

Hacienda Lakes Community Development District

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

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

Monday, May 18, 2020, 9:00 a.m.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103

VIA VIRTUAL CONFERENCE CALL

- I.** Roll Call.
- II.** Public Comments on Agenda Items.
- III.** Organizational Matters:
 - A. Proposed FY 2020-2021 Budget Overview Exhibit 1
 - B. Proposed O&M Assessment Methodology & Cash Analysis Exhibit 2
 - C. **Consideration of Resolution 2020-1:** A Resolution of the Board of Supervisors of Hacienda Lakes Community Development District approving a proposed budget for Fiscal Year 2020-2021 and setting a public hearing thereon pursuant to Florida Law. Exhibit 3
 - D. Proof of Publication Exhibit 4
- IV.** Administrative Matters
 - A. Approval of Minutes of the December 16, 2019 Meeting. Exhibit 5
 - B. Acceptance of April 2020 Financial Statements. Exhibit 6
 - C. Lake Turnover Program Exhibit 7
- V.** Business Matters
 - A. Acceptance of the WLM Landscaping Contract for FY 2020-2021 Exhibit 8
 - B. Acceptance of Real Estate Econometrics Contract Addendum Exhibit 9

VI. Staff Reports.

A. Manager.

a. Audit Update

- i. Authorization for Board Chairman signature of Management Letter**

b. Monument Lighting

Exhibit 10

c. Number of Registered Voters

Exhibit 11

B. Legal Counsel.

C. Engineer.

VII. Public Comments.

VIII. Supervisors' Requests.

IX. Adjournment.

EXHIBIT 1

APPENDIX A
Hacienda Lakes Community Development District
Proposed FY 2020-2021 Budget

Fiscal Year Budget		
REVENUES		
CARRY OVER FROM FY 2019-2020	\$ 45,553	
ON-ROLL ASSESSMENTS	\$ 214,876	787 Platted Lots Esplanade, Azure & Sapphire Cove
OFF ROLL DEVELOPER ASSESSMENTS	\$ 102,216	Balance of Unplatted Acres
INTEREST REVENUE	-	
MISCELLANEOUS REVENUE	-	
TOTAL REVENUES	\$ 362,645	
EXPENDITURES		
ADMINISTRATIVE		
BOARD OF SUPERVISORS PAYROLL	\$ 6,000	6 meetings @ \$1,000 each
PAYROLL TAXES	1,072	17.86%
PAYROLL SERVICE FEE	673	11.21%
MANAGEMENT CONSULTING SERVICES	42,000	\$3,500/Month
ASSESSMENT ADMINISTRATION	15,000	Lien Book, MBS Capital, Tax Collector, U.S. Bank
ASSESSMENT ROLL PREPARATION	5,000	Assessment Roll Preparation for Tax Collector
MISCELLANEOUS	750	Office Supplies, etc.
STORAGE	900	\$75/month
BANK CHARGES	-	
AUDITING	6,500	2019-20 Audit
ACCOUNTING FIRM	6,000	Mattice Business Services - \$500/month
INSURANCE (Liability, Property & Casualty)	5,500	DAO Insurance
LEGAL ADVERTISING	1,800	2 Ads at \$300/each and 2 @ \$600/each
REGULATORY AND PERMIT FEES	175	State Filing Fee
LEGAL SERVICES	8,000	Coleman Yovanovich & Koester
ENGINEERING SERVICES - General	8,000	Hole Montes
NEW ASSESSMENT METHODOLOGY	-	
WEBSITE HOSTING & ADMINISTRATION	1,800	Required by State Law - VGlobal Contract Price + Quickbooks
MISCELLANEOUS SERVICES	-	
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 109,169	
FIELD OPERATIONS		
FIELD OPERATIONS MANAGEMENT STAFF	\$ -	
LANDSCAPING & FIELD MAINTENANCE	85,920	\$7,160 a month
LANDSCAPE REPLACEMENT	15,000	Annual flowers at Monuments + median replacements
LANDSCAPE MULCHING	15,000	Mulching twice a year @ \$7,500 each
IRRIGATION REPAIRS	20,000	Approximately \$1,670/month
SOD REPLACEMENT	10,000	Grass being revived by WLM - For line break repairs, etc.
TREE PRUNING	7,600	189 trees @ \$40 each
MASTER PUMP MAINTENANCE	3,000	WLM Estimate - includes diving to clean intake
MASTER PUMP REPLACEMENT RESERVE	25,000	Annual Reserve Contribution - Goal \$100,000
ELECTRICITY	15,000	Approximately \$1,000/month
FOUNTAINS	1,500	Fountain Repair and Maintenance
WATER USE MONITORING	2,400	Cardno Entrix @ \$200/month
ENTRY MONUMENTS MAINTENANCE	1,500	Pressure Cleaning, Painting, etc.
HOLIDAY DECORATIONS	6,000	Brennan's Christmas Decorations
WETLAND MONITORING	1,500	Approximatly \$100/month
STREET SWEEPING	600	Twice a year - Construction abating
SFWMD ERP ANNUAL REPORT	1,500	Annual
LAKE TESTING	3,600	Once per year
SABLE PALM CULVERTS CLEANING	7,500	Once per year
LAKE MAINTENANCE	30,856	\$2,363 per month for 12 lakes + \$2,500 for Saph Cov
TOTAL FIELD OPERATIONS EXPENDITURES	\$ 253,476	
TOTAL EXPENDITURES	\$ 362,645	
BUDGET CONDENSED		
	FY 2020-2021	FY 2019-2020
Administrative	\$109,169	\$109,151
Landscape Maintenance	206,120	214,200
Water Management	47,356	47,356
Roadway Maintenance	0	0
Total	\$362,645	\$370,707

Hacienda Lakes Community Development District
Debt Service Fund - Series 2014 Bonds
FY 2020-2021 Proposed Budget

REVENUE (1)

Balance in Account (November 2, 2020 - Estimate)	\$	36,397.52
Assessment Off-Roll	\$	4,559.72
Assessment On-Roll	\$	788,788.38
Discounts	\$	-
Total Revenue	\$	829,745.62

EXPENDITURES

INTEREST EXPENSE		
May 1, 2021	\$	310,587.50
November 1, 2021	\$	304,806.25
PRINCIPAL		
May 1, 2021	\$	185,000.00
Total Expenditures	\$	800,393.75

Excess Revenues over Expenditures \$ 29,351.87

Allocation of Maximum Annual Debt Service

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
42'	138	\$ 1,664.79	\$ 229,741.02
52'	170	\$ 1,872.05	\$ 318,248.50
62'	118	\$ 2,079.31	\$ 245,358.58
Total FY 2015-2016	426		\$ 793,348.10

On Roll Assessments

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
42'	138	\$ 1,664.79	\$ 229,741.02
52'	192	\$ 1,872.05	\$ 359,433.60
62'	96	\$ 2,079.31	\$ 199,613.76
Total FY 2020-2021	426		\$ 788,788.38

Off Roll Assessments

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
Developer Annual True Up Payment		\$	4,559.72
Total FY 2020-2021		\$	4,559.72
Total		\$	793,348.10

(1) - Following the adoption of the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will apportion assessments to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments. Assessments and related collection costs may vary from the adopted budgets.

