

# Hacienda North Community Development District

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

The meeting of the Board of Supervisors of the **Hacienda North Community Development District** will be held **Tuesday, May 19, 2026, at 9:00 a.m.** at Seven Shores Clubhouse, 8936 Oceana Way Naples, FL 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**
  - Consideration of the Following Organizational Matters:
    - A. Proof of Publication Exhibit 1
4. **Organizational Matters**
  - Consideration of the Following Organizational Matters:
    - A. Board of Supervisors Meeting Minutes February 17, 2026 Exhibit 2
5. **Administrative Matters**
  - Consideration of the Following Administrative Matters:
    - A. None to be considered this time.
6. **Budgetary Matters**
  - Consideration of the Following Budgetary Matters:
    - A. Consideration of Resolution 2026-01, Approving a Preliminary Budget for Fiscal Year 2027, and Setting a Public Hearing Date for Final Adoption Exhibit 3
    - B. Financials through April 30, 2026 Exhibit 4
7. **Construction Matters**
  - Consideration of the Following Construction Matters:
    - A. None to be considered this time:
8. **Financing Matters**
  - Consideration of the Following Financing Matters:
    - A. None to be considered this time:
9. **Other Business**
  - Staff Reports
    - A. District Manager
      - A. Supervisor of Elections Voter Registration Letter Exhibit 5
      - B. Form 1 Filing
      - C. Audit update

B. District Legal Counsel  
C. District Engineer

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

**11. Public Comments**

**12. Adjournment**



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# **Hacienda North Community Development District**

**Consideration of the Following  
Organizational Matters:  
A. Proof of Publication**

## Public Notices

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

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### BOARD OF SUPERVISORS

#### MEETING DATES

#### HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT

#### FISCAL YEAR 2025-2026

The Board of Supervisors of the Hacienda North Community Development District will hold their regular meetings for Fiscal Year 2025-2026 on the third Tuesday of each month at the Seven Shores Clubhouse, 8936 Oceana Way Naples, FL 34114 at 9:00 a.m. unless otherwise indicated as follows:

October 21, 2025

November 18, 2025

December 16, 2025

January 20, 2026

February 17, 2026

March 17, 2026

April 21, 2026

May 19, 2026

June 16, 2026

July 21, 2026

August 18, 2026

September 15, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

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

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

District Manager

10/7/25 #11732720



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# **Hacienda North Community Development District**

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

- A. Board of Supervisors Meeting Minutes  
February 17, 2026**

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

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4  
5  
6   **Hacienda North Community Development District**  
7   **Board of Supervisors' Meeting**  
8   **Tuesday, February 17, 2026, 9:02 a.m.**  
9   **Seven Shores Clubhouse**  
10 **8936 Oceana Way**  
11 **Naples, Florida 34114**

12  
13 Present and constituting a quorum were:

14		
15	Bob Mulhere	Board Member
16	Jason Tomassetti	Board Member
17	Dwight Nadeau	Board Member
18	Gary Hains	Board Member
19	Clifford "Chip" Olson	Board Member

20  
21 Also present were:

22		
23	Russ Weyer	District Manager, Real Estate Econometrics, Inc.
24	Greg Urbancic	District Counsel, Coleman, Yovanovich & Koester, P.A.
25	David Torres	Hacienda Lakes of Naples LLC
26	Tyler Whitcomb	Hacienda Lakes of Naples LLC

27  
28 Public in attendance were:

29  
30 See attached list at the end of this document

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 attendance  
35 are as outlined above.

36  
37 **Public Comments**

38  
39 Mr. Weyer gave an overview of the public comment period, the responsibilities of the CDD, and the  
40 assessments. It was noted the CDD is responsible for the entrance landscaping and lake  
41 maintenance.

42  
43 A resident commented regarding Hacienda Lakes. It was noted that Hacienda Lakes is a separate  
44 District and the apartments are not a part of the Districts.

45  
46 A resident commented regarding the relocation of the irrigation pumps. It was noted these are HOA  
47 pumps.

48  
49 There was lengthy discussion regarding the relocation of the pumps and the recharge well. It was  
50 noted the CDD maintains the stormwater system and lakes, but the irrigation is maintained by the  
51 HOA. It was requested that the CDD speak to the HOA regarding the issue and recommend  
52 communication to the residents.

1 **SECOND ORDER OF BUSINESS**

**Organizational Matters**

2  
3 **Proof of Publication**

4  
5 Mr. Weyer noted that the meeting was advertised according to Florida Statute requirements.

