Hacienda Lakes
Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, 407-723-5900, FAX 407-723-5901
www.haciendalakescdd.com

The meeting of the Board of Supervisors of the **Hacienda Lakes Community Development District** will be held **Monday, August 17, 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://pfmcdd.webex.com/join/carvalhov

BOARD OF SUPERVISORS' MEETING AGENDA

1. **Call to Order & Roll Call**

2. **Public Comment Period**

3. **General District Items**

    A. Proof of Publication — Exhibit 1

4. **Organizational Matters**

    A. Board of Supervisors Meeting Minutes May 18, 2026 — Exhibit 2
    B. Consideration of Resolution 2026-04, Designating Officers of the District — Exhibit 3

5. **Administrative Matters**

    A. Consideration of Resolution 2026-05, Setting a Regular Meeting Schedule for Fiscal Year 2026-2027 — Exhibit 4
    B. Consideration of Resolution 2026-06, Adopting Goals, Objectives, and Performance Measures and Standards — Exhibit 5
    C. Consideration of HOA-CDD Maintenance Obligations Agreement — Exhibit 6

6. **Budgetary Matters**

    A. Public Hearing on the Adoption of the District's Annual Budget — Exhibit 7
    - Public Comments and Testimony
    - Board Comments
    - Consideration of Resolution 2026-07, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds

B. Public Hearing on the Impositions of Special Assessments — Exhibit 8
- Public Comments and Testimony
- Board Comments
- Consideration of Resolution 2026-08, Adopting an Assessment Roll for the Fiscal Year 2026-2027 and Certifying Special Assessments for Collection

7. Construction Matters

A. None to be considered this time:

8. Financing Matters

A. Consideration of Resolution 2026-09, Establishing Checking Account and Signers — Exhibit 9
B. Review and Acceptance of FY 2025 Audit Report — Exhibit 10
C. Review and Acceptance of June Monthly Financials — Exhibit 11

9. Other Business

A. Staff Reports
- District Manager
- District Legal Counsel
- District Engineer

10. Board Members' Comments/ Requests

11. Public Comments

12. Adjournment

Hacienda Lakes
Community Development District

General District Matters:

A. Proof Publication

Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel
Collier County, Florida
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324
Phone: (239) 252-2646

Affidavit of Publication

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared Stephanie Martinez-Gonzalez, who on oath says that he or she is a
Deputy Clerk of the Circuit Court of Collier County, Florida; that the attached copy of advertisement, Hacienda Lakes CDD Notice of Public Hearing was published on the publicly accessible website https://notices.collierclerk.com as designated by Collier County, Florida on 07/27/2026 until 07/28/2026.

Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

DC

(Affiant Signature)

Stephanie Martinez

(Affiant Printed Name)

Sworn to and subscribed before me this 07/28/2026

Crystal K. Kinzel Clerk of the Circuit Court & Comptroller

By: DC

(Deputy Clerk Signature)

Martha Vergara 7/28/2026

(Deputy Clerk Printed Name) Date

Hacienda Lakes Community Development District

NOTICE OF REGULAR BOARD MEETING AND NOTICE OF PUBLIC HEARINGS TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR 2026-2027 PROPOSED FINAL BUDGET(S); TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL; AND PROVIDING FOR THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME

The Board of Supervisors of the Hacienda Lakes Community Development District will hold a public hearings and regular meeting on Monday, August 17, 2026 at 9:00 a.m. at the Esplanade at Hacienda Lakes Clubhouse, 8490 Viale Circle, Naples, FL 34114. It is anticipated that the public hearing and meeting will take place at the location provided above.

The purpose of the public hearings is to receive public comment and objections on the Fiscal Year 2026-2027 proposed final budget(s), the adoption of an assessment roll, the imposition of special assessments to fund the proposed budget(s) upon the lands located within the District, and the levy, collection and enforcement of the non-ad valorem assessments. The public hearings are being conducted pursuant to Chapters 190 and 197, Florida Statutes. The purpose of the regular meeting is to conduct any business which may properly come before the Board.

The District may also fund various facilities through the collection of certain rates, fees and charges, which are identified within the budget(s). A copy of the Proposed Final Budget, preliminary assessment roll and/or the agenda for the meeting/hearings may be obtained by contacting the District Management Company, Real Estate Econometrics, Inc. at (239) 269-1341 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website at least two days before the public hearing date. The District will consider levying a gross assessment for operation and maintenance against each unit in an amount not to exceed $243.83 for an approximate 42-foot homesite, $373.11 for an approximate 52-foot homesite, $466.38 for an approximate 62-foot homesite, and $243.83 for a townhome unit. The projected assessment amount is based upon the next fiscal year's budget. These special assessments for operation and maintenance are annually recurring assessments, marked up for collection and discounts and will be collected on the Collier County tax roll by the Tax Collector. Failure to pay the special assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The Board will also consider any other business which may properly come before it. The meeting/hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting/hearings may be continued to a date, time, and place to be specified on the record at the meeting/hearings.

All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker telephone so that any interested person can attend the meeting/hearings and be fully informed of the discussions taking place either in person or by telephone communication.

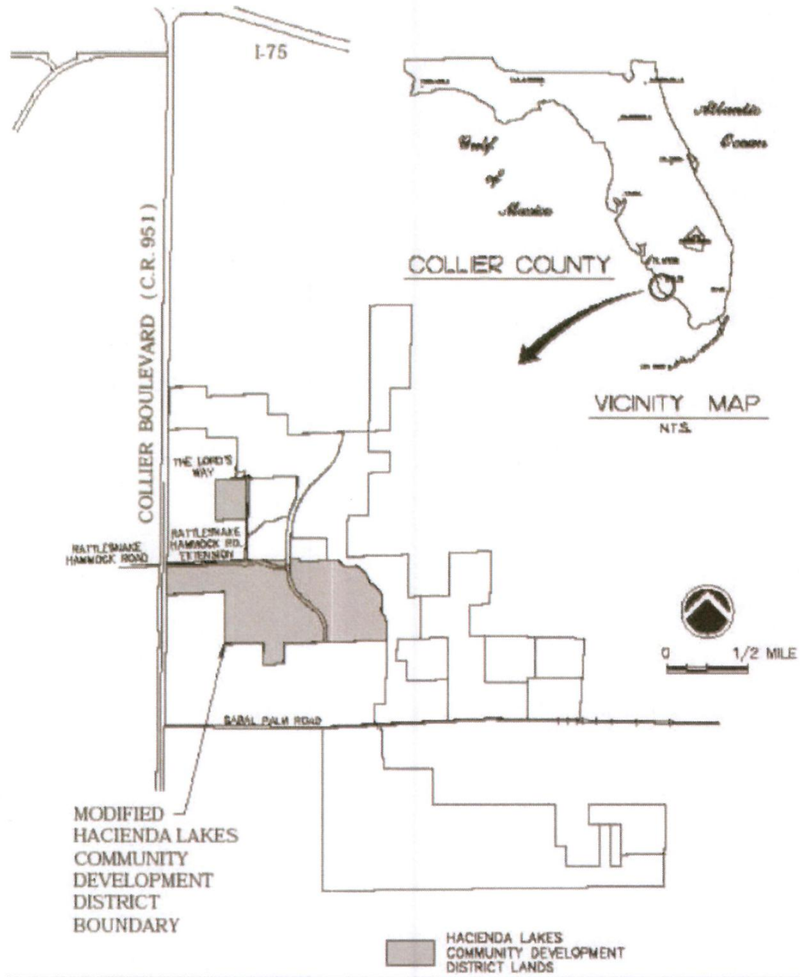
Participants are encouraged to submit questions and comments to the District Manager in advance at (407) 723-5900 or quirosa@pfm.com to facilitate the Board's consideration of such questions and comments during the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting/hearings because of a disability or physical impairment should contact the District Management Company, Real Estate Econometrics, Inc. at (239) 269-1341. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meeting and hearings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting/hearings 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

July 27th and August 3rd



I-75
Gulf of Mexico
Atlantic Ocean
COLLIER COUNTY
VICINITY MAP
N.T.S.
COLLIER BOULEVARD (C.R. 951)
THE LORD'S WAY
RATTLESNAKE HAMMOCK ROAD
RATTLESNAKE HAMMOCK RD. EXTENSION
0 1/2 MILE
SABAL PALM ROAD
MODIFIED HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT LANDS

Hacienda Lakes
Community Development District

Organizational Matters:

A. Board of Supervisors Meeting Minutes May 18, 2026

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
Suite 100, 707 Orchid Drive
Naples, FL 34102

MINUTES OF MEETING

Board of Supervisors Meeting
Monday, Monday 18, 2026, 9:00 a.m.
8490 Viale Circle
Naples, Florida 34114

Present and constituting a quorum were:

Louis Apoldo	Chairman	(via phone)
Wayne Martin	Vice Chairperson	
Gary Lichtle	Assistant Secretary	
Stephen Parker	Assistant Secretary	
Jason Tomasetti	Assistant Secretary	

Also present were:

Russ Weyer	District Manager, Real Estate Econometrics, Inc.
Vivan Carvalho	District Manager, PFM MS LLC
Greg Urbanic	District Counsel, Coleman, Yovanovich & Koester, P.A.
Matt DeFrancesco	Bowman Consulting Group LLC – Engineer
Ian Witmer	Napier Sprinklers

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

> On MOTION by Mr. Tomasetti, seconded by Mr. Martin, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District authorized Mr. Apoldo to vote via phone.

