Hacienda North
Community Development District

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

The meeting of the Board of Supervisors of the **Hacienda North Community Development District** will be held **Tuesday, August 18, 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**

   A. Proof of Publication — Exhibit 1

4. **Organizational Matters**

   A. Board of Supervisors Meeting Minutes May 19, 2026 — Exhibit 2
   B. Consideration of Resolution 2026-03, Designating Officers of the District — Exhibit 3

5. **Administrative Matters**

   A. Consideration of Resolution 2026-04, Setting a Regular Meeting Schedule — Exhibit 4
   B. Consideration of Resolution 2026-05, Adopting Goals, Objectives, and Performance Measures and Standards — Exhibit 5

6. **Budgetary Matters**

   A. Public Hearing on the Adoption of the District's Annual Budget — Exhibit 6
      - Public Comments and Testimony
      - Board Comments
      - Consideration of Resolution 2026-06, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds

   B. Public Hearing on the Imposition of Special Assessments — Exhibit 7
      - Public Comments and Testimony
      - Board Comments

- Consideration of Resolution 2026-07, Adopting an Assessment Roll for the Fiscal Year 2026-2027 and Certifying Special Assessments for Collection

7. **Construction Matters**

   A. None to be considered this time:

8. **Financing Matters**

   A. Consideration of Resolution 2026-08, Establishing Checking Account and Signers — Exhibit 8
   B. Review and Acceptance of FY 25 Audit Report — Exhibit 9
   C. Review and Acceptance of June Monthly Financials — Exhibit 10

9. **Other Business**

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

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

11. **Public Comments**

12. **Adjournment**

Hacienda North
Community Development District

General District Matters:

A. 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 North CDD Notice of Public Hearing was published on the publicly accessible website https://notices.collierclerk.com as designated by Collier County, Florida on 07/28/2026 until 07/29/2026.

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

DC

(Affiant Signature)

Stephanie Martinez

(Affiant Printed Name)

Sworn to and subscribed before me this 07/29/2026

Crystal K. Kinzel Clerk of the Circuit Court & Comptroller

By:

(Deputy Clerk Signature)

Martha Vergara 7/29/2026

(Deputy Clerk Printed Name) Date

Hacienda North Community Development District

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

The Board of Supervisors of the Hacienda North Community Development District will hold a public hearings and regular meeting on Tuesday, August 18, 2026 at 9:00 a.m. at the Seven Shores Clubhouse, 8936 Oceana Way Naples, FL 34114.

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

The District may also fund various facilities through the collection of certain rates, fees and charges, which are identified within the budget(s). A copy of the Proposed Final Budget, preliminary assessment roll and/or the agenda for the meeting/hearings may be obtained by contacting the District Management Company, PFM Management Services, Inc. at (407) 723-5900 during normal business hours one week prior to the meeting. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website (www.haciendanorthcdd.com) at least two days before the public hearing date. The District will consider levying an assessment for operation and maintenance against each unit in an amount not to exceed $402.54 for a twin villa, $488.80 for an approximate 52-foot homesite, $575.06 for an approximate 59-foot homesite, and $718.82 for an approximate 77-foot homesite. The projected assessment amount is based upon the next fiscal year's budget. These special assessments for operation and maintenance are annually recurring assessments and will be collected on the Collier County tax roll by the Tax Collector. Failure to pay the special assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

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

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting/hearings because of a disability or physical impairment should contact the District Management Company, PFM Management Services, Inc. at (407) 723-5900. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meeting and hearings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting/hearings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 28th and August 4th

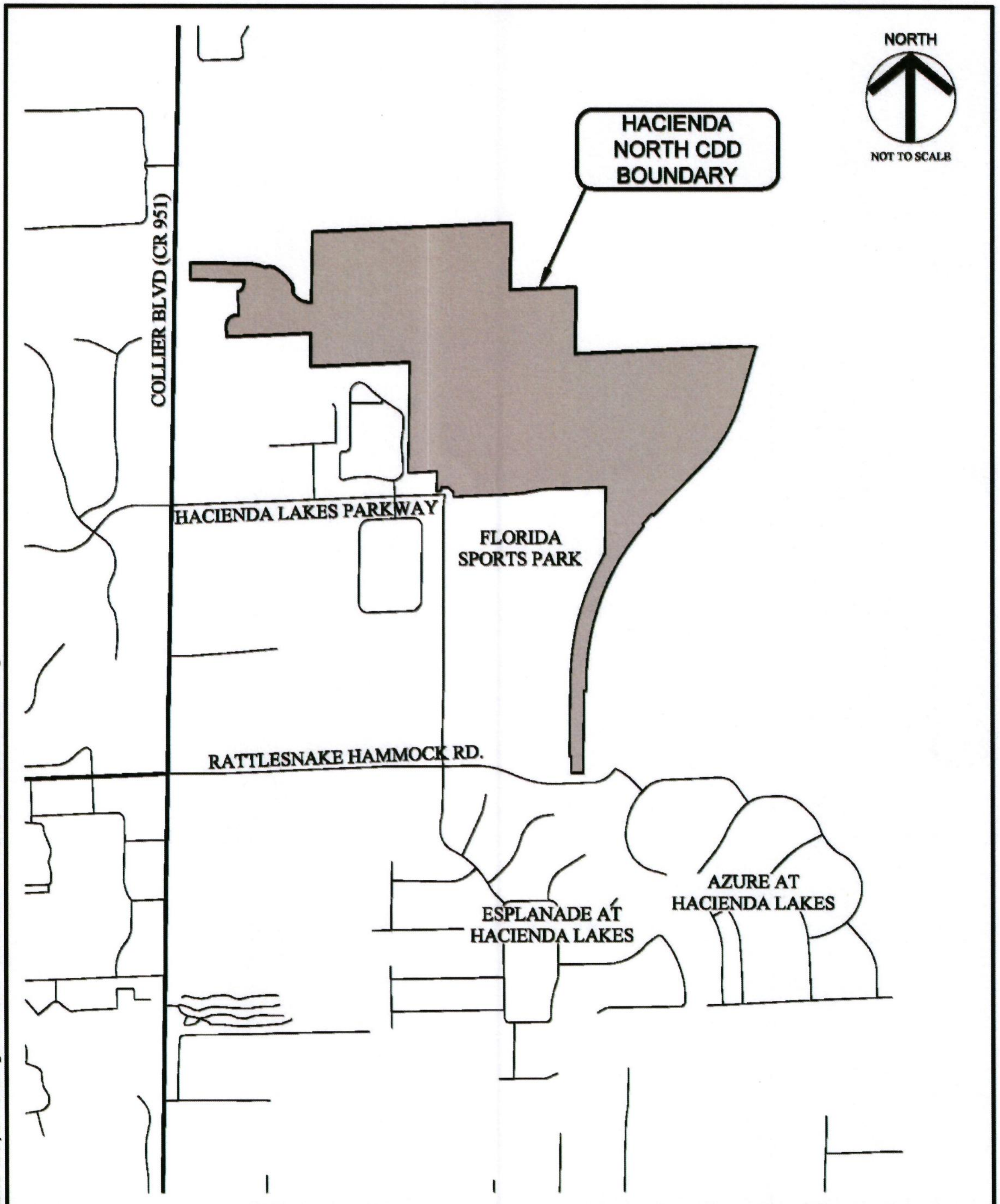

EXHIBIT 1: LOCATION MAP

PREPARED FOR:	SECTION: TOWNSHIP: RANGE:	FLORIDA CERTIFICATE OF AUTHORIZATION #8636	ATWELL
HACIENDA NORTH CDD 707 ORCHID DRIVE, SUITE 100 NAPLES, FLORIDA 34102 PHONE: (239) 269-1341	13,14,23 50S 26E COLLIER COUNTY, FLORIDA FILE NAME: 12845000102.dwg SHEET: 2 OF 11	JEREMY H. ARNOLD, P.E. FL LICENSE NO. 66421	866.850.4200 www.atwell-group.com 28100 BONITA GRANDE DR., SUITE 305 BONITA SPRINGS, FL 34135 239.405.7777

B:\Projects\1284-500 (Hacienda North) CDD\Drawings-Exhibits\1284-500-01 CDD Exhibits\Current Plans\12845000102.dwg

Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel
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DC
(Affiant Signature)

Stephanie Martinez
(Affiant Printed Name)

Sworn to and subscribed before me this 08/05/2026

Crystal K. Kinzel, Clerk of the Circuit Court & Comptroller

(Deputy Clerk Signature)

