

Hacienda Lakes Community Development District

707 Orchid Drive, Naples, FL 34102
P. 239-269-1341

**BOARD OF SUPERVISORS
HACIENDA LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Monday, February 24, 2025, 9:00 a.m.
8490 Vaile Circle
Naples, Florida 34114

A. ROLL CALL.

B. AFFIDAVIT OF PUBLICATION. Exhibit 1

C. PUBLIC COMMENTS ON AGENDA ITEMS.

D. ORGANIZATIONAL MATTERS

1. Consideration of the October 24, 2024, Meeting Minutes. Exhibit 2
2. Consideration of the November 25, 2024, Meeting Minutes. Exhibit 3

E. BUDGETARY MATTERS

1. Hacienda Lakes CDD Financials through 1-31-25 Exhibit 4
2. Assessment Collection Update. Exhibit 5

F. GENERAL DISTRICT MATTERS

1. Wall Pressure Cleaning. Exhibit 6
2. Culverts at Azure Exhibit 7
3. Sapphire Cove Lake Bank Repair. Exhibit 8
4. Replenish Well Repair at Esplanade
5. Landscaping at Assisted Living Facilities along Rattlesnake Hammock Road.
6. Fountain motor repair on main lake.
7. Presentation to Sapphire Cove HOA.
8. Request for connection acceptance letter from FLStar (Jason Tomassetti) Exhibit 9
9. Rattlesnake Hammock Road Phase 2 Turnover Status

G. FINANCING MATTERS

None to be considered at this time.

H. OTHER BUSINESS

1. Staff Reports

- a. District Manager
- b. Legal Counsel
- c. Engineer

I. BOARD MEMBER COMMENTS/REQUESTS

J. PUBLIC COMMENTS

K. ADJOURNMENT

EXHIBIT 1

Order Confirmation

Not an Invoice

Account Number:	1125700
Customer Name:	Hacienda Lakes Cdd
Customer Address:	Hacienda Lakes Cdd 707 Orchid DR Real Estate Econometrics Inc Naples FL 34102-5014
Contact Name:	Hacienda Lakes Cdd Real Estate Economet
Contact Phone:	
Contact Email:	
PO Number:	

Date:	09/23/2024
Order Number:	10600855
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	49.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
NDN Naples Daily News	1	09/25/2024 - 09/25/2024	Govt Public Notices
NDN naplesnews.com	1	09/25/2024 - 09/25/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$194.08
Tax Amount	\$0.00
Service Fee 3.99%	\$7.74
Cash/Check/ACH Discount	-\$7.74
Payment Amount by Cash/Check/ACH	\$194.08
Payment Amount by Credit Card	\$201.82

Order Confirmation Amount	\$194.08
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Ad Preview

**BOARD OF SUPERVISORS
MEETING DATES
HACIENDA LAKES COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023-2024**

The Board of Supervisors of the Hacienda Lakes Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at the Esplanade at Hacienda Lakes Clubhouse, 8490 Vaile Circle, Naples, FL 34114 at 9:00 a.m. unless otherwise indicated, as follows:

November 20, 2023

February 26, 2024*

May 20, 2024

August 19, 2024

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

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

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

September 25, 2024

10600855

EXHIBIT 2

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

MINUTES OF MEETING

Board of Supervisors Meeting and Public Hearing
Monday, October 21, 2024, 9:05 a.m.
4001 Tamiami Trail N., Suite 300
Naples, Florida 34103

Present and constituting a quorum were:

Wayne Martin	Board Member
Jason Tomassetti	Board Member
Tom Bothe	Board Member

Also present were:

Russ Weyer	District Manager, Real Estate Econometrics, Inc.
Greg Urbancic	District Counsel, Coleman, Yovanovich & Koester, P.A.

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. He pointed out the procedure for the meeting.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Weyer noted that the Florida Statutes require that there be an opportunity for Public Comment. There were none.