SECOND ORDER OF BUSINESS **Public Comments**

It was noted this public comment period was for agenda items only.

There were no public comments at this time.

THIRD ORDER OF BUSINESS **<u>General District Matters</u>**

Proof of Publication

Mr. Weyer noted that the meeting was advertised according to Florida Statute requirements on the Clerk of Courts website.

FOURTH ORDER OF BUSINESS **<u>Organizational Matters</u>**

Board of Supervisors Meeting Minutes February 23, 2026

The Board reviewed the minutes.

> On MOTION by Mr. Parker, seconded by Mr. Lichtle, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Board of Supervisors Meeting Minutes for February 23, 2026.

Supervisor Seats up for November 2026 Election

Mr. Weyer noted Seat 2 and Seat 4 will be running in the General Election. These Seats are currently held by Mr. Apoldo and Mr. Martin.

Consideration of Special District Qualifying Package

Mr. Urbanic gave an overview of the process for the General Election. It was noted everything goes through the Supervisor of Elections and the qualifying period is June 8 through June 12. A notice will be posted on the website.

On MOTION by Mr. Parker, seconded by Mr. Tomasetti, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved Resolution 2026-03, Supervisor Seats up for November 2026 Election and Special District Qualifying Package.

FIFTH ORDER OF BUSINESS **<u>Administrative Matters</u>**

Update on Costco Construction and Landscape Impact

Mr. Parker gave an update regarding the construction and landscape impact.

There was brief discussion regarding irrigation and phasing.

Mr. Martin noted the blacktop was put down. He noted several of the streetlights are not working. He will send the identification numbers of the streetlights to Mr. Weyer. Mr. Weyer will follow up with Florida Power and Light.

Mr. Weyer will send the project contact information to Mr. Parker. It was noted Costco has promised a contribution of $35,000.00.

SIXTH ORDER OF BUSINESS **<u>Budgetary Matters</u>**

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

Mr. Weyer gave an overview of the budget process. It was noted the budget can be decreased but cannot be increased once approved. It was noted the assessment has remained the same in the past few years but would increase this year with the proposed budget.

The Board reviewed the budget line items.

There was discussion regarding the Trustee services. It was noted this was due to the bond issuance. Mr. Weyer noted this was previously under Assessment Administration. It was noted this line item should be reduced by $10,000.00.

There was brief discussion regarding the District Management fee. It was noted this fee now includes the accounting fee as well. Ms. Carvalho noted a line item for accounting can be created and equal to zero.

It was noted the travel per diem line item should be zeroed out, which will reduce the budget by $1,000.00.

The legal advertisement line item was lowered by $2,000.00.

Ms. Carvalho noted the insurance line item goes up by 15% each year in anticipation of the increase.

Mr. Weyer noted the landscaping, and field maintenance should increase by $2,400.00.

There was brief discussion regarding the landscaping, field maintenance, and irrigation vendor, WLM. It was noted that the District cuts the grass on Carmen road, which is a private road. It was requested that the adjacent owner be approached to help compensate for the Carmen road landscaping.

There was brief discussion regarding the Sable Palm culvert cleaning. It was noted there was one missing.

There was discussion regarding the lake maintenance line item. Mr. Weyer noted he will get a life expectancy of the components in the irrigation pump.

There was brief discussion regarding the operation and maintenance of the entry monument. It was recommended to get a proposal for painting the monument and wall. It was noted the monument maintenance, and the holiday lighting is allocated across the District. The monument maintenance line item was increased to $3,000.00.

It was noted Costco will be contributing $35,000.00, but it is not within the budget. District Management will follow up regarding the timeline for the contribution.

It was noted there will not be a carry forward this year.

Mr. Weyer gave an overview of the assessments.

There was discussion regarding the assessments. It was noted the final budget will be approved in August.

Ms. Carvalho gave an overview of the budget process and assessment notice.

There was brief discussion regarding the revenues. It was noted these will now be invested in accounts that can earn interest.

Mr. Weyer recommended increasing postage and shipping. The Board agreed to an increase of $1,500.00.

Ms. Carvalho noted the line item adjustments will be made, but the overall budget will remain at $418,160.00. The unallocated monies will be put in a contingency line item.

On MOTION by Mr. Martin, seconded by Mr. Lichtle, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Resolution 2026-02, Approving a Preliminary Budget for Fiscal Year 2027 in the amount of $418,160.00, and Setting a Public Hearing Date for Final Adoption.

Financials through April 30, 2026

Ms. Agoncillo gave an overview of the financials.

There was brief discussion regarding the financials. It was noted that none of the landscaping fees are related to the construction damage.

On MOTION by Mr. Parker, seconded by Mr. Tomasetti, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Financials through April 30, 2026.

SEVENTH ORDER OF BUSINESS **<u>Other Business</u>**

Staff Reports

Manager's Report –

- **Drainage issue on Promoso Court**
- **Napier Irrigation preparing proposal to fix lake bank erosion on newest lakes in Esplanade**
- **Water Management Permit Renewal Update**
- **Sable Palms Road Culverts Update**
- **Supervisor of Elections Registered Voters Update**
- **Audit update**
- **Form 1 to be filed by July 1**

Mr. Weyer noted there have been drainage issues on Promoso Court and the residents are paying for their portion.

Mr. Witmer, from Napier Sprinkler, gave an overview of the drainage issues and proposals to fix the drainage issues and lank bank erosion in Esplanade. The first proposal to do every existing drain and run the line into the water is in the amount of $7,190.06. It was noted the HOA should send communication to all residents who also need to get their gutters connected to the line. The second proposal to stabilize the sod erosion is in the amount of $29,894.35.

There was lengthy discussion regarding the scope of work. It was recommended to complete the piping at the same time. It was noted this work would apply to 50 to 80 houses.

It was noted there are similar issues with erosion in Sapphire Cove. A map will be sent to District Management.

It was noted the previous work completed required a special assessment.

Mr. Witmer noted the erosion will only get worse when the rain starts, if not repaired. It was noted the drain project would be completed first, and the erosion project would begin in June.

On MOTION by Mr. Martin, seconded by Mr. Apoldo, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Proposals from Napier Sprinkler, including the areas in Sapphire Cove.

Mr. Witmer gave an overview of pool overflow drainpipe issues and noted several homes have their pool overflow hooked up and flowing into the lake. This is not allowed.

There was discussion regarding resident communication and collaborating with the HOA. It was recommended that a letter be sent on District letterhead notifying residents of their violation. District Management will follow up.

Ms. Carvalho recommended having a call with the HOA representative.

There was discussion regarding the scope of work.

Mr. Witmer noted there are two culverts that need to be cleaned out, but all others are good.

Mr. Weyer noted there are two water management permits in process, one for Azure and one for Sapphire Cove. These have been submitted for processing.

Mr. Weyer noted that there are 1,453 registered voters within the District.

Mr. Weyer noted an audit draft should be received shortly.

Mr. Weyer reminded the Board of their Form 1 that is due online by July 1.

On MOTION by Mr. Parker, seconded by Mr. Tomasetti, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Financials through April 30, 2026.

Attorney's Report –

Mr. Urbanic gave an update on the legislative session bills, including the increase in sovereign immunity and the recall of CDD Supervisors. It was noted the District goals and objectives are still required.

Mr. Urbanic noted the maintenance ownership agreement discussion with the HOA of Azure is in process.

There was lengthy discussion regarding the maintenance responsibility breakdown and the littoral shelf and pond treatment.

It was noted the water use permit is in the HOA's name.

There was discussion regarding the various permitting and entity ownership.

Engineer's Report –

Mr. Weyer noted there are seven culverts that need to be updated.

Mr. DeFrancesco gave an overview of the culverts. It was noted the proposal will be within the budget.

EIGHTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Weyer noted the slate of Officers needs to be updated to include the PFM staff.

On MOTION by Mr. Parker, seconded by Mr. Martin, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved Resolution 2026-04, Appointment of Officers, to keep the current slate of Officers and to appoint PFM Staff to the appropriate roles, in substantial form.

It was requested that the District's website be updated. District Management confirmed.

There were no further Supervisor requests at this time.

NINTH ORDER OF BUSINESS **Public Comments**

A resident, living in Azure, commented regarding the letter received from Azure related to aerator and pond maintenance responsibilities. Mr. Weyer noted a decision has not been made as of yet.