Hacienda Lakes Community Development District
Debt Service Fund - Series 2016 Bonds
FY 2020-2021 Proposed Budget

REVENUE (1)

Balance in Account (November 2, 2020 - Estimate)	\$ 8,823.08
Assessment Off-Roll	\$ 158,441.52
Assessment On-Roll	\$ 443,839.39
Discounts	\$ -
Total Revenue	\$ 611,103.99

EXPENDITURES

INTEREST EXPENSE	
May 1, 2021	\$ 204,373.25
November 1, 2021	\$ 200,709.38
PRINCIPAL	
May 1, 2021	\$ 195,000.00
Total Expenditures	\$ 600,082.63
Excess Revenues over Expenditures	\$ 11,021.36

Allocation of Maximum Annual Debt Service

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
52' - Azure	149	\$ 1,282.52	\$ 191,095.48
77' - Azure	78	\$ 1,644.14	\$ 128,242.92
4-Plex - Azure	191	\$ 941.61	\$ 179,847.51
52' - Sapphire Cove	75	\$ 1,374.60	\$ 103,095.00
Total FY 2018-2019	493		\$ 602,280.91

On Roll Assessments

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
52' - Azure	80	\$ 1,282.52	\$ 102,601.60
77' - Azure	87	\$ 1,644.14	\$ 143,040.18
4-Plex - Azure	101	\$ 941.61	\$ 95,102.61
52' - Sapphire Cove	75	\$ 1,374.60	\$ 103,095.00
Total FY 2018-2019	343		\$ 443,839.39

Off Roll Assessments

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
52' - Azure	69	\$ 1,282.52	\$ 88,493.88
77' - Azure	-9	\$ 1,644.14	\$ (14,797.26)
4-Plex - Azure	90	\$ 941.61	\$ 84,744.90
52' - Sapphire Cove	0	\$ 1,374.60	\$ -
Total FY 2018-2019	150		\$ 158,441.52

Total \$ 602,280.91

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EXHIBIT 2

FY 2020-2021 Budget Apportionment

PRODUCT TYPE	UNITS	ERUs
Low - 42'	146	0.75
Medium - 52'	429	1
High - 62'	160	1.25
Apartments (Per Parcel G requirement)	17	0.75
Townhome	188	0.75
Office General	80,000	0.0005
Retail - Community 100,001-300,000 SF	220,000	0.0005
Senior Housing	385	0.25

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SOD REPLACEMENT	10,000	Grass being revived by WLM - For line break repairs, etc.
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TOTAL EXPENDITURES	\$ 362,645	
BUDGET CONDENSED		
	FY 2020-2021	FY 2019-2020
Administrative	\$109,169	\$109,151
Landscape Maintenance	206,120	214,200
Water Management	47,356	47,356
Roadway Maintenance	0	0
Total	\$362,645	\$370,707

Budget Comparison

	FY 2020-2021	FY 2019-2020	Increase/Decrease
Administrative	\$109,169	\$109,151	\$18
Landscape/Maintenance	\$206,120	\$214,200	-\$8,080
Roadways	\$0	\$0	\$0
Water Management	\$47,356	\$47,356	\$0
	\$362,645	\$370,707	-\$8,062
			-2.17%

FY 2020-2021 Budget Apportionment

PRODUCT TYPE	UNITS	ERUs	TOTAL ERUs	Percent of ERUs	O&M Apportionment	2020-21	2019-20	Increase / (Decrease)	% Increase / (Decrease)
						Apportionment Per Unit	Apportionment Per Unit		
Low - 42'	146	0.75	109.50	9.62%	\$30,497.68	\$208.89	\$182.53	\$26.36	12.62%
Medium - 52'	429	1	429.00	37.68%	\$119,484.07	\$278.52	\$243.37	\$35.15	12.62%
High - 62'	160	1.25	200.00	17.57%	\$55,703.53	\$348.15	\$304.21	\$43.94	12.62%
Apartment (Per Parcel G requirement)	17	0.75	12.75	1.12%	\$3,551.10	\$208.89	\$0.00	\$208.89	
Townhome	188	0.75	141.00	12.38%	\$39,270.99	\$208.89	\$182.53	\$26.36	12.62%
Office General	80,000	0.0005	40.00	3.51%	\$11,140.71	\$0.14	\$0.12	\$0.02	13.83%
Retail - Community 100,001-300,000 SF	220,000	0.0005	110.00	9.66%	\$30,636.94	\$0.14	\$0.12	\$0.02	13.83%
Senior Housing	385	0.25	96.25	8.45%	\$26,807.32	\$69.63	\$182.53	-\$112.90	-162.14%
			1,138.50	100.00%	\$317,092.35				
			On Roll Assessments		\$214,876.37	Platted Units:	798		
			Off Roll Assessments		\$102,215.98				
					\$317,092.35				

FY 2020-2021 Budget Apportionment

PRODUCT TYPE	TRACT A	TRACT B	TRACT N	Balance of Property	Total Assessments
Low - 42'	\$30,497.68	\$0.00	\$0.00	\$0.00	\$30,497.68
Medium - 52'	\$48,740.59	\$49,854.66	\$20,888.82	\$0.00	\$119,484.07
High - 62'	\$42,473.94	\$13,229.59	\$0.00	\$0.00	\$55,703.53
Apartments (Per Parcel G requirement)				\$3,551.10	\$3,551.10
Townhome				\$39,270.99	\$39,270.99
Office General				\$11,140.71	\$11,140.71
Retail - Community 100,001-300,000 SF				\$30,636.94	\$30,636.94
Senior Housing				\$26,807.32	\$26,807.32
	\$121,712.22	\$63,084.25	\$20,888.82	\$111,407.06	\$317,092.35

FY 2020-2021 Budget Apportionment

PRODUCT TYPE	Tract A		Tract A Platted	Tract B		Tract B Platted	Tract N		Tract N Platted	Total Units	Platted Units	Unplatted
	Tract A Units	Platted Units	Units O&M	Units	Units	Units O&M	Units	Platted Units	Units O&M			Units
Low - 42'	146	146	\$30,497.68			\$0.00			\$0.00	146	146	0
Medium - 52'	175	175	\$48,740.59	179	122	\$33,979.15	75	75	\$20,888.82	429	372	57
High - 62'	122	122	\$42,473.94	38	38	\$13,229.59			\$0.00	160	160	0
Apartments (Per Parcel G requirement)										17	0	17
Townhome				188	120	\$25,066.59				188	120	68
Office General												
Retail - Community 100,001-300,000 SF												
Senior Housing												
	443	443	\$121,712.22	405	280	\$72,275.33	75	75	\$20,888.82	940	798	142

Fiscal Year 2020-2021 Residential Assessments

2020 Gross	Increase/Decrease	2019 Gross	2021 If Budget Remains Same	Increase/Decrease
\$225.83	\$0.00	\$225.83	\$258.27	\$32.44
\$301.10	\$0.00	\$301.10	\$344.36	\$43.26
\$376.38	\$0.00	\$376.38	\$430.44	\$54.07