1 **THIRD ORDER OF BUSINESS**

Organizational Matters

2
3 **A. Approval of Minutes of the August 19, 2024, Public Hearing and Meeting Minutes**

4
5 There were no changes noted from the Board.

6
7 On MOTION by Mr. Martin and seconded by Mr. Bothe, with all in favor, the Board of
8 Supervisors of the Hacienda Lakes Community Development District approved the minutes of the
9 August 19, 2024, Board of Supervisors Meeting.

10
11 **FOURTH ORDER OF BUSINESS**

Budget Matters

12
13 **Open Audit Committee Hearing**

14
15 Mr. Weyer requested a motion from the Board to open the Audit Committee.

16
17 On MOTION by Mr. Bothe and seconded by Mr. Tomassetti, with all in favor, the Board of
18 Supervisors of the Hacienda Lakes Community Development District opened the Audit Committee
19 meeting.

20
21 **A. Presentation of Audit RFQ Package**

22
23 Mr. Weyer explained that the Audit Committee needs to approve the audit RFP package.
24 The audit RFP package outlines the process by which request for proposals are solicited
25 from qualified auditing firms.

26
27 Mr. Urbancic said that the notice is put in the newspaper and the committee will need to
28 decide on how many years to renew the proposal. He said that other districts set a
29 renewal window between 2 and 4 years.

30
31 Mr. Weyer pointed out that the longer the renewal period the better. The current
32 proposed package is for this year and two renewal years. He then went through the
33 scoring items. And he recommended that the committee select the evaluation criteria that
34 includes price.

35
36 Mr. Urbancic said that the committee should authorize the notice that includes 3 renewal
37 years and option one of the evaluation criteria that includes price.

38
39 On MOTION by Mr. Martin that includes the renewal period to 3 years and include the evaluation
40 criteria that includes price and seconded by Mr. Bothe, with all in favor, the Audit Committee of
41 the Hacienda Lakes Community Development District approved the Audit Request for Proposal
42 Package for Fiscal Year 2023-2024.

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Mr. Weyer requested a motion from the Board to close the Audit Committee.

On MOTION by Mr. Bothe and seconded by Mr. Martin, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District closed the Audit Committee meeting.

B. Acceptance of the September 30, 2024, Financial Statements

Mr. Weyer presented the District's September 30, 2024, Financial Statements. He pointed out that this is a preliminary look at last fiscal year's financials. He said that the District has collected about \$400,000 of general fund revenue to date. The District's expenses to date are \$351,000 and the cash flow is positive by \$50,000, which will help carry the District through the first two months of the next fiscal year until the assessments start coming in November. He also explained that the miscellaneous cost budget overrun was due to the District requirement to have arbitrage reports for both the Series 2014 Bonds (now Series 2024 Bonds) and the Series 2016 Bonds. Both issues passed the arbitrage studies, and the studies were submitted to the appropriate agencies.

On MOTION by Mr. Tomassetti and seconded by Mr. Martin, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District accepted the District's September 2024 Financial Statements as presented.

FIFTH ORDER OF BUSINESS

Financial Matters

There were no financial matters to be considered at this time.

SIXTH ORDER OF BUSINESS

Staff Reports

Manager's Report –

Mr. Weyer said that the residents were concerned about the lake levels during Hurricane Milton. The lakes came up a couple of feet but were still low enough to not cause any flooding. He was in contact with Mr. Cole, the District Engineer, during the storm.

Mr. Bothe requested that there should be a communication to the residents of Esplanade regarding the refinancing of the Series 2014 Bonds (now the Series 2024 Bonds). Mr. Weyer will draft a notice about the refinancing of the bonds and submit it to the Esplanade HOA for distribution.

Mr. Weyer said that he continues to correspond with the Sapphire Cove HOA on a variety of issues primarily with the lake.

1 Mr. Weyer asked Mr. Urbancic what was the status of the Rattlesnake Hammock Phase 2
2 section turnover to the County.

3
4 **Attorney's Report –**

5
6 Mr. Urbancic has nothing further to report.