There were no further public comments at this time.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Lichtle, seconded by Mr. Tomasetti, with all in favor, the meeting of the Board of Supervisors of the Hacienda Lakes Community Development District was adjourned at 10:55 a.m.

______________________________ ______________________________

Secretary/Assistant Secretary Chairperson/Vice-Chairperson

______________________________ ______________________________

Print Name Print Name

Hacienda Lakes
Community Development District

Organizational Matters:

B. Consideration of Resolution 2026-04, Designating Officers of the District

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS UPDATING THE OFFICERS OF THE HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT, COLLIER COUNTY, FLORIDA FOR FISCAL YEAR 2026-2027; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Hacienda Lakes Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to update the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	Gary Lichtle
Vice Chairperson	Wayne Martin
Secretary	Vivian Carvalho
Assistant Secretary	Jason Tomassetti
Assistant Secretary	Stephen Parker
Assistant Secretary	Louis Apoldo
Assistant Secretary	G. Russell Weyer
Assistant Secretary	Ashley Quiros
Treasurer	Jennifer Glasgow
Assistant Treasurer	Angeline Agoncillo
Assistant Treasurer	Verona Griffith
Assistant Treasurer	Rick Montejano
Assistant Treasurer	Audrey Ryan

PASSED AND ADOPTED this 17th day of August 2026.

ATTEST:

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chairperson, Board of Supervisors

Hacienda Lakes
Community Development District

Administrative Matters:

A. Consideration of Resolution 2026-05, Setting a Regular Scheduled Meeting Schedule for Fiscal Year 2026-2027

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027

WHEREAS, the Hacienda Lakes Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026-2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026-2027 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH OF AUGUST 2026.

ATTEST:	**HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair

EXHIBIT “A”

BOARD OF SUPERVISORS’ MEETING DATES
HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

November 16, 2026
February 22, 2027*
May 17, 2027
August 16, 2027

All meetings will convene at 9:00 a.m. at Esplanade Community Center, 8490 Viale Circle, Naples, FL 34114.

*Moved one week later due to President’s Day holiday.

Hacienda Lakes
Community Development District

Administrative Matters:

B. Consideration of Resolution 2026-06, Adopting Goals, Objectives, and Performance Measures and Standards

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hacienda Lakes Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2026, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of August 2026.

ATTEST:	**HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT**
______________________________ Secretary/Assistant Secretary	____________________________________ Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:

Hacienda Lakes Community Development District

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:___________________

Print Name:________________________________

District Manager:____________________________ Date:___________________

Print Name:________________________________

Hacienda Lakes
Community Development District

Administrative Matters:

C. Consideration of HOA-CDD Maintenance Obligations and Agreement

HOA-CDD MAINTENANCE OBLIGATIONS AGREEMENT

THIS HOA-CDD MAINTENANCE OBLIGATIONS AGREEMENT (this "**Agreement**") is made as of this _______ day of ______________, 2026 ("**Effective Date**"), by and between **AZURE AT HACIENDA LAKES HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Azure HOA**") and **HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT** ("**HLCDD**"). (Azure HOA and HLCDD are sometimes individually referred to herein as a "**Party**" or collectively referred to herein as the "**Parties**").

RECITALS:

WHEREAS, HLCDD is a local unit of special-purpose government established by ordinance adopted by the Board of County Commissioners of Collier County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended. HLCDD has the authority to, among other things, plan, finance, construct, operate, and maintain certain public community infrastructure including, but not limited to, roadway improvements, utilities, and landscaping and irrigation improvements; and

WHEREAS, Azure HOA is a private not-for-profit corporation formed pursuant to Chapter 720, Florida Statutes that owns and operates certain common facilities and amenity facilities within the Azure at Hacienda Lakes neighborhood, which neighborhood is located within jurisdictional boundaries of HLCDD; and

WHEREAS, HLCDD owns and operates the master stormwater management system serving the Azure at Hacienda Lakes community and owns those lake tracts described on **Exhibit "A"** attached hereto and made a part hereof ("**Lake Tracts**"); and

WHEREAS, certain cord grass and other similar style vegetation ("**Cord Grass**") was originally planted by the developer of Azure at Hacienda Lakes around the lakes located within the Lake Tracts for aesthetic purposes, and Azure HOA has since assumed responsibility for such Cord Grass; and

WHEREAS, the Parties desire to memorialize their respective existing and ongoing maintenance, repair, replacement, cooperation, and operational responsibilities with respect to the Lake Tracts, the master stormwater management system, related permits, aerators, and related facilities as set forth herein; and

WHEREAS, in addition, the Parties desire to separately authorize Azure HOA to maintain the Cord Grass within the Lake Tracts, subject to the terms, conditions, insurance, and responsibility provisions set forth herein, and to memorialize their understanding as to the replacement well pump and irrigation/replenishment monitoring relating to the stormwater management system and secondary drainage systems serving individual lots.

NOW, THEREFORE, the Parties agree as follows:

1. **Recitals**. The foregoing recitals are true and accurate and incorporated herein by reference.

2. **Memorialization of Existing Maintenance and Operational Obligations**.

a. **Master Stormwater Management System**. The Parties acknowledge that, incident to HLCDD's ownership and operation of the master stormwater management system serving the Azure at Hacienda Lakes community and ownership of the Lake Tracts, HLCDD maintains the lakes and performs related operational activities. Such existing and ongoing responsibilities include, as determined necessary by HLCDD, algae spraying, removal of aquatic exotics, removal of weeds on the lake bank, replanting of littoral shelves, lake bank repair from the mean high-water mark to the water (excluding, however, repair of any erosion, washout, or other damage to the lake bank caused by the acts or omissions of any upland owner or other third party), maintenance of connecting culverts between lakes, and testing of the lakes to maintain water quality as needed. Notwithstanding the foregoing, Azure HOA shall be responsible, at its sole cost and expense, for: (i) the Cord Grass within the Lake Tracts, as set forth more particularly in Section 3 of this Agreement; and (ii) maintaining all landscaping, plantings, and other vegetation located landward of the mean high-water line of the lakes, from the mean high-water line to the upland side of the Lake Tracts, including mowing, weed control, and related landscaping maintenance. For purposes of clarifying the responsibilities of Azure HOA and HLCDD hereunder, attached hereto and made a part hereof as Exhibit "B" is an example illustration of a typical Lake Tract within Azure at Hacienda Lakes that shows the division of responsibilities between HLCDD and Azure HOA.

b. **Aeration Maintenance**. HLCDD shall maintain the aerators serving the lakes, including capital expenses associated therewith; provided, however, Azure HOA shall pay the electricity costs associated with operation of the aerators. Azure HOA grants HLCDD a non-exclusive license to enter upon real property owned by Azure HOA to the extent reasonably necessary to carry out HLCDD's obligations relating to the aerators under this Agreement, including but not limited to accessing the electrical boxes serving the aerators.

c. **SFWMD Permits; Water Use Obligations**. The Parties acknowledge that there are two South Florida Water Management District ("**SFWMD**") permits relating to Azure at Hacienda Lakes currently held in the name of Azure HOA: (i) a water use permit and (ii) an environmental resource permit ("**ERP**"). The water use permit shall remain with Azure HOA, and Azure HOA shall be responsible for the obligations associated with such water use permit, including monitoring and maintaining the irrigation well pump to replenish the lake and the irrigation pump relating to irrigation. The ERP is currently in the name of Azure HOA; provided, however, if requested by HLCDD, Azure HOA shall cooperate with HLCDD and execute and deliver all applications, assignments, consents, and other documents reasonably required to transfer the ERP to HLCDD. Upon completion of any such transfer, HLCDD will be responsible for the ERP, including updates and renewals, and Azure HOA shall cooperate with HLCDD regarding ERP renewals and report any pertinent information to SFWMD, as needed. The Parties shall reasonably cooperate with one another in connection with the renewal of the SFWMD permits relating to Azure at Hacienda Lakes, including by timely providing such information and executing such documents as may be reasonably requested by the other Party.

d. **Cooperation Regarding Gutters and Downspouts**. In an effort to reduce erosion and washouts of the lake banks resulting from upland sheet flow, Azure HOA shall use good faith and reasonable efforts, as part of its architectural review and covenant enforcement functions, to encourage property owners to direct water flow from gutters and downspouts located on their respective properties into the lakes via underground pipes, including through the rights, remedies, and procedures available to Azure HOA under the Master Declaration of Covenants, Conditions and Restrictions for Azure at Hacienda Lakes recorded in Official Records Book 5355, Page 1476, of the Public Records of Collier County, Florida, as amended, and any applicable architectural review standards.

