

# Hacienda North Community Development District

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

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

Monday, August 19, 2024, 10:00 a.m.  
8490 Vaile Circle  
Naples, Florida 34114

**I. Roll Call.**

**II. Public Comments on Agenda Items.**

**III. Budget Matters**

**A. Public Hearing to Consider FY 2024-2025 Budget**

- Open Public Hearing
- Budget Public Comment and Testimony.
- Board Comment
- Consideration of Resolution 2024-3 relating to the Annual Appropriations and Adopting the FY 2024-2025 Budget Exhibit 1
- Consideration of Resolution 2024-4 relating to Levying Non-Ad Valorem Operations and Maintenance Assessments and Debt Assessments FY 2024-2025 Exhibit 2
- Close Public Hearing
- Affidavit of Publication Exhibit 3
- Budget Letter to Collier County Exhibit 4
- Assessment Letter to Toll Brothers Exhibit 5

**IV. Organizational Matters:**

- A. Consideration of Resolution 2024-5** relating to the FY 2024-2025 designation of Officers for the District and providing for an effective date. Exhibit 6
- B. Consideration of Resolution 2024-6** adopting the FY 2024-2025 Meeting Schedule. Exhibit 7

**V. Administrative Matters**

- |    |                                                     |           |
|----|-----------------------------------------------------|-----------|
| A. | Approval of Minutes from the June 10, 2024 Meeting. | Exhibit 8 |
| B. | Acceptance of July 2024 Financial Statements.       | Exhibit 9 |

**VI. Business Matters**

- |    |                                                                            |            |
|----|----------------------------------------------------------------------------|------------|
| A. | Collier County Agreement for Property Appraiser and Tax Collector Services | Exhibit 10 |
| B. | Consideration of Allegro Group Landscaping Agreement                       | Exhibit 11 |

**VII. Financial Matters**

None to be considered at this time

**VIII. Staff Reports.**

- |    |                                   |            |
|----|-----------------------------------|------------|
| A. | Manager                           |            |
|    | • Goals and Objectives Memorandum | Exhibit 12 |
| B. | Legal Counsel.                    |            |
| C. | Engineer.                         |            |

**IX. Public Comments**

**X. Supervisors' Requests**

**XI. Adjournment.**

# EXHIBIT 1

## **RESOLUTION 2024-3**

### **A RESOLUTION OF HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of Hacienda North Community Development District (the “District”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the “Proposed Budget”) the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

WHEREAS, on May 20, 2024, the Board set August 19, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 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; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and



WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Collier County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2024 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

**Section 1.** The provisions of the foregoing recitals are true and correct and are incorporated herein as dispositive.

**Section 2. Budget**

- a. The Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the District Manager, and is hereby attached to this Resolution as Exhibit A, and hereby approves certain amendments thereto, as referenced herein.
- b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2024-2025 and/or revised projections for Fiscal Year 2024-2025.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Manager and identified as “The Budget for the Hacienda North Community Development District for the Fiscal Year Ending September 30, 2025, as Adopted by the Board of Supervisors on August 19, 2024.

**Section 3. Appropriations**

There hereby is appropriated out of the revenues of the Hacienda North Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 the sum of \$1,191,358.11 to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                    |                |
|--------------------|----------------|
| TOTAL GENERAL FUND | \$ 189,715.00  |
| DEBT SERVICE FUND  | \$1,001,643.11 |
| Total All Funds    | \$1,191,358.11 |

#### **Section 4. Supplemental Appropriations**

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

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

#### **Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board**

- a. The Fiscal Year 2024-2025 Maintenance Special Assessment Levy (the “Assessment Levy”) for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. The Assessment Levy shall be distributed as follows:

General Fund O & M  
Debt Service Fund

\$ [See Assessment Levy Resolution 2024-4]  
\$ [See Assessment Levy Resolution 2024-4]

- b. The designee of the Chair of the Board shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Collier County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 19th day of August, 2024.

Hacienda North Community Development District

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Robert Mulhere  
Chairman

Attest:

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G. Russell Weyer, Secretary

**APPENDIX A**  
**Hacienda North Community Development District**  
**FY 2024-2025 Budget**

| <b><u>Fiscal Year Budget</u></b>           |           |                |                                                             |
|--------------------------------------------|-----------|----------------|-------------------------------------------------------------|
| <b>REVENUES</b>                            |           |                |                                                             |
| CARRY OVER REVENUE TO EQUALIZE ASSESSMENTS | \$        | -              |                                                             |
| ON-ROLL ASSESSMENTS                        | \$        | -              | 413 Platted Lots                                            |
| OFF ROLL DEVELOPER ASSESSMENTS             | \$        | 189,715        | Balance of Unplatted Acres                                  |
| INTEREST REVENUE                           |           | -              |                                                             |
| MISCELLANEOUS REVENUE                      |           | -              |                                                             |
| <b>TOTAL REVENUES</b>                      | <b>\$</b> | <b>189,715</b> |                                                             |
| <b>EXPENDITURES</b>                        |           |                |                                                             |
| <b>ADMINISTRATIVE</b>                      |           |                |                                                             |
| BOARD OF SUPERVISORS PAYROLL               | \$        | 6,000          | 6 meetings @ \$1,000 each                                   |
| PAYROLL SERVICE FEE                        |           | 140            | Mattice 1099 Preparation                                    |
| MANAGEMENT CONSULTING SERVICES             |           | 30,000         | \$2,500/Month                                               |
| ASSESSMENT ADMINISTRATION                  |           | 11,850         | MBS Capital Reporting, U.S. Bank, Cusip Fee                 |
| ASSESSMENT ROLL PREPARATION                |           | 2,500          | Assessment Roll Preparation for Tax Collector               |
| MISCELLANEOUS                              |           | 250            | Office Supplies, etc.                                       |
| AUDITING                                   |           | 6,000          | 2022-2023 Audit                                             |
| ACCOUNTING FIRM                            |           | 6,000          | Mattice Business Services - \$500 month                     |
| INSURANCE (Liability, Property & Casualty) |           | 6,400          | DAO Insurance                                               |
| LEGAL ADVERTISING                          |           | 3,000          | 2 Ads at \$1,250/each and 1 @ \$500/each                    |
| REGULATORY AND PERMIT FEES                 |           | 175            | State Filing Fee                                            |
| LEGAL SERVICES                             |           | 10,000         | Coleman Yovanovich & Koester                                |
| ENGINEERING SERVICES - General             |           | 10,000         | Atwell                                                      |
| WEBSITE HOSTING & ADMINISTRATION           |           | 2,500          | Required by State Law - VGlobal Contract Price + Quickbooks |
| MISCELLANEOUS SERVICES                     |           | -              |                                                             |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>   | <b>\$</b> | <b>94,815</b>  |                                                             |
| <b>FIELD OPERATIONS</b>                    |           |                |                                                             |
| FIELD OPERATIONS MANAGEMENT STAFF          | \$        | -              |                                                             |
| LANDSCAPING & FIELD MAINTENANCE            |           | 60,000         | \$5,000 a month. Take over October, 2024                    |
| LANDSCAPE REPLACEMENT                      |           | -              | Plants are under warrenty for a year.                       |
| LANDSCAPE MULCHING                         |           | 2,500          | Mulching once a year @ \$2,500 each                         |
| IRRIGATION REPAIRS                         |           | 3,000          | Irrigation \$250/month                                      |
| SOD REPLACEMENT                            |           | -              |                                                             |
| TREE PRUNING                               |           | -              |                                                             |
| MASTER PUMP MAINTENANCE                    |           | -              |                                                             |
| LAKE BANK MAINTENANCE RESERVE              |           | -              | Annual Reserve Contribution                                 |
| ELECTRICITY                                |           | 6,000          | Approximately \$250/month                                   |
| FOUNTAINS                                  |           | -              | Fountain Repair and Maintenance                             |
| WATER USE MONITORING                       |           | 9,000          | Cardno Entrix @ \$750/month                                 |
| ENTRY MONUMENTS MAINTENANCE                |           | -              | Pressure Cleaning, Painting, etc.                           |
| HOLIDAY DECORATIONS                        |           | -              | Trimmers Christmas Decorations                              |
| STREET SWEEPING                            |           | -              |                                                             |
| SFWMD ERP ANNUAL REPORT                    |           | -              | Annual                                                      |
| LAKE TESTING                               |           | -              | Once per year                                               |
| LAKE MAINTENANCE                           |           | 14,400         | \$1,200 per month for 6 lakes                               |
| <b>TOTAL FIELD OPERATIONS EXPENDITURES</b> | <b>\$</b> | <b>94,900</b>  |                                                             |
| <b>TOTAL EXPENDITURES</b>                  | <b>\$</b> | <b>189,715</b> |                                                             |

**Hacienda North Community Development District**  
**Debt Service Fund - Series 2023 Bonds**  
**FY 2024-2025 Debt Budget**

**REVENUE (1)**

|                                                  |    |                     |
|--------------------------------------------------|----|---------------------|
| Balance in Account (November 2, 2024 - Estimate) | \$ | -                   |
| Assessment Off-Roll                              |    | \$261,626.30        |
| Assessment On-Roll                               |    | \$743,848.70        |
| Discounts                                        | \$ | -                   |
| <b>Total Revenue</b>                             | \$ | <u>1,005,475.00</u> |

**EXPENDITURES**

|                                          |    |                     |
|------------------------------------------|----|---------------------|
| INTEREST EXPENSE                         |    |                     |
| May 1, 2025                              | \$ | 430,128.11          |
| November 1, 2025                         | \$ | 416,515.00          |
|                                          |    |                     |
| PRINCIPAL                                |    |                     |
| May 1, 2025                              | \$ | <u>155,000.00</u>   |
| <b>Total Expenditures</b>                | \$ | <u>1,001,643.11</u> |
|                                          |    |                     |
| <b>Excess Revenues over Expenditures</b> | \$ | 3,831.89            |

**Note: \$416,515 interest payment by developer direct bill (10/1/24)**

# EXHIBIT 2

## **RESOLUTION 2024-4**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING A NON-AD VALOREM SPECIAL ASSESSMENT FOR THE HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2024-2025; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

#### *Preamble*

WHEREAS, Hacienda North Community Development District (the “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; and

WHEREAS, the District is located in Collier County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s general fund budget for Fiscal Year 2024/2025 attached hereto as Appendix “A” and incorporated by reference herein (“Operations and Maintenance Budget”); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2024/2025; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and



WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, the District has previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the Board finds that the District's total Operations and Maintenance operation assessments, taking into consideration other revenue sources during Fiscal Year 2024-2025 (defined as October 1, 2024 through September 30, 2025), will amount to \$409,275.00; and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF HACIENDA NORTH COMMUNITY  
DEVELOPMENT DISTRICT OF COLLIER COUNTY,  
FLORIDA;**

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Benefit. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B".

Section 3. Assessment Imposition. A special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in accordance with Exhibits "A" and "B" (the "Assessments"). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 4. Collection. Except as otherwise provided herein, collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. Further, the collection of the Assessments will be together with the collection of all other debt service non-ad valorem assessments, if any, which have been levied and certified by the District. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, in the amounts as indicated on Exhibits "A" and "B."

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Assessments directly billed and collected by the District to property owners and are due to the District according to the following schedule:

| <b>Hacienda North CDD FY 2024-2025 Off Roll Assessment Schedule</b> |                 |                |                 |                  |
|---------------------------------------------------------------------|-----------------|----------------|-----------------|------------------|
|                                                                     | Date Due        | O&M Amount Due | Debt Amount Due | Total Amount Due |
| Toll Brothers                                                       | October 1, 2024 | \$21,618.06    | \$130,813.15    | \$152,431.21     |
|                                                                     | April 1, 2024   | \$21,618.06    | \$130,813.15    | \$152,431.21     |
| Totals                                                              |                 | \$43,236.12    | \$261,626.30    | \$304,862.43     |

|                              | Date Due        | O&M Amount Due | Debt Amount Due | Total Amount Due |
|------------------------------|-----------------|----------------|-----------------|------------------|
| Hacienda Lakes of Naples LLC | October 1, 2024 | \$11,080.10    | \$0.00          | \$11,080.10      |
|                              | April 1, 2024   | \$11,080.10    | \$0.00          | \$11,080.10      |
| Totals                       |                 | \$22,160.19    | \$0.00          | \$22,160.19      |

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Collier County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Collier County Property Appraiser.

In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2024-2025 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. 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 to collect and enforce the delinquent and remaining assessments.

Section 5.               Assessment Roll. The District's Assessment Roll, attached to this Resolution as Appendix “B,” 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 taxes. The proceeds therefrom shall be paid to Hacienda North Community Development District. The Chairman of the Board designates the District Manager to perform the certification duties. A copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Section 6.       Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

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

Section 8.       Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9.       Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

PASSED AND ADOPTED this 19<sup>TH</sup> day of August, 2024, by the Board of Supervisors of Hacienda North Community Development District, Collier County, Florida.

