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, November 16, 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
   B. Administration of Oath of Office to Newly Elected Board Members — Exhibit 2
   C. Review and Acceptance of Fiscal Year 2026 Goals and Objectives Reporting Form — Exhibit 3

4. **Organizational Matters**

   A. Consideration of Resolution 2027-01, Declaring Vacancies on the Board for Seat 4 — Exhibit 4
   B. Consideration of Resolution 2027-02, Designating Officers of the District — Exhibit 5
   C. Consideration of August 17, 2026, Board of Supervisors Meeting Minutes — Exhibit 6

5. **Administrative Matters**

   A. Consideration of Fiscal Year 2026 Auditor Engagement Letter — Exhibit 7
   B. Update to HOA-CDD Maintenance Obligations Agreement(s) — Exhibit 8
   C. Ratification of Florida Fountains & Equipment Proposal — Exhibit 9
   D. Ratification of Fiscal Year 2026 Insurance Renewal Proposal — Exhibit 10

6. **Budgetary Matters**

   A. Consideration of Resolution 2027-03, Adopting a Revised Budget For Fiscal Year 2026 — Exhibit 11

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7. **Construction Matters**

    A. None to be considered this time:

8. **Financing Matters**

    A. Consideration of Banking Service Switch from Sunflower Bank to Valley National Bank — Exhibit 12
    B. Review and Acceptance of September Monthly Financials — Exhibit 13

9. **Other Business**

    A. Staff Reports
        - District Manager
            A. Next Meeting: February 22, 2027
        - District Legal Counsel
        - District Engineer

10. **Board Members' Comments/ Requests**

11. **Public Comments**

12. **Adjournment**

Hacienda Lakes
Community Development District

Proof of 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 November 16, 2026 General Meeting was published on the publicly accessible website https://notices.collierclerk.com as designated by Collier County, Florida on 11/09/2026 until 11/10/2026.

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

By: DC

(Affiant Signature)

Stephanie Martinez

(Affiant Printed Name)

Sworn to and subscribed before me this 11/10/2026

Crystal K. Kinzel Clerk of the Circuit Court & Comptroller

By:

(Deputy Clerk Signature)

Jade Fernandez 11/10/26

(Deputy Clerk Printed Name) Date

HACIENDA LAKES COMMUNITY DEVELOMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors (the "Board") of the Hacienda Lakes Community Development District will hold a regular meeting of the Board on Monday, November 16, 2026, at 9:00am. at the Esplanade Community Center, 8490 Vaile Circle, Naples, Florida 34114.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda may be obtained at the offices of the District Manager, 707 Orchid Drive, Suite 100, Naples, Florida 34102, during normal business hours.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Management Company, PFM Management Services, Inc. at (407) 723-5900, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting 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.

Meetings may be cancelled from time to time without advertised notice.

District Manager
www.brightshorecdd.com

Hacienda Lakes
Community Development District

Administration of Oath of Office to Newly Elected Board Members

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS

OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Hacienda Lakes Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

_____
Print Name

Hacienda Lakes
Community Development District

Review and Acceptance of Fiscal Year 2026
Goals and Objectives Reporting Form

Hacienda Lakes
Community Development District

707 Orchid Drive, Suite 100, Naples, FL 34102
Phone: (239) 269-1341

MEMORANDUM

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025- September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four (4) regular Board of Supervisor meetings per year to conduct COD 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 four (4) 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 COD 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. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections (If applicable)

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No☐

3. Financial Transparency and Accountability

Goal 3.1: 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 COD website.

Achieved: Yes ✓ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the COD 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: COD 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 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the COD 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 COD 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

Consideration of Resolution 2027-01, Declaring Vacancies on the Board for Seat 4

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HACIENDA LAKES COMMUNITY DEVELOPMENT DISTICT DECLARING A VACANCY IN SEATS 3, 4 AND 5 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2026, three (3) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 4; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 3, 2026:

Seat #4 (currently held by Wayne Martin)

SECTION 2. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of November 2026.