3. **Cord Grass Authorization and Maintenance**. Subject to the terms of this Agreement, HLCDD hereby expressly consents to the Cord Grass installed by Azure HOA within the Lake Tracts in those locations existing as of the Effective Date of this Agreement. Azure HOA agrees that Azure HOA shall be responsible, at its sole cost and expense, for: (i) maintaining, repairing, replacing, modifying, removing, and, subject to HLCDD consent as set forth herein, installing or enhancing the Cord Grass within the Lake Tracts, including trimming, weed removal, irrigation, and related activities; and (ii) maintaining

all landscaping, plantings, and other vegetation located landward of the mean high-water line of the lakes, from the mean high-water line to the upland side of the Lake Tracts, including mowing, weed control, and related landscaping maintenance (collectively, the "**Azure HOA Maintenance Area**"). Azure HOA shall, at its sole cost and expense, install and maintain an irrigation system sufficient to support the Cord Grass within the Lake Tracts. HLCDD grants Azure HOA a non-exclusive license to enter upon the Lake Tracts to the extent reasonably necessary to carry out Azure HOA's obligations under this Agreement. Azure HOA shall have the right to remove the Cord Grass without HLCDD's consent. Any material change to the Cord Grass, landscaping, plantings, or other vegetation within the Azure HOA Maintenance Area by Azure HOA requires HLCDD's prior written consent, which may be withheld in HLCDD's sole discretion. HLCDD reserves the right to modify, remove, replace and/or enhance the Cord Grass, landscaping, plantings, or other vegetation within a Lake Tract from time to time as deemed necessary by HLCDD in HLCDD's sole discretion; provided, however, prior to making any material change to any Cord Grass, landscaping, plantings, or other vegetation within a Lake Tract, HLCDD shall provide prior written notice to Azure HOA of such intended action. The Azure HOA Maintenance Area shall be kept in good, neat and attractive condition. All such action by Azure HOA shall be performed in compliance with all applicable statutes, ordinances, administrative rules and regulations, permit conditions and any rules of HLCDD. Azure HOA understands and agrees that Azure HOA shall be required to budget for, fund, and complete the maintenance, repair, replacement, modification, removal, installation, and enhancement of the Azure HOA Maintenance Area and collect from the membership of Azure HOA for the costs of the services it is providing hereunder.

4. **Term**. This Agreement shall commence on the date hereof and shall continue until terminated pursuant to this Section. HLCDD may terminate this Agreement for any or no reason upon ninety (90) days' written notice to Azure HOA, during which period each Party shall continue to perform its obligations hereunder. Azure HOA may terminate this Agreement upon ninety (90) days' written notice to HLCDD; provided, however, that any such termination shall not impair HLCDD's ownership of the Lake Tracts or master stormwater management system, any obligations of Azure HOA under applicable permits, or any obligation of Azure HOA that expressly survives termination.

5. **Default**. In addition to, and not in lieu of, any other rights and remedies specifically set forth in this Agreement, in the event of a default by either Party, the Parties hereto shall have all of the rights and remedies permitted under the laws of the State of Florida.

6. **Amendments**. This Agreement may not be changed, modified or terminated, except by an instrument executed by the Parties.

7. **Assignment.** This Agreement may not be assigned by Azure HOA or HLCDD without the prior written specific consent of the other Party, which consent may be withheld in that Party's sole and absolute discretion. The Parties acknowledge that either Party may engage third parties to perform its maintenance responsibilities.

8. **Notices**. Any notice, demand, consent, authorization, request, approval or other communication that any Party is required, or may desire, to give to or make upon the other Party pursuant to this Agreement will be effective and valid only if in writing, signed by the Party giving notice and either (i) delivered personally to the other Party; (ii) sent by commercial courier or delivery service; or (iii) sent by email, addressed to the other Party at such Party's principal address or such other address as a Party may by notice to the other Party specify. Notice will be considered given when received, except that if delivery is not accepted, notice will be considered given on the date of such non-acceptance. If any time for giving notice would otherwise expire on a non-business day, the notice period will be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States

government will not be regarded as business days. Counsel may deliver notice on behalf of the Party represented.

9. **Governing Law**. This Agreement is made and shall be governed and construed by the laws of the State of Florida. Sole and exclusive venue for any litigation arising out of this Agreement shall be in the State court of appropriate jurisdiction in Collier County, Florida.

10. **Prevailing Party**. The prevailing party in any litigation involving this Agreement shall be entitled to recover from the non-prevailing party all attorneys' fees, paralegal fees and costs incurred in connection with such litigation, at arbitration, or appeal or otherwise.

11. **Entire Agreement**. This Agreement contains the entire agreement of the Parties and there are no other promises or conditions in any other agreement whether oral or written. This Agreement supersedes any prior written or oral agreements between the Parties.

12. **Counterparts**. This Agreement may be executed in several counterparts or by separate instruments, and all of such counterparts and instruments shall constitute one agreement, binding on all of the Parties.

13. **No Waiver**. The failure of either Party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with every other provision of this Agreement.

14. **Representative**. Each Party shall designate in writing a person to act as such Party's representative with respect to the obligations to be performed under this Agreement. Each Party's representative shall have the authority to transmit instructions, receive information, and interpret and define such Party's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the obligations performed under this Agreement. HLCDD initially designates HLCDD's District Manager or his or her authorized designee to act as HLCDD's representative. The Parties agree to meet as reasonably necessary to evaluate the Lake Tracts, the master stormwater management system, and related facilities and discuss conditions, schedules, and items of concern regarding this Agreement.

15. **Inspections**. Each Party will perform regular on-site inspections of the areas and improvements for its maintenance responsibility to determine their condition, confirm proper operation, and perform the maintenance, repair, replacement, cooperation, and operational obligations of such Party set forth in this Agreement.

16. **Independent Contractor**. In all matters relating to this Agreement, each Party shall be acting as an independent contractor. Neither Party nor its employees, if there are any, are employees of the other Party under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Each Party agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to its employees, if there are any, in the performance of this Agreement. Neither Party shall have any authority to assume or create any obligation, express or implied, on behalf of the other Party and neither Party shall have authority to represent the other Party as an agent, employee, or in any other capacity.

17. **Liens and Claims**. Each Party shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Each Party shall keep the other Party's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices, which arise by reason of the performing

Party's work under this Agreement, and the performing Party shall immediately discharge any such claim or lien.

18. **Insurance**. Azure HOA shall procure, at its own expense, and maintain at all times during the term of this Agreement, comprehensive general liability insurance, worker's compensation insurance, automobile liability insurance, umbrella or excess liability insurance, and such other coverage as may be necessary or desirable to carry out Azure HOA's duties under Section 3 of this Agreement. Azure HOA shall carry the following minimum levels of insurance with respect to its obligations under Section 3 of this Agreement: (a) commercial general liability including contractual liability insurance coverage of $1,000,000 combined single limit bodily injury and property damage per occurrence, and $2,000,000 general aggregate; (b) worker's compensation insurance coverage shall be in full compliance with Florida statutory requirements; and (c) automobile liability insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Azure HOA of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed in connection with Azure HOA's obligations under Section 3 of this Agreement. HLCDD and its supervisors shall be named as additional insureds on all policies required of Azure HOA, excluding worker's compensation. Azure HOA shall provide HLCDD with thirty (30) days' prior written notice of cancellation or non-renewal of any policy required hereunder, or ten (10) days' prior written notice in the event of cancellation for nonpayment of premium, promptly following Azure HOA's receipt of notice thereof from its insurer. An acceptable certificate of insurance will be provided by Azure HOA to HLCDD annually evidencing compliance with the foregoing insurance requirements. Insurance coverage shall be from one or more reputable insurance carriers that are licensed to conduct business in the State of Florida, which carriers shall be reasonably acceptable to HLCDD. Azure HOA further agrees to require by written contract any contractor or subcontractors hired or engaged by Azure HOA to perform all or part of Azure HOA's services under Section 3 of this Agreement to procure and maintain, until the completion of the contractor's or subcontractor's work, insurance of the types and to the limits specified in this Section unless such insurance requirements for the contractor or subcontractor are expressly modified or waived in writing by HLCDD.

19. **Public Records Law**. In connection with its obligations to HLCDD, Azure HOA agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. Said compliance will include Azure HOA taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following: (a) Azure HOA shall keep and maintain public records required by HLCDD to perform the services hereunder; (b) upon a request for public records received by HLCDD, Azure HOA shall provide HLCDD with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law; (c) Azure HOA shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of this Agreement if Azure HOA does not transfer the records to HLCDD; and (d) upon completion of this Agreement, Azure HOA shall transfer, at no cost, to HLCDD all public records in possession of Azure HOA or keep and maintain public records required by HLCDD to perform the service. If Azure HOA transfers all public records to HLCDD upon completion of this Agreement, Azure HOA shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Azure HOA keeps and maintains public records upon completion of this Agreement, Azure HOA shall meet all applicable requirements for retaining public records. All records stored electronically by Azure HOA must be provided to HLCDD, upon request from HLCDD's custodian of public records, in a format that is compatible with the information technology systems of HLCDD. Failure of Azure HOA to comply with Section 119.0701, Florida Statutes may subject Azure HOA to penalties under Section 119.10, Florida Statutes. Further, in the event Azure HOA fails to

comply with this Section or Section 119.0701, Florida Statutes, HLCDD shall be entitled to any and all remedies at law or in equity.