6  
7 Mr. Weyer noted the next meeting will be held in May for the preliminary budget.

8  
9 **THIRD ORDER OF BUSINESS**

**Administrative Matters**

10  
11 **Acceptance of SFWMD Entry Bridge**  
12 **Surety Bond payment for Toll**  
13 **Brothers**

14  
15 Mr. Weyer gave an overview and noted there is a bond for the bridge. It is being requested that the District  
16 accept the obligation to make the annual bond payment. It was noted this is within the budget.

17  
18 There was brief discussion regarding the bond payment and the ownership of the bridge. It was noted the  
19 permit ownership needs to be transferred to the District from Toll Brothers.

20  
21  
22 ON MOTION by Mr. Mulhere, seconded by Mr. Nadeau with all in favor, the Board accepted the SFWMD  
23 Entry Bridge Surety Bond Payment for Toll Brothers, and authorized Mr. Weyer to obtain necessary  
24 information to transfer permit ownership to the District.  
25

26  
27 **Consideration of the Notice of**  
28 **Publishing Legally Required**  
29 **Advertisements and Public Notices on**  
30 **Collier County's Designated Publicly**  
31 **Accessible Website**

32  
33 Mr. Urbanic gave an overview of the new process for advertising public notices via the Collier County  
34 website.

35  
36 There was brief discussion regarding the website and information posted.

37  
38 Mr. Weyer noted all District information, including the meeting schedule, is posted on the District's website.  
39

40  
41 ON MOTION by Mr. Mulhere, seconded by Mr. Tomassetti, with all in favor, the Board approved the Notice  
42 of Publishing Legally Required Advertisements and Public Notices on Collier County's Designated Publicly  
43 Accessible Website.  
44

45  
46 **Deletion of Tract FDI Temporary**  
47 **District Easement**

48  
49 Mr. Urbanic gave an overview of the easement. He noted there needs to be confirmation from the engineer  
50 that the tract is no longer needed or if a permanent easement needs to be put in place instead.  
51  
52  
53  
54  
55

1  
2 ON MOTION by Mr. Olson, seconded by Mr. Tomasetti, with all in favor, the Board approved the Deletion  
3 of Tract FDI Temporary District Easement, subject to confirmation by Atwell.  
4

5  
6 **Conveyance of Phase 3A, 3B, and 3C**  
7 **Potable Water and Wastewater**  
8 **Utilities to Collier County**  
9

10 Mr. Urbanic gave an overview and noted this is a part of the acquisition agreement.

11 No action was required.

12  
13  
14 **FOURTH ORDER OF BUSINESS**

**Budget Matters**

15  
16 **Acceptance of January 2026 Financial**  
17 **Statements**  
18

19 Mr. Weyer gave an overview of the financial statements.

20 It was noted there is an entry missing under the construction account. Mr. Weyer will adjust  
21  
22

23  
24 ON MOTION by Mr. Mulhere, seconded by Mr. Olson, with all in favor, the Board accepted the January  
25 2026 Financial Statements, with noted change.  
26

27  
28 **FIFTH ORDER OF BUSINESS**

**Business Matters**

29  
30 **Assignment of Real Estate**  
31 **Econometrics, Inc. Contract**  
32

33 Mr. Weyer gave an overview and noted he has sold a portion of his business to PFM. The District  
34 Management fee will remain the same and will include the accounting needs. It was noted the contract  
35 eliminates the agreement with Mr. Weyer and establishes the agreement with PFM.  
36

37 It was noted the dates within the contracts will need to be updated. This will be effective March 1, 2026.  
38

39  
40 ON MOTION by Mr. Olson, seconded by Mr. Nadeau, with all in favor, the Board accepted the Assignment  
41 of Real Estate Econometrics, Inc. Contract in substantial form, and authorized the Chair to have final  
42 execution.  
43

44  
45 **Consulting Agreement Letter**  
46

47 Mr. Weyer noted he will be consulting for at least a year with the District and gave an overview of the letter.  
48

49 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

50  
51 **Manager** – Mr. Weyer gave an overview of current issues with the lakes. He noted that pine straw was  
52 placed on the lake banks by Toll Brothers. The pine straw will be removed and replaced with Bahia sod.  
53

54 There was discussion regarding the water table, the interconnection of the lakes, and the well.  
55

1 Mr. Weyer noted the District is in the area of Collier County's Declaration of Water Shortage.

2  
3 **Legal Counsel** – District Counsel is monitoring the state legislative session for anything affecting the  
4 District.