ATTEST:

**HACIENDA NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

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G. Russell Weyer  
Secretary

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Robert Mulhere  
Chairman

**APPENDIX A**  
**Hacienda North Community Development District**  
**FY 2024-2025 Budget**

|                                            | Fiscal Year Budget |                                                                   |
|--------------------------------------------|--------------------|-------------------------------------------------------------------|
| REVENUES                                   |                    |                                                                   |
| CARRY OVER REVENUE TO EQUALIZE ASSESSMENTS | \$                 | -                                                                 |
| ON-ROLL ASSESSMENTS                        | \$                 | - 413 Platted Lots                                                |
| OFF ROLL DEVELOPER ASSESSMENTS             | \$                 | 189,715 Balance of Unplatted Acres                                |
| INTEREST REVENUE                           |                    | -                                                                 |
| MISCELLANEOUS REVENUE                      |                    | -                                                                 |
| TOTAL REVENUES                             | \$                 | 189,715                                                           |
| EXPENDITURES                               |                    |                                                                   |
| ADMINISTRATIVE                             |                    |                                                                   |
| BOARD OF SUPERVISORS PAYROLL               | \$                 | 6,000 6 meetings @ \$1,000 each                                   |
| PAYROLL SERVICE FEE                        |                    | 140 Mattice 1099 Preparation                                      |
| MANAGEMENT CONSULTING SERVICES             |                    | 30,000 \$2,500/Month                                              |
| ASSESSMENT ADMINISTRATION                  |                    | 11,850 MBS Capital Reporting, U.S. Bank, Cusip Fee                |
| ASSESSMENT ROLL PREPARATION                |                    | 2,500 Assessment Roll Preparation for Tax Collector               |
| MISCELLANEOUS                              |                    | 250 Office Supplies, etc.                                         |
| AUDITING                                   |                    | 6,000 2022-2023 Audit                                             |
| ACCOUNTING FIRM                            |                    | 6,000 Mattice Business Services - \$500 month                     |
| INSURANCE (Liability, Property & Casualty) |                    | 6,400 DAO Insurance                                               |
| LEGAL ADVERTISING                          |                    | 3,000 2 Ads at \$1,250/each and 1 @ \$500/each                    |
| REGULATORY AND PERMIT FEES                 |                    | 175 State Filing Fee                                              |
| LEGAL SERVICES                             |                    | 10,000 Coleman Yovanovich & Koester                               |
| ENGINEERING SERVICES - General             |                    | 10,000 Atwell                                                     |
| WEBSITE HOSTING & ADMINISTRATION           |                    | 2,500 Required by State Law - VGlobal Contract Price + Quickbooks |
| MISCELLANEOUS SERVICES                     |                    | -                                                                 |
| TOTAL ADMINISTRATIVE EXPENDITURES          | \$                 | 94,815                                                            |
| FIELD OPERATIONS                           |                    |                                                                   |
| FIELD OPERATIONS MANAGEMENT STAFF          | \$                 | -                                                                 |
| LANDSCAPING & FIELD MAINTENANCE            |                    | 60,000 \$5,000 a month. Take over October, 2024                   |
| LANDSCAPE REPLACEMENT                      |                    | - Plants are under warrenty for a year.                           |
| LANDSCAPE MULCHING                         |                    | 2,500 Mulching once a year @ \$2,500 each                         |
| IRRIGATION REPAIRS                         |                    | 3,000 Irrigation \$250/month                                      |
| SOD REPLACEMENT                            |                    | -                                                                 |
| TREE PRUNING                               |                    | -                                                                 |
| MASTER PUMP MAINTENANCE                    |                    | -                                                                 |
| LAKE BANK MAINTENANCE RESERVE              |                    | - Annual Reserve Contribution                                     |
| ELECTRICITY                                |                    | 6,000 Approximately \$250/month                                   |
| FOUNTAINS                                  |                    | - Fountain Repair and Maintenance                                 |
| WATER USE MONITORING                       |                    | 9,000 Cardno Entrix @ \$750/month                                 |
| ENTRY MONUMENTS MAINTENANCE                |                    | - Pressure Cleaning, Painting, etc.                               |
| HOLIDAY DECORATIONS                        |                    | - Trimmers Christmas Decorations                                  |
| STREET SWEEPING                            |                    | -                                                                 |
| SFWMD ERP ANNUAL REPORT                    |                    | - Annual                                                          |
| LAKE TESTING                               |                    | - Once per year                                                   |
| LAKE MAINTENANCE                           |                    | 14,400 \$1,200 per month for 6 lakes                              |
| TOTAL FIELD OPERATIONS EXPENDITURES        | \$                 | 94,900                                                            |
| TOTAL EXPENDITURES                         | \$                 | 189,715                                                           |

## APPENDIX B

### HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT FY2024-2025 ASSESSMENT ROLL

| Property ID<br>Number | Lot # | Gross<br>O&M<br>Assessment | Gross Debt<br>Assessment | Total Gross<br>Assessment |
|-----------------------|-------|----------------------------|--------------------------|---------------------------|
| 48590010724           | 1     | \$436.36                   | \$2,610.65               | \$3,047.01                |
| 48590010740           | 2     | \$436.36                   | \$2,610.65               | \$3,047.01                |
| 48590010766           | 3     | \$436.36                   | \$2,610.65               | \$3,047.01                |
| 48590010782           | 4     | \$436.36                   | \$2,610.65               | \$3,047.01                |
| 48590010805           | 5     | \$436.36                   | \$2,610.65               | \$3,047.01                |
| 48590010821           | 6     | \$436.36                   | \$2,610.65               | \$3,047.01                |
| 48590010847           | 7     | \$436.36                   | \$2,610.65               | \$3,047.01                |
| 48590010863           | 8     | \$436.36                   | \$2,610.65               | \$3,047.01                |
| 48590010889           | 9     | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590010902           | 10    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590010928           | 11    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590010944           | 12    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590010960           | 13    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590010986           | 14    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011008           | 15    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011024           | 16    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011040           | 17    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011066           | 18    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011082           | 19    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011105           | 20    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011121           | 21    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011147           | 22    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011163           | 23    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011189           | 24    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011202           | 25    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011228           | 26    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011244           | 27    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011260           | 28    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011286           | 29    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011309           | 30    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011325           | 31    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011341           | 32    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011367           | 33    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011383           | 34    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011406           | 35    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011422           | 36    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011448           | 37    | \$359.35                   | \$2,091.69               | \$2,451.04                |
| 48590011464           | 38    | \$359.35                   | \$2,091.69               | \$2,451.04                |

|             |    |          |            |            |
|-------------|----|----------|------------|------------|
| 48590011480 | 39 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590011503 | 40 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590011529 | 41 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590011545 | 42 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590011561 | 43 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011587 | 44 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011600 | 45 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011626 | 46 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011642 | 47 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011668 | 48 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011684 | 49 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011707 | 50 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011723 | 51 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011749 | 52 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011765 | 53 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011781 | 54 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011804 | 55 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011820 | 56 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590011846 | 57 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 73250001064 | 58 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001080 | 59 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001103 | 60 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001129 | 61 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001145 | 62 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001161 | 63 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001187 | 64 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001200 | 65 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001226 | 66 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001242 | 67 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001268 | 68 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001284 | 69 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001307 | 70 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250001323 | 71 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001349 | 72 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001365 | 73 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001381 | 74 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001404 | 75 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001420 | 76 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001446 | 77 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001462 | 78 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001488 | 79 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001501 | 80 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001527 | 81 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001543 | 82 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250001569 | 83 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 73250001585 | 84 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 73250001608 | 85 | \$436.36 | \$2,610.65 | \$3,047.01 |

|             |     |          |            |            |
|-------------|-----|----------|------------|------------|
| 73250001624 | 86  | \$436.36 | \$2,610.65 | \$3,047.01 |
| 73250001640 | 87  | \$436.36 | \$2,610.65 | \$3,047.01 |
| 73250001666 | 88  | \$436.36 | \$2,610.65 | \$3,047.01 |
| 73250001682 | 89  | \$436.36 | \$2,610.65 | \$3,047.01 |
| 73250001705 | 90  | \$436.36 | \$2,610.65 | \$3,047.01 |
| 73250001721 | 91  | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012544 | 92  | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012560 | 93  | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012586 | 94  | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012609 | 95  | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012625 | 96  | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012641 | 97  | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012667 | 98  | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012683 | 99  | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012706 | 100 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012722 | 101 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012748 | 102 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012764 | 103 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012780 | 104 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590012803 | 105 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012829 | 106 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012845 | 107 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012861 | 108 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012887 | 109 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012900 | 110 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012926 | 111 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012942 | 112 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012968 | 113 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590012984 | 114 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013006 | 115 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013022 | 116 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013048 | 117 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013064 | 118 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013080 | 119 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013103 | 120 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013129 | 121 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013145 | 122 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013161 | 123 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013187 | 124 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013200 | 125 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013226 | 126 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013242 | 127 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013268 | 128 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013284 | 129 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590013307 | 130 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590013323 | 131 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590013349 | 132 | \$641.70 | \$3,923.76 | \$4,565.47 |



|             |     |          |            |            |
|-------------|-----|----------|------------|------------|
| 48590013365 | 133 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 48590013381 | 134 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 48590013404 | 135 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 48590013420 | 136 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 48590013446 | 137 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013462 | 138 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013488 | 139 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013501 | 140 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013527 | 141 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013543 | 142 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013569 | 143 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013585 | 144 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013608 | 145 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013624 | 146 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013640 | 147 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013666 | 148 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013682 | 149 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013705 | 150 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013721 | 151 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013747 | 152 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013763 | 153 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013789 | 154 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013802 | 155 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013828 | 156 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013844 | 157 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 48590013860 | 158 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590013886 | 159 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013909 | 160 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013925 | 161 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 48590013941 | 162 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013967 | 163 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590013983 | 164 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014005 | 165 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014021 | 166 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014047 | 167 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014063 | 168 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014089 | 169 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014102 | 170 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014128 | 171 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014144 | 172 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014160 | 173 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014186 | 174 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014209 | 175 | \$436.36 | \$2,610.65 | \$3,047.01 |
| 48590014225 | 176 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590014241 | 177 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590014267 | 178 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590014283 | 179 | \$513.36 | \$3,205.40 | \$3,718.76 |

|             |     |          |            |            |
|-------------|-----|----------|------------|------------|
| 48590014306 | 180 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590014322 | 181 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590014348 | 182 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590014364 | 183 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590014380 | 184 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 48590014403 | 185 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002241 | 186 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002267 | 187 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002283 | 188 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002306 | 189 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002322 | 190 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002348 | 191 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002364 | 192 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002380 | 193 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002403 | 194 | \$641.70 | \$3,923.76 | \$4,565.47 |
| 73250002429 | 195 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002445 | 196 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002461 | 197 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002487 | 198 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002500 | 199 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002526 | 200 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002542 | 201 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002568 | 202 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002584 | 203 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002607 | 204 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002623 | 205 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002649 | 206 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002665 | 207 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002681 | 208 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002704 | 209 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002720 | 210 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002746 | 211 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002762 | 212 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002788 | 213 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002801 | 214 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002827 | 215 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002843 | 216 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002869 | 217 | \$513.36 | \$3,205.40 | \$3,718.76 |
| 73250002885 | 218 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250002908 | 219 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250002924 | 220 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250002940 | 221 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250002966 | 222 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250002982 | 223 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003004 | 224 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003020 | 225 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003046 | 226 | \$359.35 | \$2,091.69 | \$2,451.04 |

|             |     |          |            |            |
|-------------|-----|----------|------------|------------|
| 73250003062 | 227 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003088 | 228 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003101 | 229 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003127 | 230 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003143 | 231 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003169 | 232 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003185 | 233 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003208 | 234 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003224 | 235 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003240 | 236 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003266 | 237 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003282 | 238 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003305 | 239 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003321 | 240 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003347 | 241 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003363 | 242 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003389 | 243 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003402 | 244 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003428 | 245 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003444 | 246 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003460 | 247 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003486 | 248 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003509 | 249 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003525 | 250 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003541 | 251 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003567 | 252 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003583 | 253 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003606 | 254 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003622 | 255 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003648 | 256 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003664 | 257 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003680 | 258 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003703 | 259 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003729 | 260 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003745 | 261 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003761 | 262 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003787 | 263 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003800 | 264 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003826 | 265 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003842 | 266 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003868 | 267 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003884 | 268 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003907 | 269 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003923 | 270 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003949 | 271 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003965 | 272 | \$359.35 | \$2,091.69 | \$2,451.04 |
| 73250003981 | 273 | \$359.35 | \$2,091.69 | \$2,451.04 |

|             |     |              |              |              |
|-------------|-----|--------------|--------------|--------------|
| 73250004003 | 274 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004029 | 275 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004045 | 276 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004061 | 277 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004087 | 278 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004100 | 279 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004126 | 280 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004142 | 281 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004168 | 282 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004184 | 283 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004207 | 284 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004223 | 285 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004249 | 286 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004265 | 287 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004281 | 288 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004304 | 289 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004320 | 290 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004346 | 291 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004362 | 292 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004388 | 293 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004401 | 294 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004427 | 295 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004443 | 296 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004469 | 297 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004485 | 298 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004508 | 299 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004524 | 300 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004540 | 301 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004566 | 302 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004582 | 303 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004605 | 304 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004621 | 305 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004647 | 306 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004663 | 307 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004689 | 308 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004702 | 309 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004728 | 310 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004744 | 311 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004760 | 312 | \$359.35     | \$2,091.69   | \$2,451.04   |
| 73250004786 | 313 | \$359.35     | \$2,091.69   | \$2,451.04   |
|             |     | \$134,398.58 | \$804,160.75 | \$938,559.33 |

# EXHIBIT 3

**AFFIDAVIT OF PUBLICATION**

Russ Weyer  
Hacienda North Community Development District  
707 Orchid DR # 100  
Naples FL 34102-5014

STATE OF WISCONSIN, COUNTY OF BROWN

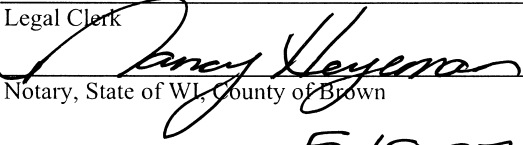
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Classified Legal CLEGL, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

07/28/2024, 08/04/2024

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2024

\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

5.15.27  
\_\_\_\_\_  
My commission expires

|                   |           |              |
|-------------------|-----------|--------------|
| Publication Cost: | \$1744.48 |              |
| Tax Amount:       | \$0.00    |              |
| Payment Cost:     | \$1744.48 |              |
| Order No:         | 10412158  | # of Copies: |
| Customer No:      | 1126129   | 1            |
| PO #:             |           |              |

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**NANCY HEYRMAN**  
Notary Public  
State of Wisconsin

## Hacienda North Community Development District

NOTICE OF REGULAR BOARD MEETING AND NOTICE OF PUBLIC HEARINGS TO RECEIVE PUBLIC COMMENT ON THE FISCAL YEAR 2024-2025 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 Monday, August 19, 2024 at 10:00 a.m. at the Esplanade at Hacienda North Clubhouse, 8490 Viale Circle, Naples, FL 34114.

