 **Attorney's Report –**

7  
8 There was brief discussion regarding the Phase 2 turnover. It was noted the County will not take  
9 anything until the utility company signs the subordination.

10  
11 **Engineer's Report –**

12  
13 Mr. DeFrancesco gave an overview of the littoral areas in the ponds.

14  
15 It was noted there has been no update regarding Sabal Palm Road. There was discussion regarding  
16 this issue.

17  
18 **EIGHTH ORDER OF BUSINESS**

**Public Comments**

19  
20 A resident commented regarding the delineation of responsibilities between the CDD and the HOA.

21  
22 A resident commented regarding the timeline of the CDD taking over maintenance of the lakes.

23  
24 A resident requested clarification of the timeline when the agreement between the HOA and the CDD will be  
25 completed. District Counsel gave an overview of the process.

26  
27 There was discussion regarding the process and the timeline. It was noted the Board's next meeting is in  
28 May.

29  
30 There was also lengthy discussion regarding the transfer of the lake maintenance and the increase in  
31 assessments. It was noted the cord grass may be required for the littoral pond shelves.

32  
33 Mr. Weyer noted there are trees that were planted in the lake that are not supposed to be there. There was  
34 brief discussion regarding planting around and within the lakes. District Counsel will send a non-compliance  
35 letter to the resident and copy the HOA on the letter for reference.

36  
37 It was noted there are trees in another lake as well. There was brief discussion regarding the issue. the District  
38 Engineer will follow up.

39  
40 **NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

41  
42 It was noted the lake signage needs to be replaced.

43  
44 Mr. Martin gave an update regarding the fishing in the lakes. District Counsel gave an overview of possible  
45 liability to the District. It was noted that signage should be placed as warning. There was brief discussion  
46 regarding signage wording and designated communal fishing points.

47  
48 There were no further Supervisor requests.

49  
50 **TENTH ORDER OF BUSINESS**

**Adjournment**

51  
52  
53 On MOTION by Mr. Martin, seconded by Mr. Parker, with all in favor, the meeting of the Board of Supervisors  
54 of the Hacienda Lakes Community Development District was adjourned.  
55  
56

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10

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

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Print Name

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Print Name

# Attendance Sign in Sheet

Hacienda Lakes Residents and Public

District: Hacienda Lakes CDD

Date of Meeting: February 23, 2026

Print Name

Stree Address

	Print Name	Stree Address
1	BILL GOODRICH	9043 MONTSERRAT DR
2	LARRY SEELEY	9051 REDONDA DR
3	Valerie Parker	9091 Saint Lucia Dr
4	Bobbi Johnson	8983 Saint Lucia Dr
5	Ross Cummings	3685 SAPPHIRE COVE
6	Peter Abreu	8980 MUSTIQUE LN.
7	David Torres	Not at Hacienda Lakes, Hacienda Lakes
8	Andres Torres	of Naples, LLC.
9		
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20		



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# **Hacienda Lakes Community Development District**

## **Consideration of the Following Organizational Matters:**

- B. Supervisors Seats up for November 2026  
Election**

**Board of Supervisors of Hacienda Lakes Community Development District Seats up for election on November 3, 2026:**

**SEAT 2**

Louis Apoldo, **Assistant Secretary**

Term Expires: November 2026

**SEAT 4**

Wayne J. Martin, **Vice Chairman**

Term Expires: November 2026



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# **Hacienda Lakes Community Development District**

## **Consideration of the Following Organizational Matters:**

- C. Consideration of Special District  
Qualifying Package**

## **Qualifying Requirements for Independent Districts**

Independent Districts include Fire, Mosquito Control, Soil and Water Conservation and Community Development Districts.

### **Qualifying Dates**

Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026

Notwithstanding the qualifying dates stated above, the qualifying office may accept and hold qualifying papers submitted not earlier than 14 days prior to the beginning of the qualifying period, to be processed and filed during the qualifying period.

### **Qualifying Documents**

The following items must be complete and received by the Supervisor of Elections no later than noon on the final day of qualifying:

1. Form DS-DE 9, Appointment of Campaign Treasurer and Designation of Campaign Depository (only required if accepting donations and making expenditures)
2. Form DS-DE 302NP, Candidate Oath – Nonpartisan Office
3. Form DS-DE 84, Statement of Candidate (only required if accepting donations and making expenditures)
4. Form 1, Statement of Financial Interests for the year 2025
5. Collier County Affidavit of Intent (only required if not accepting donations and making expenditures)
6. Soil and Water District Candidate Oath (only required if filing for Soil and Water District office)

### **Qualifying by Petition**

- 2026 petition signature requirement for Independent Districts is 25

If you intend to qualify for office by petition, rather than paying the qualifying fee, you may begin circulating your petitions any time after filing your DS-DE 9. You must use the State form (DS-DE 104) for your petitions. The last date you may submit petitions for verification is noon, May 11. A payment of ten cents per petition submitted is charged for verification unless an oath of undue burden has been filed with the Supervisor of Elections.

**AFFIDAVIT OF INTENT  
COLLIER COUNTY SPECIAL DISTRICT CANDIDATE**

State of Florida  
County of Collier

I, \_\_\_\_\_, a candidate for the special district office of:  
(print name)

\_\_\_\_\_ in the General Election understand  
(Office and Seat Number)

that my only campaign expense, from personal funds, shall be the \$25 candidate-qualifying-fee or the signature verification fee for candidates who qualify by submitting 25 valid candidate petition signatures.

I will not be required to: appoint a campaign treasurer, designate a campaign depository or file periodic campaign treasurer's reports as required by Florida Statutes 99.061 or 106.07 and, therefore I am prohibited from collecting , soliciting, or accepting any money or contribution(s) in-kind, in connection with my campaign. I am also prohibited from making any expenditures on behalf of my candidacy.

In the event I later decide to collect, solicit, or accept any money or contribution(s) in-kind, or make any expenditure on behalf of my candidacy, I understand that I will be required to file Form DS-DE 9 (Appointment of Campaign Treasurer/Designation of Campaign Depository) with the Collier County Supervisor of Elections prior to such action. Upon filing form DS-DE 9 my campaign will then be subject to all provisions of Chapter 106 Florida Statutes including the requirement to file periodic campaign treasurer's reports.

**X** \_\_\_\_\_  
Signature of Candidate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
City

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
email address

# **Filling out your Form 1 Statement of Financial Interests**

## **Calendar Year 2025**

If you are a new candidate or incumbent, you must fill out your Form 1 on the Florida Commission on Ethics website. Paper forms are no longer produced or accepted.

Directions and the portal may be found at:

<https://disclosure.floridaethics.gov/Account/Login>

# CANDIDATE PETITION

**Notes:** - All information on this form becomes a public record upon receipt by the Supervisor of Elections.  
- It is a crime to knowingly sign more than one petition for a candidate. [Section 104.185, Florida Statutes]  
- If all requested information on this form is not completed, the form will not be valid as a Candidate Petition form.

I, \_\_\_\_\_ the undersigned, a registered voter  
(print name as it appears on your voter information card)

in said state and county, petition to have the name of \_\_\_\_\_  
placed on the Primary/General Election Ballot as a: [check/complete box, as applicable]

Nonpartisan  No party affiliation  \_\_\_\_\_ Party candidate for the office of

\_\_\_\_\_  
(insert title of office and include district, circuit, group, seat number, if applicable)

Date of Birth or Voter Registration Number  
(MM/DD/YY)

Address

City

County

State

Zip Code

Signature of Voter

Date Signed (MM/DD/YY)  
[to be completed by Voter]

# CANDIDATE OATH NONPARTISAN OFFICE

(Do not use this form if a Judicial or School Board Candidate)  
Check box **only** if you are seeking to qualify as a write-in candidate:

Write-in Candidate

OFFICE USE ONLY

Name to appear on ballot: \_\_\_\_\_

Check box if there are two last names without hyphen. (Name cannot be changed after qualifying.)

Check box if name includes nickname. (To use nickname, you must complete the Affidavit of Nickname on page 2 of this form.)

I swear or affirm that I am a candidate for the nonpartisan office of \_\_\_\_\_,  
(Office)

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_; I am a qualified elector of \_\_\_\_\_ County, Florida;  
(District #) (Circuit #) (Group or Seat #)

I am a qualified elector under the Constitution and the Laws of Florida to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

I swear or affirm, in addition to being a citizen of the United States, that: (Check applicable box.)

I am not a citizen of another country.  I am a citizen of another country, specifically \_\_\_\_\_.

**Statement of Outstanding Fines, Fees, or Penalties:** (Check applicable box. If you do owe more than \$250, you must also specify the amount owed and each entity that levied the same on page 2 of this form.)

I do not  / I do  owe outstanding fines, fees, or penalties that cumulatively exceed \$250, for any violations of s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees under part III of chapter 112, any local ethics ordinance governing standards of conduct and disclosure requirements, or chapter 106. (s. 99.021(1)(d), F.S.)

( )

Signature of Candidate

Telephone Number

Email Address

Address of Legal Residence

City

State

ZIP Code

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Signature of Officer Administering Oath

Affix Seal Below or, if judge, provide name, title, and court (s. 92.50, F.S.)

Sworn to (or affirmed) and subscribed before me by means of

online notarization  OR physical presence

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Type of Identification Produced: \_\_\_\_\_

**Phonetic Spelling of Name**  
(Not required for qualifying)

Print the name phonetically on the line below as you wish your name to be pronounced on the audio ballot that may be used by persons with disabilities (see attached Guide for Phonetic Spelling).

\_\_\_\_\_

**Detailed Statement of Outstanding Fines, Fees, or Penalties**  
(Continued)

<i>Amount</i>	<i>Entity</i>

**Affidavit of Nickname**  
(Only required if using nickname for the ballot)

My legal name is \_\_\_\_\_. I am over the age of eighteen (18) and the contents of this affidavit are true and correct.

My nickname is \_\_\_\_\_. I am generally known by this nickname or have used it as part of my legal name. I have not created the nickname to mislead voters. My nickname does not imply I am some other person, constitute a political slogan or otherwise associate me with a cause or issue, or that is obscene or profane.

**Signature of Candidate:** \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Officer Administering Oath**  
*Affix Seal Below or, if judge, provide name, title, and court (s. 92.50, F.S.)*

Sworn to (or affirmed) and subscribed before me by means of  
online notarization  OR physical presence   
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Type of Identification Produced: \_\_\_\_\_

## Guide for Printing Phonetic Spelling of Candidate's Name for Audio Ballot

(Do not submit this page to the filing officer)

1. Use the tables below for Phonetic Spelling of Candidate's Name on page 2 of Form.
2. Use upper case for "stressed" syllables. Use lowercase for "unstressed" syllables.
3. Use dashes (-) to separate syllables.
4. Add any notes such as rhyming examples, silent letters, etc.

Vowels			
Stressed Vowel Sounds		Unstressed Vowel Sounds	
EE	(FEET) feet	uh	(SO-fuh) sofa (FING-guhr) finger
I	(FIT) fit		
E	(BED) bed		
A	(KAT) cat (KAD) cad		
AH	(FAH-thur) father (PAHR) par		
AH	(HAHT) hot (TAH-dee) toddy		
UH	(FUHJ) fudge (FLUHD) flood		
UH	(CHUHRCH) church		
AW	(FAWN) fawn	<b>Certain Vowel Sounds with R</b>	
U	(FUL) full	AHR	(PAHR) par
OO	(FOOD) food	ER	(PER) pair
OU	(FOUND) found	IR	(PIR) peer
O	(FO) foe	OR	(POR) pour
EI	(FEIT) fight	OOR	(POOR) poor
AI	(FAIT) fate	UHR	(PUHR) purr
OI	(FOIL) foil		
YOO	(FYOOR-ee-uhs) furious		

Consonants			
B	(BED) bed	R	(RED) red
D	(DET) debt	S	(SET) set
F	(FED) fed	T	(TEN) ten
G	(GET) get	V	(VET) vet
H	(HED) head	Y	(YET) yet
HW	(WHICH) which	W	(WICH) witch
J	(JUHG) jug	CH	(CHUHRCH) church
K	(KAD) cad	SH	(SHEEP) sheep
L	(LAIM) lame	TS	(ITS) its
M	(MAT) mat	TH	(THEI) thigh
N	(NET) net	TH	(THEI) thy
NG	(SING-uhr) singer	ZH	(A-zuhr) azure (VI-zuhn) vision
P	(PET) pet	Z	(GOODZ) goods

Examples of Phonetically Spelled Names	
Name on Ballot	Pronounced As
Mishaud	mee-SHO ('d' is silent)
Jahn	HAHN (rhyme: fawn)
Beauprez	boo-PRAI (rhyme: hooray)
Maniscalco	man-uh-SKAL-ko
Tangipahoa	TAN-ji-pah-HO-uh
Monte	Mahn-TAI
Tanya	TAWN-yuh (not TAN)
Pittsfield	PITS-feeld
Hubbardston	HUH-buhz-tuhn



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# **Hacienda Lakes Community Development District**

## **Consideration of the Following Budgetary Matters:**

- A. Consideration of Resolution 2026-02,  
Approving a Preliminary Budget for Fiscal  
Year 2027, and Setting a Public Hearing  
Date for Final Adoption**

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026-2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the “Board”) a proposed budget for Fiscal Year 2026-02 prior to June 15, 2026, a copy of which is attached hereto and made a part hereof as Exhibit “A”; and

**WHEREAS**, the Board has considered said proposed budget and desires to set the required public hearing thereon.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

**SECTION 2.** The proposed Budget submitted by the District Manager for Fiscal Year 2026-27 and attached hereto as Exhibit “A” is hereby approved as the basis for conducting a public hearing to adopt said budget.

**SECTION 3.** A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Monday, August 17, 2026  
HOUR: 9:00 a.m.  
LOCATION: 8490 Viale Circle  
Naples, FL 34114

**SECTION 4.** The District Manager is hereby directed to submit a copy of the proposed budget to Collier County at least sixty (60) days prior to the hearing date set forth above.

**SECTION 5.** Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than fifteen (15) days prior to the date of the public hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. Further, in accordance with Section 189.418, Florida Statutes the proposed budget will be posted on the District’s website at least two days prior to budget public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

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

**SECTION 7.** All Resolutions, sections or parts of sections of any Resolutions or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 8.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of May, 2026, by the Board of Supervisors of Hacienda Lakes Community Development District, Collier County, Florida.