5  
6 **Engineer** – Not present.

7  
8 **SEVENTH ORDER OF BUSINESS** **Public Comments**

9  
10 A resident commented regarding the water replenishment. It was noted it goes from the aquifer to the lakes.

11  
12 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**

13  
14 There was brief discussion regarding the Board's annual requirement to complete the Form 1. It was noted  
15 a reminder will be sent out.

16  
17 Resident Peter Lichomski commented regarding the bonds interest rate and renegotiation. Mr. Weyer noted  
18 there is a time limit of 10 years prior to renegotiation.

19  
20 There was brief discussion regarding the maintenance and ownership from the main road to the gate. It  
21 was noted the District is only responsible for the roadway. The HOA was responsible for the holiday lighting.

22  
23 **NINTH ORDER OF BUSINESS** **Adjournment**

24  
25  
26 On MOTION by Mr. Nadeau, seconded by Mr. Mulhere, with all in favor, the February 17, 2026, meeting of  
27 the Board of Supervisors of the Hacienda North Community Development District was adjourned.  
28

29  
30  
31  
32  
33 \_\_\_\_\_  
34 Secretary/Assistant Secretary Chairperson/Vice-Chairperson

35  
36  
37 \_\_\_\_\_  
38 Print Name Print Name  
39

RESIDENTS

# Attendance Sign in Sheet

District: Hacienda North CDD

Date of Meeting: February 17, 2026

	Print Name	Stree Address
1	Kimberlee Riggio	8945 Oceana Way
2	<del>PETER &amp; BARBARA LITCHFIELD</del>	<del>9065 LITCHFIELD WAY</del>
3	Barbara Owen	8873 Oceana Way
4	MICHAEL Bacon	9067 KITE LANE
5	Denise & Louis Rago	8769 Driftwood
6		
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# **Hacienda North Community Development District**

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

**A. Consideration of Resolution 2026-01,  
Approving a Preliminary Budget for Fiscal Year  
2027, and Setting a Public Hearing Date for Final  
Adoption**

**RESOLUTION 2026-1**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the “Board”) a proposed budget for Fiscal Year 2026-27 prior to June 15, 2026, a copy of which is attached hereto and made a part hereof as Exhibit “A”; and

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

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

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

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

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

DATE: Tuesday, August 18, 2026  
HOUR: 9:00 a.m.  
LOCATION: 8936 Oceana Way  
Naples, FL 34114  
(Seven Shores Clubhouse)

**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 19nd day of May, 2026, by the Board of Supervisors of Hacienda North Community Development District, Collier County, Florida.

Attest:

**HACIENDA NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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



# Hacienda North CDD

FY 2027 Proposed Budget Package

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



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

	Actual to 04/30/2026	Anticipated May 2026 to September 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<b>Revenues</b>					
On-Roll Assessments	\$ 129,169.60	\$ 60,545.40	\$ 189,715.00	\$ 189,715.00	\$ 212,515.00
Developer Contributions	43,778.25	21,618.06	65,396.31	-	-
Other Income & Other Financing Sources	495.07	-	495.07	-	-
Carry Forward Revenue	-	12,800.00	12,800.00	12,800.00	-
<b>Net Revenues</b>	<b>\$ 173,442.92</b>	<b>\$ 94,963.46</b>	<b>\$ 268,406.38</b>	<b>\$ 202,515.00</b>	<b>\$ 212,515.00</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 1,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Trustee Services	4,256.13	-	4,256.13	-	5,000.00
Management	25,500.00	27,000.00	52,500.00	42,000.00	48,000.00
Engineering	-	2,083.33	2,083.33	5,000.00	5,000.00
Disclosure	-	-	-	-	1,250.00
District Counsel	4,972.14	5,027.86	10,000.00	10,000.00	10,000.00
Assessment Administration	80.19	15,269.81	15,350.00	15,350.00	15,350.00
Professional Services, Other	2,800.00	-	2,800.00	6,000.00	-
Audit	-	6,000.00	6,000.00	6,000.00	6,000.00
Arbitrage Calculation	-	-	-	-	650.00
Tax Preparation	-	-	-	140.00	140.00
Travel and Per Diem	-	1,000.00	1,000.00	-	2,000.00
Postage & Shipping	-	-	-	-	100.00
Legal Advertising	403.84	2,596.16	3,000.00	3,000.00	3,000.00
Office Supplies	-	104.17	104.17	250.00	250.00
Web Site Maintenance	1,800.00	-	1,800.00	2,500.00	3,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
General Insurance	5,732.00	-	5,732.00	6,400.00	6,900.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 46,719.30</b>	<b>\$ 64,081.33</b>	<b>\$ 110,800.63</b>	<b>\$ 102,815.00</b>	<b>\$ 112,815.00</b>
<b>Field Operations Expenses</b>					
Landscaping & Field Maintenance	\$ 35,000.00	\$ 25,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
Landscape Replacement	-	-	-	-	-
Landscape Mulching	-	1,041.67	1,041.67	2,500.00	2,500.00
Irrigation Repairs	-	1,250.00	1,250.00	3,000.00	3,000.00
Sod Replacement	-	-	-	-	-
Tree Pruning	-	-	-	-	-
Master Pump Maintenance	-	-	-	-	-
Lake Bank Maintenance Reserve	-	-	-	-	-
Electricity	-	2,500.00	2,500.00	6,000.00	6,000.00
Fountains	-	-	-	-	-
Water Use Monitoring	-	3,750.00	3,750.00	9,000.00	9,000.00
Entry Monuments Maintenance	-	-	-	-	-
Holiday Decorations	-	-	-	-	-
Street Sweeping	-	-	-	-	-
SFWMD ERP Annual Report	-	-	-	-	-
Lake Testing	-	-	-	-	-
Lake Maintenance	7,140.00	12,060.00	19,200.00	19,200.00	19,200.00
<b>Total Field Expenses</b>	<b>\$ 42,140.00</b>	<b>\$ 45,601.67</b>	<b>\$ 87,741.67</b>	<b>\$ 99,700.00</b>	<b>\$ 99,700.00</b>
<b>Total Expenses</b>	<b>\$ 88,859.30</b>	<b>\$ 109,683.00</b>	<b>\$ 198,542.30</b>	<b>\$ 202,515.00</b>	<b>\$ 212,515.00</b>
<b>Income (Loss) from Operations</b>	<b>\$ 84,583.62</b>	<b>\$ (14,719.54)</b>	<b>\$ 69,864.08</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Income (Expense)</b>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$ 84,583.62</b>	<b>\$ (14,719.54)</b>	<b>\$ 69,864.08</b>	<b>\$ -</b>	<b>\$ -</b>



## HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2026-2027 OPERATIONS & MAINTENANCE AND DEBT ASSESSMENTS

Product Type	Annual Net O&M Assessment Per Unit	Annual Net Debt Assessment per Unit	Total Net Assessment Per Unit	Total Gross Assessment Per Unit*
Twin Villa	\$372.35	\$1,934.81	\$2,307.16	\$2,494.23
52' Lots	\$403.63	\$2,414.85	\$2,818.48	\$3,047.01
59' lots	\$474.86	\$2,964.99	\$3,439.85	\$3,718.76
77' Lots	\$664.91	\$3,629.48	\$4,294.39	\$4,642.59

\* - Grossed up 7.5% for Collier County Property Appraiser and Collier County Tax Collector



HACIENDA NORTH CDD  
FY 2027

## **Budget Item Description**

### **Revenues:**

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

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

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

#### **Supervisor Fees**

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

#### **Trustee Services**

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

#### **Management**

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

#### **Engineering**

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

#### **Disclosure**

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

#### **District Counsel**

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



## HACIENDA NORTH CDD FY 2027

### **Assessment Administration**

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

### **Audit**

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

### **Arbitrage Calculation**

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

### **Tax Preparation**

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

### **Travel & Per Diem**

Travel to and from meetings as related to the District.

### **Postage & Shipping**

Mail, overnight deliveries, correspondence, etc.

### **Legal Advertising**

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

### **Office Supplies**

General office supplies associated with the District.

### **Web Site Maintenance**

Web site maintenance fee.

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

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

### **General Insurance**

General liability insurance.



HACIENDA NORTH CDD  
FY 2027

**Field Operations Expenses:**

**Landscaping and Field Maintenance**

Contracted landscaping within the boundaries of the District.

**Landscaping Mulching**

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

**Irrigation Repairs**

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

**Electricity**

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

**Water Use Monitoring**

Expenses related to tracking and managing irrigation water consumption.