The purpose of the public hearings is to receive public comment and objections on the Fiscal Year 2024-2025 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, Real Estate Econometrics, Inc. at (239) 269-1341 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](http://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 \$359.35 for a twin villa, \$436.36 for an approximate 52-foot homesite, \$513.36 for an approximate 59-foot homesite, and \$641.70 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.

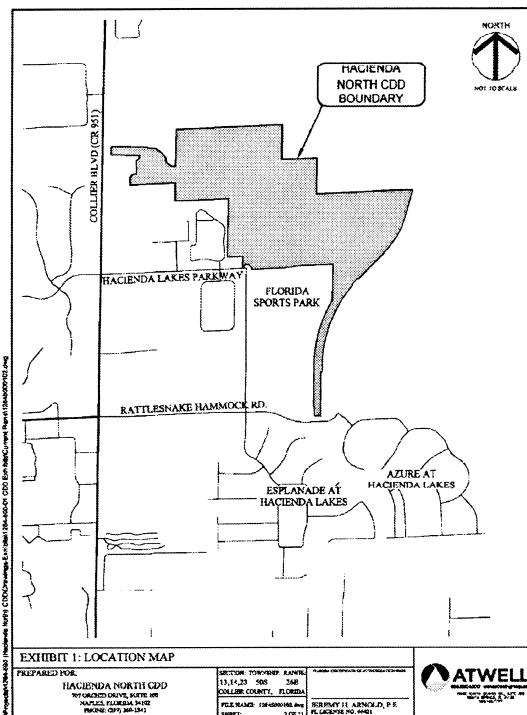
There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker telephone so that any interested person can attend the meeting/hearings and be fully informed of the discussions taking place either in person or by telephone communication.

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, Real Estate Econometrics, Inc. at (239) 269-1341. 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 28<sup>th</sup> and August 4<sup>th</sup>**



# EXHIBIT 4



# Hacienda North Community Development District

707 Orchid Drive, Suite 100, Naples, FL 34102

Phone: (239) 269-1341

June 10, 2024

Ms. Debbie Windsor  
Operations Coordinator  
Collier County Government  
Office of Management and Budget  
3299 Tamiami Trail E, Ste 201  
Naples, FL 34112-5746

**RE: Hacienda North Community Development District – Collier County,  
Florida Proposed Budget – Fiscal Year 2024-2025**

Dear Ms. Windsor:

In accordance with Chapter 189 and 190.008(2)(b) of the Florida Statutes, the District is required to submit to the local governing authorities having jurisdiction over the area included in the Hacienda North Community Development District ("District"), for purposes of disclosure and information only, the proposed annual budget for the ensuing fiscal year.

As such, I am pleased to enclose the District's Proposed Budget for Fiscal Year 2024-2025, which was approved at a preliminary budget meeting on June 10, 2024. A public hearing on the final budget will be held on August 19, 2024.

If you have any questions regarding this matter, please call me at (239) 269-1341.

Sincerely,



G. Russell Weyer  
President  
Real Estate Econometrics, Inc.  
District Manager

Resolution Attached

## **RESOLUTION 2023-5**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023-24 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the "Board") a proposed budget for Fiscal Year 2023-24 prior to June 15, 2023, a copy of which is attached hereto and made a part hereof as Exhibit "A"; and

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

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

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

**SECTION 2.** The proposed Budget submitted by the District Manager for Fiscal Year 2023-24 and attached hereto as Exhibit "A" is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: Monday, August 19, 2024  
HOUR: 10:00 a.m.  
LOCATION: 8490 Viale Circle  
Naples, FL 34114

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

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

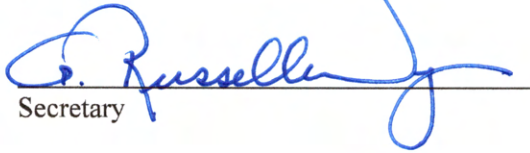
**SECTION 6.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

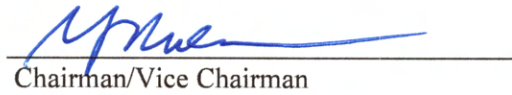
**SECTION 8.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 10th day of June, 2024, by the Board of Supervisors of Hacienda North Community Development District, Collier County, Florida.

Attest:

  
Secretary

**HACIENDA NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

  
Chairman/Vice Chairman

**APPENDIX A**  
**Hacienda North Community Development District**  
**Preliminary FY 2024-2025 Budget**

|                                                                                          | Fiscal Year Budget |                                                                   |
|------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------|
| REVENUES                                                                                 |                    |                                                                   |
| CARRY OVER REVENUE TO EQUALIZE ASSESSMENTS                                               | \$                 | -                                                                 |
| ON-ROLL ASSESSMENTS                                                                      | \$                 | - 413 Platted Lots                                                |
| OFF ROLL DEVELOPER ASSESSMENTS                                                           | \$                 | 186,715 Balance of Unplatted Acres                                |
| INTEREST REVENUE                                                                         |                    | -                                                                 |
| MISCELLANEOUS REVENUE                                                                    |                    | -                                                                 |
| TOTAL REVENUES                                                                           | \$                 | 186,715                                                           |
| EXPENDITURES                                                                             |                    |                                                                   |
| ADMINISTRATIVE                                                                           |                    |                                                                   |
| BOARD OF SUPERVISORS PAYROLL                                                             | \$                 | 6,000 6 meetings @ \$1,000 each                                   |
| PAYROLL SERVICE FEE                                                                      |                    | 140 Mattice 1099 Preparation                                      |
| MANAGEMENT CONSULTING SERVICES                                                           |                    | 30,000 \$2,500/Month                                              |
| ASSESSMENT ADMINISTRATION                                                                |                    | 11,850 MBS Capital Reporting, U.S. Bank, Cusip Fee                |
| ASSESSMENT ROLL PREPARATION                                                              |                    | 2,500 Assessment Roll Preparation for Tax Collector               |
| MISCELLANEOUS                                                                            |                    | 250 Office Supplies, etc.                                         |
| AUDITING                                                                                 |                    | 6,000 2022-2023 Audit                                             |
| ACCOUNTING FIRM                                                                          |                    | 6,000 Mattice Business Services - \$500 month                     |
| INSURANCE (Liability, Property & Casualty)                                               |                    | 6,400 DAO insurance                                               |
| LEGAL ADVERTISING                                                                        |                    | 3,000 2 Ads at \$1,250/each and 1 @ \$500/each                    |
| REGULATORY AND PERMIT FEES                                                               |                    | 175 State Filing Fee                                              |
| LEGAL SERVICES                                                                           |                    | 10,000 Coleman Yovanovich & Koester                               |
| ENGINEERING SERVICES - General                                                           |                    | 10,000 Atwell                                                     |
| WEBSITE HOSTING & ADMINISTRATION                                                         |                    | 2,500 Required by State Law - VGlobal Contract Price + Quickbooks |
| MISCELLANEOUS SERVICES                                                                   |                    | -                                                                 |
| TOTAL ADMINISTRATIVE EXPENDITURES                                                        | \$                 | 94,815                                                            |
| NOTE: Field Operations estimated to start 4/1/24 so estimated budget is for a half year. |                    |                                                                   |
| FIELD OPERATIONS                                                                         |                    |                                                                   |
| FIELD OPERATIONS MANAGEMENT STAFF                                                        | \$                 | -                                                                 |
| LANDSCAPING & FIELD MAINTENANCE                                                          |                    | 60,000 \$5,000 a month. Take over October, 2024                   |
| LANDSCAPE REPLACEMENT                                                                    |                    | - Plants are under warrenty for a year.                           |
| LANDSCAPE MULCHING                                                                       |                    | 2,500 Mulching once a year @ \$2,500 each                         |
| IRRIGATION REPAIRS                                                                       |                    | 3,000 Irrigation \$250/month                                      |
| SOD REPLACEMENT                                                                          |                    | -                                                                 |
| TREE PRUNING                                                                             |                    | -                                                                 |
| MASTER PUMP MAINTENANCE                                                                  |                    | -                                                                 |
| LAKE BANK MAINTENANCE RESERVE                                                            |                    | - Annual Reserve Contribution                                     |
| ELECTRICITY                                                                              |                    | 3,000 Approximately \$250/month                                   |
| FOUNTAINS                                                                                |                    | - Fountain Repair and Maintenance                                 |
| WATER USE MONITORING                                                                     |                    | 9,000 Cardno Entrix @ \$750/month                                 |
| ENTRY MONUMENTS MAINTENANCE                                                              |                    | - Pressure Cleaning, Painting, etc.                               |
| HOLIDAY DECORATIONS                                                                      |                    | - Trimmers Christmas Decorations                                  |
| STREET SWEEPING                                                                          |                    | -                                                                 |
| SFWMD ERP ANNUAL REPORT                                                                  |                    | - Annual                                                          |
| LAKE TESTING                                                                             |                    | - Once per year                                                   |
| LAKE MAINTENANCE                                                                         |                    | 14,400 \$1,200 per month for 6 lakes                              |
| TOTAL FIELD OPERATIONS EXPENDITURES                                                      | \$                 | 91,900                                                            |
| TOTAL EXPENDITURES                                                                       | \$                 | 186,715                                                           |

# EXHIBIT 5

# Hacienda North Community Development District

---

707 Orchid Drive, Suite 100  
Naples, Florida 34102  
Ph: (239) 269-1341

## **THIS IS NOT A BILL – DO NOT PAY**

July 19, 2024

### **VIA FIRST CLASS U.S. MAIL**

Mr. James Hepler  
Direct of Land Development, Florida Tampa and Florida SW  
Toll Brothers Inc.  
24201 Walden Center Drive, Suite 204  
Bonita Springs, FL 34134

RE: Hacienda North Community Development District FY 2025  
Budget and O&M Assessments

Dear Mr. Hepler:

Pursuant to Florida law, the Hacienda North Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

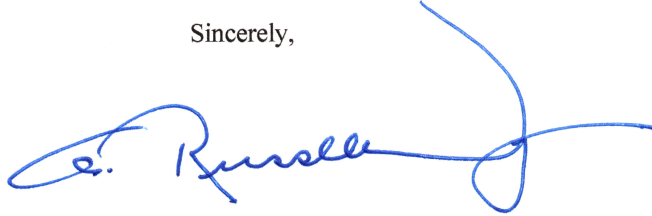
|           |                                                              |
|-----------|--------------------------------------------------------------|
| DATE:     | August 19, 2024                                              |
| TIME:     | 10:00 a.m.                                                   |
| LOCATION: | Esplanade Clubhouse<br>8490 Viale Circle<br>Naples, FL 34114 |

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2025 is set forth in **Exhibit A** attached hereto. The current 313 individual platted lots owned by Toll Brothers and their associated assessments are set forth in **Exhibit B**. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Real Estate Econometrics, Inc., 707 Orchid Drive Suite 100 Naples, FL 34102, (239) 269-1341 (“**District Manager’s Office**”) on week prior to the meeting.

The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1- 1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

All affected property owners have the right to appear and comment at the public hearings and meeting and may file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the District's Board of Supervisors with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Russell Weyer", with a large, stylized flourish extending from the end of the signature.