7
8 **Engineer's Report –**

9
10 Mr. Cole was not present.

11
12 **SEVENTH ORDER OF BUSINESS**

Public Comments

13
14 There were no public comments.

15
16
17 **EIGHTH ORDER OF BUSINESS**

Supervisors' Requests

18
19 There were no Supervisors' requests.

20
21 **NINTH ORDER OF BUSINESS**

Adjournment

22
23 On MOTION by Mr. Bothe and seconded by Mr. Martin, with all in favor, the meeting of the
24 Board of Supervisors of the Hacienda Lakes Community Development District was adjourned.

25
26
27
28
29
30 _____
31 Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

32
33 _____
Print Name

Print Name

EXHIBIT 3

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

MINUTES OF MEETING

Board of Supervisors Meeting and Public Hearing
Monday, November 25, 2024, 9:09 a.m.
8490 Vaile Circle
Naples, Florida 34103

Present and constituting a quorum were:

Wayne Martin	Board Member (reappointed)
Jason Tomassetti	Board Member
Tom Bothe	Board Member
Gary Lichtle	Board Member (Elected and sworn in)
Stephen Parker	Board Member (Elected and sworn in)

Also present were:

Russ Weyer	District Manager, Real Estate Econometrics, Inc.
Greg Urbancic	District Counsel,
	Coleman, Yovanovich & Koester, P.A.
Matt DeFrancesco	Bowman Consulting Group, Ltd.

Public Present: Carol Parker

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. He pointed out the procedure for the meeting.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Weyer noted that the Florida Statutes require that there be an opportunity for Public Comment. There were none.

1 **THIRD ORDER OF BUSINESS**

Organizational Matters

2
3 Mr. Weyer introduced the newly elected and appointed Supervisors. He said that Mr. Gary
4 Lichtle was elected to Seat 5, Mr. Stephen Parker was elected to Seat 3 and Mr. Jason
5 Tomassetti to Seat 1. Mr. Martin will need to be re-appointed to Seat 4.

6
7 Mr. Weyer had Mr. Parker, Mr. Lichtle and Mr. Tomassetti read the oath of office. The
8 Board now has a quorum of 4 Supervisors. Mr. Urbancic went through the membership,
9 obligations and Responsibilities for the newly elected Board members.

10
11 There was a discussion regarding fencing that was installed on CDD easements.

12
13 Mr. Weyer requested that the Board reappoint Mr. Martin to fulfill the remaining term for
14 Seat 4.

15
16 On MOTION by Mr. Bothe and seconded by Mr. Parker, with all in favor, the Board of Supervisors
17 of the Hacienda Lakes Community Development District appointed Mr. Wayne Martin to fulfill
18 the remaining term for Seat 4.

19
20 **A. Consideration of Resolution 2024-9: Designating the FY 2024-2025 Officers**

21
22 Mr. Weyer said that he left the officers blank so the Board can select who they want for
23 the positions. Mr. Bothe said he would be the Chair and Mr. Martin said he would be the
24 Vice Chairman. Mr. Weyer would be the Secretary and Treasurer and Mr. Tomassetti, Mr.
25 Lichtle and Mr. Parker would serve as Assistant Secretaries.

26
27 On MOTION by Mr. Martin and seconded by Mr. Parker, with all in favor, the Board of
28 Supervisors of the Hacienda Lakes Community Development District approved Resolution 2024-
29 9: Designating the FY 2025-2025 Officers as stated.

30
31 **FOURTH ORDER OF BUSINESS**

Budget Matters

32
33 **Open Audit Committee Hearing**

34
35 Mr. Weyer requested a motion from the Board to open the Audit Committee.

36
37 On MOTION by Mr. Bothe and seconded by Mr. Lichtle, with all in favor, the Board of
38 Supervisors of the Hacienda Lakes Community Development District opened the Audit Committee
39 meeting.