Jennifer Hansen 8/5/26
(Deputy Clerk Printed Name) Date

Hacienda North Community Development District

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

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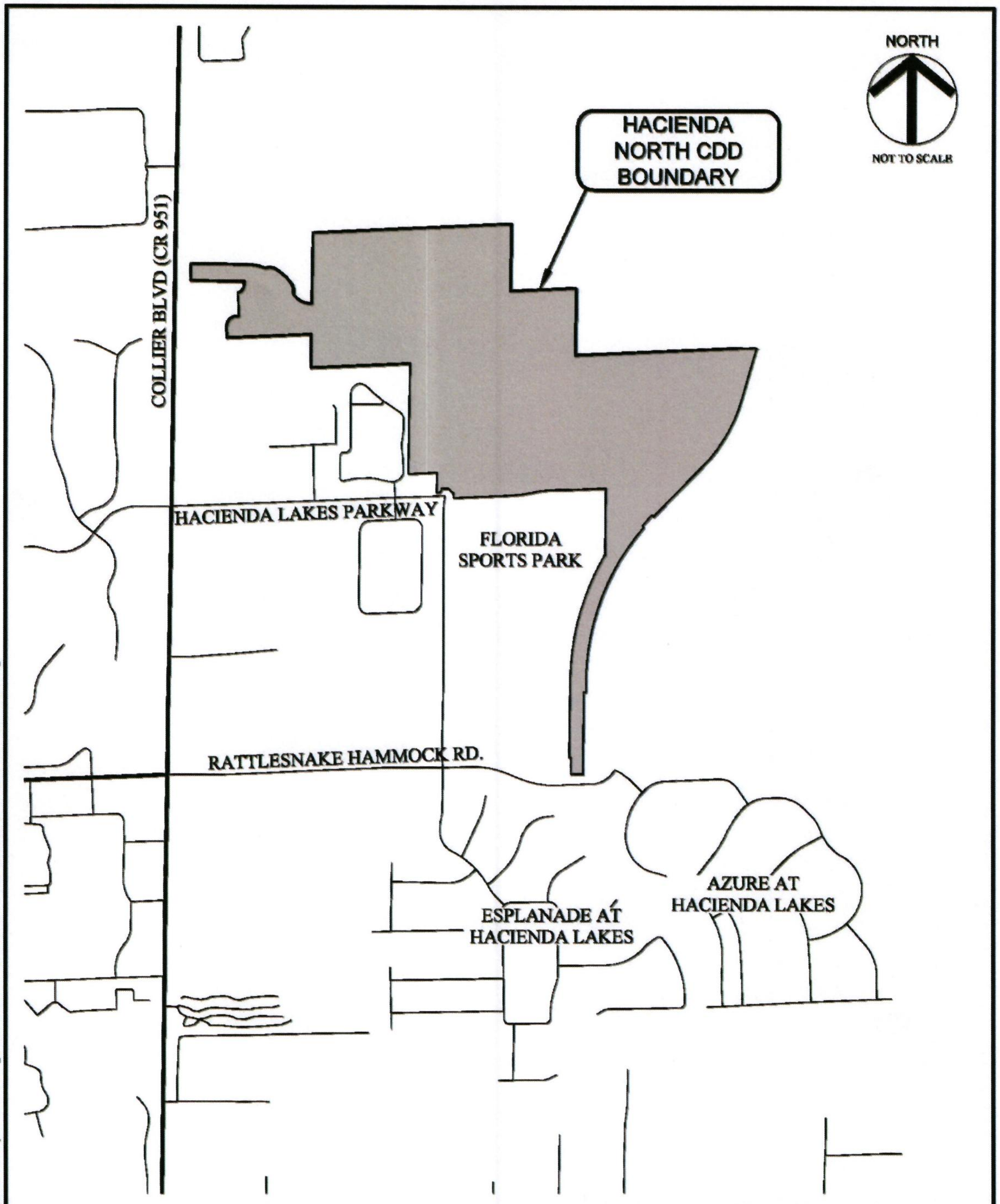
District Manager

July 28th and August 4th



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Hacienda North
Community Development District

Organizational Matters:

A. Board of Supervisors Meeting Minutes May 19, 2026

HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT

3501 Quadrangle Blvd, Suite 270
Orlando, FL 32817

MINUTES OF GENERAL MEETING

General Meeting
Tuesday, May 19, 2026, 9:00 a.m.
Seven Shores Clubhouse
8936 Oceana Way
Naples, Florida 34114

Present and constituting a quorum were:

Bob Mulhere	Chairperson	
Jason Tomassetti	Assistant Secretary	
Dwight Nadeau	Assistant Secretary	

Also present were:

Russ Weyer	District Manager, Real Estate Econometrics, Inc.	
Vivian Carvalho	District Manager, PFM MS	
Angeline Agoncillo	District Accountant, PFM MS	(via phone)
Greg Urbancic	District Counsel, Coleman, Yovanovich & Koester, P.A.	(via phone)
David Torres	Hacienda Lakes of Naples LLC	
Tyler Whitcomb	Hacienda Lakes of Naples LLC	
Various members of the public present		

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

Mr. Weyer called the meeting to order at 9:01 a.m. and proceeded with the roll call. The members in attendance are as outlined above.

Public Comments

There were no public comments at this time.

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

Proof of Publication

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

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

Board of Supervisors Meeting Minutes February 17, 2026

The Board reviewed the minutes.

ON MOTION by Mr. Nadeau, seconded by Mr. Mulhere with all in favor, the Board approved the Meeting Minutes of the February 17, 2026, Board of Supervisors' Meeting.

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

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

Mr. Weyer noted the recommended date for the Public Hearing is August 18, 2026, at 9:00 a.m., at the current location.

Mr. Weyer gave an overview of the budget and the line item increases. It was noted the overall budget did not change. Once approved, the budget can be decreased but cannot be increased.

Ms. Carvalho noted that the Tax Collector assesses a small fee for collecting the on-roll assessments. This is listed as a separate line item.

There was brief discussion regarding the travel and per diem line item. It was noted this should be set to zero.

Mr. Weyer recommended adjusting the legal advertising line item to $1500.00.

There was brief discussion regarding the holiday lighting. It was noted this is now covered by the HOA.

There was also brief discussion regarding the field operations breakdown, including lake maintenance and the engineers' reports.

The Board reviewed the budget adjustments.

ON MOTION by Mr. Mulhere, seconded by Mr. Tomassetti, with all in favor, the Board approved Resolution 2026-01, Approving a Preliminary Budget for Fiscal Year 2027, with the proposed adjustments, and Setting a Public Hearing Date for Final Adoption, on August 18, 2026, at 9:00 a.m., at the current location.

Financials through April 30, 2026

Mr. Weyer gave an overview of the financials.

It was noted there are approximately 140 units left to be sold.

There was brief discussion regarding the debt service budget.

ON MOTION by Mr. Nadeau, seconded by Mr. Mulhere, with all in favor, the Board accepted the Financials through April 30, 2026.

FIFTH ORDER OF BUSINESS **Other Business**

Staff Reports

Manager – Mr. Weyer gave an overview of the Supervisor of Elections letter and noted the threshold has not been met yet.

Mr. Weyer reminded the Board of the Form 1 filing due July 1. This is completed online.

Mr. Weyer noted the audit report should be received soon.

Mr. Weyer gave an overview of Resolution 2026-02, Updated Officers. It was noted this will add PFM staff to the slate.

ON MOTION by Mr. Mulhere, seconded by Mr. Tomassetti, with all in favor, the Board approved Resolution 2026-02, Updating District Officers, with keeping the current slate and adding PFM staff to respective roles.

Legal Counsel – Mr. Urbancic gave a legislative session update and noted that CDD Supervisors can now be recalled, and the sovereign immunity limits have increased. These bills are awaiting the Governor’s signature.

Engineer – Mr. Weyer noted the easement has been taken care of.

Mr. Torres gave an update on the irrigation pump and lakes.

There was brief discussion regarding the commercial parcel. There was no update at this time.

SIXTH ORDER OF BUSINESS **Supervisor Comments and Requests**

There were no Supervisor comments or requests at this time.

SEVENTH ORDER OF BUSINESS **Public Comments**

There were no public comments at this time.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Nadeau, seconded by Mr. Mulhere, with all in favor, the May 19, 2026, meeting of the Board of Supervisors of the Hacienda North Community Development District was adjourned at 9:25 a.m.

____________________________	____________________________
Secretary/Assistant Secretary	Chairperson/Vice-Chairperson
____________________________	____________________________
Print Name	Print Name

Hacienda North
Community Development District

Organizational Matters:

B. Consideration of Resolution 2026-03, Designating Officers of the District

RESOLUTION 2026-03

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

WHEREAS, the Hacienda North 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 NORTH COMMUNITY DEVELOPMENT DISTRICT:

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

Chairperson	Robert Mulhere
Vice Chairperson	Gary Hains
Secretary	Vivian Carvalho
Assistant Secretary	Jason Tomassetti
Assistant Secretary	Clifford Olson
Assistant Secretary	Dwight Nadeau
Assistant Secretary	G. Russell Weyer
Assistant Secretary	Ashley Quiros
Treasurer	Jennifer Glasgow
Assistant Treasurer	Angeline Agoncillo
Assistant Treasurer	Verona Griffith
Assistant Treasurer	Rick Montejano
Assistant Treasurer	Audrey Ryan

PASSED AND ADOPTED this 18th day of August 2026.

ATTEST:

HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chairperson, Board of Supervisors

Hacienda North
Community Development District

Administrative Matters:

A. Consideration of Resolution 2026-04, Setting a Regular Meeting Schedule

RESOLUTION 2026-04

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 18TH OF AUGUST 2026.

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

EXHIBIT “A”

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

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

All meetings will convene at 9:00 a.m. at Seven Shores Clubhouse, 8936 Oceana Way, Naples, FL 34114.

Note that regularly scheduled meeting dates are subject to change or cancellation.

Hacienda North
Community Development District

Administrative Matters:

B. Consideration of Resolution 2026-05, Adopting Goals, Objectives, and Performance Measures and Standards

RESOLUTION 2026-05

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 18th day of August 2026.

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

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:

Hacienda North Community Development District

Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

<u>1. Community Communication and Engagement</u>

Goal 1.1: Public Meetings Compliance

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

<u>Goal 1.2: Notice of Meetings Compliance</u>

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

<u>Goal 1.3: Access to Records Compliance</u>

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 ☐

<u>2. Financial Transparency and Accountability</u>

Goal 2.1: Annual Budget Preparation

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

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

Goal 2.2: Financial Reports

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

Goal 2.3: Annual Financial Audit

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

Chair/Vice Chair:____________________________ Date:___________________

Print Name:_________________________________

District Manager:_____________________________ Date:___________________

Print Name:_________________________________

Hacienda North
Community Development District

Budgetary Matters:

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

- **Public Comments & Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-06, Adopting the Fiscal Year 2026-2027 Budget and Appropriating Funds**

RESOLUTION 2026-06
[FY 2027 APPROPRIATION RESOLUTION]

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

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

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

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

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

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

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

SECTION 1. BUDGET

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

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

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

SECTION 2. APPROPRIATIONS

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

SECTION 3. BUDGET AMENDMENTS

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

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

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

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

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

PASSED AND ADOPTED THIS 18th DAY OF AUGUST 2026.