Attest:

**HACIENDA LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

Exhibit A



# Hacienda Lakes CDD

FY 2027 Proposed Budget Package

**PFM Management Services LLC**  
3501 Quadrangle Boulevard  
Suite 270  
Orlando, FL 32817-8329  
(407) 723-5900



**Hacienda Lakes CDD**  
FY 2027 Proposed O&M Budget

	Actual to 04/30/2026	Anticipated May 2026 to September 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<b>Revenues</b>					
On-roll Assessments	\$ 329,044.16	\$ -	\$ 329,044.16	\$ 324,975.45	\$ 359,302.32
Developer (Off-roll) Assessments	53,234.55	-	53,234.55	53,234.55	58,857.68
Carry Over Revenue	-	-	-	-	-
Interest Revenue	875.06	-	875.06	-	-
Miscellaneous Revenue	17,705.87	-	17,705.87	-	-
<b>Net Revenues</b>	<b>\$ 400,859.64</b>	<b>\$ -</b>	<b>\$ 400,859.64</b>	<b>\$ 378,210.00</b>	<b>\$ 418,160.00</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 1,600.00	\$ 2,400.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Trustee Services	3,717.38	-	3,717.38	-	15,000.00
Management	26,100.00	15,900.00	42,000.00	42,000.00	51,600.00
Engineering	1,464.00	3,536.00	5,000.00	5,000.00	5,000.00
Disclosure	-	-	-	-	2,500.00
District Counsel	11,662.18	-	11,662.18	10,000.00	15,000.00
Assessment Administration	17,301.52	2,198.48	19,500.00	19,500.00	19,500.00
Professional Services, Other	5,735.00	1,500.00	7,235.00	9,000.00	-
Audit	-	7,000.00	7,000.00	7,000.00	7,000.00
Arbitrage Calculation	-	-	-	-	750.00
Tax Preparation	-	-	-	175.00	175.00
Travel and Per Diem	-	-	-	-	1,000.00
Postage & Shipping	-	-	-	-	200.00
Legal Advertising	586.16	2,413.84	3,000.00	3,000.00	3,000.00
Office Supplies	355.14	394.86	750.00	750.00	750.00
Web Site Maintenance	2,039.98	1,460.02	3,500.00	3,500.00	3,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
General Insurance	7,551.00	-	7,551.00	7,000.00	8,400.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 78,287.36</b>	<b>\$ 36,803.20</b>	<b>\$ 115,090.56</b>	<b>\$ 111,100.00</b>	<b>\$ 137,050.00</b>
<b>Field Operations Expenses</b>					
Landscaping & Field Maintenance	\$ 63,757.45	\$ 45,202.55	\$ 108,960.00	\$ 108,960.00	\$ 108,960.00
Landscape Replacement	8,354.88	1,645.12	10,000.00	10,000.00	10,000.00
Landscape Mulching	6,591.18	3,408.82	10,000.00	10,000.00	10,000.00
Irrigation Repairs	14,617.70	-	14,617.70	12,000.00	16,000.00
Sod Replacement	710.00	290.00	1,000.00	1,000.00	1,000.00
Tree Pruning	10,000.00	-	10,000.00	10,000.00	12,000.00
Master Pump Maintenance	-	1,500.00	1,500.00	3,600.00	3,600.00
Lake Bank Maintenance Reserve	1,990.68	23,009.32	25,000.00	25,000.00	25,000.00
Electricity	9,412.21	5,587.79	15,000.00	15,000.00	15,000.00
Fountains	-	1,041.67	1,041.67	2,500.00	2,500.00
Water Use Monitoring	6,200.00	7,800.00	14,000.00	14,000.00	14,000.00
Sapphire Cove Water Mngt Permit Renewal	6,850.00	-	6,850.00	-	7,000.00
Entry Monuments Maintenance	1,350.00	150.00	1,500.00	1,500.00	1,500.00
Holiday Decorations	8,240.00	-	8,240.00	8,000.00	9,000.00
SFWMD ERP Annual Report	-	625.00	625.00	1,500.00	1,500.00
Lake Testing	-	83.33	83.33	200.00	200.00
Sable Palm Culverts Cleaning	-	2,916.67	2,916.67	7,000.00	7,000.00
Lake Maintenance	19,753.23	17,096.77	36,850.00	36,850.00	36,850.00
<b>Total Field Expenses</b>	<b>\$ 157,827.33</b>	<b>\$ 110,357.04</b>	<b>\$ 268,184.37</b>	<b>\$ 267,110.00</b>	<b>\$ 281,110.00</b>
<b>Total Expenses</b>	<b>\$ 236,114.69</b>	<b>\$ 147,160.24</b>	<b>\$ 383,274.93</b>	<b>\$ 378,210.00</b>	<b>\$ 418,160.00</b>
<b>Income (Loss) from Operations</b>	<b>\$ 164,744.95</b>	<b>\$ (147,160.24)</b>	<b>\$ 17,584.71</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Income (Expense)</b>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 164,744.95</b>	<b>\$ (147,160.24)</b>	<b>\$ 17,584.71</b>	<b>\$ -</b>	<b>\$ -</b>



**HACIENDA LAKES CDD  
FY 2027 PROPOSED ASSESSMENTS**

	Azure	Esplanade	Sapphire Cove	Total	ERU Factor	Total ERUs	Percent ERUs	Budget Allocation	Assessment per unit	Last Year Assessment	Variance
42'	188	146		334	0.75	250.50	22.35%	\$93,463.38	\$279.83	\$255.43	\$24.40
52'	124	216	75	415	1	415.00	37.03%	\$154,839.53	\$373.11	\$340.58	\$32.53
62'	93	81		174	1.25	217.50	19.41%	\$81,150.84	\$466.38	\$425.72	\$40.66
	405	443	75	923							

Senior Housing

Cadenza				160	0.25	40.00	3.57%	\$14,924.29	\$93.28	\$84.43	\$8.85
Allegro				160	0.25	40.00	3.57%	\$14,924.29	\$93.28	\$84.43	\$8.85
Retail				220,000	0.0005	110.00	9.81%	\$41,041.80	\$0.19	\$0.17	\$0.02
Office				70,000	0.0005	35.00	3.12%	\$13,058.76	\$0.19	\$0.17	\$0.02
Apartments				17	0.75	12.75	1.14%	\$4,757.12	\$279.83	\$253.29	\$26.54
						1120.75	100.00%	\$418,160.00			

On Roll:	\$359,302.32
Developer (Off Roll):	\$58,857.68
Carry Over:	\$0.00
	<u>\$418,160.00</u>

Proposed Budget: \$418,160.00

\$0.00



HACIENDA LAKES CDD  
FY 2027

## **Budget Item Description**

### **Revenues:**

#### **On-Roll Assessments**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

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### **General & Administrative Expenses:**

#### **Supervisor Fees**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

#### **Trustee Services**

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

#### **Management**

The District receives Management and Administrative services as part of a Management Agreement with PFM Management Services LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

#### **Engineering**

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

#### **Disclosure**

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

#### **District Counsel**

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



## HACIENDA LAKES CDD FY 2027

### **Assessment Administration**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

### **Audit**

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

### **Arbitrage Calculation**

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

### **Tax Preparation**

Annual 1099 processing is required to be electronically filed. These are the fee association with the electronic filing

### **Travel & Per Diem**

Travel to and from meetings as related to the District.

### **Postage & Shipping**

Mail, overnight deliveries, correspondence, etc.

### **Legal Advertising**

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

### **Office Supplies**

General office supplies associated with the District.

### **Web Site Maintenance**

Web site maintenance fee.

### **Dues, Licenses & Fees**

The District is required to pay an annual fee to the Department of Economic Opportunity.

### **General Insurance**

General liability insurance.



HACIENDA LAKES CDD  
FY 2027

**Field Operations Expenses:**

**Landscaping and Field Maintenance**

Contracted landscaping within the boundaries of the District.

**Landscape Replacement**

Costs associated with replacing damaged/deteriorated landscaping and related materials within District-maintained areas.

**Landscaping Mulching**

Costs associated with the installation and replacement of mulch in District-maintained landscape areas.

**Irrigation Repairs**

Expenses related to the repair and maintenance of irrigation systems serving common areas and landscape improvements.

**Sod Replacement**

Expenses related to the removal and replacement of damaged or deteriorated sod in maintained areas.

**Tree Pruning**

Trimming/pruning of trees on District property.

**Master Pump Maintenance**

Expenses related to the maintenance and repair of master irrigation pump systems.

**Lake Bank Maintenance Reserve**

Funds designated for future maintenance and repair of lake banks and shoreline areas within the District.

**Electric**

The District pays for electric meters used on District-owned roads.

**Fountains**

Expenses related to the maintenance and repair of fountain systems.



## HACIENDA LAKES CDD FY 2027

### **Water Use Monitoring**

Expenses related to tracking and managing irrigation water consumption.

### **Sapphire Cove Water Management Permit Renewal**

Expenses related to renewing required water management permits for the Sapphire Cove system.

### **Entry Monuments Maintenance**

Expenses related to the upkeep and repair of community monuments and signage.

### **Holiday Decorations**

District decorations for the holidays.

### **SFWMD ERP Annual Report**

Expenses related to the preparation and submission of the annual South Florida Water Management District Environmental Resource Permit report.

### **Lake Testing**

Expenses related to water quality testing and monitoring of District Lakes.

### **Sable Palm Culverts Cleaning**

Expenses related to cleaning and maintenance of culverts within the Sable Palm area.

### **Lake Maintenance**

Maintenance of lakes owned by District.



**Hacienda Lakes CDD  
FY 2027 Proposed Debt Service Budgets**

	<b>Series 2016</b>	<b>Series 2024</b>
<i>REVENUES:</i>		
Revenue	\$ 759,075.00	\$ 754,006.00
<b>TOTAL REVENUES</b>	<b><u>\$ 759,075.00</u></b>	<b><u>\$ 754,006.00</u></b>
 <i>EXPENDITURES:</i>		
Interest 11/1/2026	\$ 174,825.00	\$ 158,004.00
Interest 5/1/2027	174,825.00	158,004.00
Principal 5/1/2027	240,000.00	286,000.00
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 589,650.00</u></b>	<b><u>\$ 602,008.00</u></b>
 <i>EXCESS REVENUES (Interest 11/1/2027)</i>	 <b><u>\$ 169,425.00</u></b>	 <b><u>\$ 151,998.00</u></b>



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# **Hacienda Lakes Community Development District**

## **Consideration of the Following Budgetary Matters:**

### **B. Financials through April 30, 2026**



# Hacienda Lakes CDD

## April 2026 Financial Report

April 30, 2026

**PFM Management Services LLC**  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817  
Tel: 407-723-5900



**Hacienda Lakes CDD**  
Statement of Financial Position  
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 523,344.83				\$ 523,344.83
Prepaid Expenses	7,124.00				7,124.00
Deposits	3,185.00				3,185.00
Series 2016 Debt Service Reserve		\$ 586,584.38			586,584.38
Series 2016 Revenue Bond		742,987.84			742,987.84
Series 2024 Revenue Bond		254,582.66			254,582.66
Series 2024 Interest Bond		163,779.00			163,779.00
Series 2016 Prepayment Bond		1,860.00			1,860.00
Series 2024 Sinking Fund Bond		275,000.00			275,000.00
Series 2016 Acquisition/Construction			\$ 73,884.43		73,884.43
Total Current Assets	<u>\$ 533,653.83</u>	<u>\$ 2,024,793.88</u>	<u>\$ 73,884.43</u>	<u>\$ -</u>	<u>\$ 2,632,332.14</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 2,024,793.88	\$ 2,024,793.88
Amount To Be Provided				14,181,049.12	14,181,049.12
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,205,843.00</u>	<u>\$ 16,205,843.00</u>
<b>Total Assets</b>	<b><u>\$ 533,653.83</u></b>	<b><u>\$ 2,024,793.88</u></b>	<b><u>\$ 73,884.43</u></b>	<b><u>\$ 16,205,843.00</u></b>	<b><u>\$ 18,838,175.14</u></b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 1,119.06				\$ 1,119.06
Total Current Liabilities	<u>\$ 1,119.06</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,119.06</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 16,205,843.00	\$ 16,205,843.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 16,205,843.00</u>	<u>\$ 16,205,843.00</u>
<b>Total Liabilities</b>	<b><u>\$ 1,119.06</u></b>	<b><u>\$ -</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 16,205,843.00</u></b>	<b><u>\$ 16,206,962.06</u></b>
<b><u>Net Assets</u></b>					
Net Assets - General Government	\$ 367,789.82				\$ 367,789.82
Current Year Net Assets - General Government	164,744.95				164,744.95
Net Assets - General Government		\$ 994,962.66			994,962.66
Current Year Net Assets, Unrestricted		1,029,831.22			1,029,831.22
Net Assets - General Government			\$ 71,929.34		71,929.34
Current Year Net Assets, Unrestricted			1,955.09		1,955.09
<b>Total Net Assets</b>	<b><u>\$ 532,534.77</u></b>	<b><u>\$ 2,024,793.88</u></b>	<b><u>\$ 73,884.43</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 2,631,213.08</u></b>
<b>Total Liabilities and Net Assets</b>	<b><u>\$ 533,653.83</u></b>	<b><u>\$ 2,024,793.88</u></b>	<b><u>\$ 73,884.43</u></b>	<b><u>\$ 16,205,843.00</u></b>	<b><u>\$ 18,838,175.14</u></b>



**Hacienda Lakes CDD**  
**Statement of Activities**  
As of 4/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b>Revenues</b>					
On-Roll Assessments	\$329,044.16				\$329,044.16
Off-Roll Assessments	53,234.55				53,234.55
Other Income & Other Financing Sources	17,705.87				17,705.87
On-Roll Assessments		\$1,192,943.58			1,192,943.58
Inter-Fund Group Transfers In		(1,741.84)			(1,741.84)
Inter-Fund Transfers In			\$1,741.84		1,741.84
<b>Total Revenues</b>	<b>\$399,984.58</b>	<b>\$1,191,201.74</b>	<b>\$1,741.84</b>	<b>\$0.00</b>	<b>\$1,592,928.16</b>
<b>Expenses</b>					
Supervisor Fees	\$1,600.00				\$1,600.00
Trustee Services	3,717.38				3,717.38
Management	26,100.00				26,100.00
Engineering	1,464.00				1,464.00
District Counsel	11,662.18				11,662.18
Assessment Administration	17,301.52				17,301.52
Professional Services, Other	5,735.00				5,735.00
Legal Advertising	586.16				586.16
Office Supplies	355.14				355.14
Web Site Maintenance	2,039.98				2,039.98
Holiday Decorations	8,240.00				8,240.00
Dues, Licenses, and Fees	175.00				175.00
Electric	9,412.21				9,412.21
Irrigation- Repairs	14,617.70				14,617.70
General Liability Insurance	7,551.00				7,551.00
Lake Maintenance	19,753.23				19,753.23
Landscaping & Field Maintenance	63,757.45				63,757.45
Landscape Replacement	8,354.88				8,354.88
Tree Trimming	10,000.00				10,000.00
Entry Monuments Maintenance	1,350.00				1,350.00
Landscape Mulching	6,591.18				6,591.18
Lake Bank Maintenance Reserve	1,990.68				1,990.68
Water Use Monitoring	6,200.00				6,200.00
Sapphire Cove Water Mngt Permit Renewal	6,850.00				6,850.00
Sod Replacement	710.00				710.00
Principal Payment - Series 2024		\$164,157.00			164,157.00
<b>Total Expenses</b>	<b>\$236,114.69</b>	<b>\$164,157.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$400,271.69</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Interest Income	\$875.06				\$875.06
Dividend Income		\$2,786.48			2,786.48
Dividend Income			\$213.25		213.25
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$875.06</b>	<b>\$2,786.48</b>	<b>\$213.25</b>	<b>\$0.00</b>	<b>\$3,874.79</b>
<b>Change In Net Assets</b>	<b>\$164,744.95</b>	<b>\$1,029,831.22</b>	<b>\$1,955.09</b>	<b>\$0.00</b>	<b>\$1,196,531.26</b>
<b>Net Assets At Beginning Of Year</b>	<b>367,789.82</b>	<b>994,962.66</b>	<b>71,929.34</b>	<b>\$0.00</b>	<b>1,434,681.82</b>
<b>Net Assets At End Of Year</b>	<b>\$532,534.77</b>	<b>\$2,024,793.88</b>	<b>\$73,884.43</b>	<b>\$0.00</b>	<b>\$2,631,213.08</b>