ATTEST:

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson

Hacienda Lakes
Community Development District

Consideration of Resolution 2027-02, Designating Officers of the District

RESOLUTION 2027-02

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 and or appointed to the offices shown:

Chairperson	_____	Elected
Vice Chairperson	_____	Elected
Secretary	Vivian Carvalho	Appointed
Assistant Secretary	_____	Elected
Assistant Secretary	_____	Elected
Assistant Secretary	_____	Elected
Assistant Secretary	G. Russell Weyer	Appointed
Assistant Secretary	Ashley Quiros	Appointed
Treasurer	Jennifer Glasgow	Appointed
Assistant Treasurer	Angeline Agoncillo	Appointed
Assistant Treasurer	Verona Griffith	Appointed
Assistant Treasurer	Rick Montejano	Appointed
Assistant Treasurer	Audrey Ryan	Appointed

PASSED AND ADOPTED this 16th day of November 2026.

ATTEST:

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

Hacienda Lakes
Community Development District

Consideration of August 17, 2026, Board of Supervisors' Meeting Minutes

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

3501 Quadrangle Blvd, Suite 270
Orlando, FL 32817

MINUTES OF MEETING

Board of Supervisors Meeting
Monday, August 17, 2026, 9:00 a.m.
8490 Viale Circle
Naples, Florida 34114

Present and constituting a quorum were:

Gary Lichtle	Chairman
Wayne Martin	Vice Chairperson
Stephen Parker	Assistant Secretary
Jason Tomasetti	Assistant Secretary
Louis Apoldo	Assistant Secretary

Also present were:

Vivan Carvalho	District Manager, PFM Management Services LLC
Russ Weyer	District Manager, Real Estate Econometrics, Inc.
Ashley Quiros	Assistant District Manager, PFM Management Services LLC (via phone)
Angeline Agoncillo	District Accountant, PFM Management Services LLC (via phone)
Greg Urbanic	District Counsel, Coleman, Yovanovich & Koester, P.A.
Matt DeFrancesco	District Engineer, Bowman Consulting Group LLC

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

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

Mr. Weyer gave an overview of the Hacienda Community Development District and the need for the Assessment increase.

SECOND ORDER OF BUSINESS **Public Comments**

A resident from Hacienda Lakes asked who is responsible for the vegetation around the lakes.

A resident from Azure asked who is responsible for the fountain maintenance.

A resident from Sapphire Cove named Ross expressed concerns about the District covering up exposed drainage pipes.

THIRD ORDER OF BUSINESS **General District Matters**

Proof of Publication – Exhibit 1

Ms. Carvalho noted that the meeting was advertised according to Florida Statute.

FOURTH ORDER OF BUSINESS **Organizational Matters**

Board of Supervisors Meeting Minutes May 18, 2026 – Exhibit 2

The Board reviewed the minutes.

Ms. Carvalho noted a slight change regarding the officer's position. Mr. Gary Lichtle is Chair, Mr. Wayne Martin is Vice Chair and Lou Apoldo Assistant Secretary.

> On MOTION by Mr. Martin, seconded by Mr. Apoldo, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Board of Supervisors Meeting Minutes for May 18, 2026.

Consideration of Resolution 2026-04, Designating Officers of the District – Exhibit 3

Ms. Carvalho noted there is an election in November and there may be a change. The purpose of the Resolution 2026-04 is to add the Assistant Treasurers for bank signing purpose.

Mr. Martin expressed concerns about the number of signers who have check writing access.

There was brief discussion amongst the Board on accessibility.

The Board agreed to update the Resolution with verbiage identifying which positions were appointed versus elected.

> On MOTION by Mr. Tomassetti, seconded by Mr. Parker, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved Resolution 2026-04, Designating Officers of the District, pending changes.

FIFTH ORDER OF BUSINESS **Administrative Matters**

Consideration of Resolution 2026-05, Setting a Regular Meeting Schedule for Fiscal Year 2026-2027 – Exhibit 4

Ms. Carvalho presented the Resolution to the Board.

> On MOTION by Mr. Martin, seconded by Mr. Apoldo, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved Resolution 2026-05, Setting a Regular Meeting Schedule for Fiscal Year 2026-2027.

Consideration of Resolution 2026-06, Adopting Goals, Objectives, and Performance Measures and Standards – Exhibit 5

Ms. Carvalho gave an overview of the Goals and Objectives. She noted there have been no changes for the current year.