CASH BALANCE ANALYSIS

	TOTAL
Bank Balance 5-10-20	\$356,000.00
Payments Remaining this FY	\$143,885.26
Remainder	\$212,114.74
Carry over from Last Year	\$52,654.23
Remainder	\$159,460.51
Carry over from this year	\$62,640.37
Remainder from last 4 Years	\$96,820.14
Per Year	\$24,205.04

ADDITIONAL CASH MOVEMENT

Amount	Description
62,640.37	ESTIMATED CURRENT FISCAL YEAR CARRY OVER
52,654.23	+ CARRY OVER FROM LAST FISCAL YEAR
115,294.60	= TOTAL CARRY OVER
\$16,850.00	= CURRENTLY IN PUMP REPLACEMENT RESERVE
\$25,000.00	= ADDITIONAL AMOUNT ADDED TO RESERVE
\$41,850.00	= PUT INTO SEPARATE RESERVE ACCOUNT IN BANK - \$115,000
\$ 73,444.60	= SUBTOTAL
\$ 45,553.00	= CREDIT TO ASSESSMENTS
\$ 27,891.60	= NET CARRY OVER
\$ 29,468.00	= CREDIT TO TOLL FOR 4/19 OVERPAYMENT
\$ (1,576.40)	= BALANCE BEFORE 2014-2017 CARRY OVERS
\$ 96,820.14	= FY 2014-2017 CARRY OVERS
\$ 95,243.74	= REMAINDER
\$ 70,000.00	= PUMP RESERVE OR ESTABLISH LAKE BANK RESERVE
\$ 25,243.74	= SAFETY BALANCE

EXHIBIT 3

RESOLUTION 2020-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020-21 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the “Board”) a proposed budget for Fiscal Year 2020-21 prior to June 15, 2020, a copy of which is attached hereto and made a part hereof as Exhibit “A”; and

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

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

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

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2020-21 and attached hereto as Exhibit “A” is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE:	Monday, August 17, 2019
HOUR:	9:00 a.m.
LOCATION:	8490 Viale Circle Naples, FL 34114

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

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

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

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

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

PASSED AND ADOPTED this 18th day of May, 2020, by the Board of Supervisors of Hacienda Lakes Community Development District, Collier County, Florida.

Attest:

**HACIENDA LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman/Vice Chairman

EXHIBIT 4

**Public Notices****Public Notices****NOTICE OF PUBLIC MEETING
HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors ("Board") of the Hacienda Lakes Community Development District ("District") will hold a regular meeting of the Board on May 18, 2020 at 9:00 a.m., to be conducted by means of communications media technology, pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor Desantis on March 9, 2020, March 20, 2020 and April 29, 2020, respectively (collectively, the "Executive Orders"), and pursuant to Section 120.54(5)(b)2., Florida Statutes. Consistent with the Executive Orders and except as otherwise provided for herein, there will not be any Supervisors or staff physically present at a specific meeting location for this meeting. The meeting is being held for the necessary public purpose of considering a resolution accepting the fiscal year 2020-2021 proposed budget and setting a date for the public hearing and other matters related to the operation and maintenance of District infrastructure and related District matters. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-(301) 715-8592, Participant No. 782-810-2090, 478553. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance in the contact information section at the bottom of the District's homepage at <http://www.haciendalakescdd.com> to facilitate the Board's consideration of such questions and comments during the meeting.

In the event the aforementioned Executive Orders are rescinded or expired, the District may cancel any scheduled virtual/telephonic meeting or if feasible it may revert to having the meeting at the date, time and physical location previously noticed. The District will provide updates on its website, <http://www.haciendalakescdd.com/>, of any such changes as soon as possible.

A copy of the agenda may also be found on the District website at <https://www.haciendalakescdd.com>.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts, subject to the Executive Orders. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of 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

Hacienda Lakes Community Development District

Pub Date: May 11, 2020 #4186277

EXHIBIT 5

1 **HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT**
2 **Suite 100, 707 Orchid Drive**
3 **Naples, FL 34102**

4
5
6 **MINUTES OF MEETING**

7
8 **Board of Supervisors Meeting**
9 **Monday, December 16, 2019, 9:02 a.m.**
10 **8490 Viale Circle**
11 **Naples, Florida 34114**

12
13
14 Present and constituting a quorum were:

16	Maritza Aguiar	Board Member
17	Dwight Nadeau	Board Member
18	Tom Bothe	Board Member
19	Clifford “Chip” Olson	Board Member
20	Bob Mulhere	Board Member

21
22 Also present were:

24	Russ Weyer	District Manager, Real Estate Econometrics, Inc.
25	Greg Urbancic	District Counsel,
26		Coleman, Yovanovich & Koester, P.A.
27	David Torres	Hacienda Lakes of Naples, LLC
28	Terry Cole	District Engineer, Hole Montes

29
30
31
32 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

33
34 Mr. Weyer called the meeting to order and proceeded with the roll call. The members in
35 attendance are as outlined above.

36
37
38 **SECOND ORDER OF BUSINESS**

39
40 Mr. Weyer noted that the Florida Statutes require that there be an opportunity for Public
41 Comment.

42
43 There were no public comments.

THIRD ORDER OF BUSINESS

General District Items

There were no general district items to be considered.

FOURTH ORDER OF BUSINESS

Administrative Matters

A. Approval of Minutes of the August 19, 2019 Board of Supervisors' Meeting

There were no changes noted from the Board.

On MOTION by Mr. Olson and seconded by Mr. Bothe, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Minutes of the August 19, 2019 Board of Supervisors Meeting.

FIFTH ORDER OF BUSINESS

Organizational Matters

A. Ratification of the Grau & Associates Engagement Letter

Mr. Weyer had Mr. Mulhere sign the letter so the District could move forward with the audit. He also indicated that the fee was under the budgeted amount.

There was no further discussion.

On MOTION by Mr. Nadeau and seconded by Ms. Aguiar, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District ratified the Grau & Associates Engagement Letter

B. Ratification of Solitude Lake Maintenance Sapphire Cove Engagement Letter

Mr. Weyer pointed out that the contract fee is \$125 per month and he already has them working on the lake.

There was no further discussion.