**Hacienda Lakes CDD**  
Budget to Actual  
For the Month Ending 04/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 329,044.16	\$ 189,569.01	\$ 139,475.15	\$ 324,975.45	101.25%
Off-Roll Assessments	53,234.55	31,053.49	22,181.06	53,234.55	100.00%
Other Income & Other Financing Sources	17,705.87	-	17,705.87	-	
<b>Net Revenues</b>	<b>\$ 399,984.58</b>	<b>\$ 220,622.50</b>	<b>\$ 179,362.08</b>	<b>\$ 378,210.00</b>	<b>105.76%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 1,600.00	\$ 2,333.33	\$ (733.33)	\$ 4,000.00	40.00%
Trustee Services	3,717.38	-	3,717.38	-	
Management	26,100.00	24,500.00	1,600.00	42,000.00	62.14%
Engineering	1,464.00	2,916.67	(1,452.67)	5,000.00	29.28%
District Counsel	11,662.18	5,833.33	5,828.85	10,000.00	116.62%
Assessment Administration	17,301.52	11,375.00	5,926.52	19,500.00	88.73%
Professional Services, Other	5,735.00	5,250.00	485.00	9,000.00	63.72%
Audit	-	4,083.33	(4,083.33)	7,000.00	0.00%
Tax Preparation	-	102.08	(102.08)	175.00	0.00%
Legal Advertising	586.16	1,750.00	(1,163.84)	3,000.00	19.54%
Office Supplies	355.14	437.50	(82.36)	750.00	47.35%
Web Site Maintenance	2,039.98	2,041.67	(1.69)	3,500.00	58.29%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
General Insurance	7,551.00	4,083.33	3,467.67	7,000.00	107.87%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 78,287.36</b>	<b>\$ 64,808.33</b>	<b>\$ 13,479.03</b>	<b>\$ 111,100.00</b>	<b>70.47%</b>
<b>Field Operations Expenses</b>					
Landscaping & Field Maintenance	\$ 63,757.45	\$ 63,560.00	\$ 197.45	\$ 108,960.00	58.51%
Landscape Replacement	8,354.88	5,833.33	2,521.55	10,000.00	83.55%
Landscape Mulching	6,591.18	5,833.33	757.85	10,000.00	65.91%
Irrigation - Repairs	14,617.70	7,000.00	7,617.70	12,000.00	121.81%
Sod Replacement	710.00	583.33	126.67	1,000.00	71.00%
Tree Trimming	10,000.00	5,833.33	4,166.67	10,000.00	100.00%
Master Pump Maintenance	-	2,100.00	(2,100.00)	3,600.00	0.00%
Lake Bank Maintenance Reserve	1,990.68	14,583.33	(12,592.65)	25,000.00	7.96%
Electric	9,412.21	8,750.00	662.21	15,000.00	62.75%
Fountains	-	1,458.33	(1,458.33)	2,500.00	0.00%
Water Use Monitoring	6,200.00	8,166.67	(1,966.67)	14,000.00	44.29%
Entry Monuments Maintenance	1,350.00	875.00	475.00	1,500.00	90.00%
Holiday Decorations	8,240.00	4,666.67	3,573.33	8,000.00	103.00%
SFWMD ERP Annual Report	-	875.00	(875.00)	1,500.00	0.00%
Lake Testing	-	116.67	(116.67)	200.00	0.00%
Sable Palm Culverts Cleaning	-	4,083.33	(4,083.33)	7,000.00	0.00%
Sapphire Cove Water Mngt Permit Renewal	6,850.00	-	6,850.00	-	
Lake Maintenance	19,753.23	21,495.83	(1,742.60)	36,850.00	53.60%
<b>Total Field Operations Expenses</b>	<b>\$ 157,827.33</b>	<b>\$ 155,814.17</b>	<b>\$ 2,013.16</b>	<b>\$ 267,110.00</b>	<b>59.09%</b>
<b>Total Expenses</b>	<b>\$ 236,114.69</b>	<b>\$ 220,622.50</b>	<b>\$ 15,492.19</b>	<b>\$ 378,210.00</b>	<b>62.43%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 163,869.89</b>	<b>\$ -</b>	<b>\$ 163,869.89</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 875.06	\$ -	\$ 875.06	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 875.06</b>	<b>\$ -</b>	<b>\$ 875.06</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 164,744.95</b>	<b>\$ -</b>	<b>\$ 164,744.95</b>	<b>\$ -</b>	



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# **Hacienda Lakes Community Development District**

## **Other Business**

### **Staff Reports:**

**B. Napier Irrigation preparing proposal to fix lake bank erosion on newest lakes in Esplanade**

**Napier Sprinkler**

4001 Santa Barbara Blvd #237  
Naples, FL 34104 USA  
napiersprinkler@yahoo.com



# Estimate

**ADDRESS**

Esplanade at Hacienda Lakes  
CDD

**ESTIMATE # 2008**

**DATE 05/11/2026**

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	bury and extend drains into lake at low water line			
	8508 Sevilla			
	bury pipe			
	1 technician .5 hours	0.50	70.00	35.00
	8488 Sevilla			
	6" Coupler	1	20.69	20.69
	6" Single Wall solid corrugated pipe (per foot) includes labor	10	16.00	160.00
	8529 Sevilla			
	remove 2 drain boxes extend pipe			
	4" internal coupling	2	10.01	20.02
	4" single wall solid corrugated pipe per foot includes labor	50	12.00	600.00
	8554 Sevilla			
	4" internal coupling	2	10.01	20.02
	4" single wall solid corrugated pipe per foot includes labor	50	12.00	600.00
	8443 Volaro			
	bury pipe			
	1 technician .5 hour	0.50	70.00	35.00
	8438 Volaro			
	6" Coupler	1	20.69	20.69

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	6" Single Wall solid corrugated pipe (per foot) includes labor	25	16.00	400.00
	8487 Volaro			
	6" Coupler	1	20.69	20.69
	6" Single Wall solid corrugated pipe (per foot) includes labor	10	16.00	160.00
	8447 Rosa			
	4" internal coupling	2	10.01	20.02
	4" single wall solid corrugated pipe per foot includes labor	30	12.00	360.00
	8432 Rosa			
	4" internal coupling	2	10.01	20.02
	4" single wall solid corrugated pipe per foot includes labor	30	12.00	360.00
	8412 Rosa			
	4" internal coupling	2	10.01	20.02
	4" single wall solid corrugated pipe per foot includes labor	30	12.00	360.00
	8404 Rosa			
	4" internal coupling	2	10.01	20.02
	4" single wall solid corrugated pipe per foot includes labor	40	12.00	480.00
	8417 Rosa			
	4" internal coupling	2	10.01	20.02
	4" single wall solid corrugated pipe per foot includes labor	30	12.00	360.00
	8433 Rosa			
	4" internal coupling	1	10.01	10.01
	4" single wall solid corrugated pipe per foot includes labor	15	12.00	180.00
	8523 Palacio N bury drain			
	1 technician .5 hour	0.50	70.00	35.00
	8506 Palacio N bury drain			

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	1 technician .5 hour	0.50	70.00	35.00
	8514 Palacio N			
	6" Coupler	2	20.69	41.38
	6" Single Wall solid corrugated pipe (per foot) includes labor	30	16.00	480.00
	8522 Palacio N			
	6" Coupler	2	20.69	41.38
	6" Single Wall solid corrugated pipe (per foot) includes labor	30	16.00	480.00
	8339 Lucello N bury pipe			
	1 technician .5 hour	0.50	70.00	35.00
	8305 Lucello N bury pipe			
	1 technician 1 hour	1	70.00	70.00
	8090 Calle Canovas bury pipe			
	1 technician 1 hour	1	70.00	70.00
	8478 Viale bury pipe			
	1 technician 1 hour	1	70.00	70.00
	8390 Viale bury pipe			
	1 technician .5 hour	0.50	70.00	35.00
	8370 Viale bury pipe			
	1 technician .5 hour	0.50	70.00	35.00
	8302 Promoso			
	4" internal coupling	1	10.01	10.01
	4" single wall solid corrugated pipe per foot includes labor	15	12.00	180.00
	8340 Promoso			
	4" internal coupling	1	10.01	10.01
	4" single wall solid corrugated pipe per foot includes labor	20	12.00	240.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	8345 Promoso remove drain box and extend pipe			
	4" internal coupling	1	10.01	10.01
	4" single wall corrugated pipe per foot includes labor	25	12.00	300.00
	8389 Promoso			
	4" internal coupling	1	10.01	10.01
	4" single wall solid corrugated pipe per foot includes labor	15	12.00	180.00
	8397 Promoso			
	4" internal coupling	4	10.01	40.04
	4" single wall solid corrugated pipe per foot includes labor	40	12.00	480.00
TOTAL				<b>\$7,190.06</b>

Accepted By

Accepted Date

**Napier Sprinkler**

4001 Santa Barbara Blvd #237  
Naples, FL 34104 USA  
napiersprinkler@yahoo.com



# Estimate

**ADDRESS**

Esplanade at Hacienda Lakes  
CDD

**ESTIMATE #** 2009

**DATE** 05/11/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Erosion Repair			
	8108 Maggiore			
	base rock per yard	1	111.36	111.36
	Sod/Piece (Bahia)	15	4.00	60.00
	2 technicians 1 hour	1	140.00	140.00
	8600 Maggiore (2 erosions)			
	base rock per yard	1	111.36	111.36
	Sod/Piece (Bahia)	15	4.00	60.00
	2 technicians 1 hour	1	140.00	140.00
	8588 Maggiore			
	(2 erosions)			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1.50	111.36	167.04
	Sod/Piece (Bahia)	20	4.00	80.00
	2 technicians 2 hours	2	140.00	280.00
	8580 Maggiore (2 erosions)			
	base rock per yard	1	111.36	111.36
	Sod/Piece (Bahia)	20	4.00	80.00
	8439 Sevilla			
	(2 erosions)			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	10	4.00	40.00
	2 technicians 1 hour	1	140.00	140.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	8505 Sevilla (2 erosions)			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 2 hours	2	140.00	280.00
	8529 Sevilla			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 2 hours	2	140.00	280.00
	8545 Sevilla			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 2 hours	2	140.00	280.00
	8436 Rosa (2 erosions)			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8432 Rosa			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	1 technician 1 hour	1	70.00	70.00
	8424 Rosa			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8404 Rosa/Common (2 erosions)			
	base rock per yard	1.50	111.36	167.04
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8413 Rosa (2 erosions)			

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	base rock per yard	1.50	111.36	167.04
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8417 Rosa (2 erosions)			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	2	111.36	222.72
	Sod/Piece	20	6.54	130.80
	2 technicians 2 hours	2	140.00	280.00
	8433 Rosa			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	10	4.00	40.00
	1 technician 1.5 hours	1.50	70.00	105.00
	8449 Rosa			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	10	4.00	40.00
	1 technician 1.5 hours	1.50	70.00	105.00
	8331 Lucello N			
	Rip Rap rock 2" to 4" per yard	2	170.73	341.46
	2 technicians 1.5 hours	1.50	140.00	210.00
	8013 Calle Canovas			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	2 technicians 1 hour	1	140.00	140.00
	8458 Viale			
	base rock per yard	1.50	111.36	167.04
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1.5 hour	1.50	140.00	210.00
	8474 Viale			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	10	4.00	40.00
	2 technicians 1 hour	1	140.00	140.00
	8370 Viale			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	15	4.00	60.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	2 technicians 2 hours	2	140.00	280.00
	8410 Palacio S			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	10	4.00	40.00
	2 technicians 1 hour	1	140.00	140.00
	8414 Palacio S			
	Rip Rap rock 2" to 4" per yard	0.50	170.73	85.37
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8419 Palacio S			
	Rip Rap rock 2" to 4" per yard	0.50	170.73	85.37
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8380 Promoso			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8392 Promoso			
	Rip Rap rock 2" to 4" per yard	0.50	170.73	85.37
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8333 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	1.50	170.73	256.10
	base rock per yard	1.50	111.36	167.04
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 2 hours	2	140.00	280.00
	8341 Promoso			
	base rock per yard	2	111.36	222.72
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	8357 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	3	170.73	512.19
	base rock per yard	3	111.36	334.08
	Piece of sod (Bahia)	30	4.00	120.00
	2 technicians 3 hours	3	140.00	420.00
	8365 Promoso (2 erosions)			
	base rock per yard	2.50	111.36	278.40
	Rip Rap rock 2" to 4" per yard	2.50	170.73	426.83
	Piece of sod (Bahia)	25	4.00	100.00
	2 technicians 3 hours	3	140.00	420.00
	8377 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	0.50	170.73	85.37
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8385 Promoso (2 erosions)			
	base rock per yard	1	111.36	111.36
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8218 Promoso left side 2 erosions/ back 1 erosion			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	2	111.36	222.72
	Sod/Piece	25	6.54	163.50
	2 technicians 2 hours	2	140.00	280.00
	8226 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	1.50	170.73	256.10
	base rock per yard	1.50	111.36	167.04
	Sod/Piece	20	6.54	130.80
	2 technicians 2 hours	2	140.00	280.00
	8234 Promoso			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	8270 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1.50	111.36	167.04
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1.5 hours	1.50	140.00	210.00
	8274 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	4	170.73	682.92
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 2 hours	2	140.00	280.00
	8298 Promoso			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	1 technician 1 hour	1	70.00	70.00
	8306 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	2	170.73	341.46
	base rock per yard	2	111.36	222.72
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 2 hours	2	140.00	280.00
	8310 Promoso			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	10	4.00	40.00
	2 technicians 1 hour	1	140.00	140.00
	8340 Promoso			
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8360 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8364 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	1	170.73	170.73
	base rock per yard	1	111.36	111.36

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1 hour	1	140.00	140.00
	8368 Promoso (2 erosions)			
	Rip Rap rock 2" to 4" per yard	1.50	170.73	256.10
	base rock per yard	1	111.36	111.36
	Piece of sod (Bahia)	20	4.00	80.00
	2 technicians 1.5 hour	1.50	140.00	210.00
	Machine Rental	1	4,000.00	4,000.00
	3x100' roll of gray drainage fabric (per roll)	8	82.88	663.04
	Staples	1	200.00	200.00
	Staging Area - Prep, Plywood, clean up with fresh sod	1	2,000.00	2,000.00
	50% deposit of \$ 14947.00 due before work will commence			
TOTAL				<b>\$29,894.35</b>

Accepted By

Accepted Date

## Russ Weyer

---

**From:** Ian Witmer <napiersprinkler@yahoo.com>  
**Sent:** Monday, May 11, 2026 10:42 AM  
**To:** Russ Weyer  
**Subject:** Pool over flow drain pipe

Good morning Russ here is a list of the Pool overflows that have drains that end at the Sod and discharge onto the Lake banks. I know we were discussing they could possibly have to remove them so I just wanted to give you a list so you have it.

Sevilla ct 8501

Rosa 8424, 8416, 8412

Palacios South 8395

Promoso, 8310, 8364, 8368, 8376, 8333, 8345, 8361, 8373, 8389, 8393, 8397

If they did get extended into the lake, every address would require a 4 inch pump link and about 20 feet of pipe.

[Sent from Yahoo Mail for iPad](#)



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# **Hacienda Lakes Community Development District**

## **Other Business**

### **Staff Reports:**

- E. Supervisor of Elections Registered Voters Update**



## COLLIER COUNTY SUPERVISOR OF ELECTIONS

April 15, 2026

Mr. Russell Weyer  
Hacienda Lakes CDD  
4001 Tamiami Trl N, Ste 300  
Naples, FL 34103

Dear Mr. Weyer,

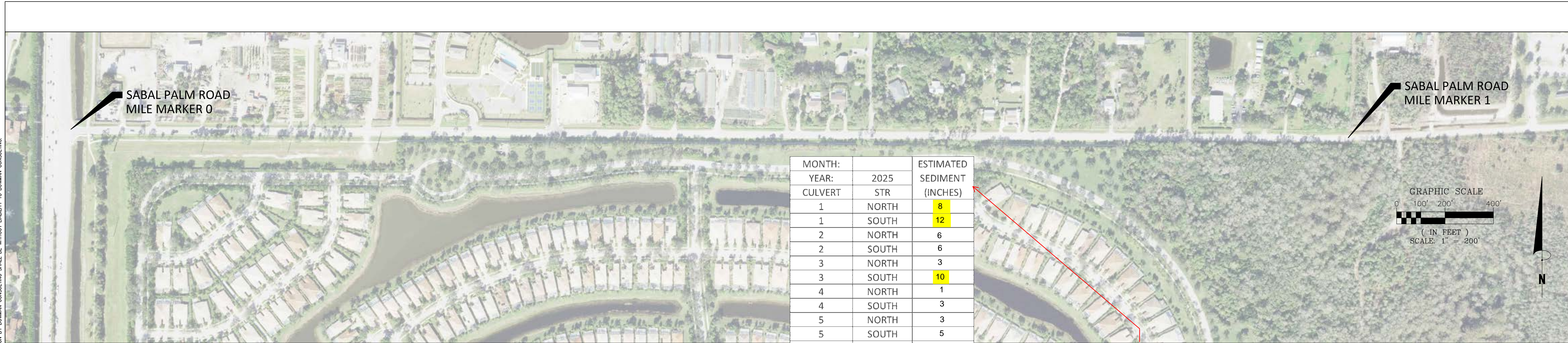
In compliance with Florida Statute 190.006, this letter is to inform you that the official records of the Collier County Supervisor of Elections office indicate that 1453 active registered voters reside in the Hacienda Lakes CDD as of April 15, 2026.