Mr. Martin noted a few corrections needed on Goal 1.1 and Goal 1.2 of the Goals and Objectives Reporting Form. Ms. Carvalho noted these changes will be reflected in the updated form.

> On MOTION by Mr. Martin, seconded by Mr. Tomnassetti, with all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved Resolution 2026-06, Adopting Goals, Objectives and Performance Measures and Standards, pending amended changes.

Consideration of HOA-CDD Maintenance Obligations Agreement – Exhibit 6

Mr. Urbanic reviewed the agreement with the Board. He noted the District would take over aeration maintenance, and the HOA would be responsible for maintaining the cord grass. Mr. Urbanic noted this document is not in final form and still has to be reviewed by the HOA.

Mr. Weyer provided additional details regarding the agreement with the Board. He noted an agreement will be created for all three of the HOAs in the community, including Azure, Saphire Cove, and Esplanade to clarify responsibility for each party.

Mr. Parker asked about the cost impact on homeowners.

There was talk amongst the Board regarding the unknown cost of implementation of the aerators.

The Board suggested creating an exhibit of a sitemap for the agreement for clarification of each party's responsibilities.

There was more discussion amongst the Board regarding the contents of the agreement.

Ms. Carvalho noted the District will provide three drafts to present to the Board at the November meeting.

SIXTH ORDER OF BUSINESS

Budgetary Matters

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**

Ms. Carvalho requested a motion to open the Public Hearing.

On MOTION by Mr. Parker, seconded by Mr. Martin, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District opened the Public Hearing.

Ms. Carvalho reviewed the Budget with the Board.

Mr. Martin reviewed line items with the Board and noted discrepancies on page nine and twenty-two.

A homeowner questioned PFM increase and Costco fees.

A homeowner expressed concerns with the growth in the area surrounding the District.

A homeowner questioned the Homeowner Property Appraiser line.

A homeowner questioned which fountains are maintained by the District.

A homeowner questioned if the fire hydrants are part of the District maintenance

On MOTION by Mr. Tomassetti, seconded by Mr. Apoldo, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District closed the Public Hearing.

On MOTION by Mr. Lichtle, seconded by Mr.Parker, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Resolution 2026-07, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds.

Public Hearing on the Adoption of the District's Annual Budget – 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**

Ms. Carvalho requested a motion to open the public hearing.

> On MOTION by Mr. Martin, seconded by Mr. Tomassetti, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District opened the Public Hearing.

There were no public comments.

> On MOTION by Mr. Parker, seconded by Mr. Apoldo, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District closed the Public Hearing.

There were no Board comments.

> On MOTION by Mr. Martin, seconded by Mr. Parker, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Resolution 2026-08, Adopting an Assessment Roll for Fiscal Year 2026-2027 and Certifying Special Assessments for Collection.

SEVENTH ORDER OF BUSINESS **Construction Matters**

None to be considered at this time.

EIGHTH ORDER OF BUSINESS **Financing Matters**

Consideration of Resolution 2026-09, Establishing Checking Account and Signers – Exhibit 9

Ms. Carvalho noted that this Resolution is required by the bank to allow account signers.

> On MOTION by Mr. Lichtle, seconded by Mr. Parker, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District approved the Resolution 2026-09, Establishing Checking Account and Signers.

Review and Acceptance of FY 2025 Audit Report – Exhibit 10

Ms. Carvalho reviewed the Audit Report with the Board.

> On MOTION by Mr. Martin, seconded by Mr. Parker, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District accepted Fiscal Year 2025 Audit Report.

Review and Acceptance of June Monthly Financials – Exhibit 11

Ms. Carvalho gave an overview of the financials with the Board.

> On MOTION by Mr. Parker, seconded by Mr. Martin, will all in favor, the Board of Supervisors of the Hacienda Lakes Community Development District accepted the June Monthly Financials.

NINTH ORDER OF BUSINESS **Other Business**

Staff Reports

Manager's Report –

Mr. Weyer noted that he has received several phone calls from residents regarding the assessments and ponds spraying.

Mr. Apoldo suggested a document/response to distribute to all three Homeowner's Associations that updates Residents about community updates.