G. Russell Weyer  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments – FY 2025**

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$185,715** in net assessment revenue. Currently there are 313 platted lots within the District that will have their assessment show up on each platted lot's property tax bill. The 313 platted lots will generate \$134,398.58 in gross assessment revenue and \$124,318.69 in net assessment revenue. Off roll assessment revenue will total \$65,396.31 for a total of \$185,715.00.
2. **Unit of Measurement.** O&M Assessments are allocated on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, "EAU/ERU") basis for platted lots and undeveloped lots and commercial parcels.
3. **Schedule of O&M Assessments:**

| Land Use      | Total # of Units | EAU/ERU Factor | Proposed Gross O&M Assessment* |
|---------------|------------------|----------------|--------------------------------|
| Twin Villas   | 184              | 0.70           | \$359.35                       |
| 52' Lots      | 108              | 0.85           | \$436.36                       |
| 59' lots      | 76               | 1.00           | \$513.36                       |
| 77' Lots      | 45               | 1.25           | \$641.70                       |
| Business Park | 1                | 46.67          | N/A                            |

*\*includes collection costs and early payment discounts*

Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Collection.** By operation of law, each year's O&M Assessment constitutes a lien against the property levied on, just as do each year's property taxes. For FY 2025, the District intends to have the Collier County ("**County**") Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill no later than November of this year. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



**EXHIBIT B**  
***Gross O&M Assessments on 313 platted lots – FY 2025***

| <b>Property ID<br/>Number</b> | <b>Lot #</b> | <b>Product Type</b> | <b>Gross O&amp;M<br/>Assessment</b> |
|-------------------------------|--------------|---------------------|-------------------------------------|
| 48590010724                   | 1            | 52'                 | \$436.36                            |
| 48590010740                   | 2            | 52'                 | \$436.36                            |
| 48590010766                   | 3            | 52'                 | \$436.36                            |
| 48590010782                   | 4            | 52'                 | \$436.36                            |
| 48590010805                   | 5            | 52'                 | \$436.36                            |
| 48590010821                   | 6            | 52'                 | \$436.36                            |
| 48590010847                   | 7            | 52'                 | \$436.36                            |
| 48590010863                   | 8            | 52'                 | \$436.36                            |
| 48590010889                   | 9            | Paired Villa        | \$359.35                            |
| 48590010902                   | 10           | Paired Villa        | \$359.35                            |
| 48590010928                   | 11           | Paired Villa        | \$359.35                            |
| 48590010944                   | 12           | Paired Villa        | \$359.35                            |
| 48590010960                   | 13           | Paired Villa        | \$359.35                            |
| 48590010986                   | 14           | Paired Villa        | \$359.35                            |
| 48590011008                   | 15           | Paired Villa        | \$359.35                            |
| 48590011024                   | 16           | Paired Villa        | \$359.35                            |
| 48590011040                   | 17           | Paired Villa        | \$359.35                            |
| 48590011066                   | 18           | Paired Villa        | \$359.35                            |
| 48590011082                   | 19           | Paired Villa        | \$359.35                            |
| 48590011105                   | 20           | Paired Villa        | \$359.35                            |
| 48590011121                   | 21           | Paired Villa        | \$359.35                            |
| 48590011147                   | 22           | Paired Villa        | \$359.35                            |
| 48590011163                   | 23           | Paired Villa        | \$359.35                            |
| 48590011189                   | 24           | Paired Villa        | \$359.35                            |
| 48590011202                   | 25           | Paired Villa        | \$359.35                            |
| 48590011228                   | 26           | Paired Villa        | \$359.35                            |
| 48590011244                   | 27           | Paired Villa        | \$359.35                            |
| 48590011260                   | 28           | Paired Villa        | \$359.35                            |
| 48590011286                   | 29           | Paired Villa        | \$359.35                            |
| 48590011309                   | 30           | Paired Villa        | \$359.35                            |
| 48590011325                   | 31           | Paired Villa        | \$359.35                            |
| 48590011341                   | 32           | Paired Villa        | \$359.35                            |
| 48590011367                   | 33           | Paired Villa        | \$359.35                            |
| 48590011383                   | 34           | Paired Villa        | \$359.35                            |
| 48590011406                   | 35           | Paired Villa        | \$359.35                            |
| 48590011422                   | 36           | Paired Villa        | \$359.35                            |
| 48590011448                   | 37           | Paired Villa        | \$359.35                            |
| 48590011464                   | 38           | Paired Villa        | \$359.35                            |

| <b>Property ID<br/>Number</b> | <b>Lot #</b> | <b>Product Type</b> | <b>Gross O&amp;M<br/>Assessment</b> |
|-------------------------------|--------------|---------------------|-------------------------------------|
| 48590011480                   | 39           | Paired Villa        | \$359.35                            |
| 48590011503                   | 40           | Paired Villa        | \$359.35                            |
| 48590011529                   | 41           | Paired Villa        | \$359.35                            |
| 48590011545                   | 42           | Paired Villa        | \$359.35                            |
| 48590011561                   | 43           | 52'                 | \$436.36                            |
| 48590011587                   | 44           | 52'                 | \$436.36                            |
| 48590011600                   | 45           | 52'                 | \$436.36                            |
| 48590011626                   | 46           | 52'                 | \$436.36                            |
| 48590011642                   | 47           | 52'                 | \$436.36                            |
| 48590011668                   | 48           | 52'                 | \$436.36                            |
| 48590011684                   | 49           | 52'                 | \$436.36                            |
| 48590011707                   | 50           | 52'                 | \$436.36                            |
| 48590011723                   | 51           | 52'                 | \$436.36                            |
| 48590011749                   | 52           | 52'                 | \$436.36                            |
| 48590011765                   | 53           | 52'                 | \$436.36                            |
| 48590011781                   | 54           | 52'                 | \$436.36                            |
| 48590011804                   | 55           | 52'                 | \$436.36                            |
| 48590011820                   | 56           | 52'                 | \$436.36                            |
| 48590011846                   | 57           | 52'                 | \$436.36                            |
| 73250001064                   | 58           | 77'                 | \$641.70                            |
| 73250001080                   | 59           | 77'                 | \$641.70                            |
| 73250001103                   | 60           | 77'                 | \$641.70                            |
| 73250001129                   | 61           | 77'                 | \$641.70                            |
| 73250001145                   | 62           | 77'                 | \$641.70                            |
| 73250001161                   | 63           | 77'                 | \$641.70                            |
| 73250001187                   | 64           | 77'                 | \$641.70                            |
| 73250001200                   | 65           | 77'                 | \$641.70                            |
| 73250001226                   | 66           | 77'                 | \$641.70                            |
| 73250001242                   | 67           | 77'                 | \$641.70                            |
| 73250001268                   | 68           | 77'                 | \$641.70                            |
| 73250001284                   | 69           | 77'                 | \$641.70                            |
| 73250001307                   | 70           | 77'                 | \$641.70                            |
| 73250001323                   | 71           | 59'                 | \$513.36                            |
| 73250001349                   | 72           | 59'                 | \$513.36                            |
| 73250001365                   | 73           | 59'                 | \$513.36                            |
| 73250001381                   | 74           | 59'                 | \$513.36                            |
| 73250001404                   | 75           | 59'                 | \$513.36                            |
| 73250001420                   | 76           | 59'                 | \$513.36                            |
| 73250001446                   | 77           | 59'                 | \$513.36                            |
| 73250001462                   | 78           | 59'                 | \$513.36                            |
| 73250001488                   | 79           | 59'                 | \$513.36                            |

| Property ID<br>Number | Lot # | Product Type | Gross O&M<br>Assessment |
|-----------------------|-------|--------------|-------------------------|
| 73250001501           | 80    | 59'          | \$513.36                |
| 73250001527           | 81    | 59'          | \$513.36                |
| 73250001543           | 82    | 59'          | \$513.36                |
| 73250001569           | 83    | 52'          | \$436.36                |
| 73250001585           | 84    | 52'          | \$436.36                |
| 73250001608           | 85    | 52'          | \$436.36                |
| 73250001624           | 86    | 52'          | \$436.36                |
| 73250001640           | 87    | 52'          | \$436.36                |
| 73250001666           | 88    | 52'          | \$436.36                |
| 73250001682           | 89    | 52'          | \$436.36                |
| 73250001705           | 90    | 52'          | \$436.36                |
| 73250001721           | 91    | 52'          | \$436.36                |
| 48590012544           | 92    | 52'          | \$436.36                |
| 48590012560           | 93    | Paired Villa | \$359.35                |
| 48590012586           | 94    | Paired Villa | \$359.35                |
| 48590012609           | 95    | Paired Villa | \$359.35                |
| 48590012625           | 96    | Paired Villa | \$359.35                |
| 48590012641           | 97    | Paired Villa | \$359.35                |
| 48590012667           | 98    | Paired Villa | \$359.35                |
| 48590012683           | 99    | Paired Villa | \$359.35                |
| 48590012706           | 100   | Paired Villa | \$359.35                |
| 48590012722           | 101   | Paired Villa | \$359.35                |
| 48590012748           | 102   | Paired Villa | \$359.35                |
| 48590012764           | 103   | Paired Villa | \$359.35                |
| 48590012780           | 104   | Paired Villa | \$359.35                |
| 48590012803           | 105   | 52'          | \$436.36                |
| 48590012829           | 106   | 52'          | \$436.36                |
| 48590012845           | 107   | 52'          | \$436.36                |
| 48590012861           | 108   | 52'          | \$436.36                |
| 48590012887           | 109   | 52'          | \$436.36                |
| 48590012900           | 110   | 52'          | \$436.36                |
| 48590012926           | 111   | 52'          | \$436.36                |
| 48590012942           | 112   | 52'          | \$436.36                |
| 48590012968           | 113   | 52'          | \$436.36                |
| 48590012984           | 114   | 52'          | \$436.36                |
| 48590013006           | 115   | 52'          | \$436.36                |
| 48590013022           | 116   | 52'          | \$436.36                |
| 48590013048           | 117   | 52'          | \$436.36                |
| 48590013064           | 118   | 52'          | \$436.36                |
| 48590013080           | 119   | 52'          | \$436.36                |
| 48590013103           | 120   | 52'          | \$436.36                |

| Property ID<br>Number | Lot # | Product Type | Gross O&M<br>Assessment |
|-----------------------|-------|--------------|-------------------------|
| 48590013129           | 121   | 52'          | \$436.36                |
| 48590013145           | 122   | 52'          | \$436.36                |
| 48590013161           | 123   | 52'          | \$436.36                |
| 48590013187           | 124   | 52'          | \$436.36                |
| 48590013200           | 125   | 52'          | \$436.36                |
| 48590013226           | 126   | 52'          | \$436.36                |
| 48590013242           | 127   | 52'          | \$436.36                |
| 48590013268           | 128   | 52'          | \$436.36                |
| 48590013284           | 129   | 59'          | \$513.36                |
| 48590013307           | 130   | 59'          | \$513.36                |
| 48590013323           | 131   | 59'          | \$513.36                |
| 48590013349           | 132   | 77'          | \$641.70                |
| 48590013365           | 133   | 77'          | \$641.70                |
| 48590013381           | 134   | 77'          | \$641.70                |
| 48590013404           | 135   | 77'          | \$641.70                |
| 48590013420           | 136   | 77'          | \$641.70                |
| 48590013446           | 137   | 52'          | \$436.36                |
| 48590013462           | 138   | 52'          | \$436.36                |
| 48590013488           | 139   | 52'          | \$436.36                |
| 48590013501           | 140   | 52'          | \$436.36                |
| 48590013527           | 141   | 52'          | \$436.36                |
| 48590013543           | 142   | 52'          | \$436.36                |
| 48590013569           | 143   | 52'          | \$436.36                |
| 48590013585           | 144   | 52'          | \$436.36                |
| 48590013608           | 145   | 52'          | \$436.36                |
| 48590013624           | 146   | 52'          | \$436.36                |
| 48590013640           | 147   | 52'          | \$436.36                |
| 48590013666           | 148   | 52'          | \$436.36                |
| 48590013682           | 149   | Paired Villa | \$359.35                |
| 48590013705           | 150   | Paired Villa | \$359.35                |
| 48590013721           | 151   | Paired Villa | \$359.35                |
| 48590013747           | 152   | Paired Villa | \$359.35                |
| 48590013763           | 153   | Paired Villa | \$359.35                |
| 48590013789           | 154   | Paired Villa | \$359.35                |
| 48590013802           | 155   | Paired Villa | \$359.35                |
| 48590013828           | 156   | Paired Villa | \$359.35                |
| 48590013844           | 157   | 77'          | \$641.70                |
| 48590013860           | 158   | 59'          | \$513.36                |
| 48590013886           | 159   | 52'          | \$436.36                |
| 48590013909           | 160   | Paired Villa | \$359.35                |
| 48590013925           | 161   | Paired Villa | \$359.35                |