Should you have any questions regarding election services for this district, please feel free to contact our office.

Sincerely,  
Madelyn Harper Minton

Administrative Services Manager  
239-252-6216  
Madelyn.Minton@colliervotes.gov

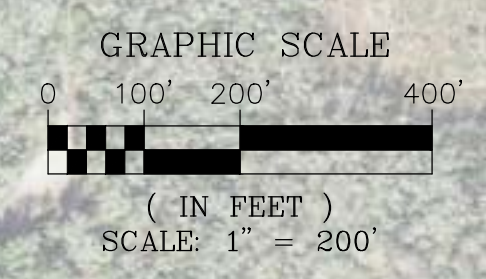
CAD file name: Q:\FL-NAPL-RA\NAPL-Vicenda Lakes CDD\01300022SP01.dwg, 3/25/2025  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



SABAL PALM ROAD  
MILE MARKER 0

SABAL PALM ROAD  
MILE MARKER 1

MONTH:	YEAR:	ESTIMATED
CULVERT	STR	SEDIMENT (INCHES)
1	NORTH	8
1	SOUTH	12
2	NORTH	6
2	SOUTH	6
3	NORTH	3
3	SOUTH	10
4	NORTH	1
4	SOUTH	3
5	NORTH	3
5	SOUTH	5
6	NORTH	2
6	SOUTH	2
7	NORTH	5
7	SOUTH	3
8	NORTH	3
8	SOUTH	4
9	NORTH	21
9	SOUTH	16
10	NORTH	7
10	SOUTH	18
11	NORTH	23
11	SOUTH	32
12	NORTH	9
12	SOUTH	9



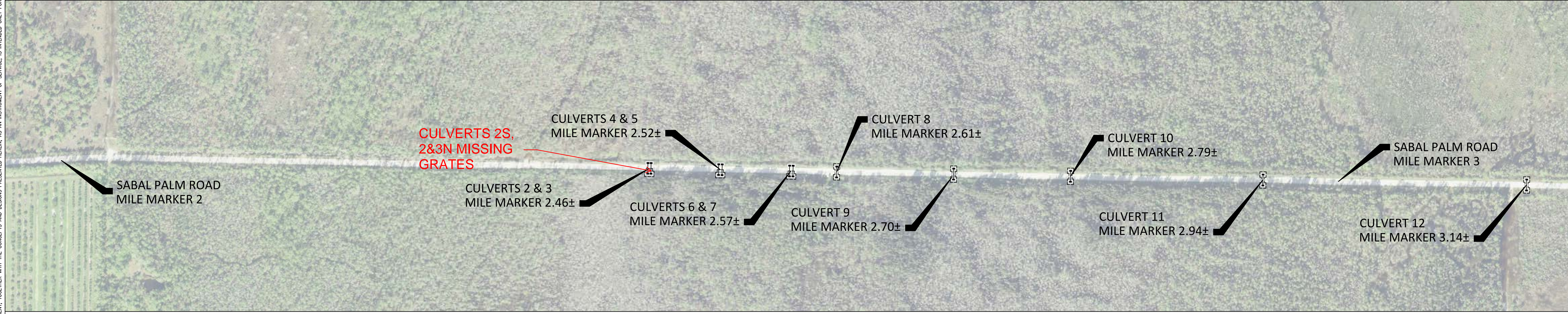
CLEAN BASINS  
WITH >6" OF  
SEDIMENT. SEE  
HIGHLIGHTED.



SABAL PALM ROAD  
MILE MARKER 1

CULVERT 1  
MILE MARKER 1.33±

SABAL PALM ROAD  
MILE MARKER 2



SABAL PALM ROAD  
MILE MARKER 2

CULVERTS 2S,  
2&3N MISSING  
GRATES

CULVERTS 2 & 3  
MILE MARKER 2.46±

CULVERTS 4 & 5  
MILE MARKER 2.52±

CULVERTS 6 & 7  
MILE MARKER 2.57±

CULVERT 9  
MILE MARKER 2.70±

CULVERT 8  
MILE MARKER 2.61±

CULVERT 10  
MILE MARKER 2.79±

CULVERT 11  
MILE MARKER 2.94±

SABAL PALM ROAD  
MILE MARKER 3

CULVERT 12  
MILE MARKER 3.14±

Bowman Consulting Group, Ltd.  
950 Encore Way  
Naples, FL 34110  
Phone (239) 254-2000  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

HACIENDA CDD  
SABAL PALM ROAD  
CULVERT EXHIBIT

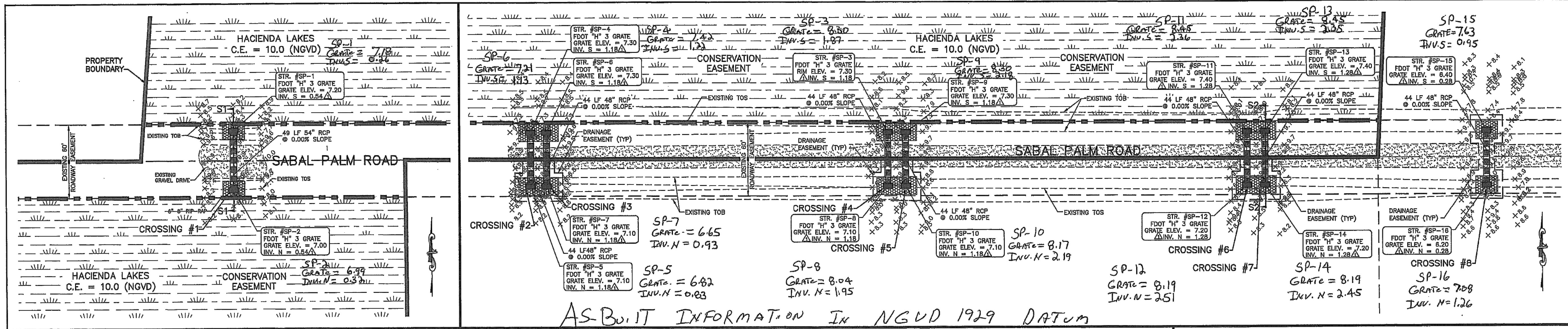
THESE DRAWINGS ARE NOT  
APPROVED UNLESS SIGNED  
AND SEALED BELOW :

MATT DEFRANCESCO, P.E.  
FL. LICENSE NO. 86640  
03/25/2025

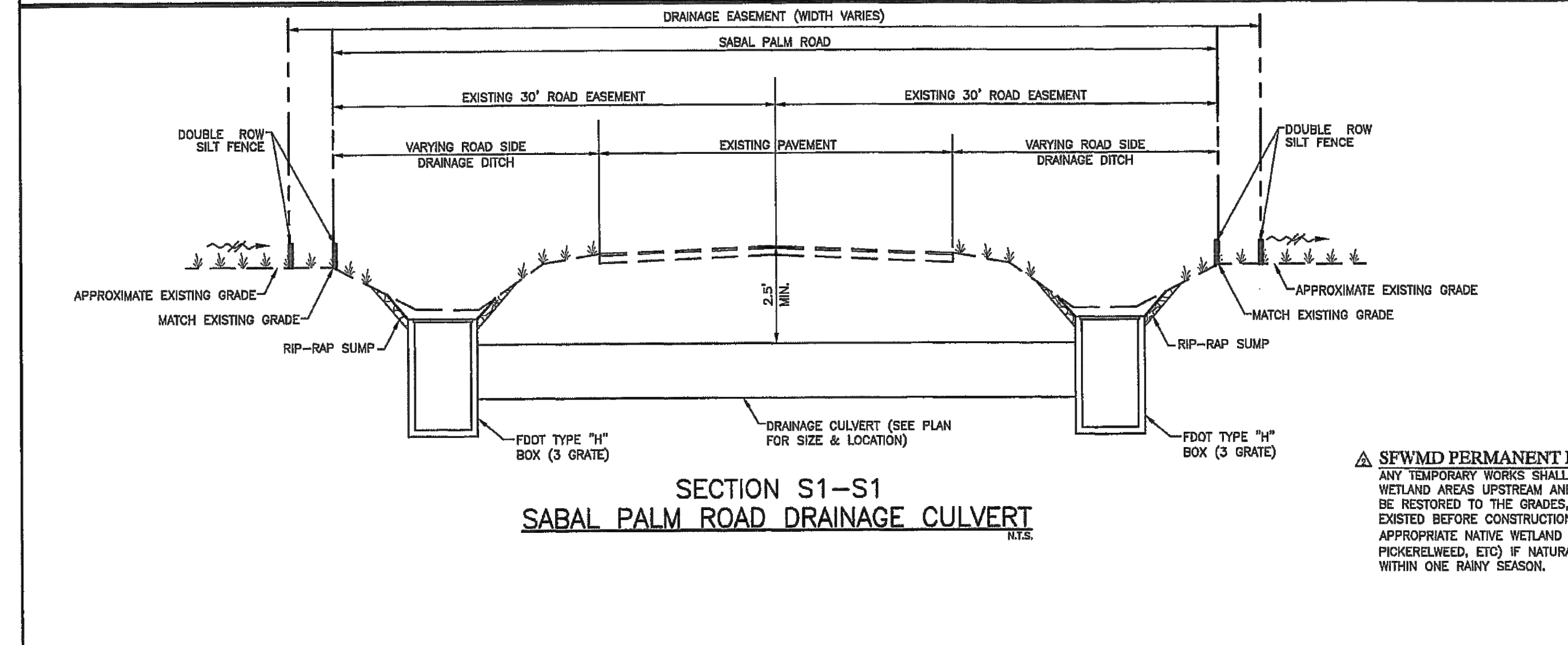
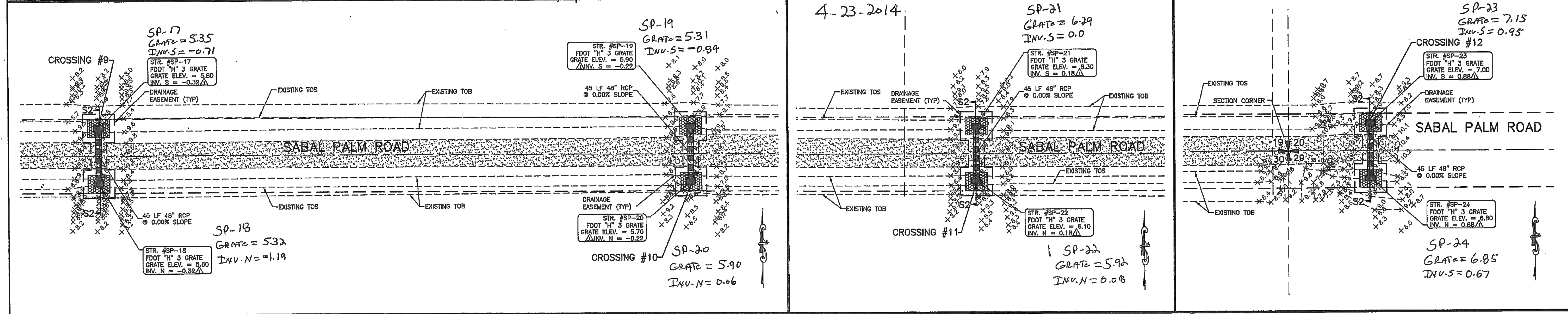
REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

E. J. R. DESIGN  
P. W. B. DRAWN  
R. M. CHKD  
SCALE 1" = 200'  
JOB No. 340787-01-001  
DRAWING No.  
DATE 11/18/2024

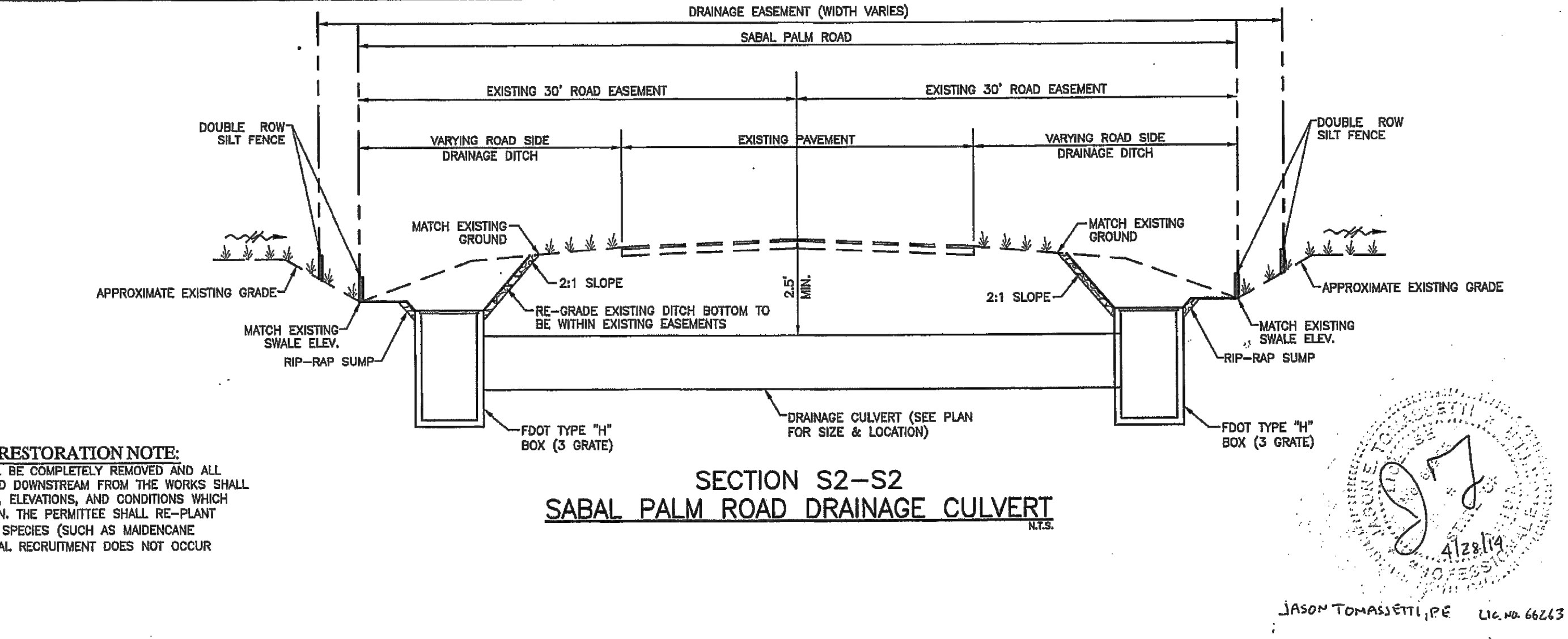
CAD file name: Q:\V\NAPLES\RA\RA\NAPA\Hacienda Lakes CDD\01300022SP02.dwg, 3/25/2025  
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AS-BUILT INFORMATION IN NGVD 1929 DATUM



SECTION S1-S1  
SABAL PALM ROAD DRAINAGE CULVERT



SECTION S2-S2  
SABAL PALM ROAD DRAINAGE CULVERT

**▲ SFWRM PERMANENT RESTORATION NOTE:**  
 ANY TEMPORARY WORKS SHALL BE COMPLETELY REMOVED AND ALL WETLAND AREAS UPSTREAM AND DOWNSTREAM FROM THE WORKS SHALL BE RESTORED TO THE GRADES, ELEVATIONS, AND CONDITIONS WHICH EXISTED BEFORE CONSTRUCTION. THE PERMITTEE SHALL RE-PLANT APPROPRIATE NATIVE WETLAND SPECIES (SUCH AS MANDIENONE PICKERELWEED, ETC) IF NATURAL RECRUITMENT DOES NOT OCCUR WITHIN ONE RAINY SEASON.