Attorney's Report –

Mr. Urbanic reminded Board members of the four-hour ethics training due at the end of December.

Engineer's Report – Nothing to report.

TENTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Parker commented on the landscape on Rattlesnake near the stop sign.

Mr. Martin mentioned the maintenance on Carmen Road near the sports park and the care facility.

The Board discusses creating Board Member emails for the District.

ELEVENTH ORDER OF BUSINESS **Public Comments**

A resident had a public comment regarding the maintenance of the lake in Azure.

A resident had a public comment regarding erosion on the lake bank in Azure.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Martin, seconded by Mr. Apoldo, with all in favor, the meeting of the Board of Supervisors of the Hacienda Lakes Community Development District was adjourned at 10:45 a.m.

_____

Secretary/Assistant Secretary Chairperson/Vice-Chairperson

_____

Print Name Print Name

Hacienda Lakes
Community Development District

Consideration of Fiscal Year 2026
Auditor Engagement Letter

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 13, 2026

To Board of Supervisors
Hacienda Lakes Community Development District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Hacienda Lakes Community Development District, Collier County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hacienda Lakes Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein.

Among other requirements, the auditor must:

a. Keep and maintain public records required by the District to perform the service.
b. Upon request from the District's custodian of public records, provide the District 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 as otherwise provided by law.
c. 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 contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING, LLC, 3501 QUADRANGLE BLVD., STE. 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

Our fee for these services will be $6,700 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, we will deliver a draft audit to the District no later than May 1, 2027. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than January 15, 2027, in order for us to deliver a draft audit to the District no later than May 1, 2027. If the draft is timely reviewed by management, the final audit will be provided no later than June 1, 2027.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Hacienda Lakes Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us. This letter, with any addendum if applicable, constitutes the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Hacienda Lakes Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Hacienda Lakes
Community Development District

Update to HOA-CDD Maintenance Obligation Agreement(s)

Hacienda Lakes
Community Development District

Ratification of Florida Fountains
& Equipment Proposal

Florida Fountains & Equipment, LLC

17252 Alico Center Rd Suite 2
Fort Myers, FL 33967
(239) 567-3030
Office@FLfountains.com
Admin@FLfountains.com

Proposal

Date	Estimate #
8/27/2026	2026-585

Name / Address
Hacienda Lakes Community Development c/o Real Estate Econometrics, Inc. 707 Orchid Drive Naples, FL 34102

Tech	Notes	Project
HR		#2 Nozzle

Description	Qty	U/M	Rate	Total
This proposal is to Hacienda Lakes @ Naples for the purchase and installation of (1) 5hp 3-tier spray pattern nozzle for Fountain #2 from Florida Fountains & Equipment.				
Medium FF&E Nozzle, 5hp	1		1,495.00	1,495.00T
Labor to perform described work @ $139.00/hr	1		139.00	139.00
If approved, please sign & return this proposal to Sean at office@flfountains.com Sign/Date				

We look forward to working with you!

Subtotal	$1,634.00
Sales Tax (0.00)	$0.00
Total	$1,634.00

Hacienda Lakes
Community Development District

Ratification of Fiscal Year 2027
Insurance Renewal Proposal

FLORIDA INSURANCE ALLIANCE

Egis Insurance & Risk Advisors

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Hacienda Lakes Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Hacienda Lakes Community Development District
c/o PFM Management Services, LLC
3501 Quadrangle Blvd. STE 270
Orlando, FL 32817

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126197

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **Not Included**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	$500,000 in any one occurrence
	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
	F	Duty to Defend	$100,000 any one occurrence
	G	Errors and Omissions	$250,000 in any one occurrence
	H	Expediting Expenses	$250,000 in any one occurrence
	I	Fire Department Charges	$50,000 in any one occurrence
	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	$500,000 in any one occurrence
	P	Pollution Cleanup Expense	$50,000 in any one occurrence
	Q	Professional Fees	$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	$500,000 in any one occurrence
	T	Transit	$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Lock and Key Replacement	$2,500 any one occurrence
	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
	EE	Awnings, Gutters and Downspouts	Included
	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	**Limit**	**Deductible**
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

Hacienda Lakes Community Development District
c/o PFM Management Services, LLC
3501 Quadrangle Blvd. STE 270
Orlando, FL 32817