| Property ID<br>Number | Lot # | Product Type | Gross O&M<br>Assessment |
|-----------------------|-------|--------------|-------------------------|
| 48590013941           | 162   | 52'          | \$436.36                |
| 48590013967           | 163   | 52'          | \$436.36                |
| 48590013983           | 164   | 52'          | \$436.36                |
| 48590014005           | 165   | 52'          | \$436.36                |
| 48590014021           | 166   | 52'          | \$436.36                |
| 48590014047           | 167   | 52'          | \$436.36                |
| 48590014063           | 168   | 52'          | \$436.36                |
| 48590014089           | 169   | 52'          | \$436.36                |
| 48590014102           | 170   | 52'          | \$436.36                |
| 48590014128           | 171   | 52'          | \$436.36                |
| 48590014144           | 172   | 52'          | \$436.36                |
| 48590014160           | 173   | 52'          | \$436.36                |
| 48590014186           | 174   | 52'          | \$436.36                |
| 48590014209           | 175   | 52'          | \$436.36                |
| 48590014225           | 176   | 59'          | \$513.36                |
| 48590014241           | 177   | 59'          | \$513.36                |
| 48590014267           | 178   | 59'          | \$513.36                |
| 48590014283           | 179   | 59'          | \$513.36                |
| 48590014306           | 180   | 59'          | \$513.36                |
| 48590014322           | 181   | 59'          | \$513.36                |
| 48590014348           | 182   | 59'          | \$513.36                |
| 48590014364           | 183   | 59'          | \$513.36                |
| 48590014380           | 184   | 59'          | \$513.36                |
| 48590014403           | 185   | 59'          | \$513.36                |
| 73250002241           | 186   | 77'          | \$641.70                |
| 73250002267           | 187   | 77'          | \$641.70                |
| 73250002283           | 188   | 77'          | \$641.70                |
| 73250002306           | 189   | 77'          | \$641.70                |
| 73250002322           | 190   | 77'          | \$641.70                |
| 73250002348           | 191   | 77'          | \$641.70                |
| 73250002364           | 192   | 77'          | \$641.70                |
| 73250002380           | 193   | 77'          | \$641.70                |
| 73250002403           | 194   | 77'          | \$641.70                |
| 73250002429           | 195   | 59'          | \$513.36                |
| 73250002445           | 196   | 59'          | \$513.36                |
| 73250002461           | 197   | 59'          | \$513.36                |
| 73250002487           | 198   | 59'          | \$513.36                |
| 73250002500           | 199   | 59'          | \$513.36                |
| 73250002526           | 200   | 59'          | \$513.36                |
| 73250002542           | 201   | 59'          | \$513.36                |
| 73250002568           | 202   | 59'          | \$513.36                |

| Property ID<br>Number | Lot # | Product Type | Gross O&M<br>Assessment |
|-----------------------|-------|--------------|-------------------------|
| 73250002584           | 203   | 59'          | \$513.36                |
| 73250002607           | 204   | 59'          | \$513.36                |
| 73250002623           | 205   | 59'          | \$513.36                |
| 73250002649           | 206   | 59'          | \$513.36                |
| 73250002665           | 207   | 59'          | \$513.36                |
| 73250002681           | 208   | 59'          | \$513.36                |
| 73250002704           | 209   | 59'          | \$513.36                |
| 73250002720           | 210   | 59'          | \$513.36                |
| 73250002746           | 211   | 59'          | \$513.36                |
| 73250002762           | 212   | 59'          | \$513.36                |
| 73250002788           | 213   | 59'          | \$513.36                |
| 73250002801           | 214   | 59'          | \$513.36                |
| 73250002827           | 215   | 59'          | \$513.36                |
| 73250002843           | 216   | 59'          | \$513.36                |
| 73250002869           | 217   | 59'          | \$513.36                |
| 73250002885           | 218   | Paired Villa | \$359.35                |
| 73250002908           | 219   | Paired Villa | \$359.35                |
| 73250002924           | 220   | Paired Villa | \$359.35                |
| 73250002940           | 221   | Paired Villa | \$359.35                |
| 73250002966           | 222   | Paired Villa | \$359.35                |
| 73250002982           | 223   | Paired Villa | \$359.35                |
| 73250003004           | 224   | Paired Villa | \$359.35                |
| 73250003020           | 225   | Paired Villa | \$359.35                |
| 73250003046           | 226   | Paired Villa | \$359.35                |
| 73250003062           | 227   | Paired Villa | \$359.35                |
| 73250003088           | 228   | Paired Villa | \$359.35                |
| 73250003101           | 229   | Paired Villa | \$359.35                |
| 73250003127           | 230   | Paired Villa | \$359.35                |
| 73250003143           | 231   | Paired Villa | \$359.35                |
| 73250003169           | 232   | Paired Villa | \$359.35                |
| 73250003185           | 233   | Paired Villa | \$359.35                |
| 73250003208           | 234   | Paired Villa | \$359.35                |
| 73250003224           | 235   | Paired Villa | \$359.35                |
| 73250003240           | 236   | Paired Villa | \$359.35                |
| 73250003266           | 237   | Paired Villa | \$359.35                |
| 73250003282           | 238   | Paired Villa | \$359.35                |
| 73250003305           | 239   | Paired Villa | \$359.35                |
| 73250003321           | 240   | Paired Villa | \$359.35                |
| 73250003347           | 241   | Paired Villa | \$359.35                |
| 73250003363           | 242   | Paired Villa | \$359.35                |
| 73250003389           | 243   | Paired Villa | \$359.35                |

| <b>Property ID<br/>Number</b> | <b>Lot #</b> | <b>Product Type</b> | <b>Gross O&amp;M<br/>Assessment</b> |
|-------------------------------|--------------|---------------------|-------------------------------------|
| 73250003402                   | 244          | Paired Villa        | \$359.35                            |
| 73250003428                   | 245          | Paired Villa        | \$359.35                            |
| 73250003444                   | 246          | Paired Villa        | \$359.35                            |
| 73250003460                   | 247          | Paired Villa        | \$359.35                            |
| 73250003486                   | 248          | Paired Villa        | \$359.35                            |
| 73250003509                   | 249          | Paired Villa        | \$359.35                            |
| 73250003525                   | 250          | Paired Villa        | \$359.35                            |
| 73250003541                   | 251          | Paired Villa        | \$359.35                            |
| 73250003567                   | 252          | Paired Villa        | \$359.35                            |
| 73250003583                   | 253          | Paired Villa        | \$359.35                            |
| 73250003606                   | 254          | Paired Villa        | \$359.35                            |
| 73250003622                   | 255          | Paired Villa        | \$359.35                            |
| 73250003648                   | 256          | Paired Villa        | \$359.35                            |
| 73250003664                   | 257          | Paired Villa        | \$359.35                            |
| 73250003680                   | 258          | Paired Villa        | \$359.35                            |
| 73250003703                   | 259          | Paired Villa        | \$359.35                            |
| 73250003729                   | 260          | Paired Villa        | \$359.35                            |
| 73250003745                   | 261          | Paired Villa        | \$359.35                            |
| 73250003761                   | 262          | Paired Villa        | \$359.35                            |
| 73250003787                   | 263          | Paired Villa        | \$359.35                            |
| 73250003800                   | 264          | Paired Villa        | \$359.35                            |
| 73250003826                   | 265          | Paired Villa        | \$359.35                            |
| 73250003842                   | 266          | Paired Villa        | \$359.35                            |
| 73250003868                   | 267          | Paired Villa        | \$359.35                            |
| 73250003884                   | 268          | Paired Villa        | \$359.35                            |
| 73250003907                   | 269          | Paired Villa        | \$359.35                            |
| 73250003923                   | 270          | Paired Villa        | \$359.35                            |
| 73250003949                   | 271          | Paired Villa        | \$359.35                            |
| 73250003965                   | 272          | Paired Villa        | \$359.35                            |
| 73250003981                   | 273          | Paired Villa        | \$359.35                            |
| 73250004003                   | 274          | Paired Villa        | \$359.35                            |
| 73250004029                   | 275          | Paired Villa        | \$359.35                            |
| 73250004045                   | 276          | Paired Villa        | \$359.35                            |
| 73250004061                   | 277          | Paired Villa        | \$359.35                            |
| 73250004087                   | 278          | Paired Villa        | \$359.35                            |
| 73250004100                   | 279          | Paired Villa        | \$359.35                            |
| 73250004126                   | 280          | Paired Villa        | \$359.35                            |
| 73250004142                   | 281          | Paired Villa        | \$359.35                            |
| 73250004168                   | 282          | Paired Villa        | \$359.35                            |
| 73250004184                   | 283          | Paired Villa        | \$359.35                            |
| 73250004207                   | 284          | Paired Villa        | \$359.35                            |

| Property ID<br>Number | Lot # | Product Type         | Gross O&M<br>Assessment |
|-----------------------|-------|----------------------|-------------------------|
| 73250004223           | 285   | Paired Villa         | \$359.35                |
| 73250004249           | 286   | Paired Villa         | \$359.35                |
| 73250004265           | 287   | Paired Villa         | \$359.35                |
| 73250004281           | 288   | Paired Villa         | \$359.35                |
| 73250004304           | 289   | Paired Villa         | \$359.35                |
| 73250004320           | 290   | Paired Villa         | \$359.35                |
| 73250004346           | 291   | Paired Villa         | \$359.35                |
| 73250004362           | 292   | Paired Villa         | \$359.35                |
| 73250004388           | 293   | Paired Villa         | \$359.35                |
| 73250004401           | 294   | Paired Villa         | \$359.35                |
| 73250004427           | 295   | Paired Villa         | \$359.35                |
| 73250004443           | 296   | Paired Villa         | \$359.35                |
| 73250004469           | 297   | Paired Villa         | \$359.35                |
| 73250004485           | 298   | Paired Villa         | \$359.35                |
| 73250004508           | 299   | Paired Villa         | \$359.35                |
| 73250004524           | 300   | Paired Villa         | \$359.35                |
| 73250004540           | 301   | Paired Villa         | \$359.35                |
| 73250004566           | 302   | Paired Villa         | \$359.35                |
| 73250004582           | 303   | Paired Villa         | \$359.35                |
| 73250004605           | 304   | Paired Villa         | \$359.35                |
| 73250004621           | 305   | Paired Villa         | \$359.35                |
| 73250004647           | 306   | Paired Villa         | \$359.35                |
| 73250004663           | 307   | Paired Villa         | \$359.35                |
| 73250004689           | 308   | Paired Villa         | \$359.35                |
| 73250004702           | 309   | Paired Villa         | \$359.35                |
| 73250004728           | 310   | Paired Villa         | \$359.35                |
| 73250004744           | 311   | Paired Villa         | \$359.35                |
| 73250004760           | 312   | Paired Villa         | \$359.35                |
| 73250004786           | 313   | Paired Villa         | \$359.35                |
|                       |       | <b>On Roll Gross</b> | <b>\$134,398.58</b>     |



# EXHIBIT 6

**RESOLUTION 2024-5**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
HACIENDA NORTH COMMUNITY DEVELOPMENT  
DISTRICT DESIGNATING THE OFFICERS OF THE  
DISTRICT FOR FISCAL YEAR 2024-2025 AND PROVIDING  
FOR EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of Hacienda North Community Development District desires to elect the below recited persons to the office specified.

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

1. The following persons are appointed to the offices shown, to wit:

|                  |                     |
|------------------|---------------------|
| Robert Mulhere   | Chairman            |
| Gary Hains       | Vice Chairman       |
| Russ Weyer       | Secretary           |
| Russ Weyer       | Treasurer           |
| Clifford Olson   | Assistant Secretary |
| Dwight Nadeau    | Assistant Secretary |
| Jason Tomassetti | Assistant Secretary |

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

**PASSED AND ADOPTED this 19<sup>TH</sup> day of August, 2024.**

**HACIENDA NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Secretary / Assistant Secretary

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

# EXHIBIT 7

## **RESOLUTION 2024-6**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024-2025; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Hacienda North Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District is required by Section 189.015, Florida Statutes to file quarterly, semiannually or annually a schedule (including date, time and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semiannually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located.

WHEREAS, the Board desires to adopt a Fiscal Year 2024-2025 annual meeting schedule attached as **Exhibit A**.

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

1. The Fiscal Year 2024-2025 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 and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2024.

**HACIENDA NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## **EXHIBIT “A”**

### **BOARD OF SUPERVISORS MEETING DATES HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025**

The Board of Supervisors of the Hacienda North Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the offices of Coleman, Yovanovich & Koester, PA, 4001 Tamiami Trail N., Suite 300, Naples, FL 34103 at 10:00 a.m. unless otherwise indicated as follows:

**October 21, 2024**  
**November 18, 2024**  
**December 16, 2024**  
**January 27, 2025\***  
**February 24, 2025\***  
**March 17, 2025**  
**April 21, 2025**  
**May 19, 2025**  
**June 16, 2025**  
**July 21, 2025**  
**August 18, 2025**  
**September 15, 2025**

\*-Moved one week later due to Martin Luther King Day and President’s Day holidays.

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

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

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

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

District Manager

# EXHIBIT 8

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

---

**MINUTES OF MEETING**

**Board of Supervisors Meeting**  
**Monday June 10, 2024, 9:00 a.m.**  
**Coleman Yovanovich & Koester, P.A.**  
**Northern Trust Bank Building**  
**4001 Tamiami Trail North, Suite 300**  
**Naples, Florida 34104**

Present and constituting a quorum were:

|                  |              |
|------------------|--------------|
| Robert Mulhere   | Board Member |
| Dwight Nadeau    | Board Member |
| Gary Hains       | Board Member |
| Jason Tomassetti | Board Member |

Absent was:

|            |              |
|------------|--------------|
| Chip Olson | Board Member |
|------------|--------------|

Also present were:

|               |                                                          |
|---------------|----------------------------------------------------------|
| Russ Weyer    | District Manager, Real Estate Econometrics, Inc.         |
| Greg Urbancic | District Counsel,<br>Coleman, Yovanovich & Koester, P.A. |

**On Zoom:**

|                    |                              |
|--------------------|------------------------------|
| Taylor Whitcomb    | Hacienda Lakes of Naples LLC |
| Jacquelyn Larocque | Atwell, LLC                  |

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

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

1 **SECOND ORDER OF BUSINESS**

2  
3 Mr. Weyer noted that the Florida Statutes require that there be an opportunity for Public  
4 Comment.