On MOTION by Mr. Olson and seconded by Ms. Aguiar, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District ratified the Solitude Lake Maintenance Sapphire Cove Engagement Letter,

1
2 **C. Consideration of the Hacienda Lakes Community Development District Lake**
3 **Turnover Procedure.**
4

5 Mr. Weyer had Mr. Cole and Mr. Urbancic working on the Hacienda Lakes Community
6 Development District's lake turnover procedure recently. Mr. Cole laid out the documents
7 needed and review procedure required from the engineer's perspective and Mr. Urbancic
8 put it in legal format for the Board's consideration.
9

10 Mr. Urbancic stated that the goal of this is so that nothing slips through the crack as the
11 District receives lakes from the developers. Mr. Mulhere asked if this procedure would be
12 implemented for all lakes being received by the District. Mr. Weyer replied yes all of the
13 lakes that are a part of the District's integrated water management system within the
14 District boundaries.
15

16 Mr. Torres suggested that the District receive the PPL construction plans or the Site
17 Development Plan. He also suggested that the District receive the Site Acceptance Final
18 letter from the County. Mr. Torres and Mr. Mulhere said that there should be evidence that
19 the littoral areas have been installed or replaced within the last six months. Mr. Torres
20 wanted to know if the lake cross sections would be the ones from the time of County
21 acceptance or when the lake is being turned over to the District. Mr. Cole said the cross
22 sections from the time of County acceptance would be fine and that he would be able to go
23 out and eye any changes from those plans.
24

25 Mr. Torres asked if the District should impose a small fee to accompany their turnover
26 package. Mr. Weyer suggested a \$500 fee with the application. The Board agreed to that
27 fee amount.
28

29 There was no further discussion.
30

31 On MOTION by Mr. Olson with all changes noted and seconded by Mr. Nadeau, with all in favor,
32 the Board of Supervisors of the Hacienda Lakes Community Development District accepted the
33 District's Lake Turnover Procedure.
34

35 **D. Updates on Lakes 15, 16A and 17 Inspections.**
36

37 Mr. Cole said that they now need the items from the lake turnover procedure just approved.
38 Mr. Torres said that Taylor Morrison just hired Charles Cook as an outside consultant as
39 their land development consultant. He is highly capable and will be a huge help according
40 to Mr. Torres. Taylor Morrison is also breaking off this area from the Sarasota division
41 and will be headquartered in Bonita Springs. Mr. Bothe has been recruited to serve on the
42 Esplanade HOA Board.
43

44 There was no further discussion.
45
46

1 **E. Villa Verde Infrastructure Verification.**

2
3 This item was not in the original agenda package but was added later. Mr. Weyer asked
4 Mr. Torres to explain the item. Mr. Torres described that this verification document is
5 required by the Florida Housing Finance Corporation for projects that submit for grants.
6 Mr. Torres has a potential developer that is seeking to develop a 62 and over senior housing
7 complex on the south side of Rattlesnake Hammock Road just to the west of the lake at the
8 Esplanade entrance. He is requesting a SAIL grant which is like a second loan on the
9 project at 0% to 1% interest and they have to go through a competition process to get this
10 grant. Collier County will match the grant and the local government (the District) must
11 sign the request for the CDD to consent to the form since the County hasn't accepted the
12 deed to Rattlesnake Hammock so technically the District is still essentially the "owner".
13

14 He is requesting that the Board approve Mr. Mulhere as Chairman to sign the application
15 on behalf of the District.
16

17 There was no further discussion.
18

19 On MOTION by Mr. Olson and seconded by Ms. Aguiar, with all in favor, the Board of
20 Supervisors of the Hacienda Lakes Community Development District authorized District
21 Chairman Bob Mulhere to sign the Florida Housing Finance Corporation Verification of
22 Availability of Infrastructure – Roads certification.

23
24
25 **FIFTH ORDER OF BUSINESS**

Business Matters

26
27 There were none to be considered at this time.
28

29 **SIXTH ORDER OF BUSINESS**

Budgetary Matters

30
31 **A. Acceptance of the October 2019 Financial Statements**

32
33 Mr. Weyer presented the District's October 2019 Financial Statements. The cash flow is
34 in pretty good shape and that a huge influx of assessment revenue come in from the tax
35 collector. The District is a positive \$63,000 cash flow for the month.
36

37 Now that most of the O&M assessments are on roll due to platting, the District cash flow
38 going forward into the future will be good as most of that revenue will come into the
39 District through March of each fiscal year.
40

41 Mr. Weyer noted that irrigation repairs have been reduced by over 100% from last year.
42 The district has about \$5-million in assets at the moment.
43

44 On MOTION by Mr. Bothe and seconded by Mr. Nadeau, with all in favor, the Board of
45 Supervisors of the Hacienda Lakes Community Development District accepted the District
46 October 2019 Financial Statements as presented.

1
2 **SEVENTH ORDER OF BUSINESS**

Financing Matters

3
4 There were none to be considered at this time.
5

6 **EIGHTH ORDER OF BUSINESS**

Staff Reports

7
8
9 **Manager's Report –**

- 10
11 1. Holiday lights are now up and running. The lights have been tripping the GFCIs. Mr.
12 Weyer met with Nightscapes lighting company and they estimated that the cost of
13 upgrading the lights is approximately \$8,000. They will work with WLM in concert to
14 make the transition smooth.
15
16 2. Landscaping is looking very good. No complaints as WLM is doing a great job.
17
18 3. Lake system is working fine. Had to replace the fountain pump by Azure. The pump motor
19 was under warranty so the only cost was the labor.
20
21 4. Website is ADA compliant and we are fine tuning the system. Made the website secure
22 with SSL certificate.
23
24 5. Mr. Weyer has been getting a plethora of bond buydowns. There have been about 10 of
25 them so far because Taylor Morrison is buying down the debt amount apportioned to each
26 homesite that they sell. Mr. Urbancic noted that title companies will be requesting estoppel
27 letters for all closings going forward so there could be more inundations of estoppel letter
28 requests.
29
30 6. Mr. Weyer reported that he went to Boca to meet with our accountant and auditors. The
31 system is flowing much smoother now.
32

33 **Attorney's Report –**

34
35 Mr. Urbancic had nothing further to report.
36

37 **Engineer's Report –**

38
39 Mr. Cole had nothing further to report.
40

41 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

42
43 Mr. Bothe asked if the public hearing for Hammock Park been held yet. Mr. Torres gave
44 an update as to the timing. The current hearings are transmittal in nature. Mr. Bothe
45 wanted to know why they are still up. Mr. Torres said the dates need to be changed.
46

TENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Olson and seconded by Ms. Aguiar, 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 6

Hacienda Lakes Community Development District
Cash Flow
October 2019 - April 2020