ATTEST:

HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

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 06/30/2026	Anticipated Jul 2026 to Sep 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
Assessments	$ 132,923.32	$ 56,791.68	$ 189,715.00	$ 189,715.00	$ 212,515.00
Other Income & Other Financing Sources	495.07	-	495.07	-	-
Carry Forward Revenue	-	12,800.00	12,800.00	12,800.00	-
Net Revenues	**$ 177,196.64**	**$ 91,209.74**	**$ 268,406.38**	**$ 202,515.00**	**$ 212,515.00**
General & Administrative Expenses					
Supervisor Fees	$ 1,600.00	$ 2,000.00	$ 3,600.00	$ 6,000.00	$ 6,000.00
Trustee Services	-	-	-	-	5,000.00
Management	33,500.00	12,000.00	45,500.00	42,000.00	48,000.00
Engineering	-	1,250.00	1,250.00	5,000.00	5,000.00
Disclosure	-	-	-	-	2,500.00
Property Appraiser	-	-	-	-	9,500.00
District Counsel	6,365.14	1,591.29	7,956.43	10,000.00	10,000.00
Assessment Administration	9,336.32	6,013.68	15,350.00	15,350.00	5,000.00
Professional Services Accounting	3,600.00	-	3,600.00	6,000.00	-
Accounting Software Subscription	-	-	1,242.00	-	-
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	-	-	-	-	-
Postage & Shipping	-	-	-	-	100.00
Legal Advertising	403.84	134.61	538.45	3,000.00	1,500.00
Office Supplies	-	62.50	62.50	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
Total General & Administrative Expenses	**$ 62,512.30**	**$ 29,052.08**	**$ 92,806.38**	**$ 102,815.00**	**$ 109,715.00**
Field Operations Expenses					
Electric	$ -	$ 750.00	$ 750.00	$ 6,000.00	$ 6,000.00
Irrigation Repairs	-	750.00	750.00	3,000.00	3,000.00
Lake Maintenance	9,180.00	10,020.00	19,200.00	19,200.00	19,200.00
Landscaping & Field Maintenance	45,000.00	15,000.00	60,000.00	60,000.00	60,000.00
Landscape Replacement	-	-	-	-	-
Tree Pruning	-	-	-	-	-
Entry Monuments Maintenance	-	-	-	-	-
Landscape Mulching	-	2,500.00	2,500.00	2,500.00	2,500.00
Lake Bank Maintenance Reserve	-	-	-	-	-
Water Use Monitoring	-	2,250.00	2,250.00	9,000.00	9,000.00
Sod Replacement	-	-	-	-	-
Lake Testing	-	-	-	-	-
Master Pump Maintenance	-	-	-	-	-
SFWMD ERP Annual Report	-	-	-	-	-
Holiday Decorations	-	-	-	-	-
Contingency					3,100.00
Total Field Expenses	**$ 54,180.00**	**$ 31,270.00**	**$ 85,450.00**	**$ 99,700.00**	**$ 102,800.00**
Total Expenses	**$ 116,692.30**	**$ 60,322.08**	**$ 178,256.38**	**$ 202,515.00**	**$ 212,515.00**
Income (Loss) from Operations	**$ 60,504.34**	**$ 30,887.66**	**$ 90,150.00**	**$ -**	$ -
Other Income (Expense)					
Interest Income	$ -	$ -	$ -	$ -	$ -
Total Other Income (Expense)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Income (Loss)	**$ 60,504.34**	**$ 30,887.66**	**$ 90,150.00**	**$ -**	$ -

HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026-2027 OPERATIONS & MAINTENANCE AND DEBT ASSESSMENTS

Product Type	Annual Net O&M Assessment Per Unit	Gross O&M Per Unit	Annual Net Debt Assessment per Unit	Gross MADS per Unit	Total Net Assessment Per Unit	Total Gross Assessment Per Unit*
Twin Villa	$372.35	$402.54	$1,934.81	$2,091.69	$2,307.16	$2,494.23
52' Lots	$452.14	$488.80	$2,414.85	$2,610.65	$2,866.99	$3,099.45
59' lots	$531.93	$575.06	$2,964.99	$3,205.40	$3,496.92	$3,780.46
77' Lots	$664.91	$718.82	$3,629.48	$3,923.76	$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:

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. These are collected via the tax collector or through direct billing.

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.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county. County property appraiser billed administrative costs associated with the assessment of the Non-Ad Valorem Tax Roll for the District.

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

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:

Electric

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

Irrigation Repairs

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

Lake Maintenance

Maintenance of lakes owned by District.

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.

Water Use Monitoring

Expenses related to tracking and managing irrigation water consumption.

Contingency

Other field operations expenses incurred throughout the year.

Hacienda North CDD
FY 2027 Proposed Debt Service Budget

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

Hacienda North
Community Development District

Budgetary Matters:

B. Public Hearing on the Imposition of Special Assessments

- **Public Comments & Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-07, Adopting an Assessment Roll for the Fiscal Year 2026-2027 and Certifying Special Assessments for Collection**

RESOLUTION 2026-07
[FY 2027 ASSESSMENT RESOLUTION]

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

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

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

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

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

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

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

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

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

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

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

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

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

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

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

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

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF AUGUST 2026.

ATTEST:

HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Hacienda North CDD

FY 2027 Proposed O&M Budget

	Actual to 06/30/2026	Anticipated Jul 2026 to Sep 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
Assessments	$ 132,923.32	$ 56,791.68	$ 189,715.00	$ 189,715.00	$ 212,515.00
Other Income & Other Financing Sources	495.07	-	495.07	-	-
Carry Forward Revenue	-	12,800.00	12,800.00	12,800.00	-
Net Revenues	**$ 177,196.64**	**$ 91,209.74**	**$ 268,406.38**	**$ 202,515.00**	**$ 212,515.00**
General & Administrative Expenses					
Supervisor Fees	$ 1,600.00	$ 2,000.00	$ 3,600.00	$ 6,000.00	$ 6,000.00
Trustee Services	-	-	-	-	5,000.00
Management	33,500.00	12,000.00	45,500.00	42,000.00	48,000.00
Engineering	-	1,250.00	1,250.00	5,000.00	5,000.00
Disclosure	-	-	-	-	2,500.00
Property Appraiser	-	-	-	-	9,500.00
District Counsel	6,365.14	1,591.29	7,956.43	10,000.00	10,000.00
Assessment Administration	9,336.32	6,013.68	15,350.00	15,350.00	5,000.00
Professional Services Accounting	3,600.00	-	3,600.00	6,000.00	-
Accounting Software Subscription	-	-	1,242.00	-	-
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	-	-	-	-	-
Postage & Shipping	-	-	-	-	100.00
Legal Advertising	403.84	134.61	538.45	3,000.00	1,500.00
Office Supplies	-	62.50	62.50	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
Total General & Administrative Expenses	**$ 62,512.30**	**$ 29,052.08**	**$ 92,806.38**	**$ 102,815.00**	**$ 109,715.00**
Field Operations Expenses					
Electric	$ -	$ 750.00	$ 750.00	$ 6,000.00	$ 6,000.00
Irrigation Repairs	-	750.00	750.00	3,000.00	3,000.00
Lake Maintenance	9,180.00	10,020.00	19,200.00	19,200.00	19,200.00
Landscaping & Field Maintenance	45,000.00	15,000.00	60,000.00	60,000.00	60,000.00
Landscape Replacement	-	-	-	-	-
Tree Pruning	-	-	-	-	-
Entry Monuments Maintenance	-	-	-	-	-
Landscape Mulching	-	2,500.00	2,500.00	2,500.00	2,500.00
Lake Bank Maintenance Reserve	-	-	-	-	-
Water Use Monitoring	-	2,250.00	2,250.00	9,000.00	9,000.00
Sod Replacement	-	-	-	-	-
Lake Testing	-	-	-	-	-
Master Pump Maintenance	-	-	-	-	-
SFWMD ERP Annual Report	-	-	-	-	-
Holiday Decorations	-	-	-	-	-
Contingency					3,100.00
Total Field Expenses	**$ 54,180.00**	**$ 31,270.00**	**$ 85,450.00**	**$ 99,700.00**	**$ 102,800.00**
Total Expenses	**$ 116,692.30**	**$ 60,322.08**	**$ 178,256.38**	**$ 202,515.00**	**$ 212,515.00**
Income (Loss) from Operations	**$ 60,504.34**	**$ 30,887.66**	**$ 90,150.00**	**$ -**	$ -
Other Income (Expense)					
Interest Income	$ -	$ -	$ -	$ -	$ -
Total Other Income (Expense)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Income (Loss)	**$ 60,504.34**	**$ 30,887.66**	**$ 90,150.00**	**$ -**	$ -