Term: **October 1, 2026 to October 1, 2027**

Quote Number: 100126197

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,483
Public Officials and Employment Practices Liability	$3,635
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	**$8,118**

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Hacienda Lakes Community Development District

(Name of Local Governmental Entity)

By: _____ Gary A. Lichtle
Signature Print Name

Witness By: _____ VIVIAN CARVALHO
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

Hacienda Lakes
Community Development District

Consideration of Resolution 2027-03,
Adopting a Revised Budget for Fiscal Year 2026

RESOLUTION 2027-03

THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026

WHEREAS, the Hacienda Lakes Community Development District Board of Supervisors (the "Board") previously approved and adopted an annual budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for each 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. That the District Manager's Proposed Budgets, attached hereto as **Exhibit "A,"** are hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for Fiscal Year 2025-2026.

c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Revised Budget for the Hacienda Lakes Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026", as adopted by the Board of Supervisors on November 4, 2026.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Hacienda Lakes Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of money to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$_____
TOTAL ALL FUNDS	$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. Board may authorize an appropriation from the unappropriated balance of any fund.

c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand ($10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 16th day of November 2026.

ATTEST:

HACIENDA LAKES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

By:_____

Its:_____

Hacienda Lakes CDD
FY 2026 Proposed Revised Operations & Maintenance Budget

	Actual through 09/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Revenues			
On-Roll Assessments	$ 305,746.99	$ 297,978.52	$ 297,978.52
Off-Roll Assessments	80,231.48	80,231.48	80,231.48
Carry Over Revenue	-	-	29,186.57
Overage of Assessments	-	-	7,768.47
Other Income & Other Financing Sources	17,705.87	-	17,705.87
Net Revenues	**$ 403,684.34**	**$ 378,210.00**	**$ 432,870.91**
General & Administrative Expenses			
Supervisor Fees	$ 3,800.00	$ 4,000.00	$ 3,800.00
Management	47,600.00	42,000.00	47,600.00
Engineering	4,108.50	5,000.00	4,108.50
District Counsel	18,761.68	10,000.00	18,761.68
Assessment Administration	22,605.62	19,500.00	22,605.62
Professional Services Accounting	8,000.00	9,000.00	8,000.00
Audit	6,600.00	7,000.00	6,600.00
Tax Preparation	135.00	175.00	135.00
Legal Advertising	586.16	3,000.00	586.16
Miscellaneous	1,353.33	750.00	1,353.33
Web Site Maintenance	2,039.98	3,500.00	2,039.98
Dues, Licenses, and Fees	175.00	175.00	175.00
General Insurance	7,551.00	7,000.00	7,551.00
Total General & Administrative Expenses	**$ 123,316.27**	**$ 111,100.00**	**$ 123,316.27**
Field Operations Expenses			
Electric	$ 14,663.33	$ 15,000.00	$ 14,663.33
Holiday Decorations	8,240.00	8,000.00	8,240.00
Fountains	1,870.50	2,500.00	1,870.50
Irrigation Repairs	29,725.40	12,000.00	29,725.40
Lake Maintenance	33,862.68	36,850.00	33,862.68
Landscaping & Field Maintenance	121,161.85	108,960.00	121,161.85
Landscape Replacement	10,786.88	10,000.00	10,786.88
Tree Trimming	10,000.00	10,000.00	10,000.00
Entry Monuments Maintenance	1,350.00	1,500.00	1,350.00
Landscape Mulching	10,416.18	10,000.00	10,416.18
Lake Bank Maintenance Reserve	44,271.51	25,000.00	44,271.51
Water Use Monitoring	12,400.00	14,000.00	12,400.00
Sapphire Cove Water Management Permit	6,850.00	-	6,850.00
Sod Replacement	873.83	1,000.00	873.83
Lake Testing	-	200.00	-
Master Pump Maintenance	1,363.58	3,600.00	1,363.58
SFWMD ERP Annual Report	-	1,500.00	-
Sable Palm Culverts Cleaning	2,619.63	7,000.00	2,619.63
Total Field Operations Expenses	**$ 310,455.37**	**$ 267,110.00**	**$ 310,455.37**
Total Expenses	**$ 433,771.64**	**$ 378,210.00**	**$ 433,771.64**
Income (Loss) from Operations	**$ (30,087.30)**	**$ -**	**$ (900.73)**
Other Income (Expense)			
Interest Income	$ 900.73	$ -	$ 900.73
Total Other Income (Expense)	**$ 900.73**	**$ -**	**$ 900.73**
Net Income (Loss)	**$ (29,186.57)**	**$ -**	**$ -**