IF AZURE HOA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO AZURE HOA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT HLCDD'S CUSTODIAN OF PUBLIC RECORDS.

20. **E-Verify**. Azure HOA shall comply with all applicable requirements of Section 448.095, Florida Statutes. Azure HOA shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Azure HOA enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Azure HOA with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Azure HOA shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to HLCDD upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(e), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(1)(f), Florida Statutes. If Azure HOA has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Azure HOA shall terminate the contract with such person or entity. Further, if HLCDD has a good faith belief that a subcontractor of Azure HOA knowingly violated Section 448.095, Florida Statutes, but Azure HOA otherwise complied with its obligations hereunder, HLCDD shall promptly notify Azure HOA and upon said notification, Azure HOA shall immediately terminate its contract with the subcontractor. Notwithstanding anything else in this Agreement to the contrary, HLCDD may immediately terminate this Agreement for cause if there is a good faith belief that Azure HOA knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by HLCDD. By entering into this Agreement, Azure HOA represents that no public employer has terminated a contract with Azure HOA under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. HLCDD has materially relied on this representation in entering into this Agreement with Azure HOA.

21. **Anti-Human Trafficking Certification**. In accordance with the requirements of Section 787.06(13), Florida Statutes, Azure HOA shall provide HLCDD with the required affidavit or certification at the time of execution of this Agreement and any renewal hereof.

22. **Sovereign Immunity**. Azure HOA agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of HLCDD's limitations on liability set forth in Section 768.28, Florida Statutes, and/or other applicable law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

23. **Severability**. In the event any provision of this Agreement is deemed to be unenforceable under applicable law, the remainder of this Agreement shall continue to be enforceable and said provision shall be automatically modified and/or limited so that it is enforceable.

24. **Authorization**. Both Parties have the requisite approvals and authority to execute and bind the Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above.

AZURE HOA:

AZURE AT HACIENDA LAKES HOMEOWNERS' ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: ______________________________
Print Name: ______________________________
Title: ______________________________

HLCDD:

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

____
Russ Weyer, Secretary

By: ______________________________
Gary Lichtle, Chair

Exhibit "A"
Location of Lake Tracts and Master Stormwater Management System

Hacienda Lakes
Community Development District

Exhibits Forthcoming upon

Finalization of Agreement

Exhibit "B"
Example Lake Tract Illustration

Hacienda Lakes
Community Development District

Exhibits Forthcoming upon

Finalization of Agreement

Exhibit "C"

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

State of _____________________

County of ____________________

In accordance with Section 787.06(13), Florida Statutes, the undersigned, on behalf of **Azure at Hacienda Lakes Homeowners' Association, Inc.** (the "Association"), hereby attests under penalty of perjury that, the Association, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Association.

____
Signature
Printed Name: ____________________
Title: ____________________________
Association: _______________________
Date: ____________________________

SWORN TO AND SUBSCRIBED before me by means of [___] physical presence or [___] online notarization, this ________ day of _____________________________, 2026, by ___________________________, as _______________________________ of Azure at Hacienda Lakes Homeowners' Association, Inc., a Florida not-for-profit corporation, who is [___] personally known to me or who produced [___] _______________________________ as identification.

____
Notary Public

Hacienda Lakes
Community Development District

Budgetary Matters:

A. Public Hearing on the Adoption of the District's Annual Budget

- **Public Comments & Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-07, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds**

RESOLUTION 2026-07
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Hacienda Lakes Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hacienda Lakes Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2026.

ATTEST:

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

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 06/30/2026	Anticipated Jul 2026 to Sep 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-roll Assessments	$ 332,486.20	$ -	$ 332,486.20	$ 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	-	-	-	-	-
Other Income & Other Financing Sources	17,705.87	-	17,705.87	-	-
	$ 403,426.62	**$ -**	**$ 403,426.62**	**$ 378,210.00**	**$ 418,160.00**
General & Administrative Expenses					
Supervisor Fees	$ 2,800.00	$ 1,200.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
Trustee Services	-	-	-	-	5,000.00
Management	34,700.00	12,900.00	47,600.00	42,000.00	51,600.00
Engineering	3,505.50	1,168.50	4,674.00	5,000.00	5,000.00
Disclosure	-	-	-	-	2,500.00
Property Appraiser	-	-	-	-	16,500.00
District Counsel	13,123.68	4,374.56	17,498.24	10,000.00	15,000.00
Assessment Administration	22,268.90	-	22,268.90	19,500.00	10,000.00
Professional Services Accounting	7,200.00	-	7,200.00	9,000.00	-
Accounting Software Subscriptions	-	-	-	-	-
Audit	-	7,000.00	7,000.00	7,000.00	7,000.00
Arbitrage Calculation	-	-	-	-	750.00
Tax Preparation	135.00	-	135.00	175.00	175.00
Travel and Per Diem	-	-	-	-	-
Postage & Shipping	-	-	-	-	1,500.00
Legal Advertising	586.16	195.39	781.55	3,000.00	1,000.00
Miscellaneous	573.33	-	573.33	750.00	-
Office Supplies	-	-	-	-	750.00
Web Site Maintenance	2,039.98	-	2,039.98	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
	$ 94,658.55	**$ 26,838.45**	**$ 121,497.00**	**$ 111,100.00**	**$ 132,350.00**
Field Operations Expenses					
Electric	$ 10,604.81	$ 3,534.94	$ 14,139.75	$ 15,000.00	$ 15,000.00
Holiday Decorations	8,240.00	-	8,240.00	8,000.00	9,000.00
Fountains	-	625.00	625.00	2,500.00	2,500.00
Irrigation Repairs	18,744.56	3,000.00	21,744.56	12,000.00	16,000.00
Lake Maintenance	28,147.01	8,702.99	36,850.00	36,850.00	36,850.00
Landscaping & Field Maintenance	93,921.85	15,038.15	108,960.00	108,960.00	108,960.00
Landscape Replacement	9,642.13	3,214.04	12,856.17	10,000.00	10,000.00
Tree Trimming	10,000.00	-	10,000.00	10,000.00	12,000.00
Contingency	-	-	-	-	3,200.00
Entry Monuments Maintenance	1,350.00	450.00	1,800.00	1,500.00	3,000.00
Landscape Mulching	5,416.43	4,583.57	10,000.00	10,000.00	10,000.00
Lake Bank Maintenance Reserve	24,727.74	-	24,727.74	25,000.00	25,000.00
Water Use Monitoring	16,150.00	-	16,150.00	14,000.00	14,000.00
Sapphire Cove Water Management Permit	-	-	-	-	7,000.00
Sod Replacement	873.83	291.28	1,165.11	1,000.00	1,000.00
Lake Testing	-	200.00	200.00	200.00	200.00
Master Pump Maintenance	-	3,600.00	3,600.00	3,600.00	3,600.00
SFWMD ERP Annual Report	-	1,500.00	1,500.00	1,500.00	1,500.00
Sable Palm Culverts Cleaning	-	7,000.00	7,000.00	7,000.00	7,000.00
	$ 227,818.36	**$ 51,739.97**	**$ 279,558.33**	**$ 267,110.00**	**$ 285,810.00**
Total Expenses	**$ 322,476.91**	**$ 78,578.41**	**$ 401,055.32**	**$ 378,210.00**	**$ 418,160.00**
Income (Loss) from Operations	**$ 80,949.71**	**$ (78,578.41)**	**$ 2,371.30**	**$ -**	$ -
Other Income (Expense)					
Interest Income	$ 875.06	$ -	$ 875.06	$ -	$ -
	$ 875.06	**$ -**	**$ 875.06**	**$ -**	**$ -**
Net Income (Loss)	**$ 81,824.77**	**$ (78,578.41)**	**$ 3,246.36**	**$ -**	$ -

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
	$418,160.00
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."

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
Proposed Fiscal Year 2027 Debt Service Budgets

	Series 2016	Series 2024
REVENUES:		
Revenue	$ 759,075.00	$ 754,985.00
TOTAL REVENUES	$ 759,075.00	$ 754,985.00
EXPENDITURES:		
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	287,000.00
TOTAL EXPENDITURES	$ 589,650.00	$ 603,008.00
EXCESS REVENUES (Interest 11/1/2027)	$ 169,425.00	$ 151,977.00

Hacienda Lakes
Community Development District

Budgetary Matters:

B. Public Hearing on the Impositions of Special Assessments

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-08, Adopting an Assessment Roll for the Fiscal Year 2026-2027 and Certifying Special Assessments for Collection**

RESOLUTION 2026-08
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hacienda Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Collier County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

   a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

   b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B.** The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

      i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable according to the below schedule; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2026 and 50% due no later than April 1, 2027.

      ii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole Assessment, as set forth herein.

c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

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

PASSED AND ADOPTED THIS 17th DAY OF AUGUST 2026.