5  
6 There were no public comments.  
7

8  
9 **THIRD ORDER OF BUSINESS**

**Organizational Matters**

10  
11 Mr. Weyer presented the FY 2024-2025 Operations & Maintenance budget. He reviewed  
12 the budget line item by line item. He said that he met with the Toll staff a couple of days  
13 ago and we went over the responsibilities of each entity. He pointed out that the budget is  
14 mostly administrative. He noted that field operations will start in October 2024, so the  
15 budget does include field operations this upcoming year.  
16

17 Landscape maintenance will primarily include the landscaping from Collier Boulevard (the  
18 bridge all the way back to the guardhouse. Toll Brothers will be responsible for landscape  
19 maintenance up to the first of the year. Included in the budget is lake maintenance,  
20 electricity for irrigation pumps and lake maintenance.  
21

22 Mr. Urbancic asked if assessments are going to be on the roll this year and Mr. Weyer said  
23 that 313 lots will be on the roll. Mr. Urbancic asked if there is enough money in the budget  
24 for advertising and mailing and Mr. Weyer said that the mailing and advertising for this  
25 budget is in the current year's budget. Mr. Urbancic said that the resolution should be  
26 approved subject to the changes discussed here.  
27

28 There was no further discussion.  
29

30 **A. CONSIDERATION OF RESOLUTION 2024-2: A RESOLUTION OF THE BOARD**  
31 **OF SUPERVISORS OF HACIENDA NORTH COMMUNITY DEVELOPMENT**  
32 **DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024-25**  
33 **AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA**  
34 **LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND**  
35 **PROVIDING FOR AN EFFECTIVE DATE.**  
36

37 Mr. Weyer presented Resolution 2023-5 which approves the proposed budget he just  
38 reviewed along with the changes discussed and sets the public hearing date. He said that  
39 the public hearing date is Monday, August 19<sup>th</sup> at 10 a.m. at the Esplanade clubhouse in  
40 Hacienda Lakes. The public hearing and meeting will follow the Hacienda Lakes CDD  
41 public hearing and meeting.  
42

43 There was no further discussion.  
44



On MOTION by Mr. Mulhere and seconded by Mr. Nadeau, with all in favor, the Board of Supervisors of the Hacienda North Community Development District approved Resolution 2024-2 which sets the proposed FY 2024-2025 budget and sets the public hearing date of August 19, 2024.

#### **FOURTH ORDER OF BUSINESS**

#### **Administrative Matters**

##### **A. Consideration of the December 18, 2023, Meeting Minutes.**

Mr. Weyer presented the December 18, 2023, meeting minutes.

There were no comments or questions.

On MOTION by Mr. Hains and seconded by Mr. Mulhere, with all in favor, the Board of Supervisors of the Hacienda North Community Development District approved the December 18, 2023, meeting minutes.

##### **B. Consideration of Mattice Business Services Proposal.**

Mr. Weyer presented the Mattice Business Services Proposal. He noted that Mattice provides support with the trustee accounts and assists with the preparation of the audit. Mr. Urbancic said that the proposal should include the E-Verify/public records language.

There were no comments or questions.

On MOTION by Mr. Hains with inclusion of the E-Verify/public records and seconded by Mr. Mulhere, with all in favor, the Board of Supervisors of the Hacienda North Community Development District approved the December 18, 2023, meeting minutes.

##### **C. Consideration of Dissemination Services Proposal.**

Mr. Weyer presented the Dissemination Services Proposal. He said that Dissemination Services takes care of the notices for FY 2024-2025 to the bond holders and submits the required SEC filings for the Series 2023 Bonds. They collect the stats on the development and status of the bonds.

There were no comments or questions.

On MOTION by Mr. Mulhere and seconded by Mr. Tomassetti, with all in favor, the Board of Supervisors of the Hacienda North Community Development District approved the Dissemination Services Proposal.

1     **D.     Consideration of the Hacienda North CDD FY 2022-2023 Audit.**

2  
3     Mr. Weyer presented the Hacienda North CDD FY 2022-2023 Audit to the Board. The  
4     audit was required since the ceiling amount that requires an audit was exceeded. This audit  
5     was simple since there were no bonds included. He pointed out that no issues were  
6     identified. Mr. Urbancic asked about the draft indication on the audit and Mr. Weyer said  
7     all of those items will be finalized and the audit filed by June 30<sup>th</sup>.

8  
9     There were no comments or questions.

10  
11     On MOTION by Mr. Mulhere and seconded by Mr. Nadeau, with all in favor, the Board of  
12     Supervisors of the Hacienda North Community Development District accepted the Hacienda North  
13     CDD FY 2022-2023 Audit.

14  
15     **FIFTH ORDER OF BUSINESS**

16                     **Business Matters**

17     **A.     Consideration of the May 2024 Financials.**

18  
19     Mr. Weyer presented the May 2024 financials. He pointed out that the off-roll assessments  
20     have been paid to date and the District has \$85,000 in the general fund account. Mr. Weyer  
21     said that costs will total about \$15,000 through year-end so we will end the year with about  
22     a \$70,000 carryover. He said that the balance sheet is the checking account.

23  
24     There was no further discussion.

25  
26     On MOTION by Mr. Mulhere and seconded by Mr. Tomasseti, with all in favor, the Board of  
27     Supervisors of the Hacienda North Community Development District accepted the Hacienda North  
28     CDD financials through May 31, 2024.

29  
30  
31     **SIXTH ORDER OF BUSINESS**

32                     **Financial Matters**

33     Mr. Weyer gave an update on the Series 2023 Bonds and noted that a couple of requisitions  
34     have been funded. Ms. Larocque said that she will have more requisitions coming soon.

35  
36     There was no further discussion.

37  
38     **SEVENTH ORDER OF BUSINESS**

39                     **Staff Reports**

40     **Manager's Report –**

41  
42     The Supervisors of Elections letter states that there are no registered voters on the property  
43     as of April 1, 2024.

44  
45     Mr. Weyer reminded Board Members that Form1 needs to be filed by July 1<sup>st</sup> and this year  
46     it is to be filed electronically.

1  
2 The next meeting is scheduled for Monday August 19<sup>th</sup> at 10 a.m. at the Esplanade  
3 clubhouse in Hacienda Lakes. Mr. Weyer had nothing further to report.  
4

5 **Attorney's Report –**  
6

7 Mr. Urbancic had nothing further to report.  
8

9 **Engineer's Report –**  
10

11 Ms. Larocque had nothing further to report.  
12

13 **EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

14  
15 There were no Supervisor Requests.  
16

17 **NINTH ORDER OF BUSINESS**

**Public Comments**

18  
19 There were no public comments.  
20

21 **TENTH ORDER OF BUSINESS**

**Adjournment**

22  
23  
24 On MOTION by Mr. Mulhere and seconded by Mr. Nadeau, with all in favor, the meeting of the  
25 Board of Supervisors of the Hacienda North Community Development District was adjourned.  
26  
27  
28  
29

30  
31 \_\_\_\_\_  
32 Secretary/Assistant Secretary  
33  
34

\_\_\_\_\_

Chairperson/Vice-Chairperson

35  
36 \_\_\_\_\_  
37 Print Name

\_\_\_\_\_

Print Name

# EXHIBIT 9

**Hacienda North Community Development District**  
**Cash Flow**  
July 31, 2024

|                                          | <u>Total</u>        |
|------------------------------------------|---------------------|
| <b>Revenue</b>                           |                     |
| 1363116 Off Roll Assessments             | \$128,615.00        |
| <b>Total Revenue</b>                     | <b>\$128,615.00</b> |
| <b>Expenditures</b>                      |                     |
| <b>1100000 Administrative</b>            |                     |
| 1511001 Board of Supervisors Stipend     | \$3,400.00          |
| 1512100 Management Consulting Services   | 25,000.00           |
| 1513000 Miscellaneous Expense            | 26.74               |
| 1513014 Website Hosting & Administration | 0.00                |
| 1513020 Office Expense                   | 10.02               |
| 1513040 Regulatory and Permit Fees       | 0.00                |
| 1513048 District Filing Fee              | 175.00              |
| 1513055 Legal Advertising                | 1,909.52            |
| 1513060 Assessment Administration        | 5,000.00            |
| 1513063 Assessment Roll Preparation      | 0.00                |
| 1513070 Auditing                         | 3,500.00            |
| 1513075 Accounting Services              | 4,550.00            |
| 1513100 Insurance- General Liability     | 5,200.00            |
| 1513080 Engineering Services             | 0.00                |
| 1514010 Legal Services                   | 13,619.12           |
| 1549001 Miscellaneous Services           | 368.81              |
| 1514020 Bond Validation Legal Expenses   | 0.00                |
| <b>Total Administrative</b>              | <b>\$62,759.21</b>  |
| <b>1160000 Field Operations</b>          |                     |
| 1531010 Electricity - General            | \$0.00              |
| 1572010 LANDSCAPING & MAINTENANCE        | 0.00                |
| 1572030 Lake Maintenance                 | 0.00                |
| 1572060 Water Use Monitoring             | 0.00                |
| <b>Total Field Operations</b>            | <b>\$0.00</b>       |
| <b>Total Expenditures</b>                | <b>\$62,759.21</b>  |
| <b>Net Cash Flow</b>                     | <b>\$65,855.79</b>  |

# Hacienda North Community Development District

## Budget to Actual

July 31, 2024

| Category                                 | Total               | Budget              | Balance            |
|------------------------------------------|---------------------|---------------------|--------------------|
| <b>Revenue</b>                           |                     |                     |                    |
| Carry Over from 9-30-23                  | \$36,386.20         | \$0.00              | \$36,386.20        |
| 1363116 Off Roll Assessments             | 128,615.00          | 128,615.00          | 0.00               |
| <b>Total Revenue</b>                     | <b>\$165,001.20</b> | <b>\$128,615.00</b> | <b>\$36,386.20</b> |
| <b>Expenditures</b>                      |                     |                     |                    |
| <b>1100000 Administrative</b>            |                     |                     |                    |
| 1511001 Board of Supervisors Stipend     | \$3,400.00          | \$6,000.00          | \$2,600.00         |
| 1512100 Management Consulting Services   | 25,000.00           | 30,000.00           | 5,000.00           |
| 1513000 Miscellaneous Expense            | 26.74               | 0.00                | -26.74             |
| 1513014 Website Hosting & Administration | 0.00                | 2,500.00            | 2,500.00           |
| 1513020 Office Expense                   | 10.02               | 250.00              | 239.98             |
| 1513040 Regulatory and Permit Fees       | 0.00                | 0.00                | 0.00               |
| 1513048 District Filing Fee              | 175.00              | 175.00              | 0.00               |
| 1513055 Legal Advertising                | 1,909.52            | 3,000.00            | 1,090.48           |
| 1513060 Assessment Administration        | 5,000.00            | 11,850.00           | 6,850.00           |
| 1513063 Assessment Roll Preparation      | 0.00                | 0.00                | 0.00               |
| 1513070 Auditing                         | 3,500.00            | 5,000.00            | 1,500.00           |
| 1513075 Accounting Services              | 4,550.00            | 6,140.00            | 1,590.00           |
| 1513100 Insurance- General Liability     | 5,200.00            | 6,400.00            | 1,200.00           |
| 1513080 Engineering Services             | 0.00                | 10,000.00           | 10,000.00          |
| 1514010 Legal Services                   | 13,619.12           | 10,000.00           | -3,619.12          |
| 1549001 Miscellaneous Services           | 368.81              | 0.00                | -368.81            |
| 1514020 Bond Validation Legal Expenses   | 0.00                | 0.00                | 0.00               |
| <b>Total Administrative</b>              | <b>\$62,759.21</b>  | <b>\$91,315.00</b>  | <b>\$28,555.79</b> |
| <b>1160000 Field Operations</b>          |                     |                     |                    |
| 1531010 Electricity - General            | 0.00                | 0.00                | 0.00               |
| 1572010 LANDSCAPING & MAINTENANCE        | 0.00                | 0.00                | 0.00               |
| 1572030 Lake Maintenance                 | 0.00                | 0.00                | 0.00               |
| 1572060 Water Use Monitoring             | 0.00                | 0.00                | 0.00               |
| <b>Total Field Operations</b>            | <b>\$0.00</b>       | <b>\$0.00</b>       | <b>\$0.00</b>      |
| <b>Total Expenditures</b>                |                     |                     |                    |
| <b>Net Cash Flow</b>                     | <b>\$102,241.99</b> | <b>\$37,300.00</b>  | <b>\$64,941.99</b> |

# Hacienda North Community Development District

## Statement of Financial Position

As of July 31, 2024

|                                     | Total                      |
|-------------------------------------|----------------------------|
| <b>ASSETS</b>                       |                            |
| Current Assets                      |                            |
| Bank Accounts                       |                            |
| 1101000 Business Ckg (*0741) - 1    | \$109,203.54               |
| Total Bank Accounts                 | <u>\$109,203.54</u>        |
| Total Current Assets                | <u>\$109,203.54</u>        |
| <b>TOTAL ASSETS</b>                 | <u><u>\$109,203.54</u></u> |
| <b>LIABILITIES AND EQUITY</b>       |                            |
| Liabilities                         |                            |
| Current Liabilities                 |                            |
| Accounts Payable                    |                            |
| 1202000 Accounts Payable            | \$0.00                     |
| Total Accounts Payable              | <u>\$0.00</u>              |
| Total Current Liabilities           | <u>\$0.00</u>              |
| Total Liabilities                   | <u>\$0.00</u>              |
| Equity                              |                            |
| Retained Earnings                   | \$42,004.95                |
| Net Revenue                         | \$67,198.59                |
| Total Equity                        | <u>\$109,203.54</u>        |
| <b>TOTAL LIABILITIES AND EQUITY</b> | <u><u>\$109,203.54</u></u> |