REV #	REVISION	DRAWN	CHECKED	DATE	NAME	DATE

DATE:	CLIENT:	HACIENDA LAKES OF NAPLES, LLC.
HORIZ. SCALE:	TITLE:	SABAL PALM ROAD DRAINAGE CULVERTS
VERT. SCALE:	CROSS REFERENCE:	PROJECT NO.:
DES. THP. NO.:	PROJECT NO.:	SHEET NUMBER:
		FILE NO.:


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 www.bowmanconsulting.com  
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HACIENDA CDD  
 SABAL PALM ROAD  
 CULVERT EXHIBIT

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:

MATT DEFRANCESCO, P.E.  
 FL. LICENSE NO. 86640  
 03/25/2025


REV.	DATE	DESCRIPTION

E.J.R. P.W.B. R.M.  
 DESIGN DRAWN CHKD  
 SCALE NONE  
 JOB No. 340787-01-001  
 DRAWING No.  
 DATE 11/18/2024

5/11/2026 Haciend Lakes Sable Palms Rd Culverts

Sediment Depth Measure from bottom of grate to top of silt from bottom of grate to floor

Culvert	Shots	North side	Depth tenths	Depth inches	South side	Depth Tenths	Depth inches	Comments
1	Top of Silt	0	0	1.5	0	0	8	Both sides have rocks and sticks covering gra
	Floor	0			0			
2	Top of Silt	0	0	3	0	0	4	
	Floor	0			0			
3	Top of Silt	0	0	0.5	0	0	10	
	Floor	0			0			
4	Top of Silt	0	0	1.5	0	0	1	
	Floor	0			0			
5	Top of Silt	0	0	0.5	0	0	0.5	
	Floor	0			0			
6	Top of Silt	0	0	1.5	0	0	1	North side- Grate was removed
	Floor	0			0			
7	Top of Silt	0	0	0.5	0	0	0.5	North side- Grate was removed
	Floor	0			0			
8	Top of Silt	0	0	0.5	0	0	0.5	
	Floor	0			0			
9	Top of Silt	0	0	10	0	0	10	Both sides submerged.
	Floor	0			0			
10	Top of Silt	0	0	12	0	0	14	North side- 1 grate missing. South- Submerge
	Floor	0			0			
11	Top of Silt	0	0	9	0	0	16	
	Floor	0			0			
12	Top of Silt	0	0	0.5	0	0	1	North side - Large log covering grate.
	Floor	0			0			

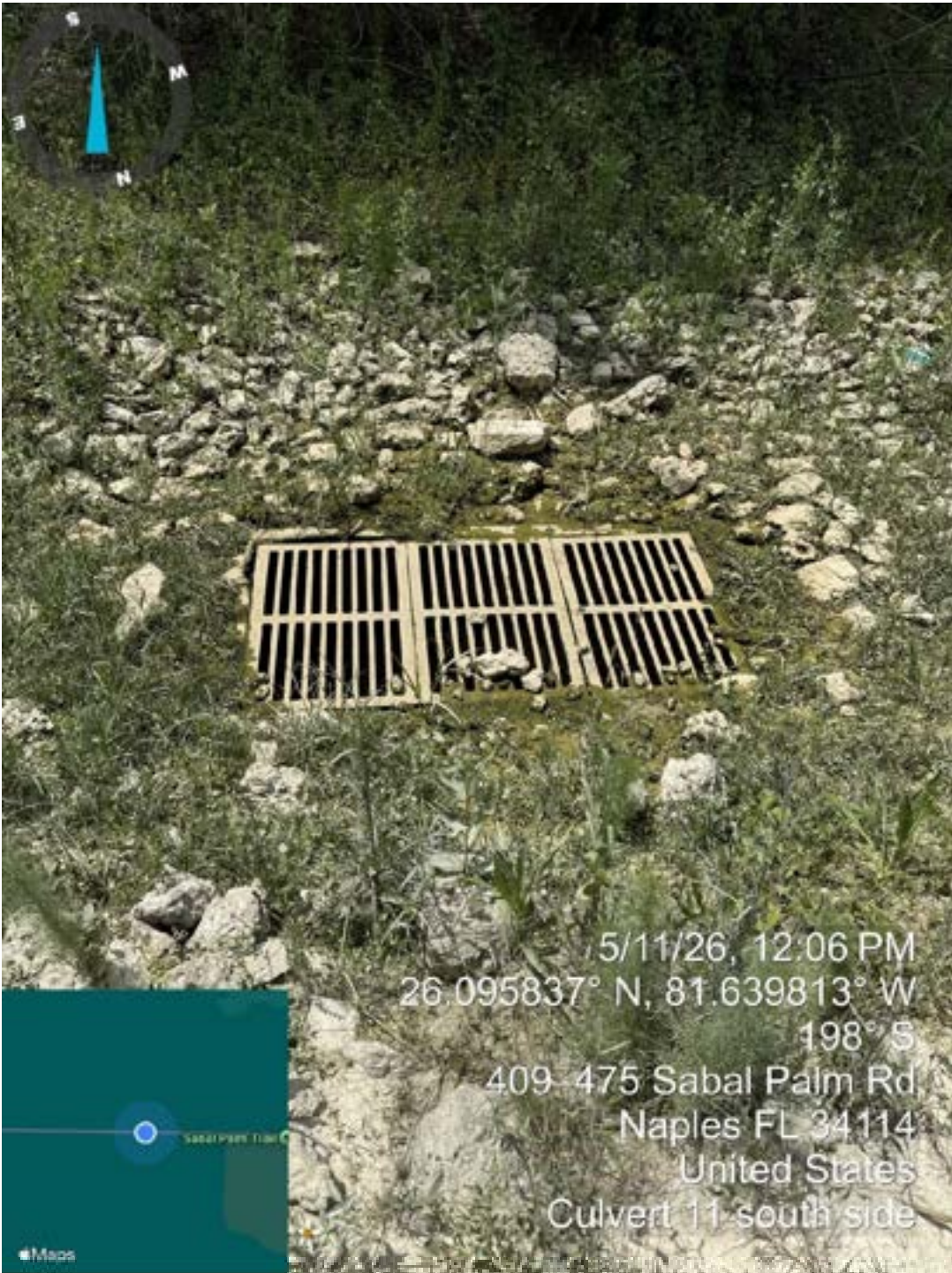
		<b>Field Observation Report</b>	
		DATE:	05/11/2026
		PROJECT NAME:	Hacienda Lakes (Sable Palm Drainage)
		FIELD REPRESENTATIVE:	Nick Rowe
<b>WEATHER/TEMPERATURE</b>		ENGINEER OF RECORD:	Bowman
AM	87/clear	PROJECT EOR / PM:	Matthew DeFrancesco
PM			
<b>CONTRACTOR:</b>		<b>SUBCONTRACTOR:</b>	
Project Manager:		Project Manager:	
Superintendent:		Foreman:	
Work force:		Laborers:	
Equipment Name/Description		Equipment Operator:	
Generator:		Excavator:	
Scissor lift:		Tamper:	
<b>VISITORS: None</b>			
<b>DAILY ACTIVITY REPORT</b>			
<b>ACCIDENTS OR INJURIES: None</b>			
<b>WORK COMPLETED:</b>			
<ul style="list-style-type: none"> <li>Recording the Depth of sediment in culverts 1-12 North and South side of Sable Palms road at MM 1.33 and finish at MM 3.41</li> <li>Culvert 1 – Both sides have rocks and sticks covering the grate.</li> <li>Culvert 6 – North side – Grate was removed.</li> <li>Culvert 7 – North side – Grate was removed.</li> <li>Culvert 9 – Both sides completely submerged.</li> <li>Culvert 10 – North side – Grate missing. South side – Completely submerged.</li> <li>Culvert 12 – North side – Large log covering grate.</li> </ul>			
<b>PHOTOGRAPHS WITH DESCRIPTION:</b>			

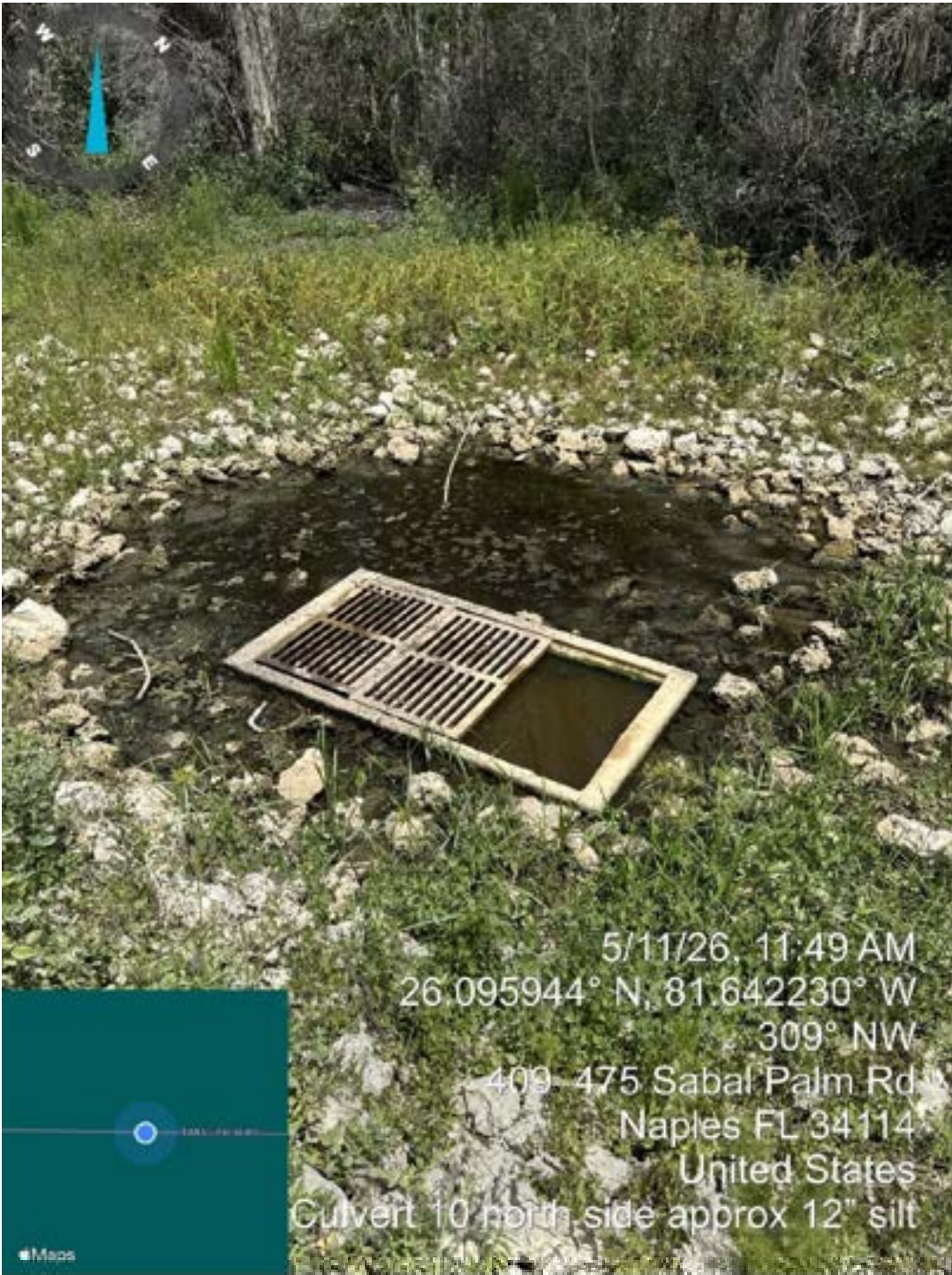
See Photos Below:

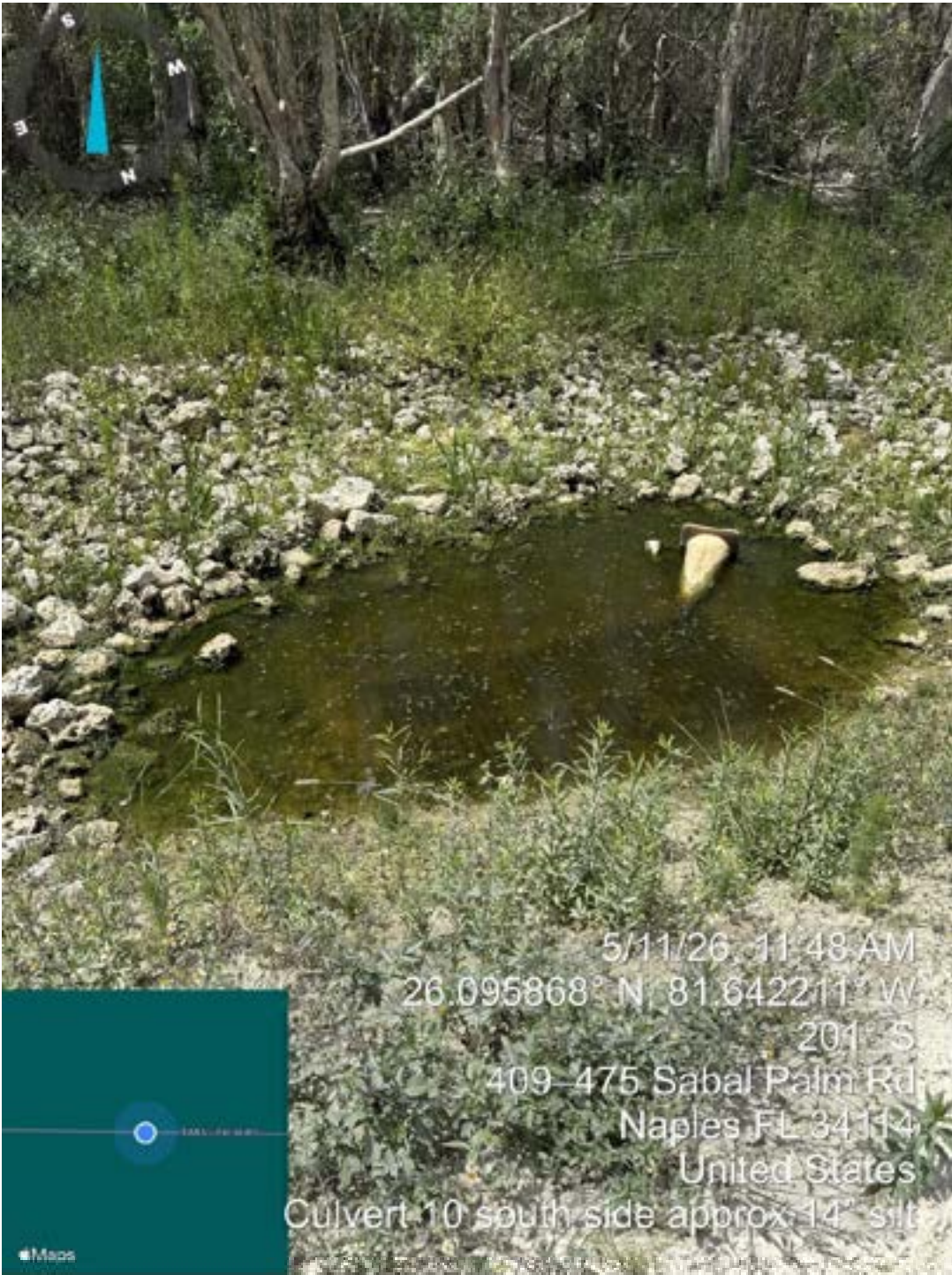


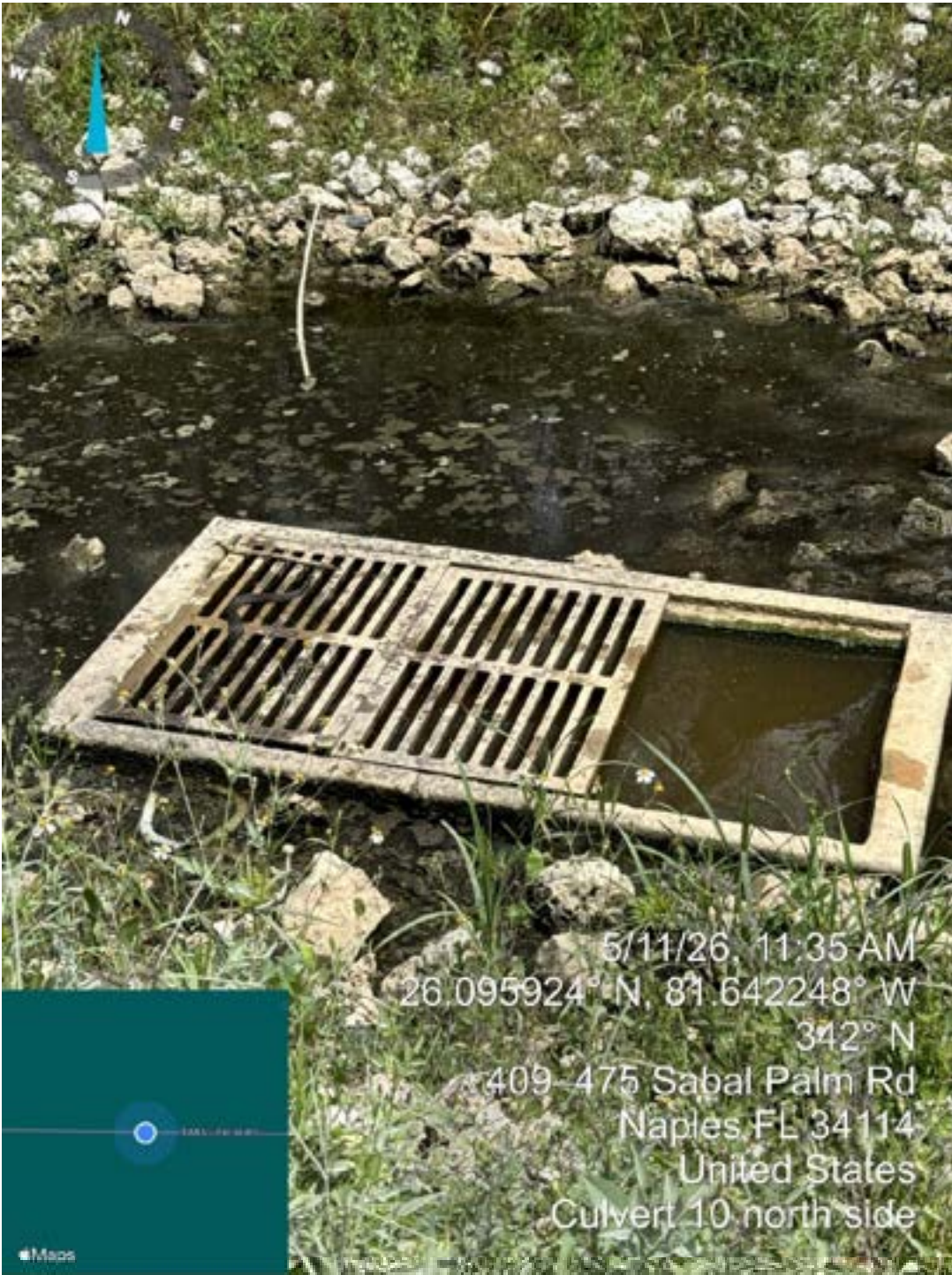


5/11/26, 12:06 PM  
26.095929° N, 81.639808° W  
352° N  
409-475 Sabal Palm Rd  
Naples FL 34114  
United States  
Culvert 11 north side

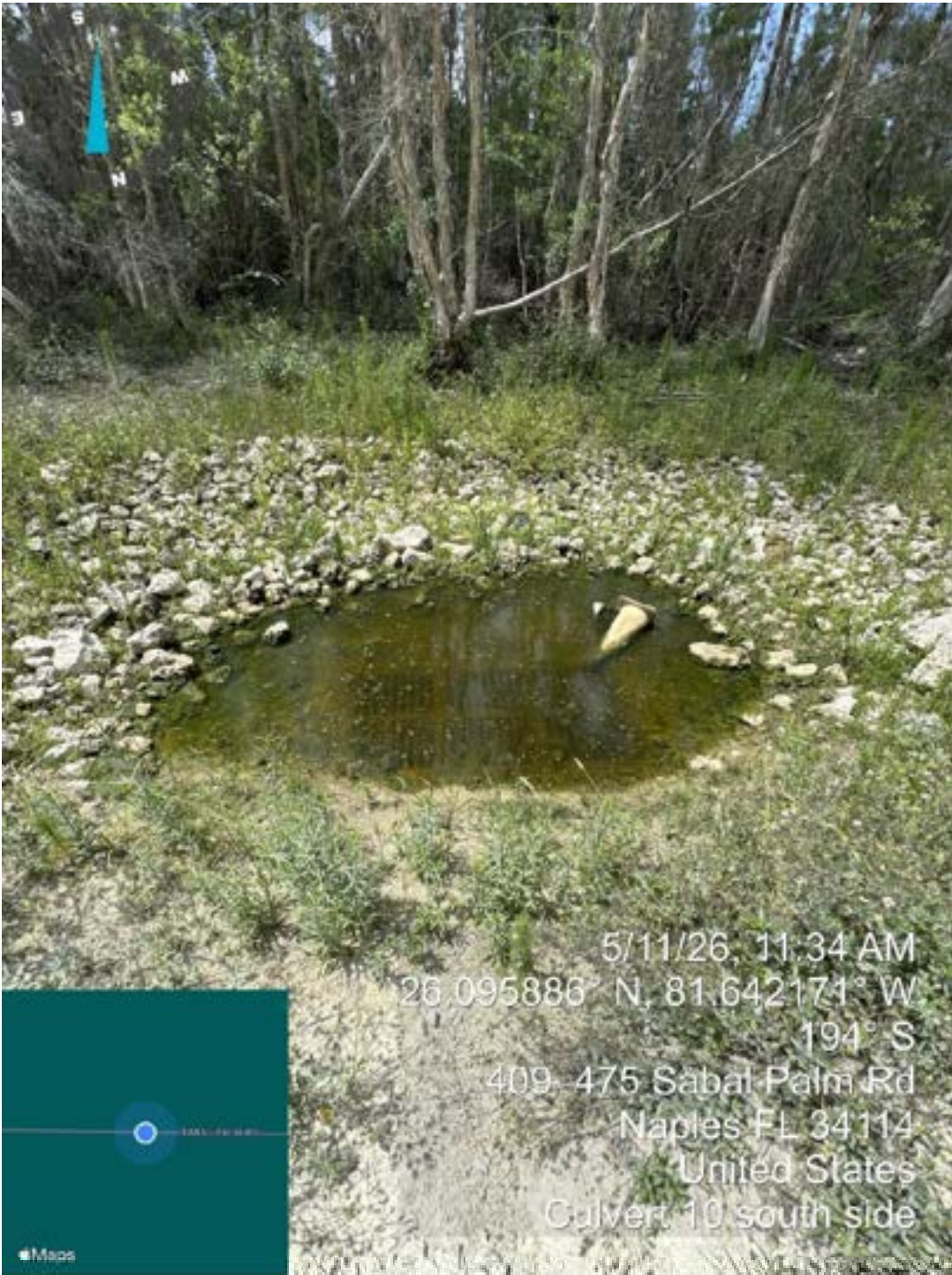




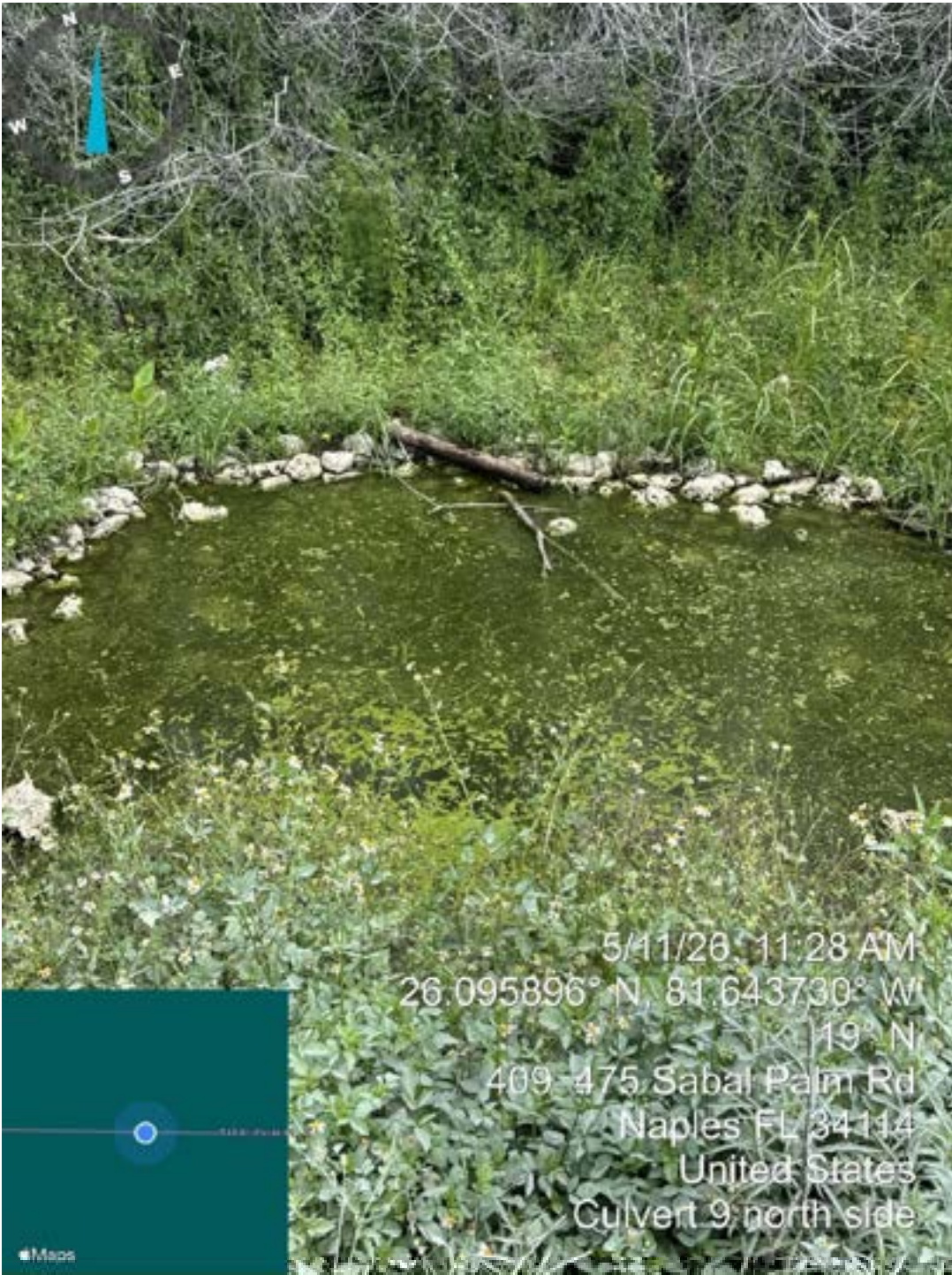


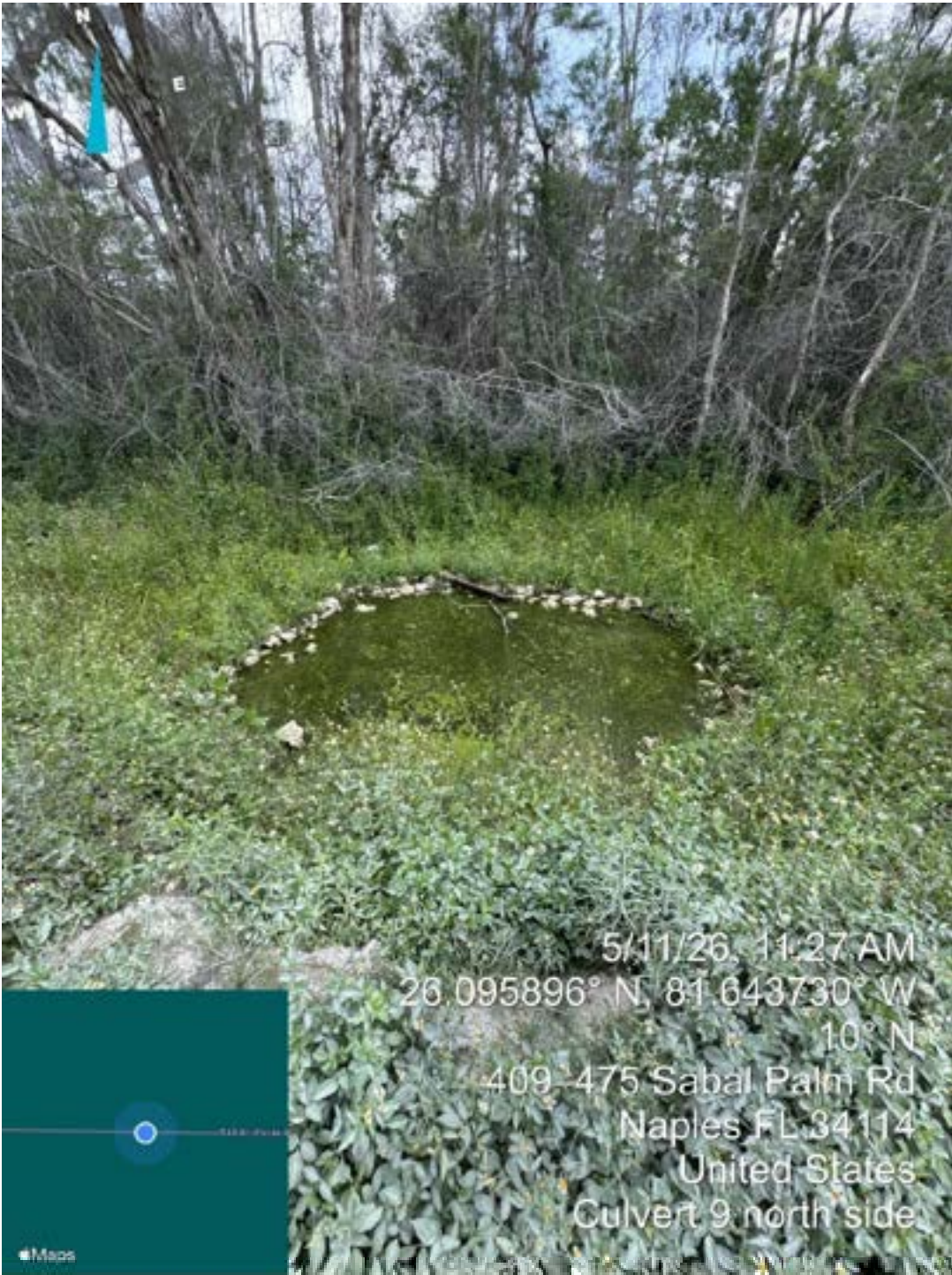


5/11/26 11:35 AM  
26.095924° N, 81.642248° W  
342° N  
409-475 Sabal Palm Rd  
Naples, FL 34114  
United States  
Culvert 10 north side