ATTEST:

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Hacienda Lakes CDD
FY 2027 Proposed O&M Budget

	Actual to 06/30/2026	Anticipated Jul 2026 to Sep 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-roll Assessments	$ 332,486.20	$ -	$ 332,486.20	$ 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	-	-	-	-	-
Other Income & Other Financing Sources	17,705.87	-	17,705.87	-	-
	$ 403,426.62	**$ -**	**$ 403,426.62**	**$ 378,210.00**	**$ 418,160.00**
General & Administrative Expenses					
Supervisor Fees	$ 2,800.00	$ 1,200.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
Trustee Services	-	-	-	-	5,000.00
Management	34,700.00	12,900.00	47,600.00	42,000.00	51,600.00
Engineering	3,505.50	1,168.50	4,674.00	5,000.00	5,000.00
Disclosure	-	-	-	-	2,500.00
Property Appraiser	-	-	-	-	16,500.00
District Counsel	13,123.68	4,374.56	17,498.24	10,000.00	15,000.00
Assessment Administration	22,268.90	-	22,268.90	19,500.00	10,000.00
Professional Services Accounting	7,200.00	-	7,200.00	9,000.00	-
Accounting Software Subscriptions	-	-	-	-	-
Audit	-	7,000.00	7,000.00	7,000.00	7,000.00
Arbitrage Calculation	-	-	-	-	750.00
Tax Preparation	135.00	-	135.00	175.00	175.00
Travel and Per Diem	-	-	-	-	-
Postage & Shipping	-	-	-	-	1,500.00
Legal Advertising	586.16	195.39	781.55	3,000.00	1,000.00
Miscellaneous	573.33	-	573.33	750.00	-
Office Supplies	-	-	-	-	750.00
Web Site Maintenance	2,039.98	-	2,039.98	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
	$ 94,658.55	**$ 26,838.45**	**$ 121,497.00**	**$ 111,100.00**	**$ 132,350.00**
Field Operations Expenses					
Electric	$ 10,604.81	$ 3,534.94	$ 14,139.75	$ 15,000.00	$ 15,000.00
Holiday Decorations	8,240.00	-	8,240.00	8,000.00	9,000.00
Fountains	-	625.00	625.00	2,500.00	2,500.00
Irrigation Repairs	18,744.56	3,000.00	21,744.56	12,000.00	16,000.00
Lake Maintenance	28,147.01	8,702.99	36,850.00	36,850.00	36,850.00
Landscaping & Field Maintenance	93,921.85	15,038.15	108,960.00	108,960.00	108,960.00
Landscape Replacement	9,642.13	3,214.04	12,856.17	10,000.00	10,000.00
Tree Trimming	10,000.00	-	10,000.00	10,000.00	12,000.00
Contingency	-	-	-	-	3,200.00
Entry Monuments Maintenance	1,350.00	450.00	1,800.00	1,500.00	3,000.00
Landscape Mulching	5,416.43	4,583.57	10,000.00	10,000.00	10,000.00
Lake Bank Maintenance Reserve	24,727.74	-	24,727.74	25,000.00	25,000.00
Water Use Monitoring	16,150.00	-	16,150.00	14,000.00	14,000.00
Sapphire Cove Water Management Permit	-	-	-	-	7,000.00
Sod Replacement	873.83	291.28	1,165.11	1,000.00	1,000.00
Lake Testing	-	200.00	200.00	200.00	200.00
Master Pump Maintenance	-	3,600.00	3,600.00	3,600.00	3,600.00
SFWMD ERP Annual Report	-	1,500.00	1,500.00	1,500.00	1,500.00
Sable Palm Culverts Cleaning	-	7,000.00	7,000.00	7,000.00	7,000.00
	$ 227,818.36	**$ 51,739.97**	**$ 279,558.33**	**$ 267,110.00**	**$ 285,810.00**
Total Expenses	**$ 322,476.91**	**$ 78,578.41**	**$ 401,055.32**	**$ 378,210.00**	**$ 418,160.00**
Income (Loss) from Operations	**$ 80,949.71**	**$ (78,578.41)**	**$ 2,371.30**	**$ -**	$ -
Other Income (Expense)					
Interest Income	$ 875.06	$ -	$ 875.06	$ -	$ -
	$ 875.06	**$ -**	**$ 875.06**	**$ -**	**$ -**
Net Income (Loss)	**$ 81,824.77**	**$ (78,578.41)**	**$ 3,246.36**	**$ -**	$ -

Hacienda Lakes
Community Development District

Assessment Roll

Forthcoming

Hacienda Lakes
Community Development District

Financing Matters:

A. Consideration of Resolution 2026-09, Establishing Checking Account and Signers

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH A CHECKING ACCOUNT ON BEHALF OF THE DISTRICT AND TO DESIGNATE THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hacienda Lakes Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to establish a checking account on behalf of the District; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the funds of the District shall be disbursed by warrant or check signed by the Treasurer and by such other person as may be authorized by the Board; and

WHEREAS, the Board has pursuant to Resolution 2026-01, elected a Secretary and Treasurer for the District; and

WHEREAS, the District Board desires to authorize signatories for the operating bank accounts(s).

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

1. The District Manager is hereby authorized to establish a checking account on behalf of the District.

2. The Chair, Secretary, Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank account(s) of the District.

3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this17th day of August 2026**.**

ATTEST:

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chairperson, Board of Supervisors

Hacienda Lakes
Community Development District

Financing Matters:

B. Review and Acceptance of FY 2025 Audit Report

HACIENDA LAKES
COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA

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Grau & Associates
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hacienda Lakes Community Development District
Collier County, 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 Hacienda Lakes Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, 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, 2025, 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 June 25, 2026, 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.

June 25, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hacienda Lakes Community Development District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. 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 liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of ($461,695).
- The change in the District's total net position in comparison with the prior fiscal year was ($9,859), a decrease. 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, 2025, the District's governmental funds reported combined ending fund balances of $1,588,627, an increase of $94,406 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, 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 are 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) 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 outflows 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 three 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, debt service and capital projects funds. All funds are considered to be 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, liabilities exceeded assets at the close of the most recent fiscal year. There is no such deficit reflected in the governmental fund statements. The deficit primarily relates to capital outlay which has been financed through the issuance of long-term debt but is not owned or maintained by the District.

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

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 1,613,189	$ 1,506,659
Capital assets, net of depreciation	13,883,227	14,506,464
Total assets	15,496,416	16,013,123
Current liabilities	310,760	313,496
Long-term liabilities	15,647,351	16,151,463
Total liabilities	15,958,111	16,464,959
Net position		
Net investment in capital assets	(1,764,124)	(1,644,999)
Restricted	965,450	872,659
Unrestricted	336,979	320,504
Total net position	$ (461,695)	$ (451,836)

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 decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

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,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 1,642,943	$ 1,810,168
Operating grants and contributions	47,672	87,185
Capital grants and contributions	1,956	803
General revenues	1,431	3,395
Total revenues	1,694,002	1,901,551
Expenses:		
General government	100,114	113,969
Maintenance and operations	901,742	848,712
Interest	702,005	859,512
Bond issuance costs	-	231,255
Total expenses	1,703,861	2,053,448
Change in net position	(9,859)	(151,897)
Net position, beginning	(451,836)	(299,939)
Net position, ending	$ (461,695)	$ (451,836)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $1,703,861. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased in the current fiscal year as a result of a decrease in assessment rates. The decrease in expenses for the current fiscal year is primarily due to bond issuance costs recorded in the prior fiscal year.

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, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $18,697,104 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $4,813,877 has been taken, which resulted in a net book value of $13,883,227. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $15,687,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEARS BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, 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 Hacienda Lakes Community Development District's Finance Department at 707 Orchid Drive, Suite 100, Naples, Florida 34102.