Hacienda North CDD			
Fiscal Year 2027 Assessment Roll			
Parcel ID	O&M	Debt Service	Total Assessment
48590010724	$ 488.80	$ 2,610.65	$ 3,099.45
48590010740	$ 488.80	$ 2,610.65	$ 3,099.45
48590010766	$ 488.80	$ 2,610.65	$ 3,099.45
48590010782	$ 488.80	$ 2,610.65	$ 3,099.45
48590010805	$ 488.80	$ 2,610.65	$ 3,099.45
48590010821	$ 488.80	$ 2,610.65	$ 3,099.45
48590010847	$ 488.80	$ 2,610.65	$ 3,099.45
48590010863	$ 488.80	$ 2,610.65	$ 3,099.45
48590010889	$ 402.54	$ 2,091.69	$ 2,494.23
48590010902	$ 402.54	$ 2,091.69	$ 2,494.23
48590010928	$ 402.54	$ 2,091.69	$ 2,494.23
48590010944	$ 402.54	$ 2,091.69	$ 2,494.23
48590010960	$ 402.54	$ 2,091.69	$ 2,494.23
48590010986	$ 402.54	$ 2,091.69	$ 2,494.23
48590011008	$ 402.54	$ 2,091.69	$ 2,494.23
48590011024	$ 402.54	$ 2,091.69	$ 2,494.23
48590011040	$ 402.54	$ 2,091.69	$ 2,494.23
48590011066	$ 402.54	$ 2,091.69	$ 2,494.23
48590011082	$ 402.54	$ 2,091.69	$ 2,494.23
48590011105	$ 402.54	$ 2,091.69	$ 2,494.23
48590011121	$ 402.54	$ 2,091.69	$ 2,494.23
48590011147	$ 402.54	$ 2,091.69	$ 2,494.23
48590011163	$ 402.54	$ 2,091.69	$ 2,494.23
48590011189	$ 402.54	$ 2,091.69	$ 2,494.23
48590011202	$ 402.54	$ 2,091.69	$ 2,494.23
48590011228	$ 402.54	$ 2,091.69	$ 2,494.23
48590011244	$ 402.54	$ 2,091.69	$ 2,494.23
48590011260	$ 402.54	$ 2,091.69	$ 2,494.23
48590011286	$ 402.54	$ 2,091.69	$ 2,494.23
48590011309	$ 402.54	$ 2,091.69	$ 2,494.23
48590011325	$ 402.54	$ 2,091.69	$ 2,494.23
48590011341	$ 402.54	$ 2,091.69	$ 2,494.23
48590011367	$ 402.54	$ 2,091.69	$ 2,494.23
48590011383	$ 402.54	$ 2,091.69	$ 2,494.23
48590011406	$ 402.54	$ 2,091.69	$ 2,494.23
48590011422	$ 402.54	$ 2,091.69	$ 2,494.23
48590011448	$ 402.54	$ 2,091.69	$ 2,494.23
48590011464	$ 402.54	$ 2,091.69	$ 2,494.23
48590011480	$ 402.54	$ 2,091.69	$ 2,494.23
48590011503	$ 402.54	$ 2,091.69	$ 2,494.23
48590011529	$ 402.54	$ 2,091.69	$ 2,494.23
48590011545	$ 402.54	$ 2,091.69	$ 2,494.23
48590011561	$ 488.80	$ 2,610.65	$ 3,099.45
48590011587	$ 488.80	$ 2,610.65	$ 3,099.45
48590011600	$ 488.80	$ 2,610.65	$ 3,099.45
48590011626	$ 488.80	$ 2,610.65	$ 3,099.45
48590011642	$ 488.80	$ 2,610.65	$ 3,099.45
48590011668	$ 488.80	$ 2,610.65	$ 3,099.45
48590011684	$ 488.80	$ 2,610.65	$ 3,099.45
48590011707	$ 488.80	$ 2,610.65	$ 3,099.45
48590011723	$ 488.80	$ 2,610.65	$ 3,099.45

Hacienda North CDD			
Fiscal Year 2027 Assessment Roll			
Parcel ID	O&M	Debt Service	Total Assessment
48590011749	$ 488.80	$ 2,610.65	$ 3,099.45
48590011765	$ 488.80	$ 2,610.65	$ 3,099.45
48590011781	$ 488.80	$ 2,610.65	$ 3,099.45
48590011804	$ 488.80	$ 2,610.65	$ 3,099.45
48590011820	$ 488.80	$ 2,610.65	$ 3,099.45
48590011846	$ 488.80	$ 2,610.65	$ 3,099.45
48590012544	$ 488.80	$ 2,610.65	$ 3,099.45
48590012560	$ 402.54	$ 2,091.69	$ 2,494.23
48590012586	$ 402.54	$ 2,091.69	$ 2,494.23
48590012609	$ 402.54	$ 2,091.69	$ 2,494.23
48590012625	$ 402.54	$ 2,091.69	$ 2,494.23
48590012641	$ 402.54	$ 2,091.69	$ 2,494.23
48590012667	$ 402.54	$ 2,091.69	$ 2,494.23
48590012683	$ 402.54	$ 2,091.69	$ 2,494.23
48590012706	$ 402.54	$ 2,091.69	$ 2,494.23
48590012722	$ 402.54	$ 2,091.69	$ 2,494.23
48590012748	$ 402.54	$ 2,091.69	$ 2,494.23
48590012764	$ 402.54	$ 2,091.69	$ 2,494.23
48590012780	$ 402.54	$ 2,091.69	$ 2,494.23
48590012803	$ 488.80	$ 2,610.65	$ 3,099.45
48590012829	$ 488.80	$ 2,610.65	$ 3,099.45
48590012845	$ 488.80	$ 2,610.65	$ 3,099.45
48590012861	$ 488.80	$ 2,610.65	$ 3,099.45
48590012887	$ 488.80	$ 2,610.65	$ 3,099.45
48590012900	$ 488.80	$ 2,610.65	$ 3,099.45
48590012926	$ 488.80	$ 2,610.65	$ 3,099.45
48590012942	$ 488.80	$ 2,610.65	$ 3,099.45
48590012968	$ 488.80	$ 2,610.65	$ 3,099.45
48590012984	$ 488.80	$ 2,610.65	$ 3,099.45
48590013006	$ 488.80	$ 2,610.65	$ 3,099.45
48590013022	$ 488.80	$ 2,610.65	$ 3,099.45
48590013048	$ 488.80	$ 2,610.65	$ 3,099.45
48590013064	$ 488.80	$ 2,610.65	$ 3,099.45
48590013080	$ 488.80	$ 2,610.65	$ 3,099.45
48590013103	$ 488.80	$ 2,610.65	$ 3,099.45
48590013129	$ 488.80	$ 2,610.65	$ 3,099.45
48590013145	$ 488.80	$ 2,610.65	$ 3,099.45
48590013161	$ 488.80	$ 2,610.65	$ 3,099.45
48590013187	$ 488.80	$ 2,610.65	$ 3,099.45
48590013200	$ 488.80	$ 2,610.65	$ 3,099.45
48590013226	$ 488.80	$ 2,610.65	$ 3,099.45
48590013242	$ 488.80	$ 2,610.65	$ 3,099.45
48590013268	$ 488.80	$ 2,610.65	$ 3,099.45
48590013284	$ 575.06	$ 3,205.40	$ 3,780.46
48590013307	$ 575.06	$ 3,205.40	$ 3,780.46
48590013323	$ 575.06	$ 3,205.40	$ 3,780.46
48590013349	$ 718.82	$ 3,923.76	$ 4,642.58
48590013365	$ 718.82	$ 3,923.76	$ 4,642.58
48590013381	$ 718.82	$ 3,923.76	$ 4,642.58
48590013404	$ 718.82	$ 3,923.76	$ 4,642.58
48590013420	$ 718.82	$ 3,923.76	$ 4,642.58

Hacienda North CDD			
Fiscal Year 2027 Assessment Roll			
Parcel ID	O&M	Debt Service	Total Assessment
48590013446	$ 488.80	$ 2,610.65	$ 3,099.45
48590013462	$ 488.80	$ 2,610.65	$ 3,099.45
48590013488	$ 488.80	$ 2,610.65	$ 3,099.45
48590013501	$ 488.80	$ 2,610.65	$ 3,099.45
48590013527	$ 488.80	$ 2,610.65	$ 3,099.45
48590013543	$ 488.80	$ 2,610.65	$ 3,099.45
48590013569	$ 488.80	$ 2,610.65	$ 3,099.45
48590013585	$ 488.80	$ 2,610.65	$ 3,099.45
48590013608	$ 488.80	$ 2,610.65	$ 3,099.45
48590013624	$ 488.80	$ 2,610.65	$ 3,099.45
48590013640	$ 488.80	$ 2,610.65	$ 3,099.45
48590013666	$ 488.80	$ 2,610.65	$ 3,099.45
48590013682	$ 402.54	$ 2,091.69	$ 2,494.23
48590013705	$ 402.54	$ 2,091.69	$ 2,494.23
48590013721	$ 402.54	$ 2,091.69	$ 2,494.23
48590013747	$ 402.54	$ 2,091.69	$ 2,494.23
48590013763	$ 402.54	$ 2,091.69	$ 2,494.23
48590013789	$ 402.54	$ 2,091.69	$ 2,494.23
48590013802	$ 402.54	$ 2,091.69	$ 2,494.23
48590013828	$ 402.54	$ 2,091.69	$ 2,494.23
48590013844	$ 718.82	$ 3,923.76	$ 4,642.58
48590013860	$ 575.06	$ 3,205.40	$ 3,780.46
48590013886	$ 488.80	$ 2,610.65	$ 3,099.45
48590013909	$ 402.54	$ 2,091.69	$ 2,494.23
48590013925	$ 402.54	$ 2,091.69	$ 2,494.23
48590013941	$ 488.80	$ 2,610.65	$ 3,099.45
48590013967	$ 488.80	$ 2,610.65	$ 3,099.45
48590013983	$ 488.80	$ 2,610.65	$ 3,099.45
48590014005	$ 488.80	$ 2,610.65	$ 3,099.45
48590014021	$ 488.80	$ 2,610.65	$ 3,099.45
48590014047	$ 488.80	$ 2,610.65	$ 3,099.45
48590014063	$ 488.80	$ 2,610.65	$ 3,099.45
48590014089	$ 488.80	$ 2,610.65	$ 3,099.45
48590014102	$ 488.80	$ 2,610.65	$ 3,099.45
48590014128	$ 488.80	$ 2,610.65	$ 3,099.45
48590014144	$ 488.80	$ 2,610.65	$ 3,099.45
48590014160	$ 488.80	$ 2,610.65	$ 3,099.45
48590014186	$ 488.80	$ 2,610.65	$ 3,099.45
48590014209	$ 488.80	$ 2,610.65	$ 3,099.45
48590014225	$ 575.06	$ 3,205.40	$ 3,780.46
48590014241	$ 575.06	$ 3,205.40	$ 3,780.46
48590014267	$ 575.06	$ 3,205.40	$ 3,780.46
48590014283	$ 575.06	$ 3,205.40	$ 3,780.46
48590014306	$ 575.06	$ 3,205.40	$ 3,780.46
48590014322	$ 575.06	$ 3,205.40	$ 3,780.46
48590014348	$ 575.06	$ 3,205.40	$ 3,780.46
48590014364	$ 575.06	$ 3,205.40	$ 3,780.46
48590014380	$ 575.06	$ 3,205.40	$ 3,780.46
48590014403	$ 575.06	$ 3,205.40	$ 3,780.46
73250001064	$ 718.82	$ 3,923.76	$ 4,642.58
73250001080	$ 718.82	$ 3,923.76	$ 4,642.58