**Lake Maintenance**

Maintenance of lakes owned by District.



**Hacienda North CDD  
FY 2027 Proposed Debt Service Budget**

	<b>Series 2023 FY 2027 Proposed DS Budget</b>
<b>REVENUES:</b>	
Revenue	\$ 1,409,482.50
<b>TOTAL REVENUES</b>	<b><u>\$ 1,409,482.50</u></b>
<b>EXPENDITURES:</b>	
Interest 11/1/2026	\$ 406,615.00
Interest 5/1/2027	406,615.00
Principal 5/1/2027	195,000.00
<b>TOTAL EXPENDITURES</b>	<b><u>\$ 1,008,230.00</u></b>
<b>EXCESS REVENUES (Interest 11/1/2027)</b>	<b><u>\$ 401,252.50</u></b>



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# **Hacienda North Community Development District**

**Consideration of the Following  
Budgetary Matters:**

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



# Hacienda North CDD

## April 2026 Financial Report

April 30, 2026

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



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

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$161,477.00				\$161,477.00
Series 2023 Debt Service Reserve		\$502,737.50			502,737.50
Series 2023 Revenue		790,133.73			790,133.73
Series 2023 Acquisition/Construction			\$2,026,686.65		2,026,686.65
Total Current Assets	<u>\$161,477.00</u>	<u>\$1,292,871.23</u>	<u>\$2,026,686.65</u>	<u>\$0.00</u>	<u>\$3,481,034.88</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$1,292,871.23	\$1,292,871.23
Amount To Be Provided				11,772,128.77	11,772,128.77
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$13,065,000.00</u>	<u>\$13,065,000.00</u>
<b>Total Assets</b>	<u><u>\$161,477.00</u></u>	<u><u>\$1,292,871.23</u></u>	<u><u>\$2,026,686.65</u></u>	<u><u>\$13,065,000.00</u></u>	<u><u>\$16,546,034.88</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$13,065,000.00	\$13,065,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$13,065,000.00</u>	<u>\$13,065,000.00</u>
<b>Total Liabilities</b>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$0.00</u></u>	<u><u>\$13,065,000.00</u></u>	<u><u>\$13,065,000.00</u></u>
<b><u>Net Assets</u></b>					
Net Assets - General Government	\$76,893.38				\$76,893.38
Current Year Net Assets - General Government	84,583.62				84,583.62
Net Assets, Unrestricted		\$539,903.46			539,903.46
Current Year Net Assets, Unrestricted		752,967.77			752,967.77
Net Assets, Unrestricted			\$2,020,687.33		2,020,687.33
Current Year Net Assets, Unrestricted			5,999.32		5,999.32
<b>Total Net Assets</b>	<u><u>\$161,477.00</u></u>	<u><u>\$1,292,871.23</u></u>	<u><u>\$2,026,686.65</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,481,034.88</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$161,477.00</u></u>	<u><u>\$1,292,871.23</u></u>	<u><u>\$2,026,686.65</u></u>	<u><u>\$13,065,000.00</u></u>	<u><u>\$16,546,034.88</u></u>



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

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b>Revenues</b>					
On-Roll Assessments	\$129,169.60				\$129,169.60
Developer Contributions	43,778.25				43,778.25
Other Income & Other Financing Sources	495.07				495.07
On-Roll Assessments		\$751,269.14			751,269.14
<b>Total Revenues</b>	<b>\$173,442.92</b>	<b>\$751,269.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$924,712.06</b>
<b>Expenses</b>					
Supervisor Fees	\$1,000.00				\$1,000.00
Trustee Services	4,256.13				4,256.13
Management	25,500.00				25,500.00
District Counsel	4,972.14				4,972.14
Assessment Administration	80.19				80.19
Professional Services, Other	2,800.00				2,800.00
Legal Advertising	403.84				403.84
Web Site Maintenance	1,800.00				1,800.00
Dues, Licenses, and Fees	175.00				175.00
General Liability Insurance	5,732.00				5,732.00
Lake Maintenance	7,140.00				7,140.00
Landscaping Maintenance & Material	35,000.00				35,000.00
<b>Total Expenses</b>	<b>\$88,859.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$88,859.30</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>					
Dividend Income		\$1,698.63			\$1,698.63
Dividend Income			\$5,999.32		5,999.32
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$0.00</b>	<b>\$1,698.63</b>	<b>\$5,999.32</b>	<b>\$0.00</b>	<b>\$7,697.95</b>
<b>Change In Net Assets</b>	<b>\$84,583.62</b>	<b>\$752,967.77</b>	<b>\$5,999.32</b>	<b>\$0.00</b>	<b>\$843,550.71</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net Assets At End Of Year</b>	<b>\$84,583.62</b>	<b>\$752,967.77</b>	<b>\$5,999.32</b>	<b>\$0.00</b>	<b>\$843,550.71</b>