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 357,481
Prepaid items	7,123
Deposits	3,185
Restricted assets:	
Investments	1,245,400
Capital assets:	
Depreciable, net	13,883,227
Total assets	15,496,416
LIABILITIES	
Accounts payable	24,562
Accrued interest payable	286,198
Non-current liabilities:	
Due within one year	505,000
Due in more than one year	15,142,351
Total liabilities	15,958,111
NET POSITION	
Net investment in capital assets	(1,764,124)
Restricted for debt service	905,573
Restricted for capital projects	59,877
Unrestricted	336,979
Total net position	$ (461,695)

See notes to the financial statements

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenues and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 100,114	$ 100,114	$ -	$ -	$ -
Maintenance and operations	901,742	289,832	-	1,956	(609,954)
Interest on long-term debt	702,005	1,252,997	47,672	-	598,664
Total governmental activities	1,703,861	1,642,943	47,672	1,956	(11,290)
			General revenues:		
			Unrestricted Investment earnings		1,431
			Total general revenues		1,431
			Change in net position		(9,859)
			Net position - beginning		(451,836)
			Net position - ending		$ (461,695)

See notes to the financial statements

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	$ 357,481	$ -	$ -	$ 357,481
Investments	-	1,185,523	59,877	1,245,400
Due from other funds	-	6,248	-	6,248
Prepaid items	7,123	-	-	7,123
Deposits	3,185	-	-	3,185
Total assets	$ 367,789	$ 1,191,771	$ 59,877	$ 1,619,437
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 24,562	$ -	$ -	$ 24,562
Due to other funds	6,248	-	-	6,248
Total liabilities	30,810	-	-	30,810
Fund balances:				
Nonspendable:				
Prepaid items and deposits	10,308	-	-	10,308
Restricted for:				
Debt service	-	1,191,771	-	1,191,771
Capital projects	-	-	59,877	59,877
Unassigned	326,671	-	-	326,671
Total fund balances	336,979	1,191,771	59,877	1,588,627
Total liabilities and fund balances	$ 367,789	$ 1,191,771	$ 59,877	$ 1,619,437

See notes to the financial statements

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 1,588,627
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 are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net assets of the government as a whole.		
Cost of capital assets	18,697,104	
Accumulated depreciation	(4,813,877)	13,883,227
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	(286,198)	
Unamortized original issuance discount	39,649	
Bonds payable	(15,687,000)	(15,933,549)
Net position of governmental activities		$ (461,695)

See notes to the financial statements

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	$ 389,946	$ 1,252,997	$ -	$ 1,642,943
Interest	1,431	47,672	1,956	51,059
Total revenues	391,377	1,300,669	1,956	1,694,002
EXPENDITURES				
Current:				
General government	96,397	3,717	-	100,114
Maintenance and operations	278,505	-	-	278,505
Debt Service:				
Principal	-	506,000	-	506,000
Interest	-	714,977	-	714,977
Total expenditures	374,902	1,224,694	-	1,599,596
Excess (deficiency) of revenues over (under) expenditures	16,475	75,975	1,956	94,406
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(25,741)	25,741	-
Total other financing sources (uses)	-	(25,741)	25,741	-
Net change in fund balances	16,475	50,234	27,697	94,406
Fund balances - beginning	320,504	1,141,537	32,180	1,494,221
Fund balances - ending	$ 336,979	$ 1,191,771	$ 59,877	$ 1,588,627

See notes to the financial statements

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, 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, 2025

Net change in fund balances - total governmental funds	$	94,406
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		506,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(623,237)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(1,888)
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 governmental fund financial statements.		14,860
Change in net position of governmental activities	$	(9,859)

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Hacienda Lakes Community Development District ("District") was created on September 19, 2013, by Ordinance No.2013-36 of Collier County, Florida, 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 Board members are elected on an at large basis by the owners of 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. Assessing 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 are 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 on benefitted lands within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual operations and maintenance assessments are levied begins on October 1 with discounts available for payments through February 28 and 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 considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. 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 District 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.

Capital Projects Fund
This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

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 (Continued)

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 paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent 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.

Infrastructure of the District is depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Infrastructure- Roadways & Drainage	30

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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

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

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 nonspendable 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) Public hearings are conducted to obtain public 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 appropriation 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, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market 5 - Ct	$ 974,004	N/A	Not available
Fidelity Government Portfolio	271,396	S&P AAAm	Weighted average of the fund portfolio: 34 days
Total Investments	$ 1,245,400		

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.

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)
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 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2025, were as follows:

Fund	Receivable	Payable
General	$ -	$ 6,248
Debt service	6,248	-
Total	$ 6,248	$ 6,248

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
Debt service	$ -	$ 25,741
Capital projects	25,741	-
Total	$ 25,741	$ 25,741

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Infrastructure - roadways, drainage (Tract A)	$ 14,000,199	$ -	$ -	$ 14,000,199
Infrastructure - drainage (Tract B)	2,161,905	-	-	2,161,905
Infrastructure - stormwater management	2,535,000	-	-	2,535,000
Total capital assets, being depreciated	18,697,104	-	-	18,697,104
Less accumulated depreciation for:				
Infrastructure - roadways, drainage (Tract A)	(3,733,384)	(466,673)	-	(4,200,057)
Infrastructure - drainage (Tract B)	(288,256)	(72,064)	-	(360,320)
Infrastructure - stormwater management	(169,000)	(84,500)	-	(253,500)
Total accumulated depreciation	(4,190,640)	(623,237)	-	(4,813,877)
Total capital assets, being depreciated, net	14,506,464	(623,237)	-	13,883,227
Governmental activities capital assets	$ 14,506,464	$ (623,237)	$ -	$ 13,883,227

Depreciation was charged to the maintenance and operations function.

NOTE 7 – LONG-TERM LIABILITIES

Series 2016

On August 16, 2016, the District issued $9,870,000 of Series 2016 Special Assessment Bonds, consisting of various term bonds with maturities ranging from May 1, 2021, to May 1, 2046, and interest rates ranging from 3.375% to 4.625%. The Bonds were issued to pay off the Series 2015 BAN and finance the acquisition and construction of certain improvements for the benefit of the District. 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, 2017, through May 1, 2046.

The Series 2016 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. For the Series 2016 Bonds, this occurred during the current fiscal year as the District collected prepaid assessments and prepaid $180,000 of the 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, 2025.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2024

On April 23, 2024, the District issued $8,103,000 Special Assessment Refunding Bond Series 2024 due May 1, 2044, with a fixed interest rate of 4.20%. The Bonds were issued to refund the District's outstanding Special Assessment Bonds, Series 2014 (the "Refunded Bonds"), and pay certain costs associated with the issuance of the 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, 2025, through May 1, 2044.

The Series 2024 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. During the current fiscal year, the District prepaid a total of $22,000 of the Series 2024 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

The Bond Indenture established restrictions and requirements relating principally to the use of proceeds to refund the Series 2014 Bonds 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. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2016	$ 8,090,000	$ -	$ 220,000	$ 7,870,000	$ 230,000
Original issuance discount	(41,537)	-	(1,888)	(39,649)	-
Series 2024	8,103,000	-	286,000	7,817,000	275,000
Total	$ 16,151,463	$ -	$ 504,112	$ 15,647,351	$ 505,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

	Governmental Activities		
Year ending September 30:	Principal	Interest	Total
2026	$ 505,000	$ 688,482	$ 1,193,482
2027	527,000	668,020	1,195,020
2028	550,000	651,802	1,201,802
2029	577,000	627,728	1,204,728
2030	601,000	602,474	1,203,474
2031-2035	3,431,000	2,593,108	6,024,108
2036-2040	4,263,000	1,769,882	6,032,882
2041-2045	4,678,000	729,906	5,407,906
2046	555,000	26,362	581,362
Total	$ 15,687,000	$ 8,357,764	$ 24,044,764

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District, therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – 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.

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 375,989	$ 389,946	$ 13,957
Interest	-	1,431	1,431
Total revenues	375,989	391,377	15,388
EXPENDITURES			
Current:			
General government	115,665	96,397	19,268
Maintenance and operations	293,610	278,505	15,105
Total expenditures	409,275	374,902	34,373
Excess (deficiency) of revenues over (under) expenditures	(33,286)	16,475	49,761
OTHER FINANCING SOURCES (USES)			
Use of fund balance	33,286	-	(33,286)
Total other financing sources (used)	33,286	-	(33,286)
Net change in fund balance	$ -	16,475	$ 16,475
Fund balance - beginning		320,504	
Fund balance - ending		$ 336,979	

See 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, 2025.

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	$0
Independent contractor compensation	$0
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	Operations and maintenance: $273.82 - $456.87 Debt service: $941.69 - $1,644.00
Special assessments collected	$1,642,943
Outstanding Bonds:	See Note 7 for Details

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
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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
Hacienda Lakes Community Development District
Collier County, 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 Hacienda Lakes Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 25, 2026.

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.

June 25, 2026

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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
Hacienda Lakes Community Development District
Collier County, Florida

We have examined Hacienda Lakes Community Development District, Collier County, 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, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the 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, 2025.

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 Hacienda Lakes Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 25, 2026

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

To the Board of Supervisors
Hacienda Lakes Community Development District
Collier County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hacienda Lakes Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 25, 2026.

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 G*overnment 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 June 25, 2026, 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 for 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 Hacienda Lakes Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hacienda Lakes Community Development District, Collier County, 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.

June 25, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

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, 2024.

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, 2025.

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, 2025.

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 any 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, 2025. 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 24.