Hacienda North CDD			
Fiscal Year 2027 Assessment Roll			
Parcel ID	O&M	Debt Service	Total Assessment
73250001103	$ 718.82	$ 3,923.76	$ 4,642.58
73250001129	$ 718.82	$ 3,923.76	$ 4,642.58
73250001145	$ 718.82	$ 3,923.76	$ 4,642.58
73250001161	$ 718.82	$ 3,923.76	$ 4,642.58
73250001187	$ 718.82	$ 3,923.76	$ 4,642.58
73250001200	$ 718.82	$ 3,923.76	$ 4,642.58
73250001226	$ 718.82	$ 3,923.76	$ 4,642.58
73250001242	$ 718.82	$ 3,923.76	$ 4,642.58
73250001268	$ 718.82	$ 3,923.76	$ 4,642.58
73250001284	$ 718.82	$ 3,923.76	$ 4,642.58
73250001307	$ 718.82	$ 3,923.76	$ 4,642.58
73250001323	$ 575.06	$ 3,205.40	$ 3,780.46
73250001349	$ 575.06	$ 3,205.40	$ 3,780.46
73250001365	$ 575.06	$ 3,205.40	$ 3,780.46
73250001381	$ 575.06	$ 3,205.40	$ 3,780.46
73250001404	$ 575.06	$ 3,205.40	$ 3,780.46
73250001420	$ 575.06	$ 3,205.40	$ 3,780.46
73250001446	$ 575.06	$ 3,205.40	$ 3,780.46
73250001462	$ 575.06	$ 3,205.40	$ 3,780.46
73250001488	$ 575.06	$ 3,205.40	$ 3,780.46
73250001501	$ 575.06	$ 3,205.40	$ 3,780.46
73250001527	$ 575.06	$ 3,205.40	$ 3,780.46
73250001543	$ 575.06	$ 3,205.40	$ 3,780.46
73250001569	$ 488.80	$ 2,610.65	$ 3,099.45
73250001585	$ 488.80	$ 2,610.65	$ 3,099.45
73250001608	$ 488.80	$ 2,610.65	$ 3,099.45
73250001624	$ 488.80	$ 2,610.65	$ 3,099.45
73250001640	$ 488.80	$ 2,610.65	$ 3,099.45
73250001666	$ 488.80	$ 2,610.65	$ 3,099.45
73250001682	$ 488.80	$ 2,610.65	$ 3,099.45
73250001705	$ 488.80	$ 2,610.65	$ 3,099.45
73250001721	$ 488.80	$ 2,610.65	$ 3,099.45
73250002241	$ 718.82	$ 3,923.76	$ 4,642.58
73250002267	$ 718.82	$ 3,923.76	$ 4,642.58
73250002283	$ 718.82	$ 3,923.76	$ 4,642.58
73250002306	$ 718.82	$ 3,923.76	$ 4,642.58
73250002322	$ 718.82	$ 3,923.76	$ 4,642.58
73250002348	$ 718.82	$ 3,923.76	$ 4,642.58
73250002364	$ 718.82	$ 3,923.76	$ 4,642.58
73250002380	$ 718.82	$ 3,923.76	$ 4,642.58
73250002403	$ 718.82	$ 3,923.76	$ 4,642.58
73250002429	$ 575.06	$ 3,205.40	$ 3,780.46
73250002445	$ 575.06	$ 3,205.40	$ 3,780.46
73250002461	$ 575.06	$ 3,205.40	$ 3,780.46
73250002487	$ 575.06	$ 3,205.40	$ 3,780.46
73250002500	$ 575.06	$ 3,205.40	$ 3,780.46
73250002526	$ 575.06	$ 3,205.40	$ 3,780.46
73250002542	$ 575.06	$ 3,205.40	$ 3,780.46
73250002568	$ 575.06	$ 3,205.40	$ 3,780.46
73250002584	$ 575.06	$ 3,205.40	$ 3,780.46
73250002607	$ 575.06	$ 3,205.40	$ 3,780.46

Hacienda North CDD			
Fiscal Year 2027 Assessment Roll			
Parcel ID	O&M	Debt Service	Total Assessment
73250002623	$ 575.06	$ 3,205.40	$ 3,780.46
73250002649	$ 575.06	$ 3,205.40	$ 3,780.46
73250002665	$ 575.06	$ 3,205.40	$ 3,780.46
73250002681	$ 575.06	$ 3,205.40	$ 3,780.46
73250002704	$ 575.06	$ 3,205.40	$ 3,780.46
73250002720	$ 575.06	$ 3,205.40	$ 3,780.46
73250002746	$ 575.06	$ 3,205.40	$ 3,780.46
73250002762	$ 575.06	$ 3,205.40	$ 3,780.46
73250002788	$ 575.06	$ 3,205.40	$ 3,780.46
73250002801	$ 575.06	$ 3,205.40	$ 3,780.46
73250002827	$ 575.06	$ 3,205.40	$ 3,780.46
73250002843	$ 575.06	$ 3,205.40	$ 3,780.46
73250002869	$ 575.06	$ 3,205.40	$ 3,780.46
73250002885	$ 402.54	$ 2,091.69	$ 2,494.23
73250002908	$ 402.54	$ 2,091.69	$ 2,494.23
73250002924	$ 402.54	$ 2,091.69	$ 2,494.23
73250002940	$ 402.54	$ 2,091.69	$ 2,494.23
73250002966	$ 402.54	$ 2,091.69	$ 2,494.23
73250002982	$ 402.54	$ 2,091.69	$ 2,494.23
73250003004	$ 402.54	$ 2,091.69	$ 2,494.23
73250003020	$ 402.54	$ 2,091.69	$ 2,494.23
73250003046	$ 402.54	$ 2,091.69	$ 2,494.23
73250003062	$ 402.54	$ 2,091.69	$ 2,494.23
73250003088	$ 402.54	$ 2,091.69	$ 2,494.23
73250003101	$ 402.54	$ 2,091.69	$ 2,494.23
73250003127	$ 402.54	$ 2,091.69	$ 2,494.23
73250003143	$ 402.54	$ 2,091.69	$ 2,494.23
73250003169	$ 402.54	$ 2,091.69	$ 2,494.23
73250003185	$ 402.54	$ 2,091.69	$ 2,494.23
73250003208	$ 402.54	$ 2,091.69	$ 2,494.23
73250003224	$ 402.54	$ 2,091.69	$ 2,494.23
73250003240	$ 402.54	$ 2,091.69	$ 2,494.23
73250003266	$ 402.54	$ 2,091.69	$ 2,494.23
73250003282	$ 402.54	$ 2,091.69	$ 2,494.23
73250003305	$ 402.54	$ 2,091.69	$ 2,494.23
73250003321	$ 402.54	$ 2,091.69	$ 2,494.23
73250003347	$ 402.54	$ 2,091.69	$ 2,494.23
73250003363	$ 402.54	$ 2,091.69	$ 2,494.23
73250003389	$ 402.54	$ 2,091.69	$ 2,494.23
73250003402	$ 402.54	$ 2,091.69	$ 2,494.23
73250003428	$ 402.54	$ 2,091.69	$ 2,494.23
73250003444	$ 402.54	$ 2,091.69	$ 2,494.23
73250003460	$ 402.54	$ 2,091.69	$ 2,494.23
73250003486	$ 402.54	$ 2,091.69	$ 2,494.23
73250003509	$ 402.54	$ 2,091.69	$ 2,494.23
73250003525	$ 402.54	$ 2,091.69	$ 2,494.23
73250003541	$ 402.54	$ 2,091.69	$ 2,494.23
73250003567	$ 402.54	$ 2,091.69	$ 2,494.23
73250003583	$ 402.54	$ 2,091.69	$ 2,494.23
73250003606	$ 402.54	$ 2,091.69	$ 2,494.23
73250003622	$ 402.54	$ 2,091.69	$ 2,494.23