Hacienda Lakes
Community Development District

Consideration of Banking Service Switch from Sunflower Bank to Valley National Bank

Banking Services Comparison: Sunflower Bank vs. Valley National Bank

Hacienda Lakes CDD · Valley's public funds pricing applies to all PFM-managed districts

Following the First Foundation–Sunflower merger, Sunflower introduced new treasury management fees for the District.

Summary Comparison

	Sunflower Bank (Current)	Valley National Bank (Proposed)
Treasury management fees (estimated monthly)	$86.21	Waived
Interest rate on balances	0.03%	3.50%
Check stock	Not included in fee schedule	Provided at no charge
Remote deposit scanner	District-purchased; must be compatible with Sunflower's software	Valley scanners already in place at PFM office

Treasury Management Fees Hacienda Lakes (1 account)

Fee type	Sunflower Bank	Valley (PFM-managed districts)
Account maintenance ($12.00/account monthly) & debits ($0.20 per payment cleared)	$12.81	Waived
Online banking portal ($12.00/account monthly)	$12.00	Waived
Incoming wires ($10.00 per wire)	$13.33	Waived
ACH Positive Pay ($20.00/account monthly + $1.00 per exception; no per-payment fee)	$20.33	Waived
Check Positive Pay ($20.00/account monthly + $1.00 per exception + $0.60 per check issued)	$22.73	Waived
Mobile deposit ($15.00 monthly, shared across districts)	$5.00	Waived
Total monthly fees	**$86.21**	**Waived**

Sunflower pricing effective 11/1/2026 through 11/30/2027 (TMSO #9828); subject to change without notice.

Estimated annual fee savings **$1,034**

Benefits of Transition

- Elimination of treasury management fees; estimated annual savings of $1,034
- Higher interest rate on balances: 3.50% compared to 0.03% currently
- Check stock provided at no charge; compatible scanners are already in place at the PFM office
- Majority of PFM-managed districts currently bank with Valley, providing an established operational process

Considerations

- Valley's rate is variable and will decrease if the Federal Reserve lowers rates
- One-time transition effort to open accounts, order check stock, and update payment arrangements
- No account closing fee listed by Sunflower; final month's analysis fees still apply
- Confirm any early termination terms with Sunflower (current pricing runs through 11/30/2027)