	Original Budget	Through 4-30-20	12 Forecast	Variance
INTEREST REVENUE	-	849.88		
OFF ROLL DEVELOPER ASSESSMENTS	\$ 153,252	144,098.12	144,098.12	
ON-ROLL ASSESSMENTS	\$ 217,454	235,757.68	235,757.68	
TOTAL REVENUES	\$ 370,707	\$ 380,705.68	379,855.80	\$ 9,149.20
EXPENDITURES				
ADMINISTRATIVE				
BOARD OF SUPERVISORS PAYROLL	\$ 8,000	873.50	2,620.50	\$ 5,379.50
PAYROLL TAXES	1,429	126.50	379.50	\$ 1,049.30
PAYROLL SERVICE FEE	897	511.90	877.54	\$ 19.26
MANAGEMENT CONSULTING SERVICES	36,000	21,000.00	36,000.00	\$ -
WEBSITE HOSTING & ADMINISTRATION	1,200	127.98	1,200.00	\$ -
DISTRICT FILING FEE	175	175.00	175.00	\$ -
LEGAL ADVERTISING	1,800	301.00	1,301.00	\$ 499.00
ASSESSMENT ADMINISTRATION	15,000	9,172.08	15,000.00	\$ -
ASSESSMENT ROLL PREPARATION	5,000	-	5,000.00	\$ -
MISCELLANEOUS	575	-	0.00	\$ 575.00
STORAGE	900	0.00	0.00	\$ 900.00
BANK CHARGES	-	0.00	0.00	\$ -
AUDITING	6,500	1,000.00	6,500.00	\$ -
ACCOUNTING FIRM	6,000	4,000.00	6,000.00	\$ -
INSURANCE (Liability, Property & Casualty)	5,500	5,638.00	5,638.00	\$ (138.00)
REGULATORY AND PERMIT FEES	175	175.00	175.00	\$ -
LEGAL SERVICES	10,000	1,620.00	6,480.00	\$ 3,520.00
ENGINEERING SERVICES - General	10,000	737.25	4,000.00	\$ 6,000.00
NEW ASSESSMENT METHODOLOGY	-			
MISCELLANEOUS SERVICES	-			
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 109,151	\$ 45,458.21	91,346.54	\$ 17,804.06
FIELD OPERATIONS				
FIELD OPERATIONS MANAGEMENT STAFF	\$ -			
LANDSCAPING & FIELD MAINTENANCE	84,000	49,950.00	85,628.57	\$ (1,628.57)
LANDSCAPE REPLACEMENT	15,000	2,850.00	4,885.71	\$ 10,114.29
LANDSCAPE MULCHING	15,000	6,000.00	12,000.00	\$ 3,000.00
IRRIGATION REPAIRS	20,000	10,093.73	17,303.54	\$ 2,696.46
SOD REPLACEMENT	20,000		2,000.00	\$ 18,000.00
TREE PRUNING	7,600	5,665.00	5,665.00	\$ 1,935.00
MASTER PUMP MAINTENANCE	3,000	1,760.00	2,500.00	\$ 500.00
MASTER PUMP REPLACEMENT RESERVE	25,000	8,150.00	25,000.00	\$ -
ELECTRICITY	12,000	7,397.29	12,681.07	\$ (681.07)
FOUNTAINS	1,500	725.00	725.00	\$ 775.00
WATER USE MONITORING	2,400	1,600.00	2,400.00	\$ -
ENTRY MONUMENT MAINTENANCE	1,500	9,724.94	15,224.00	\$ (13,724.00)
HOLIDAY DECORATIONS	6,000	5,500.00	6,000.00	\$ -
WETLAND MONITORING	1,500		1,500.00	\$ -
STREET SWEEPING	3,600	0.00	0.00	\$ 3,600.00
SFWMD ERP ANNUAL REPORT	1,500	0.00	1,500.00	\$ -
LAKE TESTING	3,600	0.00	0.00	\$ 3,600.00
SABLE PALM CULVERTS CLEANING	7,500	0.00	0.00	\$ 7,500.00
LAKE MAINTENANCE	30,856	18,456.00	30,856.00	\$ -
TOTAL FIELD OPERATIONS EXPENDITURES	\$ 261,556	\$ 127,871.96	225,868.89	\$ 35,687.11
TOTAL EXPENDITURES	\$ 370,707	\$ 173,330.17	317,215.43	\$ 53,491.17
	\$ -	\$ 207,375.51	62,640.37	\$ 62,640.37

Hacienda Lakes Community Development District
Balance Sheet
As of April 30, 2020

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
1101000 Cash Checking 0672	355,614.73
2151000 Revenue Trust Acct 1003-Series 2014	996,676.89
2151001 Interest Trust Fund 1000-Series 2014	0.00
2151004 Reserve Trust Fund 1007 Series 2014	411,796.88
2151005 Sinking Trust Acct 1005 Series 2014	0.00
2151006 Assmnt Prepayment 1006 - Series 2014	293,291.44
4151000 Revenue TrustAcct 3000-Series 2016	769,639.44
4151001 Interest Trust 3003 Fund-Series 2016	0.00
4151004 Reserve Trust Fund 3005 Series 2016	603,221.88
4151005 Sinking Trust Acct 3004 -Series 2016	0.00
4151006 Cost of Issuance - Series 2016	0.00
4151007 Assmnt Prepayment 3006 Series 2016	14,282.84
8151030 DS2014 Construction Trust Fund	15.01
8151040 DS2015 Construction Trust Fund	0.00
8151050 DS2016 3001 Construction Trust Fund	2,508.28
Total Bank Accounts	<u>\$ 3,447,047.39</u>
Accounts Receivable	
2121000 Assessments Receivable 201	0.00
2125000 Interest Receivable	0.00
Total Accounts Receivable	<u>\$ 0.00</u>
Other Current Assets	
1155000 Prepaid Items	0.00
1156100 Utility Deposits	3,185.00
12100 Exchange	0.00
151040 Note Payment Trust Account	0.00
Total Other Current Assets	<u>\$ 3,185.00</u>
Total Current Assets	<u>\$ 3,450,232.39</u>
Fixed Assets	
9164900 Infrastructure	3,097,082.14
9164901 Roads	-3,097,082.14
Total Fixed Assets	<u>\$ 0.00</u>
TOTAL ASSETS	<u>\$ 3,450,232.39</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1202000 Accounts Payable	11,113.10
2202000 Account Payable 201	-11,053.62
Total Accounts Payable	<u>\$ 59.48</u>
Other Current Liabilities	
1223000 1223000 - Unearned Revenue	0.00
2223000 2223000 - Unearned Revenue	0.00
8205000 Contracts Payable	0.00
Due to/from Accounts	-0.01
0021600 Due to Other Fund	4,775.20
1166000 Due from Other Funds	1,150.90
1207001 DTDF - Due to 2014 Debt Service Fund	53,092.24
1207002 DTDF - Due to 2016 Debt Service Fund	20,853.06
1581000 Transfer Out	-7,573.00
2131001 Due From GF to DSF (201)	158,779.90
2160000 Due Other Fund	-196,194.00
2260000 Due to Other Funds	-38,789.00
2581000 DS2014 Interfund Transfer-Out	0.00
3581000 DS2015 Interfund Transfer - Out	0.00
4131001 Due from GF to DSF (401)	1,106.61
4381000 DS2016 Interfund Transfer-In	4,180.88
4581000 DS2016 Interfund Transfer - Out	-3,411.08
8381000 Interfund Transfer In 301	1,875.93
8581000 Interfund Transfer Out 301	0.00
9581000 Interfund Transfer Out	-0.14
Total Due to/from Accounts	<u>-\$ 152.51</u>
Total Other Current Liabilities	<u>-\$ 152.51</u>
Total Current Liabilities	<u>-\$ 93.03</u>
Total Liabilities	<u>-\$ 93.03</u>
Equity	
120000 Retained Earnings	296,921.10
1271000 Fund Balance- Unreserved	10,591.00
2271000 DS Fund Balance Unreserved	603,456.00
30000 Opening Balance Equity	0.00
4271000 2016 DS Fund Balance Unreserved	613,431.87
8271000 Fund Balance Unreserved	645.00
Net Income	1,925,280.45
Total Equity	<u>\$ 3,450,325.42</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 3,450,232.39</u>

EXHIBIT 7

5/4/20 Hacienda Lakes Esplanade Lake Erosion



However, there is still erosion
below the riprap



Lower bank
erosion



↑ The upper portion of riprap
looks good





↑ 12' above pipe.