Hacienda North CDD			
Fiscal Year 2027 Assessment Roll			
Parcel ID	O&M	Debt Service	Total Assessment
73250003648	$ 402.54	$ 2,091.69	$ 2,494.23
73250003664	$ 402.54	$ 2,091.69	$ 2,494.23
73250003680	$ 402.54	$ 2,091.69	$ 2,494.23
73250003703	$ 402.54	$ 2,091.69	$ 2,494.23
73250003729	$ 402.54	$ 2,091.69	$ 2,494.23
73250003745	$ 402.54	$ 2,091.69	$ 2,494.23
73250003761	$ 402.54	$ 2,091.69	$ 2,494.23
73250003787	$ 402.54	$ 2,091.69	$ 2,494.23
73250003800	$ 402.54	$ 2,091.69	$ 2,494.23
73250003826	$ 402.54	$ 2,091.69	$ 2,494.23
73250003842	$ 402.54	$ 2,091.69	$ 2,494.23
73250003868	$ 402.54	$ 2,091.69	$ 2,494.23
73250003884	$ 402.54	$ 2,091.69	$ 2,494.23
73250003907	$ 402.54	$ 2,091.69	$ 2,494.23
73250003923	$ 402.54	$ 2,091.69	$ 2,494.23
73250003949	$ 402.54	$ 2,091.69	$ 2,494.23
73250003965	$ 402.54	$ 2,091.69	$ 2,494.23
73250003981	$ 402.54	$ 2,091.69	$ 2,494.23
73250004003	$ 402.54	$ 2,091.69	$ 2,494.23
73250004029	$ 402.54	$ 2,091.69	$ 2,494.23
73250004045	$ 402.54	$ 2,091.69	$ 2,494.23
73250004061	$ 402.54	$ 2,091.69	$ 2,494.23
73250004087	$ 402.54	$ 2,091.69	$ 2,494.23
73250004100	$ 402.54	$ 2,091.69	$ 2,494.23
73250004126	$ 402.54	$ 2,091.69	$ 2,494.23
73250004142	$ 402.54	$ 2,091.69	$ 2,494.23
73250004168	$ 402.54	$ 2,091.69	$ 2,494.23
73250004184	$ 402.54	$ 2,091.69	$ 2,494.23
73250004207	$ 402.54	$ 2,091.69	$ 2,494.23
73250004223	$ 402.54	$ 2,091.69	$ 2,494.23
73250004249	$ 402.54	$ 2,091.69	$ 2,494.23
73250004265	$ 402.54	$ 2,091.69	$ 2,494.23
73250004281	$ 402.54	$ 2,091.69	$ 2,494.23
73250004304	$ 402.54	$ 2,091.69	$ 2,494.23
73250004320	$ 402.54	$ 2,091.69	$ 2,494.23
73250004346	$ 402.54	$ 2,091.69	$ 2,494.23
73250004362	$ 402.54	$ 2,091.69	$ 2,494.23
73250004388	$ 402.54	$ 2,091.69	$ 2,494.23
73250004401	$ 402.54	$ 2,091.69	$ 2,494.23
73250004427	$ 402.54	$ 2,091.69	$ 2,494.23
73250004443	$ 402.54	$ 2,091.69	$ 2,494.23
73250004469	$ 402.54	$ 2,091.69	$ 2,494.23
73250004485	$ 402.54	$ 2,091.69	$ 2,494.23
73250004508	$ 402.54	$ 2,091.69	$ 2,494.23
73250004524	$ 402.54	$ 2,091.69	$ 2,494.23
73250004540	$ 402.54	$ 2,091.69	$ 2,494.23
73250004566	$ 402.54	$ 2,091.69	$ 2,494.23
73250004582	$ 402.54	$ 2,091.69	$ 2,494.23
73250004605	$ 402.54	$ 2,091.69	$ 2,494.23
73250004621	$ 402.54	$ 2,091.69	$ 2,494.23
73250004647	$ 402.54	$ 2,091.69	$ 2,494.23

Hacienda North CDD			
Fiscal Year 2027 Assessment Roll			
Parcel ID	O&M	Debt Service	Total Assessment
73250004663	$ 402.54	$ 2,091.69	$ 2,494.23
73250004689	$ 402.54	$ 2,091.69	$ 2,494.23
73250004702	$ 402.54	$ 2,091.69	$ 2,494.23
73250004728	$ 402.54	$ 2,091.69	$ 2,494.23
73250004744	$ 402.54	$ 2,091.69	$ 2,494.23
73250004760	$ 402.54	$ 2,091.69	$ 2,494.23
73250004786	$ 402.54	$ 2,091.69	$ 2,494.23
73250005109	$ 718.82	$ 3,923.76	$ 4,642.58
73250005125	$ 718.82	$ 3,923.76	$ 4,642.58
73250005141	$ 718.82	$ 3,923.76	$ 4,642.58
73250005167	$ 718.82	$ 3,923.76	$ 4,642.58
73250005183	$ 718.82	$ 3,923.76	$ 4,642.58
73250005206	$ 718.82	$ 3,923.76	$ 4,642.58
73250005222	$ 718.82	$ 3,923.76	$ 4,642.58
73250005248	$ 718.82	$ 3,923.76	$ 4,642.58
73250005264	$ 718.82	$ 3,923.76	$ 4,642.58
73250005280	$ 718.82	$ 3,923.76	$ 4,642.58
73250005303	$ 718.82	$ 3,923.76	$ 4,642.58
73250005329	$ 718.82	$ 3,923.76	$ 4,642.58
73250005345	$ 575.06	$ 3,205.40	$ 3,780.46
73250005361	$ 575.06	$ 3,205.40	$ 3,780.46
73250005387	$ 575.06	$ 3,205.40	$ 3,780.46
73250005400	$ 575.06	$ 3,205.40	$ 3,780.46
73250005426	$ 575.06	$ 3,205.40	$ 3,780.46
73250005442	$ 575.06	$ 3,205.40	$ 3,780.46
73250005468	$ 575.06	$ 3,205.40	$ 3,780.46
73250005484	$ 575.06	$ 3,205.40	$ 3,780.46
73250005507	$ 575.06	$ 3,205.40	$ 3,780.46
73250005523	$ 575.06	$ 3,205.40	$ 3,780.46
73250005549	$ 575.06	$ 3,205.40	$ 3,780.46
73250005565	$ 575.06	$ 3,205.40	$ 3,780.46
73250005581	$ 575.06	$ 3,205.40	$ 3,780.46
73250005604	$ 575.06	$ 3,205.40	$ 3,780.46
73250005620	$ 575.06	$ 3,205.40	$ 3,780.46
73250005646	$ 575.06	$ 3,205.40	$ 3,780.46
73250005662	$ 575.06	$ 3,205.40	$ 3,780.46
73250005688	$ 402.54	$ 2,091.69	$ 2,494.23
73250005701	$ 402.54	$ 2,091.69	$ 2,494.23
73250005727	$ 402.54	$ 2,091.69	$ 2,494.23
73250005743	$ 402.54	$ 2,091.69	$ 2,494.23
73250005769	$ 402.54	$ 2,091.69	$ 2,494.23
73250005785	$ 402.54	$ 2,091.69	$ 2,494.23
73250005808	$ 402.54	$ 2,091.69	$ 2,494.23
73250005824	$ 402.54	$ 2,091.69	$ 2,494.23
73250005840	$ 402.54	$ 2,091.69	$ 2,494.23
73250005866	$ 402.54	$ 2,091.69	$ 2,494.23
73250005882	$ 402.54	$ 2,091.69	$ 2,494.23
73250005905	$ 402.54	$ 2,091.69	$ 2,494.23
73250005921	$ 402.54	$ 2,091.69	$ 2,494.23
73250005947	$ 402.54	$ 2,091.69	$ 2,494.23
73250005963	$ 402.54	$ 2,091.69	$ 2,494.23

Hacienda North CDD			
Fiscal Year 2027 Assessment Roll			
Parcel ID	O&M	Debt Service	Total Assessment
73250005989	$ 402.54	$ 2,091.69	$ 2,494.23
73250006001	$ 402.54	$ 2,091.69	$ 2,494.23
73250006027	$ 402.54	$ 2,091.69	$ 2,494.23
73250006043	$ 402.54	$ 2,091.69	$ 2,494.23
73250006069	$ 402.54	$ 2,091.69	$ 2,494.23
73250006085	$ 402.54	$ 2,091.69	$ 2,494.23
73250006108	$ 402.54	$ 2,091.69	$ 2,494.23
73250006124	$ 402.54	$ 2,091.69	$ 2,494.23
73250006140	$ 402.54	$ 2,091.69	$ 2,494.23
73250006166	$ 402.54	$ 2,091.69	$ 2,494.23
73250006182	$ 402.54	$ 2,091.69	$ 2,494.23
73250006205	$ 402.54	$ 2,091.69	$ 2,494.23
73250006221	$ 402.54	$ 2,091.69	$ 2,494.23
73250006247	$ 402.54	$ 2,091.69	$ 2,494.23
73250006263	$ 402.54	$ 2,091.69	$ 2,494.23
73250006289	$ 402.54	$ 2,091.69	$ 2,494.23
73250006302	$ 402.54	$ 2,091.69	$ 2,494.23
73250006328	$ 488.80	$ 2,610.65	$ 3,099.45
73250006344	$ 488.80	$ 2,610.65	$ 3,099.45
73250006360	$ 488.80	$ 2,610.65	$ 3,099.45
73250006386	$ 488.80	$ 2,610.65	$ 3,099.45
73250006409	$ 488.80	$ 2,610.65	$ 3,099.45
73250006425	$ 488.80	$ 2,610.65	$ 3,099.45
73250006441	$ 488.80	$ 2,610.65	$ 3,099.45
73250006467	$ 488.80	$ 2,610.65	$ 3,099.45
73250006483	$ 488.80	$ 2,610.65	$ 3,099.45
73250006506	$ 488.80	$ 2,610.65	$ 3,099.45
73250006522	$ 488.80	$ 2,610.65	$ 3,099.45
73250006548	$ 488.80	$ 2,610.65	$ 3,099.45
73250006564	$ 488.80	$ 2,610.65	$ 3,099.45
73250006580	$ 488.80	$ 2,610.65	$ 3,099.45
73250006603	$ 488.80	$ 2,610.65	$ 3,099.45
73250006629	$ 718.82	$ 3,923.76	$ 4,642.58
73250006645	$ 718.82	$ 3,923.76	$ 4,642.58
73250006661	$ 718.82	$ 3,923.76	$ 4,642.58
73250006687	$ 718.82	$ 3,923.76	$ 4,642.58
73250006700	$ 718.82	$ 3,923.76	$ 4,642.58
73250006726	$ 575.06	$ 3,205.40	$ 3,780.46
73250006742	$ 575.06	$ 3,205.40	$ 3,780.46
73250006768	$ 575.06	$ 3,205.40	$ 3,780.46
73250006784	$ 575.06	$ 3,205.40	$ 3,780.46
73250006807	$ 575.06	$ 3,205.40	$ 3,780.46
73250006823	$ 488.80	$ 2,610.65	$ 3,099.45
	$ 196,123.52	$ 1,050,088.56	$ 1,246,212.08
	$ 14,709.26	$ 78,756.64	$ 93,465.91
	$ 181,414.26	$ 971,331.92	$ 1,152,746.17
	$ 31,100.18	$ 34,143.78	$ 65,243.96
	$ 212,514.44	$ 1,005,475.70	$ 1,217,990.14
	$ 212,515.00	$ 1,005,475.00	