40
41 **A. Presentation of Audit RFQ Package Responses**

42
43 Mr. Weyer explained the audit firms RFQ process. He said that the Audit Committee
44 approved the audit firm RFP package at the last meeting in October. He first advertised
45 for the RFQs in the local paper. He then followed up with emails and letters to five
46 auditing firms and received two responses.

1 The responses came from Grau & Associates plus and DiBartolomeo, McBee, Hartley &
2 Barnes, P.A. CPAs. Mr. Weyer suggested, and Mr. Bothe agreed that the Board discuss and
3 come to an agreement on the two sets of scores.
4

5 The Board discussed the various components of the RFQs for each applicant and the
6 totals were as follows:
7

	DMHB	GRAU
8 Ability of Personnel	19	20
9 Proposer's Experience	20	20
10 Understanding of Scope of Work	20	20
11 Ability to Furnish the Required Services	19	20
12 Price	<u>20</u>	<u>19</u>
13 Total	98	99

14
15
16
17 Mr. Weyer asked for a motion from the Audit Committee accepting their vote total for
18 each audit firm.
19

20 On MOTION by Mr. Bothe and seconded by Mr. Parker, with all in favor, the Audit Committee
21 of the Hacienda Lakes Community Development District approved the voting totals for each audit
22 firm and selecting Grau & Associates as the audit firm of record for FY 2023-2024.
23

24 **Close Audit Committee Hearing**

25

26 Mr. Weyer requested a motion from the Board to close the Audit Committee.
27

28 On MOTION by Mr. Martin and seconded by Mr. Parker, with all in favor, the Board of
29 Supervisors of the Hacienda Lakes Community Development District closed the Audit Committee
30 meeting.
31

32 **B. Acceptance of the Audit Committee's recommendation for Grau & Associates as the** 33 **District's audit firm of record for FY 2023-2024.**

34

35 Mr. Weyer asked for a motion from the Board accepting the Audit Committee's
36 recommendation for Grau & Associates as the District's audit firm of record for FY 2023-
37 2024.
38

39 On MOTION by Mr. Martin and seconded by Mr. Bothe, with all in favor, the Board of
40 Supervisors of the Hacienda Lakes Community Development District accepted the Audit
41 Committee's recommendation for Grau & Associates as the District's audit firm of record for FY
42 2023-2024.
43
44

1 **C. Acceptance of the September 30, 2024, Financial Statements**

2
3 Mr. Weyer presented the District's September 30, 2024, Financial Statements. He noted
4 that the October financials were not ready for distribution in the agenda package. He said
5 that the October financials would be small as they are only one month in the fiscal year.
6 Mr. Weyer also said that these financials were accepted by the Board at the October
7 meeting.
8

9 Mr. Weyer went through the process on how the assessments are collected by the County
10 tax collector and deposited in the District bank account. From there, he separates the
11 general fund, Series 2016 bond debt and Series 024 bond debt totals. He then pointed out
12 for the new Board members that this is a preliminary look at last fiscal year's financials.
13 He said that the District has collected about \$400,000 of general fund revenue to date. The
14 District's expenses to date are \$351,000 and the cash flow is positive by \$50,000, which
15 will help carry the District through the first two months of the next fiscal year until the
16 assessments start coming in November. He also explained that the miscellaneous cost
17 budget overrun was due to the District requirement to have arbitrage reports for both the
18 Series 2014 Bonds (now Series 2024 Bonds) and the Series 2016 Bonds. Both issues
19 passed the arbitrage test, and the studies were submitted to the appropriate agencies.
20

21 On MOTION by Mr. Martin and seconded by Mr. Bothe, with all in favor, the Board of
22 Supervisors of the Hacienda Lakes Community Development District accepted the District's
23 September 2024 Financial Statements as presented.