Board Action

Meeting date: _____ ☐ Approved ☐ Not approved

_____ _____

Chair, Board of Supervisors Date

_____ _____

Attest: Secretary / Assistant Secretary Date

Hacienda Lakes
Community Development District

Review and Acceptance of September Monthly Financials

Hacienda Lakes CDD

September 2026 Financial Report

September 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 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 373,488.24				$ 373,488.24
Prepaid Expenses	7,124.00				7,124.00
Deposits	3,185.00				3,185.00
Series 2016 Debt Service Reserve		$ 586,584.38			586,584.38
Series 2016 Revenue Bond		339,755.31			339,755.31
Series 2024 Revenue Bond		259,675.99			259,675.99
Series 2024 Interest Bond		30.91			30.91
Series 2016 Prepayment Bond		14,168.64			14,168.64
Series 2024 Prepayment Bond		52,093.58			52,093.58
Series 2024 Sinking Fund		51.68			51.68
Dividends Receivable		3,593.97			3,593.97
Due From Other Funds		14,875.42			14,875.42
Series 2016 Acquisition/Construction			$ 83,619.76		83,619.76
Dividends Receivable			240.11		240.11
Total Current Assets	$ 383,797.24	$ 1,270,829.88	$ 83,859.87	$ -	$ 1,738,486.99
Investments					
Amount Available in Debt Service Funds				$ 1,252,360.49	$ 1,252,360.49
Amount To Be Provided				13,911,639.51	13,911,639.51
Total Investments	$ -	$ -	$ -	$ 15,164,000.00	$ 15,164,000.00
Total Assets	$ 383,797.24	$ 1,270,829.88	$ 83,859.87	$ 15,164,000.00	$ 16,902,486.99
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 29,968.58				$ 29,968.58
Due To Other Funds	14,875.42				14,875.42
Total Current Liabilities	$ 44,844.00	$ -	$ -	$ -	$ 44,844.00
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	$ 44,844.00	$ -	$ -	$ 15,164,000.00	$ 15,208,844.00
Net Assets					
Net Assets - General Government	$ 368,139.81				$ 368,139.81
Current Year Net Assets - General Government	(29,186.57)				(29,186.57)
Net Assets, Unrestricted		$ 1,189,370.23			1,189,370.23
Current Year Net Assets, Unrestricted		81,459.65			81,459.65
Net Assets, Unrestricted			$ 60,063.76		60,063.76
Current Year Net Assets, Unrestricted			23,796.11		23,796.11
Total Net Assets	$ 338,953.24	$ 1,270,829.88	$ 83,859.87	$ -	$ 1,693,642.99
Total Liabilities and Net Assets	$ 383,797.24	$ 1,270,829.88	$ 83,859.87	$ 15,164,000.00	$ 16,902,486.99

Hacienda Lakes CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 305,746.99				$ 305,746.99
Off-Roll Assessments	80,231.48				80,231.48
Other Income & Other Financing Sources	17,705.87				17,705.87
On-Roll Assessments		$ 1,207,818.99			1,207,818.99
Other Assessments		64,472.30			64,472.30
Inter-Fund Group Transfers In		(21,207.27)			(21,207.27)
Inter-Fund Transfers In			$ 21,207.27		21,207.27
Total Revenues	$ 403,684.34	$ 1,251,084.02	$ 21,207.27	$ -	$ 1,675,975.63
Expenses					
Supervisor Fees	$ 3,800.00				$ 3,800.00
Management	47,600.00				47,600.00
Engineering	4,108.50				4,108.50
District Counsel	18,761.68				18,761.68
Assessment Administration	22,605.62				22,605.62
Professional Services, Accounting	8,000.00				8,000.00
Audit	6,600.00				6,600.00
Tax Preparation	135.00				135.00
Legal Advertising	586.16				586.16
Miscellaneous	1,353.33				1,353.33
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	14,663.33				14,663.33
Irrigation Repairs	29,725.40				29,725.40
General Liability Insurance	7,551.00				7,551.00
Fountains	1,870.50				1,870.50
Lake Maintenance	33,862.68				33,862.68
Landscaping & Field Maintenance	121,161.85				121,161.85
Landscape Replacement	10,786.88				10,786.88
Tree Trimming	10,000.00				10,000.00
Entry Monuments Maintenance	1,350.00				1,350.00
Landscape Mulching	10,416.18				10,416.18
Lake Bank Maintenance Reserve	44,271.51				44,271.51
Water Use Monitoring	12,400.00				12,400.00
Sapphire Cove Water Management Permit	6,850.00				6,850.00
Sod Replacement	873.83				873.83
Master Pump Maintenance	1,363.58				1,363.58
Sable Palm Culverts Cleaning	2,619.63				2,619.63
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	$ 433,771.64	$ 1,209,498.50	$ -	$ -	$ 1,643,270.14
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 900.73				$ 900.73
Dividend Income		$ 39,874.13			39,874.13
Dividend Income			$ 2,588.84		2,588.84
Total Other Revenues (Expenses) & Gains (Losses)	$ 900.73	$ 39,874.13	$ 2,588.84	$ -	$ 43,363.70
Change In Net Assets	$ (29,186.57)	$ 81,459.65	$ 23,796.11	$ -	$ 76,069.19
Net Assets At Beginning Of Year	$ 368,139.81	$ 1,189,370.23	$ 60,063.76	$ -	$ 1,617,573.80
Net Assets At End Of Year	$ 338,953.24	$ 1,270,829.88	$ 83,859.87	$ -	$ 1,693,642.99