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

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
On-Roll Assessments	\$ 129,169.60	\$ 110,667.08	\$ 18,502.52	\$ 189,715.00	68.09%
Developer Contributions	43,778.25	-	43,778.25	-	
Other Income & Other Financing Sources	495.07	-	495.07	-	
Carry Forward Revenue	-	7,466.67	(7,466.67)	12,800.00	0.00%
<b>Net Revenues</b>	<b>\$ 173,442.92</b>	<b>\$ 118,133.75</b>	<b>\$ 55,309.17</b>	<b>\$ 202,515.00</b>	<b>85.64%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ 1,000.00	\$ 3,500.00	\$ (2,500.00)	\$ 6,000.00	16.67%
Trustee Services	4,256.13	-	4,256.13	-	
Management	25,500.00	24,500.00	1,000.00	42,000.00	60.71%
Engineering	-	2,916.67	(2,916.67)	5,000.00	0.00%
District Counsel	4,972.14	5,833.33	(861.19)	10,000.00	49.72%
Assessment Administration	80.19	8,954.17	(8,873.98)	15,350.00	0.52%
Professional Services, Other	2,800.00	3,500.00	(700.00)	6,000.00	46.67%
Audit	-	3,500.00	(3,500.00)	6,000.00	0.00%
Tax Preparation	-	81.67	(81.67)	140.00	0.00%
Legal Advertising	403.84	1,750.00	(1,346.16)	3,000.00	13.46%
Office Supplies	-	145.83	(145.83)	250.00	0.00%
Web Site Maintenance	1,800.00	1,458.33	341.67	2,500.00	72.00%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
General Insurance	5,732.00	3,733.33	1,998.67	6,400.00	89.56%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 46,719.30</b>	<b>\$ 59,975.42</b>	<b>\$ (13,256.12)</b>	<b>\$ 102,815.00</b>	<b>45.44%</b>
<b>Field Operations Expenses</b>					
Landscaping & Field Maintenance	\$ 35,000.00	\$ 35,000.00	\$ -	\$ 60,000.00	58.33%
Landscape Mulching	-	1,458.33	(1,458.33)	2,500.00	0.00%
Irrigation - Repairs	-	1,750.00	(1,750.00)	3,000.00	0.00%
Electric	-	3,500.00	(3,500.00)	6,000.00	0.00%
Water Use Monitoring	-	5,250.00	(5,250.00)	9,000.00	0.00%
Lake Maintenance	7,140.00	11,200.00	(4,060.00)	19,200.00	37.19%
<b>Total Field Operations Expenses</b>	<b>\$ 42,140.00</b>	<b>\$ 58,158.33</b>	<b>\$ (16,018.33)</b>	<b>\$ 99,700.00</b>	<b>42.27%</b>
<b>Total Expenses</b>	<b>\$ 88,859.30</b>	<b>\$ 118,133.75</b>	<b>\$ (29,274.45)</b>	<b>\$ 202,515.00</b>	<b>43.88%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 84,583.62</b>	<b>\$ -</b>	<b>\$ 84,583.62</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ -	\$ -	\$ -	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ 84,583.62</b>	<b>\$ -</b>	<b>\$ 84,583.62</b>	<b>\$ -</b>	



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# **Hacienda North Community Development District**

**Consideration of the Following**

**Other Business:**

**Staff Reports**

**A. Supervisor of Elections Voter Registration  
Letter**



## COLLIER COUNTY SUPERVISOR OF ELECTIONS

April 15, 2026

Mr. Greg Urbancic  
Hacienda North CDD  
4001 Tamiami Trl N, Ste 300  
Naples, FL 34103

Dear Mr. Urbancic,

In compliance with Florida Statute 190.006, this letter is to inform you that the official records of the Collier County Supervisor of Elections office indicate that 150 active registered voters reside in the Hacienda North CDD as of April 15, 2026.

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

Sincerely,  
Madelyn Harper Minton

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