24
25 **SEVENTH ORDER OF BUSINESS**

Financial Matters

26
27 There were no financial matters to be considered at this time.
28

29 **EIGHTH ORDER OF BUSINESS**

Staff Reports

30
31 **Manager's Report –**
32

33 Mr. Weyer drafted the Esplanade Letter regarding the refinancing of the Series 2014 Bonds
34 that lowered the debt assessment levels between \$200 to \$400 per residential unit. He sent
35 it to the HOA manager who sent it out with their regular communications.
36

37 Mr. Weyer said that the residents were concerned about the lake levels during Hurricane
38 Milton. The lakes came up a couple of feet but were still low enough to not cause any
39 flooding. He was in contact with Mr. Cole, the District Engineer, during the storm.
40

41 Mr. Weyer said that he continues to correspond with the Sapphire Cove HOA on a variety
42 of issues primarily with the lake.
43
44
45
46

1 **Attorney's Report –**

2
3 Mr. Urbancic said the District was contacted by the County asking that the District release
4 collateral assignments that the District has on property in Cadenza. Those collateral
5 assignments were issued early on when bonds were issued. There is a 10 to 20 foot stretch
6 of road in Cadenza that needs to be released to the County. He said that it is not an issue
7 for the District as the County wants its right-of-way not to be encumbered. The Developer
8 has had to provide collateral assignment releases for all turn lanes along Rattlesnake
9 Hammock Road.

10
11 Mr. Urbancic requested a motion be made by authorizing the Chair to execute a partial
12 release of the collateral assignments as to that compensating roadway strip.

13
14 On MOTION by Mr. Martin and seconded by Mr. Bothe, with all in favor, the Board of
15 Supervisors of the Hacienda Lakes Community Development District authorized the Chair to
16 execute a partial release of the collateral assignments as to that compensating roadway strip.

17
18 **Engineer's Report –**

19
20 Mr. DeFrancesco had nothing further to report.

21
22 **SEVENTH ORDER OF BUSINESS**

Supervisors' Requests

23
24 Mr. Lichtle asked if the District was going to plant the cord grass on the later lakes. Mr.
25 Weyer said that it is on HOA property and is the responsibility of the HOA. Mr. Weyer
26 said that those lakes will be receiving gulf spike rush plantings in the future, but those
27 plantings are in the lake and not up the bank where the cord grass plantings would be
28 located.

29
30 Mr. Bothe asked Mr. Torres about a variety of non-CDD developments.

31
32 Mr. Martin asked about the mosquito control putting mosquito larva eating fish in the CDD
33 lakes. Mr. Weyer stopped by the mosquito control district and they said that they would
34 not stock lakes that either have aerators or fountains on them.

35
36 **EIGHTH ORDER OF BUSINES**

Public Comments

37
38 Ms. Parker asked if any plans for Costco have been submitted to the county. Mr. Torres
39 said that there are two petitions of public record and there are two changes that may not
40 meet the requirements set forth by the county. One is the size in terms of square feet and
41 the other is the location of the gas station.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lichtle and seconded by Mr. Parker, with all in favor, the meeting of the Board of Supervisors of the Hacienda Lakes Community Development District was adjourned.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Print Name