# EXHIBIT 10



**INTERLOCAL AGREEMENT FOR THE PREPARATION  
AND SUBMISSION OF THE HACIENDA NORTH  
COMMUNITY DEVELOPMENT DISTRICT, NON-AD  
VALOREM ASSESSMENT ROLL AND THE RELATED  
UNIFORM COLLECTION AND ENFORCEMENT THEREOF**

**WHEREAS**, the **Hacienda North Community Development District** (hereinafter "DISTRICT") was established pursuant to the provisions of Chapter 190, Florida Statutes, and the DISTRICT is authorized to levy non-ad valorem or special assessments including benefit assessments, maintenance assessments, and other such assessments; and

**WHEREAS**, Section 189.05, Florida Statutes, and Section 197.3631, Florida Statutes, also authorize this DISTRICT to collect non-ad valorem assessments; and

**WHEREAS**, The Honorable Rob Stoneburner, is the Collier County Tax Collector (hereinafter "TAX COLLECTOR"), and therefore the County Constitutional Officer charged, as agent of the State, with the collection and enforcement of ad valorem taxes and non-ad valorem assessments levied by the County, the School Board and municipalities and any special districts within the County; and

**WHEREAS**, the Honorable Abe Skinner, is the Collier County Property Appraiser (hereinafter "PROPERTY APPRAISER"), and therefore the County Constitutional Officer charged with determining the value of all property within the County, and with maintaining certain records connected therewith, specifically including the name of the owner, address and legal description of parcels of property on the tax rolls, and with providing certain services and information to taxing authorities under Section 190.021, Florida Statutes, and Section 197.3632, Florida Statutes; and

**WHEREAS**, Section 197.3631, 197.3632, Florida Statutes, and Section 189.05, Florida Statutes, provide that the DISTRICT may arrange for the collection and enforcement of non-ad valorem special assessments by the TAX COLLECTOR on the official tax notice as certified to the TAX COLLECTOR by the DISTRICT upon receipt by the DISTRICT from the PROPERTY APPRAISER of the name, address and legal description of each applicable parcel; and

**WHEREAS**, Chapter 197, Florida Statutes, authorizes the DISTRICT, PROPERTY APPRAISER and TAX COLLECTOR to enter into an Agreement regarding the reimbursement of necessary administrative costs incurred by the PROPERTY APPRAISER and TAX COLLECTOR; and

**WHEREAS**, pursuant to Section 197.3632, Florida Statutes, the PROPERTY APPRAISER may provide additional services for the DISTRICT over and above the requirement to provide name, address and legal for each parcel of land upon which the non-ad valorem assessment is to be levied, and be reimbursed accordingly, including authority to act as the agent of the DISTRICT in fulfilling the duty of the DISTRICT both to prepare and to certify the non-ad valorem assessment roll to the TAX COLLECTOR by the **15<sup>th</sup> of September** of each calendar year in compatible electronic medium, tied to the property identification number, on the tax roll of the PROPERTY APPRAISER; and

**WHEREAS**, the use of the uniform non-ad valorem assessment methodology is more fair, more efficient and more accountable than the other alternatives available; and

**WHEREAS**, the Board of Supervisors of the DISTRICT passed Resolution 2022-36, expressing its intent to use the uniform collection and enforcement of non-ad valorem assessments methodology in accordance with the procedures outlined in Section 197.3632, Florida Statutes, and has therefore elected to use the non-ad valorem assessment methodology in Section 197.3632, Florida Statutes, and has elected not to use the methodology in Section 190.021, Florida Statutes; and

**WHEREAS**, the duty to certify the non-ad valorem assessment roll is in the Chairman of the Board of Supervisors of the DISTRICT; and

**WHEREAS**, The DISTRICT wants the PROPERTY APPRAISER to serve as agent of the DISTRICT specifically to list, extend, prepare and certify the non-ad valorem assessment roll of the DISTRICT; and

**WHEREAS**, the TAX COLLECTOR, PROPERTY APPRAISER and DISTRICT are agencies of the State within the meaning of Chapter 189, Florida Statutes, and Chapter 163, Florida Statutes, and desire the joint powers which each will exercise separately under the terms of this Agreement; and

**WHEREAS**, pursuant to Chapter 189, Florida Statutes, Chapter 163, Florida Statutes, and Chapter 190, Florida Statutes, there is ample statutory authority for interlocal and interagency agreements between the TAX COLLECTOR, PROPERTY APPRAISER and the DISTRICT; and

**WHEREAS**, the TAX COLLECTOR and the PROPERTY APPRAISER agree to provide the services of their respective offices for the non-ad valorem assessments involved as set forth in statutory law, applicable rules, as amended, and in this Agreement; and

**WHEREAS**, the DISTRICT desires to accept the services of the TAX COLLECTOR and PROPERTY APPRAISER as provided in this Agreement and further agrees to fulfill its duties and responsibilities under law and pursuant to this Agreement.

The DISTRICT, PROPERTY APPRAISER and TAX COLLECTOR hereby agree as follows:

1. Commencing with the District's 2024-2025 fiscal year, and all subsequent years, except as provided in paragraph seven (7), the PROPERTY APPRAISER as agent for the DISTRICT shall list, prepare, submit and certify to the TAX COLLECTOR by **September 15<sup>th</sup>**, on compatible electronic medium, tied to the property identification number, the non-ad valorem assessment roll, and that the District shall comply with all applicable provisions of Chapter 197, Florida Statutes, and related rules, including, but not limited to, compliance with all advertisements and notices required in the election to use the non-ad valorem assessment methodology, levying and roll adoption (subsequent years).

2. Because the DISTRICT, by the 10th of **January, 2024** did furnish the legal description of the land area on which the non-ad valorem assessments be levied for **calendar year 2025 to** the PROPERTY APPRAISER, the PROPERTY APPRAISER shall determine accurately the name, address and legal description of each affected parcel and submit that information to the DISTRICT by the **1st of June, 2024**; the PROPERTY APPRAISER shall also act as the agent for the DISTRICT (as Principal) to list, extend, and prepare the non-ad valorem assessment roll for and on behalf of the DISTRICT and certify it by **15th September, 2024** in the name of the DISTRICT to the TAX COLLECTOR in compatible electronic medium tied to the property identification number; provided, however, that the PROPERTY APPRAISER shall not be under any duty to act as agent of the DISTRICT in preparing and certifying to the TAX COLLECTOR the non-ad valorem assessment roll unless the DISTRICT shall have provided the PROPERTY APPRAISER, no later than August 1st of each calendar year as a condition precedent, the officially adopted per unit of property non-ad valorem assessments as officially adopted by the Board of Supervisors at a duly noticed meeting.

3. Pursuant to expressed authority in Section 197.3632, Florida Statutes, the TAX COLLECTOR shall be compensated at the rate of two percent (2%) of the non-ad valorem assessments collected as compensation for all costs of the TAX COLLECTOR, which two percent (2%) shall be withheld by the TAX COLLECTOR as payment prior to distribution to the DISTRICT of funds collected.

4. The DISTRICT hereby agrees to compensate the PROPERTY APPRAISER for all necessary administrative costs as defined in section 197.3632(2), Florida Statutes, incurred in filling both statutory and contractual duty of the PROPERTY APPRAISER under this Agreement and the DISTRICT shall compensate the PROPERTY APPRAISER at the rate of one and one-half percent (1.5%) of the non-ad valorem assessment collected for setting up the non-ad valorem or special assessment roll and, annually thereafter, the amount of one and one-half percent (1.5%) of the non-ad valorem assessment collected for setting up the non-ad valorem or special assessment roll and, annually thereafter, the amount of one and one-half percent (1.5%) of the non-ad valorem assessment collected for the maintenance of each benefit unit (parcel of property).

5. If the actual costs of performing these services by the PROPERTY APPRAISER exceed the compensation referenced in paragraph four (4) above, then the compensation to be paid by the DISTRICT to the PROPERTY APPRAISER shall equal the actual cost of performing such services.

6. The parties to this Agreement agree to consult and cooperate as necessary and practical for the efficient and timely listing, preparation, submissions, certification, collection and enforcement against delinquencies of the DISTRICT non-ad valorem or special assessment rolls and levies including provision by the DISTRICT to the other parties of any staff assistance reasonably necessary, and required to effect the purposes of this Agreement.

7. The term of this Agreement shall commence with the District's 2024-2025 non-ad valorem assessment rolls and shall continue and extend uninterrupted from year to year from the effective date as indicated below unless a notice of termination shall be issued by any party. A notice of termination shall be in writing and shall be delivered not less than ninety (90) days in advance of the commencement of the next fiscal year of the DISTRICT save and except during those years when the DISTRICT in timely fashion notifies the TAX COLLECTOR and the PROPERTY APPRAISER that it needs to collect and enforce the assessment pursuant to other provisions of law.

8. In performing these services herein specifically provided, neither the TAX COLLECTOR nor the PROPERTY APPRAISER is in any way, express or implied, direct or indirect, responsible for proposing, imposing or levying any non-ad valorem special assessment and/or for determining whether such special or non-ad valorem assessment levied by the DISTRICT is authorized, constitutional, legal and valid and the DISTRICT acknowledges that it is solely responsibility of the DISTRICT to levy such assessments and to make sure they are authorized, legal, valid and constitutional.

9. All agreements previously entered into by and between the parties hereto in conflict herewith are hereby superseded to the extent of the conflict.

10. This Agreement shall become effective upon the signing of the Agreement by the TAX COLLECTOR, the PROPERTY APPRAISER, and the DISTRICT, and with the appropriate filing with the Clerk of the Circuit Court of Collier County, Florida, and shall supersede any and all prior Agreements.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**Hacienda North Community Development District**

Attest:

\_\_\_\_\_  
Witness By: \_\_\_\_\_  
Robert Mulhere

\_\_\_\_\_  
Printed Name Its: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

COLLIER COUNTY PROPERTY APPRAISER

\_\_\_\_\_  
Witness By: \_\_\_\_\_  
ABE SKINNER

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

COLLIER COUNTY TAX COLLECTOR

\_\_\_\_\_  
Witness By: \_\_\_\_\_  
LARRY H. RAY

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this \_\_\_\_ day  
of \_\_\_\_\_, 2024 by (Robert Mulhere), as Chairman of the (**Hacienda  
North Community Development District**), who is personally known to me or who has  
produced \_\_\_\_\_ Identification.

(Affix Seal)

\_\_\_\_\_  
Signature of Person Taking Acknowledgement

\_\_\_\_\_  
Name of Acknowledger Typed, Printed or Stamped

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Serial Number, if any  
My Commission expires:

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this \_\_\_\_ day  
of \_\_\_\_\_, 2017 by ABE SKINNER, as Property Appraiser for Collier

County, Florida, who is personally known to me or who has produced \_\_\_\_\_  
Identification.

(Affix Seal)

\_\_\_\_\_  
Signature of Person Taking Acknowledgement

\_\_\_\_\_  
Name of Acknowledger Typed, Printed or Stamped

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Serial Number, if any  
My Commission expires:

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this \_\_\_\_ day  
of \_\_\_\_\_, 2017 by Rob Stoneburner, as Tax Collector for Collier County,  
Florida, who is personally known to me or who has produced \_\_\_\_\_  
Identification.

(Affix Seal)

\_\_\_\_\_  
Signature of Person Taking Acknowledgement

\_\_\_\_\_  
Name of Acknowledger Typed, Printed or Stamped

\_\_\_\_\_  
Title or Rank

\_\_\_\_\_  
Serial Number, if any  
My Commission expires:

# EXHIBIT 11



# www.AllegroGroupFL.com, LLC

Landscape Management Services

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15275 Collier Blvd. #201-282, Naples, FL 34119  
**800-454-9668**  
[www.AllegroGroupFL.com](http://www.AllegroGroupFL.com) / Info@AllegroGroupFL.com

# www.AllegroGroupFL.com, LLC

## Landscape Management Contract

*Prepared For: Real Estate Econometrics*  
***“Hacienda North Community Development***  
***District”***  
Date: 8 /13/24

This Agreement entered into on \_\_\_\_\_, by and between  
www.ALLEGROGROUPFL.com, LLC located at 15275 Collier Blvd. 201-282, Naples, Florida 34119,  
hereinafter referred to as the “Contractor” and, Real Estate Econometrics, hereinafter referred to as the  
“Association”.

This Agreement sets forth the terms and conditions under which the contractor will provide the services specified to the Landscape Management Specifications Appendix attached hereto and made a part hereof by reference (the “Landscape Management Specifications”) provided, with respect to the property located at Hacienda North Community Development District; hereinafter called “Property”.