↑ Riprap should extend ↓



erosion occurring along the sides ~~of the~~
+ below the riprap

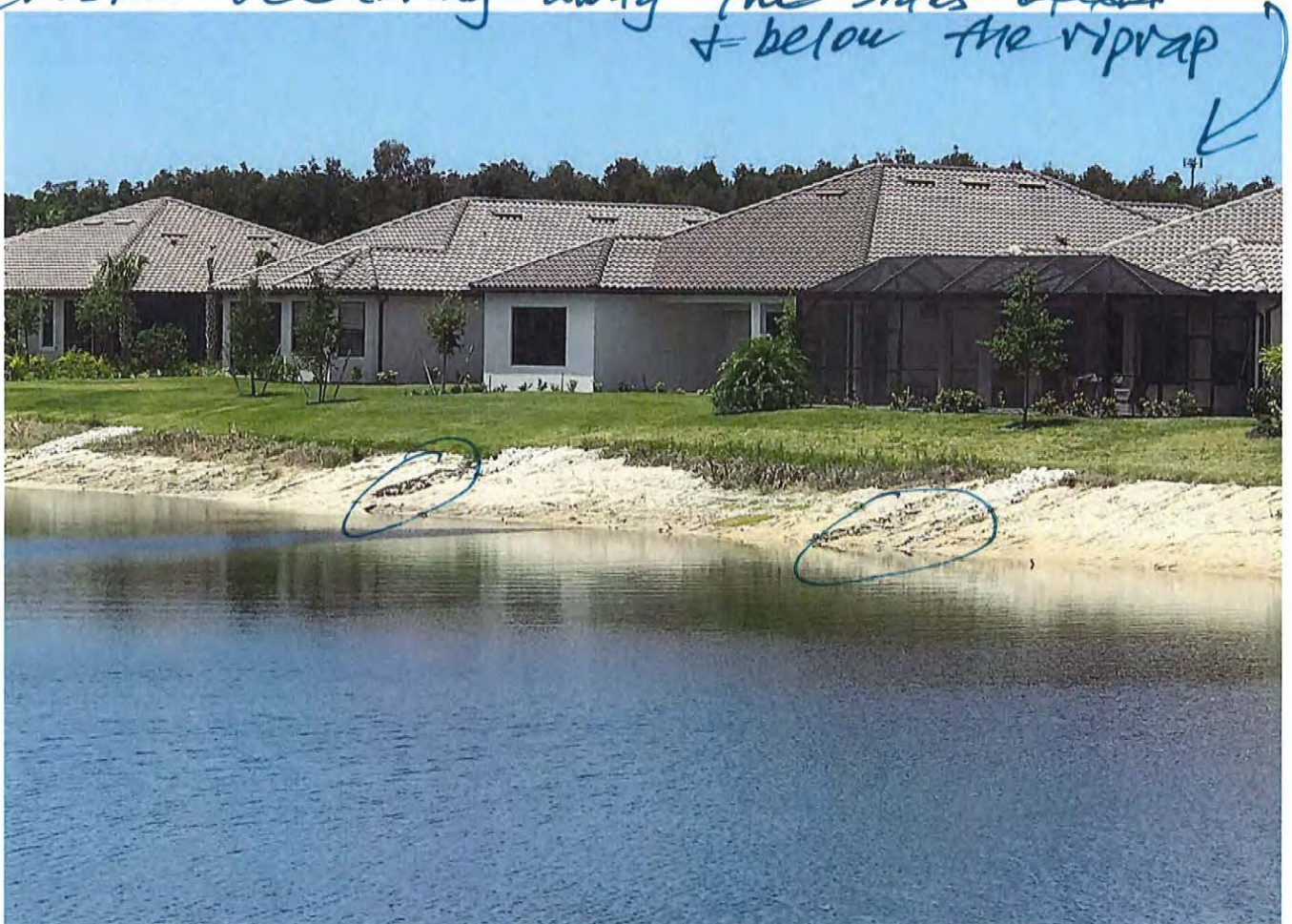


EXHIBIT 8



SCHEDULED LANDSCAPE MANAGEMENT SERVICE AGREEMENT

Terms of Service Agreement for: Hacienda Lakes CDD Completed Landscaped and Irrigated Common areas from October 1, 2020 – September 30, 2021

This Service Agreement is between **Hacienda Lakes CDD** (hereinafter known as, "Owner/Authorized Representative") and **WLM of Collier, LLC. (WLM)** (Hereinafter known as, "Contractor"). The parties agree that the labor and materials necessary to accomplish the following are included in this service agreement, provided in breakdown below. The parties agree that if WLM of Collier, LLC services become subject to sales tax, the sales tax will be added to this agreement at the time it becomes effective. The property to be maintained shall include the common landscaped and irrigated areas. Monthly prices subject to change if additional landscaped area is added or altered.

CONTRACTOR CUSTOMER ACCOUNT MANAGER: To communicate with **Owner/Authorized Representative** to promote proactive solutions and forward thinking for the Landscape maintenance program to complete any approved extra requests, in accordance with the attached listing of Additional Work. A monthly QYCS detailed invoice will be provided by contractor detailing the services provided each month.

SCHEDULED TURF CARE: WLM to rotary mow Floratam turf weekly at a height of cut approx. Floratam 4.5" inches. Unless at time of mowing the turf is below mowing height or if that in the turf's health interest and color or in periods of cold weather and drought to adjust mowing ht. and or to mow turf less than weekly.

SCHEDULED CARE OF LANDSCAPE GARDENS: WLM to weekly remove weeds in plant beds. Treat landscape beds with non-selective herbicide as needed. Power edge hard surfaces as needed for clean neat appearance and plant beds as needed to maintain neat and clean bed lines, dirt and debris removed after edging.

SCHEDULED PLANT / PALM / TREE CARE 12FT. HT. AND UNDER: WLM to thin / trim / prune plants, trees, and palms 12ft. ht. & under according to the horticultural character of each plant species. All debris to be removed after trimming.

NOTE: Plants / Trees / Palms over 12ft. ht. covered under Additional Work Outside of Service Agreement (page 3).

SCHEDULED FERTILIZER APPLICATIONS: WLM Gardeners to install custom mixed non-staining granular fertilizers to turf, plants, palms, and trees four times per year on target months of February, May, October, and December using the Best Management Practices (BMP) rates and recommendations for healthy growth and balanced with protection of our environment and water resources mandated by the City of Naples and Collier County Ordinance and the State of Florida.

SCHEDULED LAWN AND ORNAMENTAL PEST CONTROL: Monitoring by **Pest Control Technician** to identify and post treat damaging insects, diseases & weeds to turf, plants, palms, and trees up to 12'ht. by using the State of Florida Best Management Practices (BMP). Post treatments to be environmentally conscious and according to material label directions in accordance with the State of Florida and the US Environmental Protection Agency. **Contractor** will contact **Owner/Authorized Representative** to determine how to best minimize or to work on a solution for any pest with no approved labeled product for control and/or remedy.