Print Name

EXHIBIT 4

Hacienda Lakes Community Development District

Cash Flow

Through January 31, 2025

	<u>Total</u>
Income	
1361001 Interest Revenue	\$1,150.75
1363116 Off Roll Assessments	39,868.50
1363118 Excess Commission Refund	19,457.88
1363216 On Roll O&M Assessments	292,822.75
1363218 O&M Assessment Discount	-11,609.25
1363220 O&M On Roll Commission	-5,624.27
Total Income	<u>\$336,066.36</u>
Expenses	
1100000 Administrative	
1511001 P/R - Board of Supervisors	\$1,600.00
1512100 Management Consulting Services	14,000.00
1513014 Website Hosting & Management	1,871.88
1513020 Office Expense	565.42
1513048 District Filing Fee	175.00
1513055 Legal Advertising	917.44
1513060 Assessment Administration Servi	5,958.01
1513075 Accounting Services	2,250.00
1513080 Engineering Services	1,406.25
1514010 Legal Services	8,094.50
Total 1100000 Administrative	<u>\$36,838.50</u>
1160000 Field Operations	
1531010 Electricity - General	\$3,890.58
1572010 Landscaping & Maintenance	32,315.00
1572014 Irrigation Repairs	1,770.51
1572017 Sod Replacement	455.00
1572018 Tree Pruning	10,000.00
1572015 Mulch Installation	4,833.10
1572016 Plant Replacement	1,648.00
1572019 Carman Road Landscape Maintenance	3,120.00
1572030 Lake Maintenance	10,853.44
1572031 Lake Bank and Drainage Repair	2,946.84
1572032 Lake Bank Maintenance Reserve	25,000.00
1572040 Signage	540.60
1572042 Holiday Decorations	4,000.00
1572044 Pressure Cleaning	600.00
1572060 Water Use Monitoring	3,450.00
1572070 Fountain Maintenance	2,363.20
1572082 General Culvert Cleaning	6,339.00
Total 1160000 Field Operations	<u>\$114,125.27</u>
Total Expenses	<u>\$150,963.77</u>
Net Cash Flow	<u><u>\$185,102.59</u></u>

Hacienda Lakes Community Development District
Budget to Actual
Through January 31, 2025

	Total	Budget	Variance
Income			
Budget Carry Over	\$33,286.00	\$33,286.00	\$0.00
1361001 Interest Revenue	1,150.75	0.00	\$1,150.75
1363116 Off Roll Assessments	39,868.50	79,737.00	-\$39,868.50
1363118 Excess Commission Refund	19,457.88	0.00	\$19,457.88
1363216 On Roll O&M Assessments	292,822.75	296,252.00	-\$3,429.25
Total Income	\$386,585.88	\$409,275.00	-\$22,689.12
Expenses			
1100000 Administrative			
1511001 P/R - Board of Supervisors	\$1,600.00	\$4,000.00	\$2,400.00
1511119 P/R - Payroll Service Fee	\$0.00	\$140.00	\$140.00
1512100 Management Consulting Services	14,000.00	42,000.00	\$28,000.00
1513000 Miscellaneous Expense	0.00	0.00	\$0.00
1513014 Website Hosting & Management	1,871.88	2,500.00	\$628.12
1513020 Office Expense	565.42	750.00	\$184.58
1513048 District Filing Fee	175.00	175.00	\$0.00
1513055 Legal Advertising	917.44	3,000.00	\$2,082.56
1513060 Assessment Administration Servi	5,958.01	16,000.00	\$10,041.99
1513063 Assessment Roll Preparation	0.00	3,500.00	\$3,500.00
1513070 Audit Services	0.00	7,000.00	\$7,000.00
1513075 Accounting Services	2,250.00	9,600.00	\$7,350.00
1513080 Engineering Services	1,406.25	10,000.00	\$8,593.75
1513100 Insurance- General Liability	0.00	7,000.00	\$7,000.00
1514010 Legal Services	8,094.25	10,000.00	\$1,905.75
Total 1100000 Administrative	\$36,838.25	\$115,665.00	\$78,826.75
1160000 Field Operations			
1531010 Electricity - General	3,890.58	18,000.00	14,109.42
1572010 Landscaping & Maintenance	32,315.00	97,500.00	65,185.00
1572013 Irrigation Pump Maintenance	0.00	3,600.00	3,600.00
1572014 Irrigation Repairs	1,770.51	18,000.00	16,229.49
1572017 Sod Replacement	455.00	8,000.00	7,545.00
1572018 Tree Pruning	10,000.00	10,000.00	0.00
1572015 Mulch Installation	4,833.10	10,000.00	5,166.90
1572016 Plant Replacement	1,648.00	25,000.00	23,352.00
1572019 Carman Road Landscape Maintenance	3,120.00	9,360.00	6,240.00
1572021 Aquifer Monitoring Well	2,550.00	10,300.00	7,750.00
1572030 Lake Maintenance	10,853.44	36,850.00	25,996.56
1572031 Lake Bank and Drainage Repair	2,946.84	0.00	-2,946.84
1572032 Lake Bank Maintenance Reserve	25,000.00	25,000.00	0.00
1572035 Lake Testing	0.00	200.00	200.00
1572040 Signage	1,140.60	1,500.00	359.40
1572042 Holiday Decorations	4,000.00	8,000.00	4,000.00
1572060 Water Use Monitoring	900.00	1,800.00	900.00
1572065 SFWMD ERP Annual Report	0.00	1,500.00	1,500.00
1572070 Fountain Maintenance	2,363.20	1,500.00	-863.20
1572080 Sable Palm Culverts Cleaning	0.00	7,500.00	7,500.00
1572080 General Culverts Cleaning	6,339.00	0.00	-6,339.00
Total 1160000 Field Operations	114,125.27	293,610.00	179,484.73
Total Expenses	\$150,963.52	\$409,275.00	\$258,311.48
Net Cash Flow	\$235,622.36	\$0.00	\$235,622.36