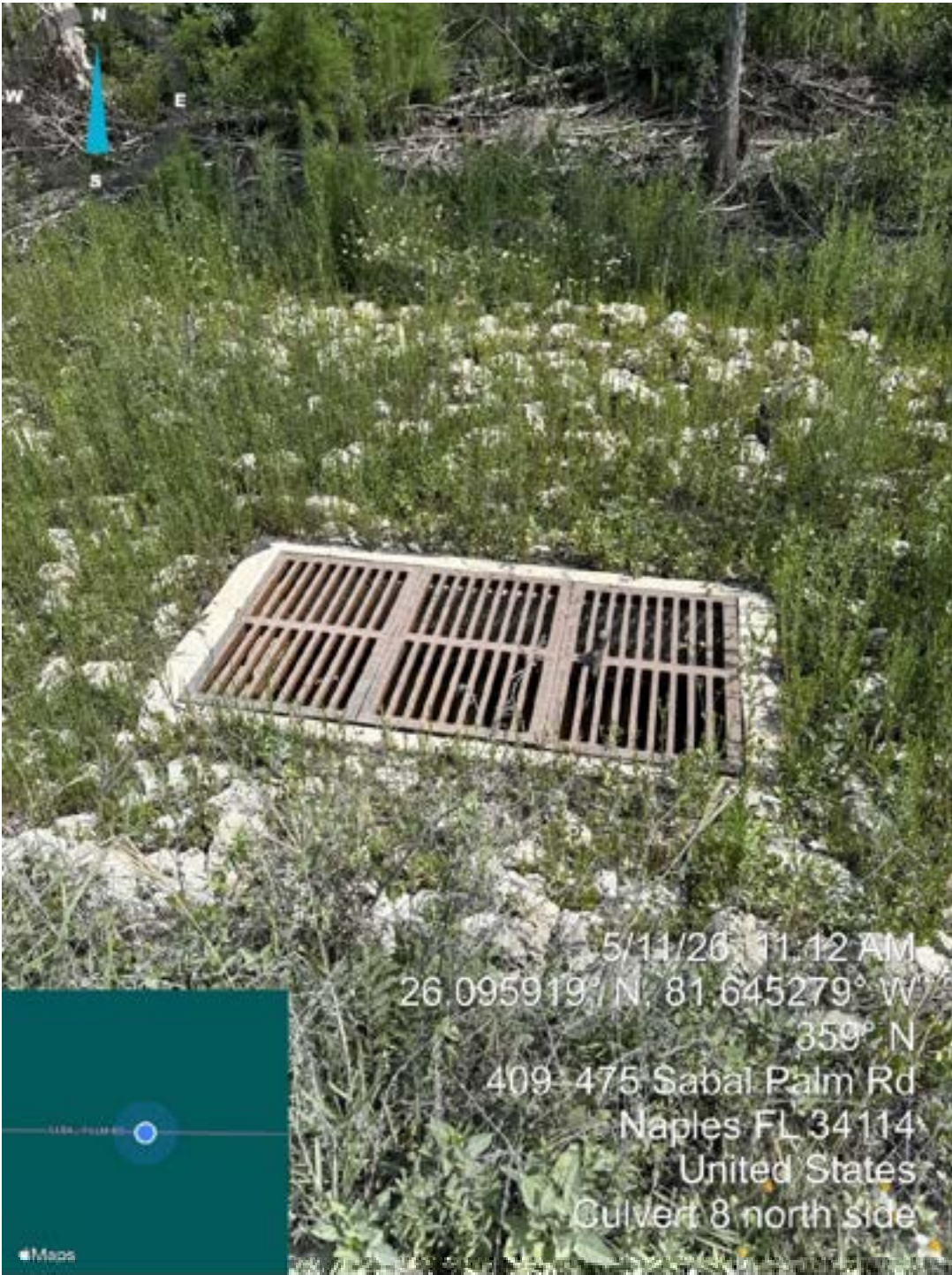






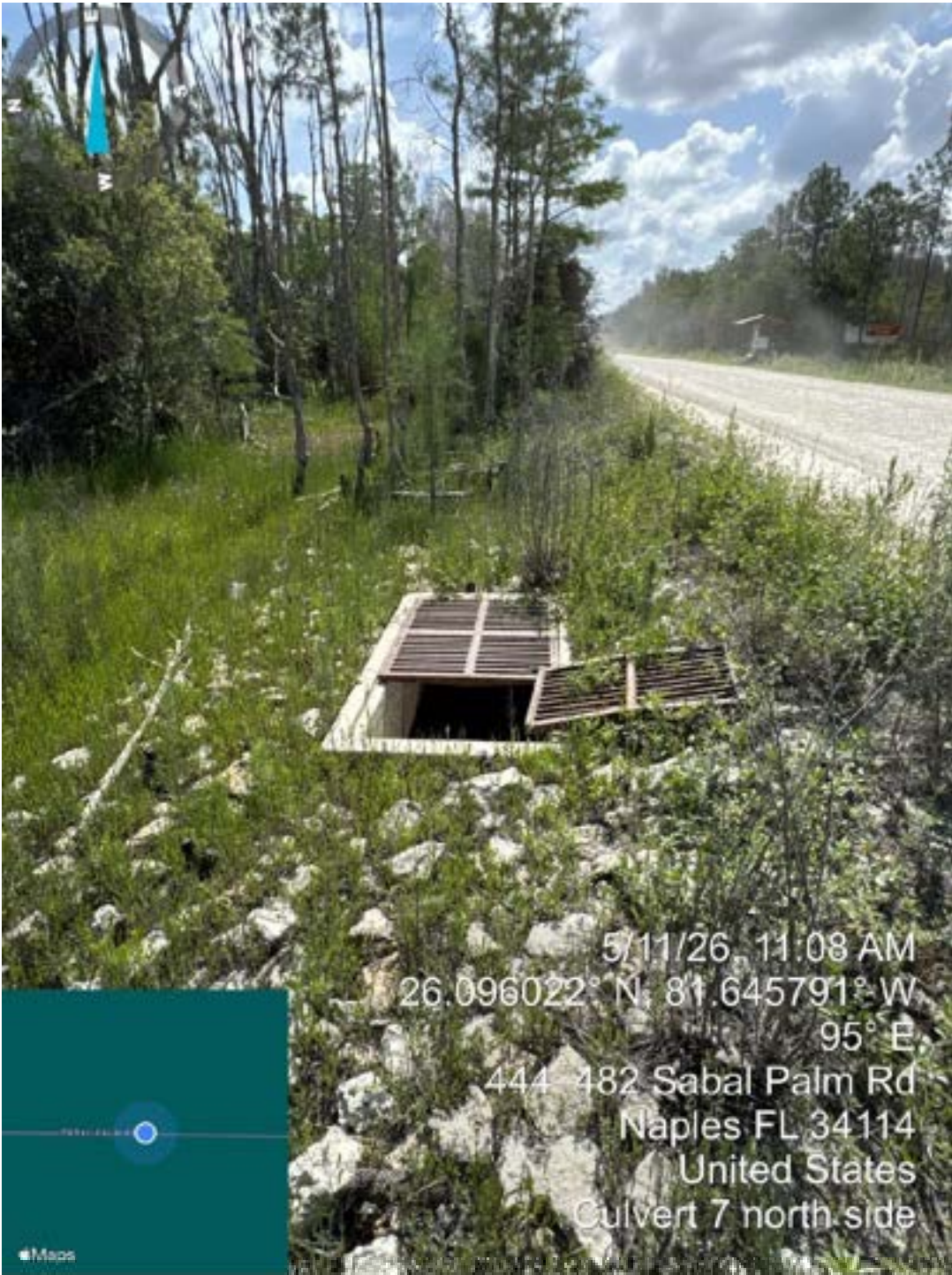


5/11/26, 11:27 AM  
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10° N  
409-475 Sabal Palm Rd  
Naples FL 34114  
United States  
Culvert 9 north side

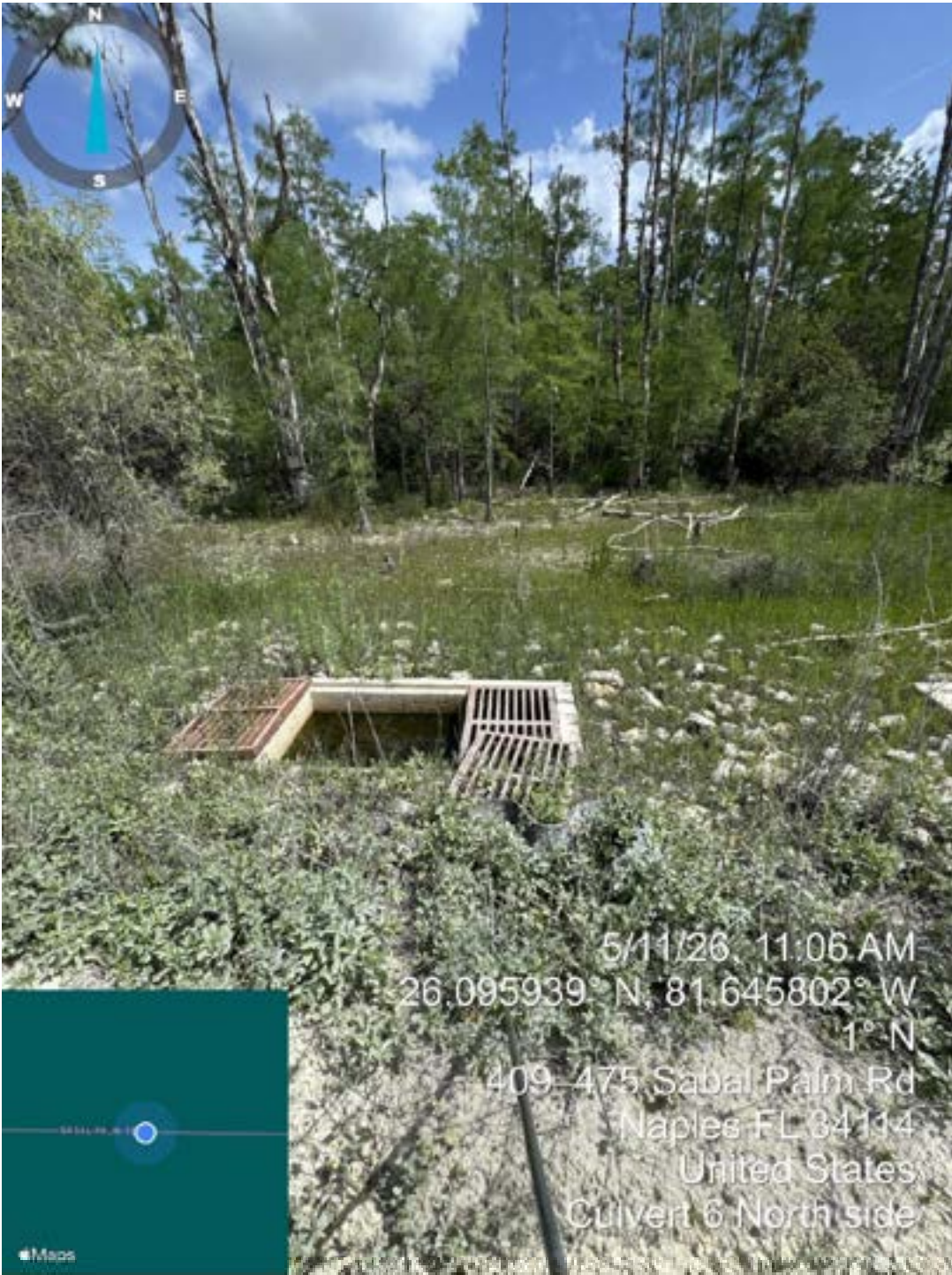




5/11/26 11:12 AM  
26.095919° N, 81.645279° W  
202 S  
409-475 Sabal Palm Rd  
Naples FL 34114  
United States  
Culvert 8 south side



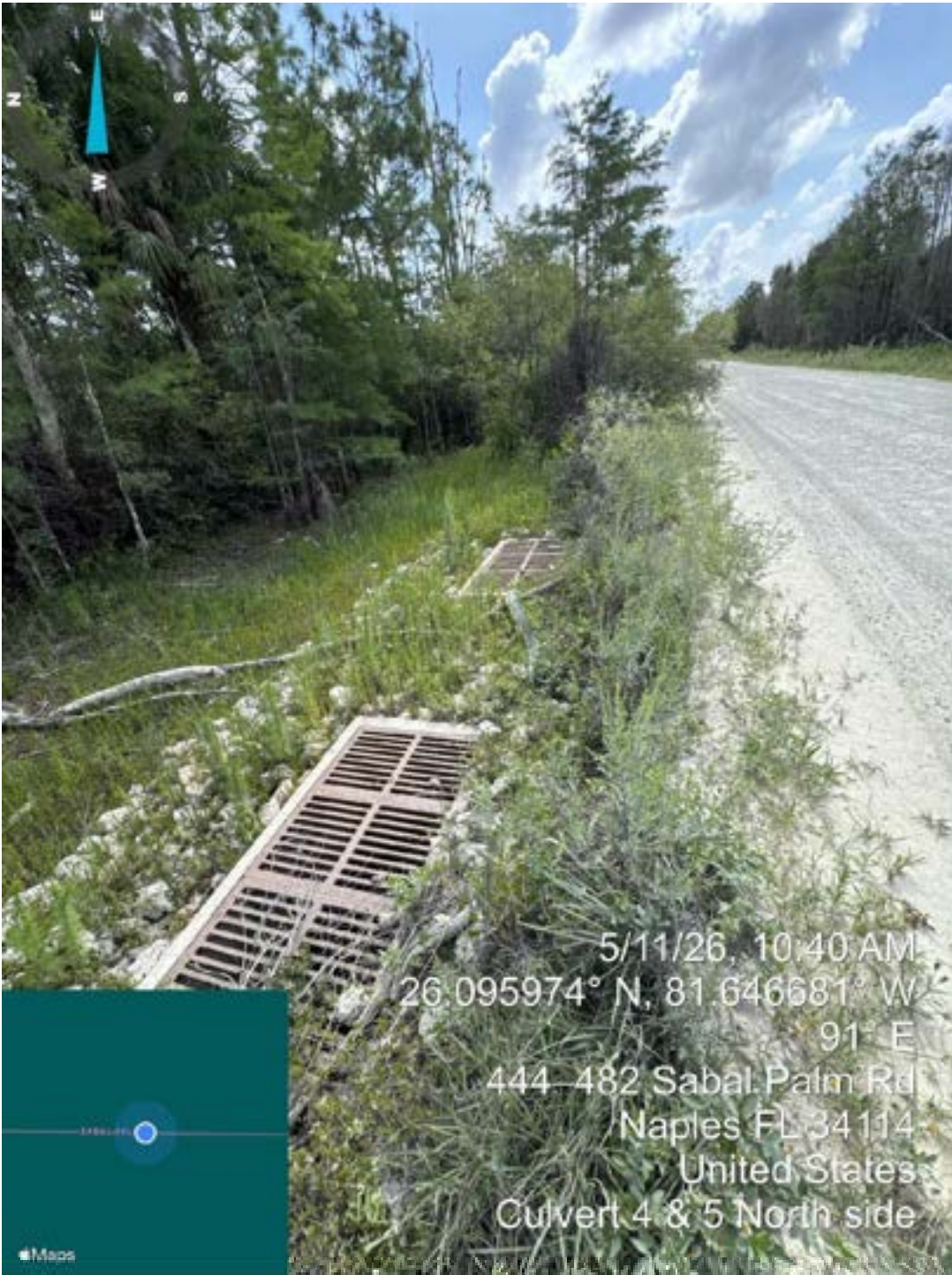
5/11/26, 11:08 AM  
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95° E  
444-482 Sabal Palm Rd  
Naples FL 34114  
United States  
Culvert 7 north side