NOTE: Pest Control by trunk injections and Pest Control to plants, palms, and trees over 12' ht. covered under additional work outside service agreement (page 3).

SCHEDULED IRRIGATION SYSTEM MONITORING AND INSPECTION: Monitoring by **Irrigation Technician** for dry or overly wet areas and adjust controller accordingly. **Irrigation Technician** to monthly inspect controller, rain shut off device, all sprinkler zones, and check system from valves to heads for proper working order, and clean and adjust heads for best coverage possible and to direct the spray away from buildings, drives streets and walks. **Contractor** will contact **Owner/Authorized Representative** if a need for repair work.

4/9/2020

INSURANCE: Contractor will provide, annually, Owner/Authorized Representative a certificate of insurance showing coverage for Workers' Compensation, General Liability and Automobile. Liability insurance will be for a minimum of \$1,000,000.00.

RESPONSIBILITY / LIABILITY POLICY: If turf, plants, or trees decline Contractor and Owner/Authorized Representative to meet and determine cause of decline or death and if determined by both parties that direct lack of landscape maintenance by Contractor is the cause, then Contractor will be responsible for repair or replacement. Contractor is not responsible or liable for damage to property, annuals, plants, palms, and trees from weather conditions, governmental restriction, Acts of God, and any and all circumstances beyond Contractor's control & limit of responsibility.

WORKFORCE: All Contractor's employees to be trained and proficient in their area of work, to be in uniform and neat in appearance, to be U.S. Citizens or to have provided documentation for proof of work authorization as required by the State and Federal laws. Owner/Authorized Representative to have the right to request Contractor to remove any employee from property at any time. To protect the Contractor's legitimate business interests, including the investment in the training of its employees to provide the specific services under this Agreement, Owner/Authorized Representative agrees not to employ or engage for service, directly or indirectly (such as through another landscape maintenance company), the Contractor Customer Account Managers, Technicians, or Landscape Maintenance Crew members performing the services under this Agreement, both during the term of this Agreement and for a period of twenty-four (24) months after the termination of this Agreement for any reason.

RENEWAL & TERMINATION: This is a annual agreement. Agreement may be adjusted only when approved by written acceptance between Contractor and Owner/Authorized Representative. This agreement may be terminated by 30 day written notice by either party to the other.

PAYMENT: Invoicing sent the end of each month. Payment in full is due no later than 10 days from receipt of invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for WLM of Collier, LLC to pursue collection of outstanding invoices, Owner/Authorized Representative agrees to pay attorney's fees, court costs, interest and expenses incurred in said collections.

Hacienda Lakes CDD

Total Monthly Charge for Above from October 1, 2020 – September 30, 2021

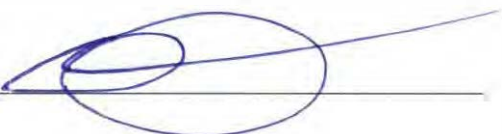
Total Monthly Charge	\$7,160.00	per month
-----------------------------	-------------------	------------------

Service Agreement Accepted:

X _____	DATE _____
Owner/Authorized Representative	

Service Agreement Submitted by :

WLM TEAM :
WLM of Collier, LLC
(239) 591-0292
collier@wlm.cc

X 

Cullen Walker
WLM Work-A-Holics Landscape Management
Colossians 3:23

UPDATED ADDITIONAL WORK OUTSIDE OF SERVICE AGREEMENT:

The following items would be in addition to this service agreement with a signed proposal agreement with **Owner/Authorized Representative**.

- Irrigation repairs/ replacements, pump repairs/replacements, backflow replacements, meter cleaning and main line breaks.
- Extra irrigation labor such as extra inspection time, hand watering or manually turning on irrigation valves, etc..
- **Grow in Care Policy for new Plants, Palms, Trees, Turf Installed by WLM:** WLM is responsible for the new plants, palms, trees and turf we install. WLM will perform extra care visits during the Grow in period as needed to monitor, water, install nutritional supplements & treatments to grow in healthy, our new plants, palms, trees and turf.
- WLM is not responsible for the decline or loss from Acts of God and any and all circumstances beyond WLM's control.
- Design, install, and maintain additional trees, palms, plants, ground covers, vines or seasonal flowers.
- Maintenance of un-irrigated plant material in pots and containers.
- Extra gardening maintenance to bromeliads, flowers, vines, trellis work, special plants etc.. that need specific care such as extra fertilizer, cleaning, transplanting, splitting, hand snipping. Also additional landscape, trees, plants, flowers that are installed that require extra care.
- Install wire trellises to walls for vines.
- Hand edging of beds, walks, decks & drives or specialty surfaces.
- Extra weekly maintenance detail visits to pick up debris, blow off driveways, etc.
- The labor and materials to supply mulch.
- Turf thatch removal and or turf top dressing.
- General household pest control (GHP) applications to property for nuisance insects such as ants, fleas, ticks, millipedes, etc.
- Cold weather/ freezing temperatures – Covering of annuals only with freeze protection cloth. Removal and or replacement of damaged annuals, plants, trees, and/or palms.
- Tree trimming by Certified Arborist for palms and trees over 12ft. ht. – Thin / trim / prune / as needed.
- Pest Control by trunk injections and Pest Control to plants, palms, and trees over 12' ht.
- Wind / Storm / Hurricane Damage:
 - Clean-up of landscape debris.
 - Removal of broken limbs, trees, and palms.
 - Set-Up and Staking of plants, trees, and palms.
 - Tractor/loader work.

2170 Logan Blvd. N. Naples, Florida 34119
Phone 239-591-0292 Fax 239-592-0663
Visit us on the web: www.wlm.cc

WLM is a full service professional landscape management company with 40 years experience specializing in custom tailored landscape maintenance packages offering custom lawn and turf care, pest control, fertilizer, irrigation services and enhancements.

Quality you can see!

QB\8682056.1

4/7/2020

WLM

2020 QYCS SERVICE AGREEMENT WORKSHEET

[illegible]

Fiscal Year 2019-2020 Landscaping Budget

LANDSCAPING & FIELD MAINTENANCE	\$	84,000	\$7,000 a month
LANDSCAPE REPLACEMENT		15,000	Replacement program has settled down
LANDSCAPE MULCHING		15,000	Mulching twice a year @ \$10,000 each
IRRIGATION REPAIRS		20,000	Approximately \$1,500/month
SOD REPLACEMENT		20,000	Replace starting at east end
TREE PRUNING		7,600	189 trees @ \$40 each
MASTER PUMP MAINTENANCE		3,000	WLM Estimate - includes diving to clean intake
	\$	164,600	

Fiscal Year 2020-2021 Landscaping Budget

LANDSCAPING & FIELD MAINTENANCE	\$85,920	\$7,160.00 per month
LANDSCAPE - Annual Change-outs	\$4,050	Approx Budget
LANDSCAPE - Plant fill-in and replacements of declining plants	\$10,950	Approx Budget
LANDSCAPE MULCHING	\$15,000	Approx Budget Mulching twice a year @ \$10,000 each
IRRIGATION REPAIRS	\$20,000	Approx Budget Approximately \$1,670/month
SOD REPLACEMENT	\$20,000	Approx Budget Replace starting at east end
TREE PRUNING	\$7,600	Approx Budget 189 trees @ \$40 each
MASTER PUMP MAINTENANCE	\$3,000	Approx Budget WLM Estimate - includes diving to clean intake
Approximate Budget	\$	166,520

EXHIBIT 9



Real Estate Econometrics, Inc.