Hacienda North
Community Development District

Financing Matters:

A. Consideration of Resolution 2026-08, Establishing Checking Account and Signers

RESOLUTION 2026-08

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

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

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

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

WHEREAS, the Board has pursuant to Resolution 2026-02, elected a Secretary and Treasurer for the District; and

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

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

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

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

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

PASSED AND ADOPTED this18th day of August 2026**.**

ATTEST:	**HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary / Assistant Secretary	Chairperson, Board of Supervisors

Hacienda North
Community Development District

Financing Matters:

B. Review and Acceptance of FY25 Audit Report

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

HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hacienda North Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 26, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hacienda North Community Development District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $305,479.

- The change in the District's total net position in comparison with the prior fiscal year was $417,412, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balance of $3,595,567, a decrease of $3,297,260 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned to subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

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

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 3,595,567	$ 6,896,122
Capital assets, net of depreciation	10,109,110	6,573,184
Total assets	13,704,677	13,469,306
Current liabilities	343,086	350,391
Long-term liabilities	13,056,112	13,230,848
Total liabilities	13,399,198	13,581,239
Net position		
Net investment in capital assets	(50,927)	(387,453)
Restricted	271,336	180,343
Unrestricted	85,070	95,177
Total net position	$ 305,479	$ (111,933)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 1,188,987	$ 713,743
Operating grants and contributions	29,541	24,701
Capital grants and contributions	161,790	408,627
Total revenues	1,380,318	1,147,071
Expenses:		
General government	73,622	75,443
Maintenance and operations	60,000	-
Bond issuance costs	-	448,100
Interest	829,284	777,466
Total expenses	962,906	1,301,009
Change in net position	417,412	(153,938)
Net position - beginning	(111,933)	42,005
Net position - ending	$ 305,479	$ (111,933)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $962,906. The costs of the District's activities were primarily funded by program revenues which are comprised of assessments and interest income. The decrease in expenses in comparison with the prior fiscal year is primarily attributable to bond issuance costs recognized in the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $10,109,110 invested in capital assets for its governmental activities. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had $13,065,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District anticipates an increase in general operations as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Hacienda North Community Development District's Finance Department at 707 Orchid Drive, Suite 100, Naples, Florida 34102.

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

	Governmental Activities
ASSETS	
Cash	$ 80,070
Prepaid items	5,000
Restricted assets:	
Investments	3,510,497
Capital assets:	
Nondepreciable	10,109,110
Total assets	13,704,677
LIABILITIES	
Accrued interest payable	343,086
Non-current liabilities:	
Due within one year	185,000
Due in more than one year	12,871,112
Total liabilities	13,399,198
NET POSITION	
Net investment in capital assets	(50,927)
Restricted for debt service	271,336
Unrestricted	85,070
Total net position	$ 305,479

See notes to the financial statements

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

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 73,622	$ 119,886	$ -	$ -	$ 46,264
Maintenance and operations	60,000	-	-	161,790	101,790
Interest on long-term debt	829,284	1,069,101	29,541	-	269,358
Total governmental activities	962,906	1,188,987	29,541	161,790	417,412
Change in net position					417,412
Net position - beginning					(111,933)
Net position - ending					$ 305,479

See notes to the financial statements

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

	Major Funds			Total
	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and cash equivalents	$ 80,070	$ -	$ -	$ 80,070
Investments	-	614,422	2,896,075	3,510,497
Prepaid items	5,000	-	-	5,000
Total assets	$ 85,070	$ 614,422	$ 2,896,075	$ 3,595,567
LIABILITIES, AND FUND BALANCES				
Total liabilities	-	-	-	-
Fund balances:				
Nonspendable:				
Prepaid items	5,000	-	-	5,000
Restricted for:				
Debt service	-	614,422	-	614,422
Capital projects	-	-	2,896,075	2,896,075
Assigned to:				
Subsequent year's expenditures	12,800	-	-	12,800
Unassigned	67,270	-	-	67,270
Total fund balances	85,070	614,422	2,896,075	3,595,567
Total liabilities and fund balances	$ 85,070	$ 614,422	$ 2,896,075	$ 3,595,567

See notes to the financial statements

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

Fund balance - governmental funds		$ 3,595,567
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.		
Cost of capital assets	10,109,110	
Accumulated depreciation	-	10,109,110
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(343,086)	
Bonds payable	(13,056,112)	(13,399,198)
Net position of governmental activities		$ 305,479

See notes to the financial statements

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

	Major Funds			Total
		Debt		Governmental
	General	Service	Capital Projects	Funds
REVENUES				
Assessments	$ 119,886	$ 1,069,101	$ -	$ 1,188,987
Interest earnings	-	29,541	161,790	191,331
Total revenues	119,886	1,098,642	161,790	1,380,318
EXPENDITURES				
Current:				
General government	69,366	4,256	-	73,622
Maintenance and operations	60,000	-	-	60,000
Debt service:				
Principal	-	175,000	-	175,000
Interest	-	833,030	-	833,030
Capital outlay	-	-	3,535,926	3,535,926
Total expenditures	129,366	1,012,286	3,535,926	4,677,578
Excess (deficiency) of revenues over (under) expenditures	(9,480)	86,356	(3,374,136)	(3,297,260)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(627)	627	-	-
Total other financing sources (uses)	(627)	627	-	-
Net change in fund balances	(10,107)	86,983	(3,374,136)	(3,297,260)
Fund balances - beginning	95,177	527,439	6,270,211	6,892,827
Fund balances - ending	$ 85,070	$ 614,422	$ 2,896,075	$ 3,595,567

See notes to the financial statements

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

Net change in fund balances - total governmental funds	$ (3,297,260)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	3,535,926
Repayments of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	175,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(264)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	4,010
Change in net position of governmental activities	$ 417,412

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Hacienda North Community Development District ("District") was created on June 14th, 2022, by Ordinance No. 2022-21 of the Board of County Commissioners of Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District. The District is comprised of approximately 198 acres.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, certain Board members are affiliated with the Developer.

The Board has the responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted lands within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual operations and maintenance assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories.
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

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

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank GCTS 0490	$ 3,510,497	S&P AAAm	N/A
	$ 3,510,497		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

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

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

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

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 6,573,184	$ 3,535,926	$ -	$ 10,109,110
Total capital assets, not being depreciated	6,573,184	3,535,926	-	10,109,110
Governmental activities capital assets, net	$ 6,573,184	$ 3,535,926	$ -	$ 10,109,110

The infrastructure intended to serve the District has been estimated at a total cost of approximately $22,865,020. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

During the current fiscal year, the District reimbursed the Developer with a total of $3,535,926 for the costs of infrastructure improvements.

NOTE 6 – LONG-TERM LIABILITIES

Series 2023

On October 27, 2023, the District issued $13,395,000 of Special Assessment Revenue Bonds, Series 2023, consisting of various Term Bonds with due dates from May 1, 2033 to May 1, 2053 and fixed interest rates ranging from 5.5% to 6.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2024, through May 1, 2053.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2023	$ 13,240,000	$ -	$ 175,000	$ 13,065,000	$ 185,000
Less: Original issue discount	(9,152)	-	(264)	(8,888)	-
Total	$ 13,230,848	$ -	$ 174,736	$ 13,056,112	$ 185,000

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

Year ending September 30:	Governmental Activities Principal	Interest	Total
2026	$ 185,000	$ 823,405	$ 1,008,405
2027	195,000	813,230	1,008,230
2028	205,000	802,505	1,007,505
2029	220,000	791,230	1,011,230
2030	230,000	779,130	1,009,130
2031-2035	1,365,000	3,688,455	5,053,455
2036-2040	1,860,000	3,213,670	5,073,670
2041-2045	2,545,000	2,546,050	5,091,050
2046-2050	3,525,000	1,606,150	5,131,150
2051-2053	2,735,000	363,025	3,098,025
	$ 13,065,000	$ 15,426,850	$ 28,491,850

NOTE 7 – DEVELOPER TRANSACTIONS

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

NOTE 8 – CONCENTRATION

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Developer Transactions

Subsequent to fiscal year end, the District paid the Developer $918,875 for the acquisition of infrastructure improvements.