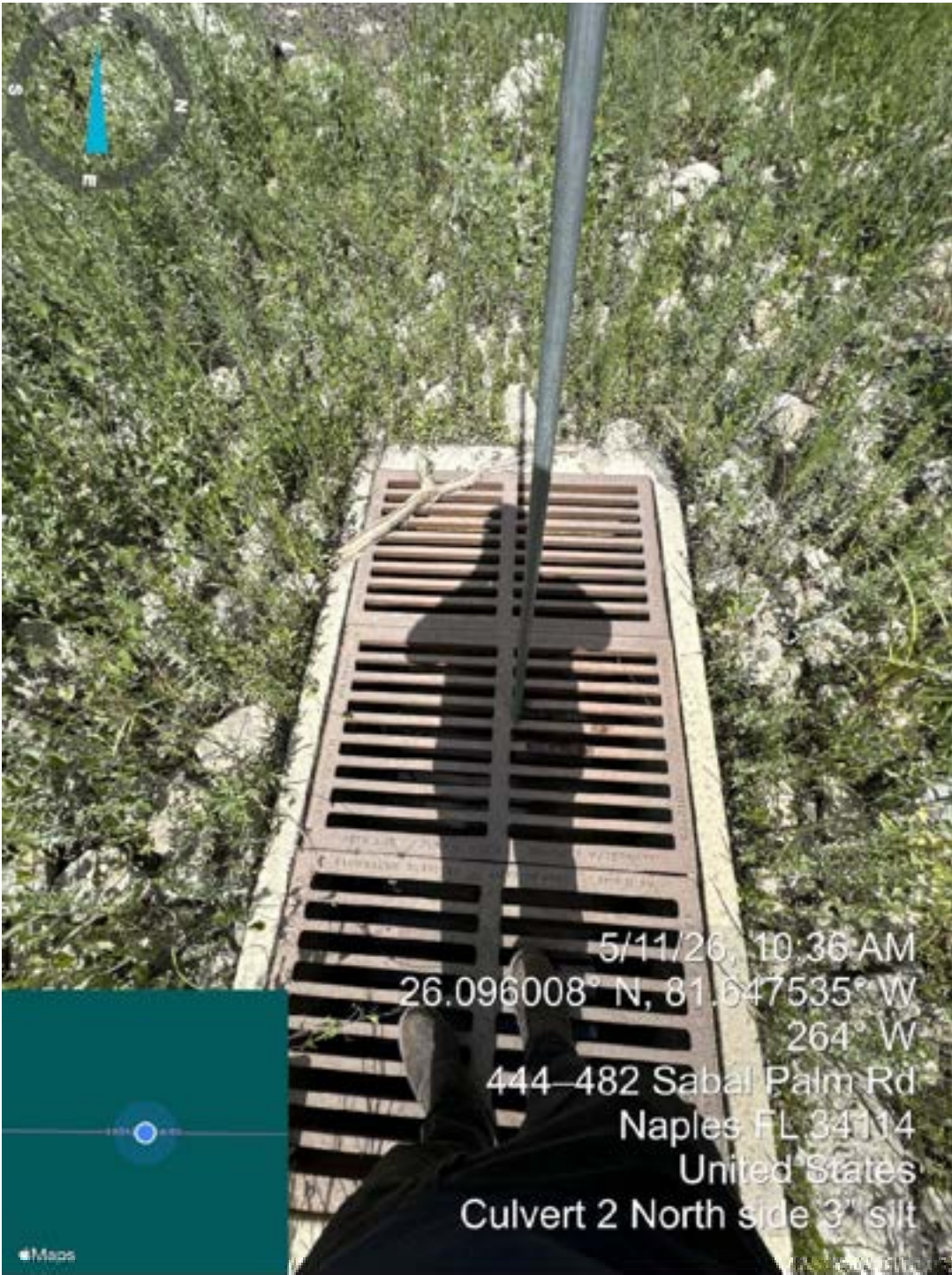


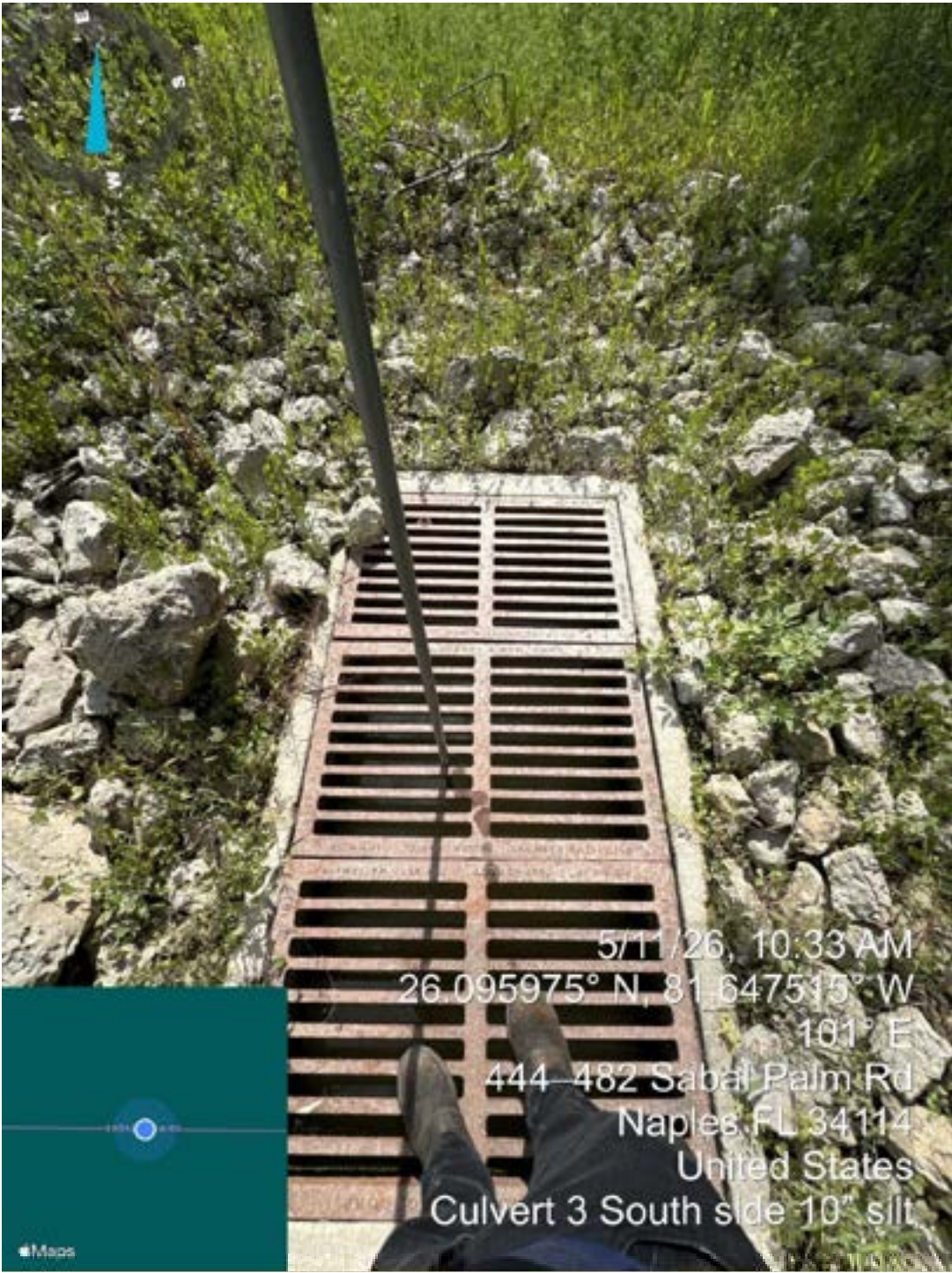


5/11/26, 10:40 AM  
26.095960° N, 81.646599° W  
229° SW  
444-482 Sabal Palm Rd  
Naples FL 34114  
United States  
Culvert 4 & 5 South side

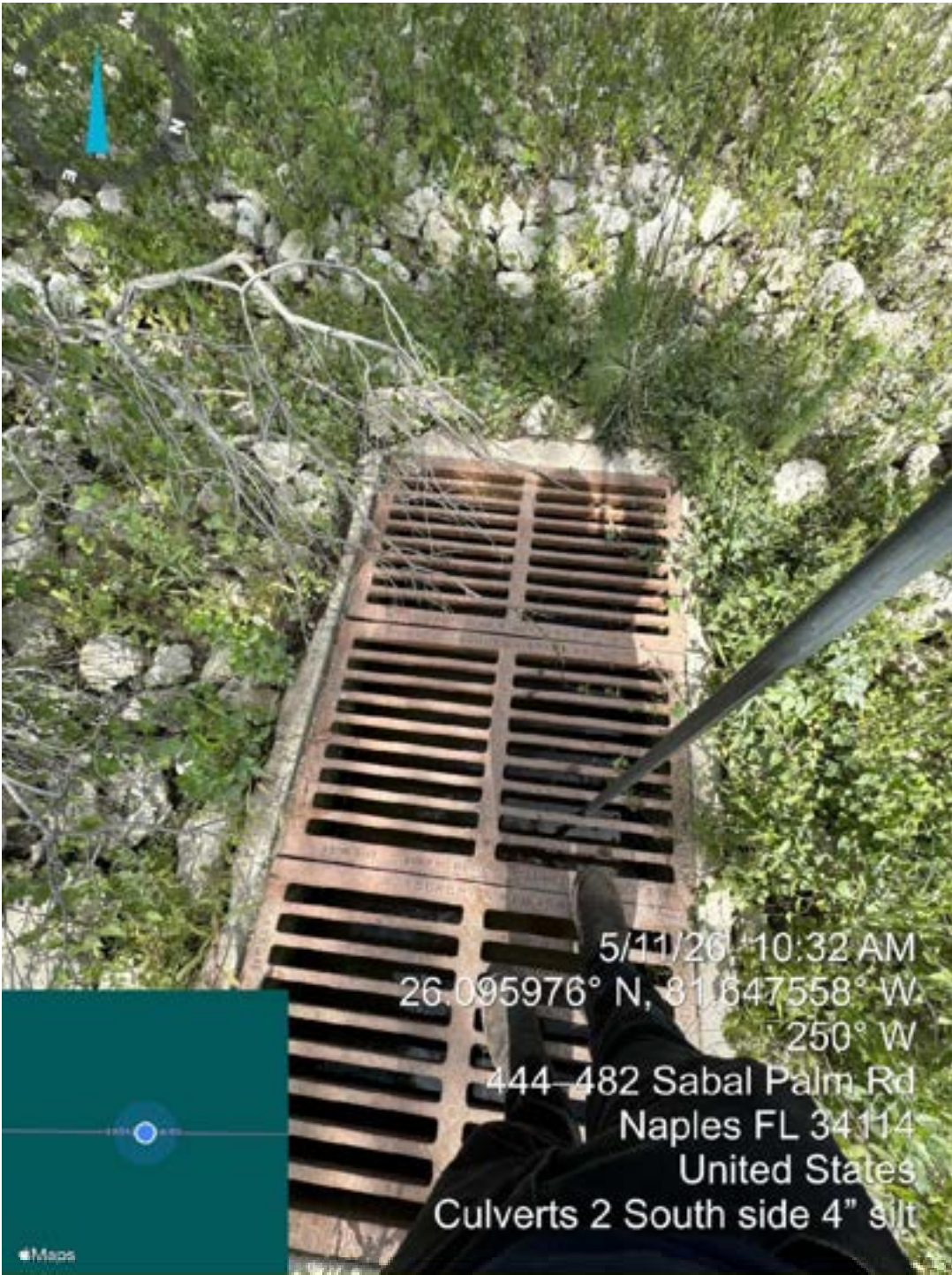


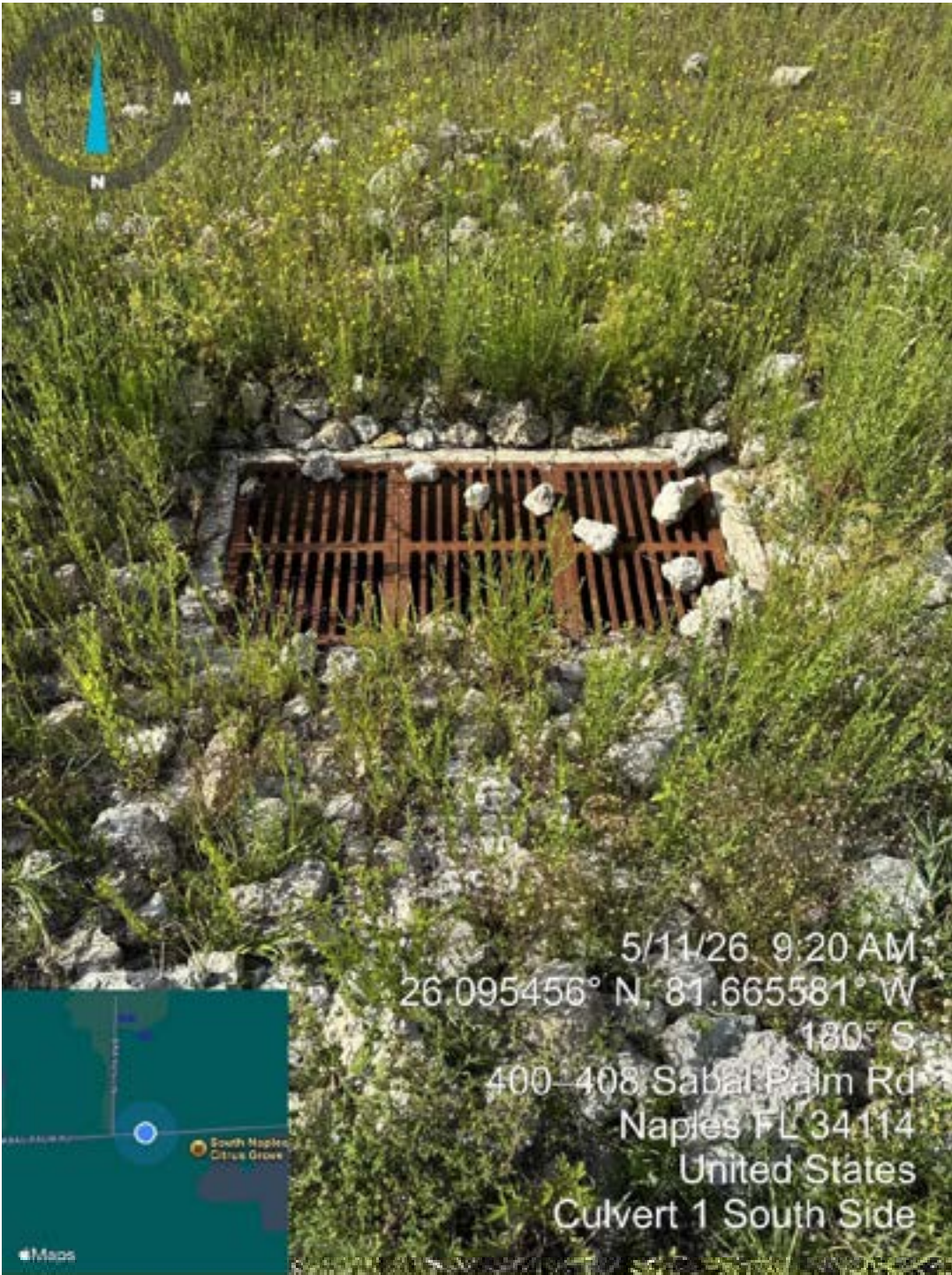






5/11/26, 10:33 AM  
26.095975° N, 81.647515° W  
101° E  
444-482 Sabal Palm Rd  
Naples, FL 34114  
United States  
Culvert 3 South side 10" silt







## HLCDD / Azure Meeting 4-14-26

Larry Sealy – Azure HOA Board Member

Bill Kutner – Azure HOA President

Jim Ambrpse – Azure HOA Manager

Gary Lichtle – CDD Chairman

Russ Weyer – CDD Manager

### Maintenance of lakes – CDD

- Includes algae spraying,
- Removal of aquatic exotics.
- Removal of weeds on the lake bank.
- Replanting of littoral shelves.
- Lake bank repair from mean high water mark to lake water as needed.
- Maintain aerators.
- Maintain connecting culverts between lakes.
- Monitor and maintain replenishment well pump.
- Monitor irrigation output and replenishment well input.
- Report output/input numbers to South Florida Water Management District
- Eyebrow lake maintenance. Still a water body and is connected to entire Azure system.
- Assist Azure HOA with water permit renewals.
- Annual test of lakes as needed.

### Maintenance of Lakes – Azure HOA

- Maintenance of Cord Grass including trimming and weed removal.
- SFWMD water management permit updates and renewals.
- Maintaining landscaping up to the mean high water mark of lakes.
- Lake testing over 1 time per year.
- Ensure that water flow from downspouts is properly routed to lakes via underground pipes.
- If HOA decides to keep cord grass, they need to add irrigation to the cord grass

### General Items

- Need to revise boundary of CDD Eyebrow lake deed to remove the portion that runs up behind about three homes and add back to HOA.
- Determine location of aerator motors and create easements in favor of the District if they are on HOA property.