Hacienda Lakes
Community Development District

Financing Matters:

C. Review and Acceptance of June Monthly Financials

Hacienda Lakes CDD

June 2026 Financial Report

June 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 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
		Assets			
Current Assets					
General Checking Account	$ 464,758.98				$ 464,758.98
Prepaid Expenses	7,124.00				7,124.00
Deposits	3,185.00				3,185.00
Due From Other Funds		$ 15,133.13			15,133.13
Dividends Receivable		3,372.22			3,372.22
Series 2016 Debt Service Reserve		586,584.38			586,584.38
Series 2016 Revenue Bond		336,779.13			336,779.13
Series 2024 Revenue Bond		257,126.71			257,126.71
Series 2024 Interest Bond		30.65			30.65
Series 2016 Prepayment Bond		1,870.88			1,870.88
Series 2024 Prepayment Bond		63.74			63.74
Series 2024 Sinking Fund		51.24			51.24
Dividends Receivable			$ 223.24		223.24
Series 2016 Acquisition/Construction			77,748.93		77,748.93
Total Current Assets	$ 475,067.98	$ 1,201,012.08	$ 77,972.17	$ -	$ 1,754,052.23
Investments					
Amount Available in Debt Service Funds				$ 1,182,506.73	$ 1,182,506.73
Amount To Be Provided				13,981,493.27	13,981,493.27
Total Investments	$ -	$ -	$ -	$ 15,164,000.00	$ 15,164,000.00
Total Assets	$ 475,067.98	$ 1,201,012.08	$ 77,972.17	$ 15,164,000.00	$ 16,918,052.23
		Liabilities and Net Assets			
Current Liabilities					
Accounts Payable	$ 9,970.26				$ 9,970.26
Due To Other Funds	15,133.13				15,133.13
Total Current Liabilities	$ 25,103.39	$ -	$ -	$ -	$ 25,103.39
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 15,164,000.00	$ 15,164,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 15,164,000.00	$ 15,164,000.00
Total Liabilities	$ 25,103.39	$ -	$ -	$ 15,164,000.00	$ 15,189,103.39
Net Assets					
Net Assets - General Government	$ 368,139.82				$ 368,139.82
Current Year Net Assets - General Government	81,824.77				81,824.77
Net Assets, Unrestricted		$ 1,178,502.17			1,178,502.17
Current Year Net Assets, Unrestricted		22,509.91			22,509.91
Net Assets, Unrestricted			$ 70,931.97		70,931.97
Current Year Net Assets, Unrestricted			7,040.20		7,040.20
Total Net Assets	$ 449,964.59	$ 1,201,012.08	$ 77,972.17	$ -	$ 1,728,948.84
Total Liabilities and Net Assets	$ 475,067.98	$ 1,201,012.08	$ 77,972.17	$ 15,164,000.00	$ 16,918,052.23

Hacienda Lakes CDD
Statement of Activities
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 332,486.20				$ 332,486.20
Off-Roll Assessments	53,234.55				53,234.55
Other Income & Other Financing Sources	17,705.87				17,705.87
On-Roll Assessments		$ 1,208,076.71			1,208,076.71
Inter-Fund Group Transfers In		(5,169.68)			(5,169.68)
Inter-Fund Transfers In			$ 5,169.68		5,169.68
Total Revenues	$ 403,426.62	$ 1,202,907.03	$ 5,169.68	$ -	$ 1,611,503.33
Expenses					
Supervisor Fees	$ 2,800.00				$ 2,800.00
Management	34,700.00				34,700.00
Engineering	3,505.50				3,505.50
District Counsel	13,123.68				13,123.68
Assessment Administration	22,268.90				22,268.90
Professional Services, Accounting	7,200.00				7,200.00
Tax Preparation	135.00				135.00
Legal Advertising	586.16				586.16
Miscellaneous	573.33				573.33
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	10,604.81				10,604.81
Irrigation Repairs	18,744.56				18,744.56
General Liability Insurance	7,551.00				7,551.00
Lake Maintenance	28,147.01				28,147.01
Landscaping & Field Maintenance	93,921.85				93,921.85
Landscape Replacement	9,642.13				9,642.13
Tree Trimming	10,000.00				10,000.00
Entry Monuments Maintenance	1,350.00				1,350.00
Landscape Mulching	5,416.43				5,416.43
Lake Bank Maintenance Reserve	24,727.74				24,727.74
Water Use Monitoring	16,150.00				16,150.00
Sod Replacement	873.83				873.83
Principal Payments - Series 2016		$ 230,000.00			230,000.00
Principal Payments - Series 2024		293,000.00			293,000.00
Interest Payments - Series 2016		358,562.50			358,562.50
Interest Payments - Series 2024		327,936.00			327,936.00
Total Expenses	$ 322,476.91	$ 1,209,498.50	$ -	$ -	$ 1,531,975.41
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 875.06				$ 875.06
Dividend Income		$ 29,101.38			29,101.38
Dividend Income			$ 1,870.52		1,870.52
Total Other Revenues (Expenses) & Gains (Losses)	$ 875.06	$ 29,101.38	$ 1,870.52	$ -	$ 31,846.96
Change In Net Assets	$ 81,824.77	$ 22,509.91	$ 7,040.20	$ -	$ 111,374.88
Net Assets At Beginning Of Year	$ 368,139.82	$ 1,178,502.17	$ 70,931.97	$ -	$ 1,617,573.96
Net Assets At End Of Year	$ 449,964.59	$ 1,201,012.08	$ 77,972.17	$ -	$ 1,728,948.84

Hacienda Lakes CDD
Budget to Actual
For the Month Ending 06/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 332,486.20	$ 243,731.59	$ 88,754.61	$ 324,975.45	102.31%
Off-Roll Assessments	53,234.55	39,925.91	13,308.64	53,234.55	100.00%
Other Income & Other Financing Sources	17,705.87	-	17,705.87	-	
Net Revenues	**$ 403,426.62**	**$ 283,657.50**	**$ 119,769.12**	**$ 378,210.00**	**106.67%**
General & Administrative Expenses					
Supervisor Fees	$ 2,800.00	$ 3,000.00	$ (200.00)	$ 4,000.00	70.00%
Management	34,700.00	31,500.00	3,200.00	42,000.00	82.62%
Engineering	3,505.50	3,750.00	(244.50)	5,000.00	70.11%
District Counsel	13,123.68	7,500.00	5,623.68	10,000.00	131.24%
Assessment Administration	22,268.90	14,625.00	7,643.90	19,500.00	114.20%
Professional Services, Accounting	7,200.00	6,750.00	450.00	9,000.00	80.00%
Audit	-	5,250.00	(5,250.00)	7,000.00	0.00%
Tax Preparation	135.00	131.25	3.75	175.00	77.14%
Legal Advertising	586.16	2,250.00	(1,663.84)	3,000.00	19.54%
Miscellaneous	573.33	562.50	10.83	750.00	76.44%
Web Site Maintenance	2,039.98	2,625.00	(585.02)	3,500.00	58.29%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
General Insurance	7,551.00	5,250.00	2,301.00	7,000.00	107.87%
Total General & Administrative Expenses	**$ 94,658.55**	**$ 83,325.00**	**$ 11,333.55**	**$ 111,100.00**	**85.20%**
Field Operations Expenses					
Electric	$ 10,604.81	$ 11,250.00	$ (645.19)	$ 15,000.00	70.70%
Holiday Decorations	8,240.00	6,000.00	2,240.00	8,000.00	103.00%
Irrigation Repairs	18,744.56	9,000.00	9,744.56	12,000.00	156.20%
Fountains	-	1,875.00	(1,875.00)	2,500.00	0.00%
Lake Maintenance	28,147.01	27,637.50	509.51	36,850.00	76.38%
Landscaping & Field Maintenance	93,921.85	81,720.00	12,201.85	108,960.00	86.20%
Landscape Replacement	9,642.13	7,500.00	2,142.13	10,000.00	96.42%
Tree Trimming	10,000.00	7,500.00	2,500.00	10,000.00	100.00%
Entry Monuments Maintenance	1,350.00	1,125.00	225.00	1,500.00	90.00%
Landscape Mulching	5,416.43	7,500.00	(2,083.57)	10,000.00	54.16%
Lake Bank Maintenance Reserve	24,727.74	18,750.00	5,977.74	25,000.00	98.91%
Water Use Monitoring	16,150.00	10,500.00	5,650.00	14,000.00	115.36%
Sod Replacement	873.83	750.00	123.83	1,000.00	87.38%
Lake Testing	-	150.00	(150.00)	200.00	0.00%
Master Pump Maintenance	-	2,700.00	(2,700.00)	3,600.00	0.00%
SFWMD ERP Annual Report	-	1,125.00	(1,125.00)	1,500.00	0.00%
Sable Palm Culverts Cleaning	-	5,250.00	(5,250.00)	7,000.00	0.00%
Total Field Operations Expenses	**$ 227,818.36**	**$ 200,332.50**	**$ 27,485.86**	**$ 267,110.00**	**85.29%**
Total Expenses	**$ 322,476.91**	**$ 283,657.50**	**$ 38,819.41**	**$ 378,210.00**	**85.26%**
Income (Loss) from Operations	**$ 80,949.71**	**$ -**	**$ 80,949.71**	**$ -**	
Other Income (Expense)					
Interest Income	$ 875.06	$ -	$ 875.06	$ -	
Total Other Income (Expense)	**$ 875.06**	**$ -**	**$ 875.06**	**$ -**	
Net Income (Loss)	**$ 81,824.77**	**$ -**	**$ 81,824.77**	**$ -**	