SECOND ADDENDUM TO ORIGINAL APPROVED PROPOSAL

TO: Mr. Bob Mulhere
Chairman
Hacienda Lakes Community Development District

FROM: G. Russell Weyer
President
Real Estate Econometrics, Inc.

SUBJECT: Second Addendum to the Hacienda Lakes Community
Development District Management, Lien Book and Tax Roll
Agreement dated October 15, 2014

DATE: May 18, 2020

Background

The Hacienda Lakes Community Development District ("District"), contracted with Real Estate Econometrics, Inc. ("REEI") to manage all aspects of the District's operations including accounting services, minutes and public records services and lien book and tax roll services. That proposal was approved at the October 20, 2014. The fee affixed to that proposal was \$24,000 a year paid at \$2,000 a month. That contract was amended May 18, 2015 to raise the compensation to \$30,000 paid at \$2,500 per monthly and amended again on June 9, 2017 to \$36,000 at \$3,000 per month.

REEI is requesting an increase in the fee to \$3,500 per month or \$42,000 a year effective the fiscal year 2020-2021. All other elements of the original agreement remain unchanged with this addendum.

Authority to Execute

Each of the parties hereto covenant to the other that it has the lawful authority to enter into this relationship, that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement.

In witness whereof, the parties hereto have executed this Agreement, in duplicate, this ____ day of _____, 2020.

Board of Supervisors
Hacienda Lakes Community Development District

Signature _____
Chairman

Printed Name _____

Signature _____
Real Estate Econometrics, Inc.

Printed Name _____

EXHIBIT 10

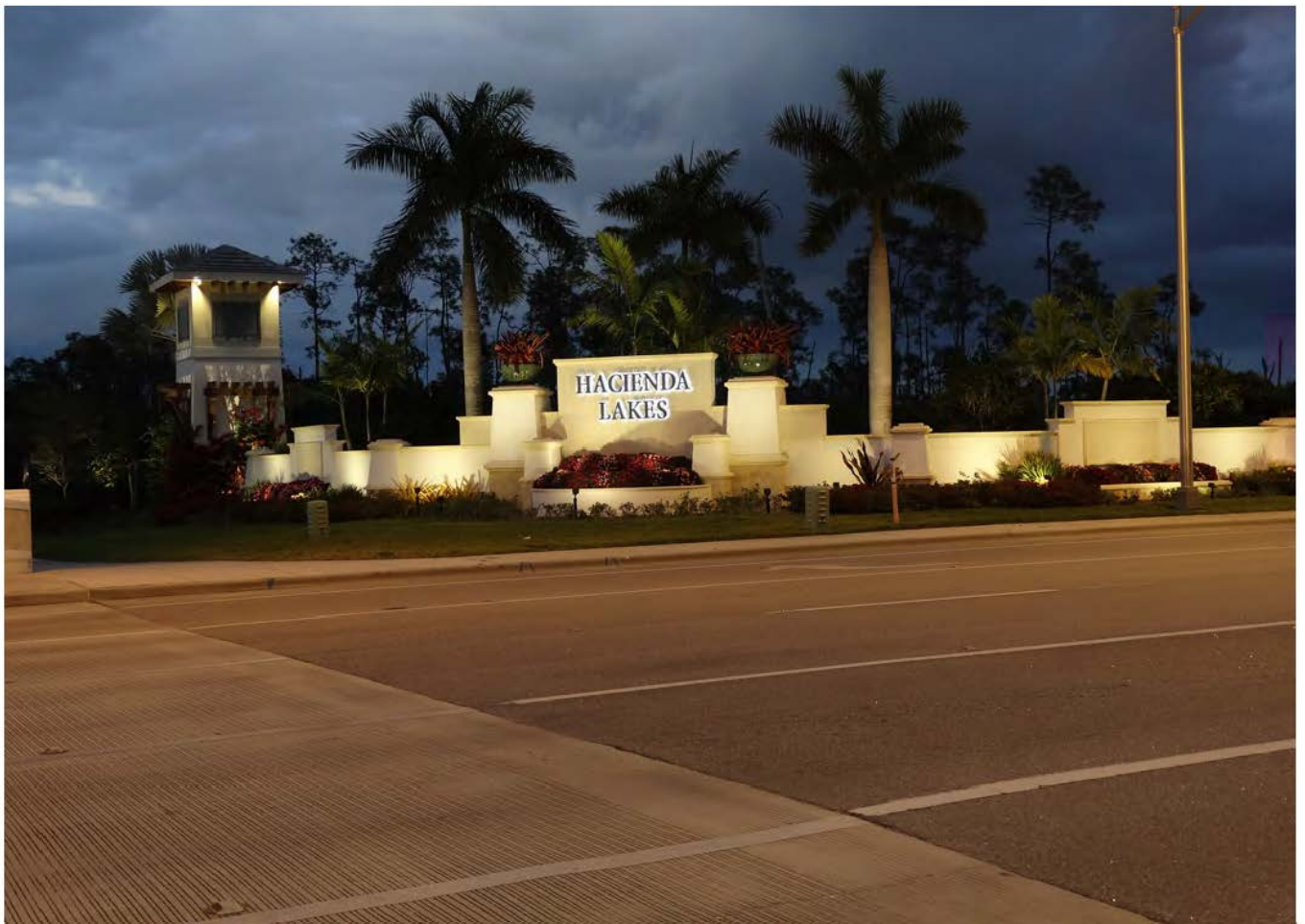
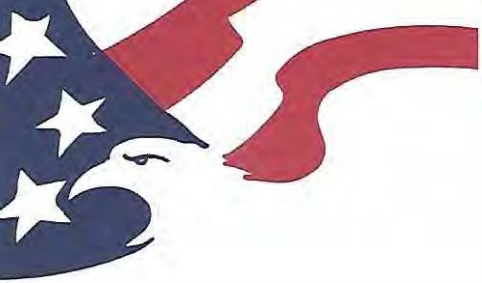


EXHIBIT 11



Jennifer J. Edwards Supervisor of Elections

April 17, 2020

Mr. Russ Weyer
Hacienda Lakes CDD
707 Orchid Drive Suite 100
Naples, FL 34102

Dear Mr. Weyer

In compliance with 190.06 of the Florida Statutes this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 167 registered voters residing in the Hacienda Lakes CDD as of April 15, 2020.

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

Sincerely,

David B. Carpenter
Qualifying Officer
Collier County Supervisor of Elections
(239) 252-8501
Dave.Carpenter@CollierCountyFl.gov