Hacienda Lakes CDD
Budget to Actual
For the Month Ending 09/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 305,746.99	$ 297,978.52	$ 7,768.47	$ 297,978.52	102.61%
Off-Roll Assessments	80,231.48	80,231.48	-	80,231.48	100.00%
Other Income & Other Financing Sources	17,705.87	-	17,705.87	-	
Net Revenues	**$ 403,684.34**	**$ 378,210.00**	**$ 25,474.34**	**$ 378,210.00**	**106.74%**
General & Administrative Expenses					
Supervisor Fees	$ 3,800.00	$ 4,000.00	$ (200.00)	$ 4,000.00	95.00%
Management	47,600.00	42,000.00	5,600.00	42,000.00	113.33%
Engineering	4,108.50	5,000.00	(891.50)	5,000.00	82.17%
District Counsel	18,761.68	10,000.00	8,761.68	10,000.00	187.62%
Assessment Administration	22,605.62	19,500.00	3,105.62	19,500.00	115.93%
Professional Services, Accounting	8,000.00	9,000.00	(1,000.00)	9,000.00	88.89%
Audit	6,600.00	7,000.00	(400.00)	7,000.00	94.29%
Tax Preparation	135.00	175.00	(40.00)	175.00	77.14%
Legal Advertising	586.16	3,000.00	(2,413.84)	3,000.00	19.54%
Miscellaneous	1,353.33	750.00	603.33	750.00	180.44%
Web Site Maintenance	2,039.98	3,500.00	(1,460.02)	3,500.00	58.29%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
General Insurance	7,551.00	7,000.00	551.00	7,000.00	107.87%
Total General & Administrative Expenses	**$ 123,316.27**	**$ 111,100.00**	**$ 12,216.27**	**$ 111,100.00**	**111.00%**
Field Operations Expenses					
Electric	$ 14,663.33	$ 15,000.00	$ (336.67)	$ 15,000.00	97.76%
Holiday Decorations	8,240.00	8,000.00	240.00	8,000.00	103.00%
Irrigation Repairs	29,725.40	12,000.00	17,725.40	12,000.00	247.71%
Fountains	1,870.50	2,500.00	(629.50)	2,500.00	74.82%
Lake Maintenance	33,862.68	36,850.00	(2,987.32)	36,850.00	91.89%
Landscaping & Field Maintenance	121,161.85	108,960.00	12,201.85	108,960.00	111.20%
Landscape Replacement	10,786.88	10,000.00	786.88	10,000.00	107.87%
Tree Trimming	10,000.00	10,000.00	-	10,000.00	100.00%
Entry Monuments Maintenance	1,350.00	1,500.00	(150.00)	1,500.00	90.00%
Landscape Mulching	10,416.18	10,000.00	416.18	10,000.00	104.16%
Lake Bank Maintenance Reserve	44,271.51	25,000.00	19,271.51	25,000.00	177.09%
Water Use Monitoring	12,400.00	14,000.00	(1,600.00)	14,000.00	88.57%
Sapphire Cove Water Management Permit	6,850.00	-	6,850.00	-	
Sod Replacement	873.83	1,000.00	(126.17)	1,000.00	87.38%
Lake Testing	-	200.00	(200.00)	200.00	0.00%
Master Pump Maintenance	1,363.58	3,600.00	(2,236.42)	3,600.00	37.88%
SFWMD ERP Annual Report	-	1,500.00	(1,500.00)	1,500.00	0.00%
Sable Palm Culverts Cleaning	2,619.63	7,000.00	(4,380.37)	7,000.00	37.42%
Total Field Operations Expenses	**$ 310,455.37**	**$ 267,110.00**	**$ 43,345.37**	**$ 267,110.00**	**116.23%**
Total Expenses	**$ 433,771.64**	**$ 378,210.00**	**$ 55,561.64**	**$ 378,210.00**	**114.69%**
Income (Loss) from Operations	**$ (30,087.30)**	**$ -**	**$ (30,087.30)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 900.73	$ -	$ 900.73	$ -	
Total Other Income (Expense)	**$ 900.73**	**$ -**	**$ 900.73**	**$ -**	
Net Income (Loss)	**$ (29,186.57)**	**$ -**	**$ (29,186.57)**	**$ -**	