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

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 189,715	$ 119,886	$ (69,829)
Total revenues	189,715	119,886	(69,829)
EXPENDITURES			
Current:			
General government	94,815	69,366	25,449
Maintenance and operations	94,900	60,000	34,900
Total expenditures	189,715	129,366	60,349
Excess (deficiency) of revenues over (under) expenditures	-	(9,480)	(9,480)
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	-	(627)	(627)
Total other financing sources (uses)	-	(627)	(627)
Net change in fund balances	$ -	(10,107)	$ (10,107)
Fund balance - beginning		95,177	
Fund balance - ending		$ 85,070	

See notes to required supplementary information

HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

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

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	$0
Independent contractor compensation	$0
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non-ad valorem special assessments;	
Special assessment rates	Operations and maintenance - $119,886
	Debt service - $1,069,101
Special assessments collected	$1,188,987
Outstanding Bonds:	
Series 2023, due May 1, 2053	$13,065,000

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hacienda North Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 26, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider finding 2025-01 in the accompanying report to be a material weakness.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 26, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

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

We have examined Hacienda North Community Development District, Collier County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hacienda North Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 26, 2026

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hacienda North Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 26, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year's findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hacienda North Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hacienda North Community Development District, Collier County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 26, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Material Weakness

2025-01: Adjusting Journal Entries

Observation: During the audit, we proposed several adjusting journal entries to properly present the District's financial statements in accordance with generally accepted accounting principles. The adjustments were primarily necessary to properly record activity and ending balances in the appropriate governmental funds. Specifically, the District recorded capital outlay and construction account interest income in one account within the debt service fund, resulting in commingling of activity between the debt service fund and capital projects fund in the unadjusted trial balance.

Recommendation: We recommend that the District strengthen its year-end financial reporting process to ensure that all transactions and ending account balances are recorded in the proper funds before the financial statements are prepared. This may include additional review procedures over fund-level activity, enhanced reconciliation of bond-related transactions, and training for accounting personnel responsible for governmental fund reporting in accordance with generally accepted accounting principles.

Management Response: The accounting procedures for the Hacienda North Community Development District are being transferred to another more robust government accounting system that is better equipped to track transaction classifications and comply with generally accepted accounting principles going forward.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

REPORT TO MANAGEMENT (Continued)

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

Hacienda North
Community Development District

Financing Matters:

C. Review and Acceptance of June Monthly Financials

Hacienda North CDD

June 2026 Financial Report

June 30, 2026

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

Hacienda North CDD
Statement of Financial Position
As of 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Assets					
Current Assets					
General Checking Account	$ 141,530.15				$ 141,530.15
Off-Roll Assessments Receivable	21,618.07				21,618.07
Dividends Receivable		$ 2,793.96			2,793.96
Series 2023 Debt Service Reserve		502,737.50			502,737.50
Series 2023 Revenue		469,607.12			469,607.12
Dividends Receivable			$ 5,857.61		5,857.61
Series 2023 Acquisition/Construction			2,038,545.12		2,038,545.12
Total Current Assets	$ 163,148.22	$ 975,138.58	$ 2,044,402.73	$ -	$ 3,182,689.53
Investments					
Amount Available in Debt Service Funds				$ 972,344.62	$ 972,344.62
Amount To Be Provided				11,907,655.38	11,907,655.38
Total Investments	$ -	$ -	$ -	$ 12,880,000.00	$ 12,880,000.00
Total Assets	$ 163,148.22	$ 975,138.58	$ 2,044,402.73	$ 12,880,000.00	$ 16,062,689.53
Liabilities and Net Assets					
Current Liabilities					
Deferred Revenue - Off-Roll	$ 21,618.07				$ 21,618.07
Total Current Liabilities	$ 21,618.07	$ -	$ -	$ -	$ 21,618.07
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 12,880,000.00	$ 12,880,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 12,880,000.00	$ 12,880,000.00
Total Liabilities	$ 21,618.07	$ -	$ -	$ 12,880,000.00	$ 12,901,618.07
Net Assets					
Net Assets - General Government	$ 81,025.81				$ 81,025.81
Current Year Net Assets - General Government	60,504.34				60,504.34
Net Assets, Unrestricted		$ 950,457.29			950,457.29
Current Year Net Assets, Unrestricted		24,681.29			24,681.29
Net Assets, Unrestricted			$ 1,986,981.40		1,986,981.40
Current Year Net Assets, Unrestricted			57,421.33		57,421.33
Total Net Assets	$ 141,530.15	$ 975,138.58	$ 2,044,402.73	$ -	$ 3,161,071.46
Total Liabilities and Net Assets	$ 163,148.22	$ 975,138.58	$ 2,044,402.73	$ 12,880,000.00	$ 16,062,689.53

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

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
Revenues					
On-Roll Assessments	$ 132,923.32				$ 132,923.32
Off-Roll Assessments	43,778.25				43,778.25
Other Income & Other Financing Sources	495.07				495.07
On-Roll Assessments		$ 751,269.14			751,269.14
Off-Roll Assessments		261,626.30			261,626.30
Total Revenues	$ 177,196.64	$ 1,012,895.44	$ -	$ -	$ 1,190,092.08
Expenses					
Supervisor Fees	$ 1,600.00				$ 1,600.00
Management	33,500.00				33,500.00
District Counsel	6,365.14				6,365.14
Assessment Administration	9,336.32				9,336.32
Professional Services, Accounting	3,600.00				3,600.00
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	9,180.00				9,180.00
Landscaping & Field Maintenance	45,000.00				45,000.00
Principal Payments - Series 2023		$ 185,000.00			185,000.00
Interest Payments - Series 2023		823,405.00			823,405.00
Total Expenses	$ 116,692.30	$ 1,008,405.00	$ -	$ -	$ 1,125,097.30
Other Revenues (Expenses) & Gains (Losses)					
Dividend Income		$ 20,190.85			$ 20,190.85
Dividend Income			$ 57,421.33		57,421.33
Total Other Revenues (Expenses) & Gains (Losses)	$ -	$ 20,190.85	$ 57,421.33	$ -	$ 77,612.18
Change In Net Assets	$ 60,504.34	$ 24,681.29	$ 57,421.33	$ -	$ 142,606.96
Net Assets At Beginning Of Year	$ 81,025.81	$ 950,457.29	$ 1,986,981.40	$ -	$ 3,018,464.50
Net Assets At End Of Year	$ 141,530.15	$ 975,138.58	$ 2,044,402.73	$ -	$ 3,161,071.46

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

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 132,923.32	$ 142,286.25	$ (9,362.93)	$ 189,715.00	70.06%
Off-Roll Assessments	43,778.25	-	43,778.25	-	
Other Income & Other Financing Sources	495.07	-	495.07	-	
Carry Forward Revenue	9,600.00	9,600.00	-	12,800.00	75.00%
Net Revenues	**$ 186,796.64**	**$ 151,886.25**	**$ 34,910.39**	**$ 202,515.00**	**92.24%**
General & Administrative Expenses					
Supervisor Fees	$ 1,600.00	$ 4,500.00	$ (2,900.00)	$ 6,000.00	26.67%
Management	33,500.00	31,500.00	2,000.00	42,000.00	79.76%
Engineering	-	3,750.00	(3,750.00)	5,000.00	0.00%
District Counsel	6,365.14	7,500.00	(1,134.86)	10,000.00	63.65%
Assessment Administration	9,336.32	11,512.50	(2,176.18)	15,350.00	60.82%
Professional Services Accounting	3,600.00	4,500.00	(900.00)	6,000.00	60.00%
Audit	-	4,500.00	(4,500.00)	6,000.00	0.00%
Tax Preparation	-	105.00	(105.00)	140.00	0.00%
Legal Advertising	403.84	2,250.00	(1,846.16)	3,000.00	13.46%
Miscellaneous	-	187.50	(187.50)	250.00	0.00%
Web Site Maintenance	1,800.00	1,875.00	(75.00)	2,500.00	72.00%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
General Liability Insurance	5,732.00	4,800.00	932.00	6,400.00	89.56%
Total General & Administrative Expenses	**$ 62,512.30**	**$ 77,111.25**	**$ (14,598.95)**	**$ 102,815.00**	**60.80%**
Field Operations Expenses					
Electric	$ -	$ 4,500.00	$ (4,500.00)	$ 6,000.00	0.00%
Irrigation Repairs	-	2,250.00	(2,250.00)	3,000.00	0.00%
Lake Maintenance	9,180.00	14,400.00	(5,220.00)	19,200.00	47.81%
Landscaping & Field Maintenance	45,000.00	45,000.00	-	60,000.00	75.00%
Landscape Mulching	-	1,875.00	(1,875.00)	2,500.00	0.00%
Water Use Monitoring	-	6,750.00	(6,750.00)	9,000.00	0.00%
Total Field Operations Expenses	**$ 54,180.00**	**$ 74,775.00**	**$ (20,595.00)**	**$ 99,700.00**	**54.34%**
Total Expenses	**$ 116,692.30**	**$ 151,886.25**	**$ (35,193.95)**	**$ 202,515.00**	**57.62%**
Income (Loss) from Operations	**$ 70,104.34**	**$ -**	**$ 70,104.34**	**$ -**	
Other Income (Expense)					
Interest Income	$ -	$ -	$ -	$ -	
Total Other Income (Expense)	**$ -**	**$ -**	**$ -**	**$ -**	
Net Income (Loss)	**$ 70,104.34**	**$ -**	**$ 70,104.34**	**$ -**	