HLCDD General Fund Analysis

January 31, 2025

Fund Type	Amount
Bank Balance :	\$1,663,080.29
Off Roll Assessments Receivable	0.00
On Roll Assessments Receivable	0.00
Remaining FY 2023 Budget:	-136,000.00
First Two months of FY 2025-26 Budget:	-34,000.00
Pump Replacement Reserve:	-100,000.00
Lake Bank Restoration Reserve:	-50,000.00
Debt Service to Trustee	-1,135,744.78
General Reserves:	<u>\$207,335.51</u>
Total Reserves:	\$357,335.51

EXHIBIT 5

Hacienda Lakes Community Development District

Debt Service Analysis

As of January 31, 2025

Series 2024 Bonds

Revenues

Balance in Account (1/31/2025)	\$57,647.05
Balance in Checking to be Transferred (Feb 2025)	\$574,207.69

Expenditures

Principal		
	5/1/2025	264,000.00
Interest Expense		
	5/1/2025	170,163.00
Interest Expense		
	11/1/2025	<u>164,619.00</u>

Balance after 11/1/2025	<u><u>\$33,072.74</u></u>
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Series 2016 Bonds

Revenues

Balance in Account (1/31/25)	\$124,846.17
Balance in Checking to be Transferred (Feb 2025)	\$561,537.09

Expenditures

Principal		
	5/1/2025	220,000.00
Interest Expense		
	5/1/2025	183,543.75
Interest Expense		
	11/1/2025	<u>179,281.25</u>

EXHIBIT 6







EXHIBIT 7





EXHIBIT 8







EXHIBIT 9

FW: SPWMD Hacienda Lakes Costco Interconnect



Jason Tomasetti <jtomasetti@flstar.com>

To: Russ Meyer

Cc: David E. Torres; Matthew DeFrancesco; Miguel Medrano



Tue 1/28/2025 9:50 AM

From: Miguel Medrano <miguel.medrano@bowman.com>

Sent: Monday, January 27, 2025 3:15 PM

To: Jason Tomasetti <jtomasetti@flstar.com>

Cc: Matthew DeFrancesco <matth@flstar.com>; Miguel Medrano <miguel.medrano@bowman.com>

Subject: SPWMD Hacienda Lakes Costco Interconnect

Jason,

Do you have any information from the CDD and the operation of the interconnect. If so, would you be able to provide written confirmation from the Hacienda Lakes of Naples CDD that it will accept the operations and maintenance responsibility of the SWM system.

8. According of the application submitted, Hacienda Lakes of Naples Community Development District (CDD) has been identified as the entity that will be perpetually responsible for operation and maintenance of the SWM system. Please provide written confirmation, from the CDD, that it will accept the operation and maintenance responsibility of the stormwater management system. [Section 62-330.060(4), FAC; Subsections 4.2.3(g) and 12.3.3, ERP AH Vol.]

MIGUEL A. MEDRANO, E.I.

Consultant II | **Bellini, a BOWMAN COMPANY**

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miguel.medrano@bowman.com | bowman.com



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