1. **Terms:** This Agreement shall be one (1) year commencing on 10/1/24 . Subject to mutual agreement of the parties with respect to any changes to the annual contract amount or the Landscape Management Specifications at least Sixty (60) days prior to the expiration of the then and current term, this Agreement shall automatically renew and be extended for continuous succeeding one year terms. If said mutual agreement is not reached in the time specified, this Agreement shall expire by its own terms.
2. **Services to be Performed:** Contractor shall perform the services as set forth in the Landscape Management Specifications. In addition, Contractor shall bring any landscape maintenance problems beyond Contractor’s control to the attention of the Owner’s property management company or Association’s designated agent as soon as possible.
3. **Contractors Equipment and Materials:** Subject to the exclusions set forth in the Landscape Maintenance Specifications, Contractor will furnish all labor, equipment and materials necessary to perform the Services specified in this Agreement.
4. **Amount:** Association agrees to pay the Contractor in twelve (12) monthly installment payments of **\$5,000.00 per month**, payable to [www.AllegroGroupFL.com](http://www.AllegroGroupFL.com), LLC. Each monthly payment shall be made by 30th day of the month in which the Services are performed. If Association fails to make installment payments in a timely manner, Contractor shall have the right to terminate this Agreement and the limited warranty set forth in the Landscape Management Specifications (relating to the approved plants, trees, shrubs that are installed, work done, etc. during the period of this Agreement) will be void. Contractor’s waiver of any right construed as a waiver of such right with respect to any future payments, nor shall it constitute any modification to the payment amount or schedule set forth herein.
5. **Liability:** The parties agree that the Contractor is an independent contractor and the Association shall have no liability due to injury to the Contractor or the Contractor’s agents or employees, unless such injury was caused in whole or in part by the Association’s negligence. It is further agreed that the Contractor shall not be liable for any damage, loss or injury of any kind whatsoever that was not caused directly by the gross negligence of the Contractor, its agent(s) or employees.

6. **Owner Representations:** Association represents that all plantings, trees, and turf were properly installed and the necessary irrigation is properly installed and operating to provide sufficient water. Association authorizes Contractor to access the property, during reasonable hours, to perform Contractor's obligations under this Agreement.
7. **Termination:** Either party, in its discretion and without cause, may terminate the Agreement by giving written notice, not less than sixty (60) days in advance. The parties agree that the Contractor may cease performance at such time as Association has not paid all amounts required by the terms of Paragraph 4 of the Agreement and in such case, Contractor will provide sixty (60) days notice to Association that the Contractor will terminate the Agreement if Association has not paid all amounts as specified in Paragraph 4 hereof.
8. **Law:** This Agreement shall be governed by the laws of the State of Florida.
9. **Attorney's Fees:** In the event of suit or action commenced to enforce the terms of this Agreement, the prevailing party shall be entitled to attorney's fees and costs, including any appeal there from. All costs incurred by the Contractor for collection against non-payment, including but not limited to, attorney's fees, will be paid by the Association.
10. **Counterparts:** This Agreement may be executed in one or more counterparts, each of which shall be considered an original instrument, but all of which shall be considered one and the same agreement, and shall become binding when one or more counterparts have been signed by each of the parties hereto.
11. **Miscellaneous:** It is understood and agreed that if any paragraph or portion of this Agreement shall be in violation of any applicable law, such paragraph or portion shall be inoperative, but the remainder of the Agreement shall remain valid and shall continue to bind the parties. This Agreement shall be binding and inure to the benefit of each of the parties, their written consent of the other party. This Agreement, together with the Appendix attached hereto, contains all of the terms, agreements, covenants, conditions and provisions agreed upon by the parties with respect to the Services described herein and merges and supersedes all prior agreements and understandings relating hereto and this Agreement shall not be altered or changed unless the change shall be in writing and signed by the authorized officers of both parties.

IN WITNESS WHEREOF, the parties hereto have caused their duly appointed representatives to execute this Agreement as of the date first above written.

**ASSOCIATION:**

By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Billing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_

**CONTRACTOR:**

**WWW.ALLEGROGROUPFL.com,LLC**

By: \_\_\_\_\_  
President  
Date: \_\_\_\_\_

## Appendix

### Landscape Management Specifications

**Scope of Work:** These Specifications cover all duties to be furnished by the contractor and are the attachment referred to the Landscape Management Contract entered into by and between Association and Contractor (The “Agreement”). Subject to the exclusions set forth herein, Contractor shall furnish all labor, materials, supervision, equipment, and other necessary incidentals required to maintain the landscape areas in accordance with the Agreement.

#### Turf Care

Mowing shall be performed with specified mower types and blades to provide a quality cut. Mowing patterns shall be rotated to minimize scalping and rutting by mower and wheels and to minimize soil compaction.

- A. **Mowing:** All turf shall be mowed weekly during the growing season of April thru October and bi-weekly during the slow growing season of November thru March.
- B. **Edging:** All hard surfaces shall be edged at every mowing. All soft surfaces, (landscape beds), shall be edged every other visit to maintain a clean edge.
- C. **Debris Removal:** Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways and street area where debris may be visible.

#### Ornamental, Palm and Tree Care

Pruning shall be performed as required to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue in order to re-establish healthy growth. The primary technique used in pruning practices shall be by hand. Should flat tops and sides be desired, this will be achieved by the use of gas powered shears.

All trimming and pruning shall be subject to all applicable State, Federal and ANSI (American National Standards Institute) regulations.

- A. **Ornamental & Shrubs:** Pruned to maintain a natural, neat and healthy appearance based on plant palette’s growth habit on a four week rotation or as needed to maintain the highest level of appearance.
- B. **Palms:** Fronds shall be removed when fronds are brown and/or damaged with clean edge cuts made as close to the trunk as possible. Careful trimming procedures shall be followed to prevent damage to any portion of the palm, especially in the crown shaft and bud areas. Inflorescence (seedpods) and fruits shall be removed on set cycle. Palms will be trimmed and maintained up to 14 feet in height from ground level. Palms exceeding this height will be at Owner’s request and billed accordingly at a rate of \$20.00 per palm
- C. **Trees:** Pruned to remove dead or damaged branches. This will include cross-branching and the raising of canopies to allow safe pedestrian movement on sidewalks and driveways in accordance to good canopy structure up to 7 feet. Trees over 14 feet in overall height requiring the arboring of canopies shall be performed at Association’s request and billed accordingly.

Association Rep Initials: \_\_\_\_\_

- D. **Seasonal Color:** Seasonal color rotations are recommended two (2) times per year in the second and fourth quarter and will be billed accordingly. This will not include soil enhancements if needed. Estimate will be provided for Seasonal Plantings.
- E. **Mulch:** Installation of Mulch is recommended at a depth of two (2) inches; per rotation and will be billed accordingly. It will be installed in the 4<sup>th</sup> quarter at an installed cost of \$5.00 a bag, and billed separately.

### **Fertilizer Application**

All fertilizers utilized under this program are custom blended with a balanced nutrient package. A complete minor and trace element package is included with each application to ensure that all of the requirements of your Southwest Florida landscape are provided for. All fertilization blends shall be no less than 50% slow release. The method of application will be dependent upon the landscape layout.

- A. All fertilizer applications will be performed in accordance with County ordinances regulating the application of fertilizer. No Nitrogen based fertilizer is to be applied during the months of June thru September. At least one professional will be on site that has trained in Best Management Practices by the University of Florida.
- B. Contractor will provide the following applications consistent with the manufacturer recommendations:
  - Turf Fertilization- Three (3) treatments per year
  - Plant & Tree Fertilization- Three (3) treatments per year
- C. Contractor will be responsible for rate and application of fertilizer.
- D. Following application of granular fertilizers, driveways, sidewalks and shrubs will be blown off to prevent the fertilizer from staining, spotting or burning.

### **Spray Service**

A major focus of these specifications is that pesticides will only be used on an as needed basis and only in the general area having the problem. This is achieved by monitoring of the property and a complete service and inspection every eight weeks. This Integrated Pest Management procedure helps protect beneficial insects and reduces the potential for damage to our environment. A curative approach shall be implemented for insect and disease management in turf and landscape areas. In areas where problems persist, then a preventative approach should be implemented.

- A. **Turf Weed Control:** Chemical weed control will be applied safely when temperatures are below 90 degrees and wind drift is at a minimum. Due to the unavailability or restricted use of effective control products, the prevention or control of Carpet Grass and select sedges are not part of the Agreement and are not included in the Agreement amount. \*Side walks and driveway will also be included as part of the weed prevention program.
- B. Grub control is included in the monthly fee, this treatment will be provided between Oct and Dec.
- C. **Ornamental Bed Weed Control:** All landscaped bed areas where weeds are evident will be treated with herbicides to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quantity to detract from the overall aesthetics of the landscape.
- D. **Insect & Disease Control:** Inspection of the turf areas and plant material shall be done on an eight week cycle, with applications done on an as needed basis. Areas will be treated as problems occur. Artillery Ferns, Bulbs, and White Flies, Association agrees this is not a part of the Agreement and is not included in the Agreement amount; in the event treatment is required, Contractor shall provide a reduction program by separate proposal, which will be provided at the time the service is requested. Association Rep Initials:\_\_\_\_\_

The contractor will advise the association one week prior to fertilizing, or any chemical treatment aside from the regular ongoing weed control.

### **Warranty**

**Warranty:** Contractor will remove and replace, at no cost to Association, any areas of turf or landscapes material that dies due to neglect of Contractor. Contractor shall not be responsible for losses due to pre-existing conditions, natural aging of plant material, inadequate water coverage/imposed water restrictions, high traffic areas, or damaged caused by insects, disease or weeds which currently are not treatable by approved chemical application. Except for any express warranty set forth herein, Contractor hereby makes no, and disclaims all, warranties, representations or guarantees of any kind or nature, whether expressed, implied or statutory.

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### **Irrigation**

**Service Specifications:** Contractor shall perform a routine monthly maintenance inspection of the irrigation system in the common areas consisting of the following:

- Activate and inspect each zone of the existing system
- Visually surface inspect system pipes for leaks
- Adjust and clean sprinkler heads, where needed
- Inspect and report heads that may be damaged or needing repair to Property Manager
- Report accessible control valves and valve boxes that may be damaged on an as needed basis
- Adjust controller to the watering needs as dictated by environmental conditions
- Repair any damages resulting from the Contractor at no cost to the Owner
- All irrigation services will be billed separately.

### **Qualifying Statements:**

- Repairs that become necessary to ensure proper water coverage of the turf and landscape areas that are over and above our routine maintenance contract will be done on a time and material basis. These repairs may incorporate the following items, however, are not limited to: Installation of risers, head replacements, nozzle/filter replacements, valve and solenoid replacements.
- Service calls required between scheduled visits will be billed on a time and material basis.
- Emergency service calls are defined as repairs that are required outside of our regular business hours (Monday thru Friday; 8:00am- 4:00pm), as well as weekends and holidays, shall be billed on a time and material basis.
- Contractor is not responsible for the verification or performance of rain sensors.
- Contractor shall not be held responsible for damage due to the improper installation or previous management of irrigation system by others.
- Contractor shall not be responsible the maintenance and performance of pump stations, main line filters and back flow preventers.
- An initial start-up audit shall be performed on the irrigation system with possible recommendations to improve the system's performance. After the initial audit there shall be a b-annual review of the system and needed recommendations will be provided if necessary.

- It is further understood that the Contractor is not liable for any damage of any kind whatsoever caused by the failure of the main irrigation water supply, water pressure or to water restrictions imposed by a statutory or similar authority.

#### **Authorization for Repairs:**

- In order to expedite repairs, Contractor is herewith authorized to perform minor repairs at the time of a wet check.
- Any repairs which exceed the above authorized amount, must have written approval prior to the commencement of any work. A written proposal will be provided to Associations authorized representative and assigned property manager.
- Other repairs and upgrades must have written proposal for authorization by the association.
- Emergency work can be approved verbally based on a ballpark estimate.
- All irrigation services will be billed separately.

#### **Special Services**

**Services:** Contractor can perform any additional work to repair damage caused by: acts of vandalism, storms, hurricanes, flooding or any other acts of God. This service is not covered under the scope of the Agreement or these Landscape Management Specifications, however, a written proposal will be provided to the Association for approval before any of the above work is undertaken. Contractor shall not be liable or responsible for work delays caused by acts of Nature or Association.

- **Storm Recovery Services to be Performed:** “Contractor” agrees to perform the landscape recovery services, as needed, to open roadways, sidewalks and to remove hazardous horticultural debris on a temporary basis until the Property Management or representing Board Member can be contacted.
- **\$75.00** per man hour, \$150.00 an hour for skid steer.
- **Equipment and Supplies:** There will be additional charges based on the requirements of the property. These may include bobcats, lifts, loaders and forklifts for re-staking, as well as necessary staging material such as, banding tools, straps, 2X4’s, poles and duckbill staging.
- **Palm Inoculation:** Is not Included in monthly maintenance contract: including preventative maintenance and whitefly treatment.
- **Irrigation:** Any repairs and parts will be billed separately.
- **Annals:** \$55.00 per man hour, any materials required will be billed accordingly.

## Yearly Overview

| Monthly Schedule                                                        | Jan                        | Feb | Mar                  | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov                  | Dec | Total |
|-------------------------------------------------------------------------|----------------------------|-----|----------------------|-----|-----|-----|-----|-----|-----|-----|----------------------|-----|-------|
| Property Service Trips                                                  | Staff to be assigned daily |     |                      |     |     |     |     |     |     |     |                      |     | 208   |
| Mowing, Hard Edge Line Trim                                             | 2                          | 2   | 5                    | 4   | 5   | 4   | 4   | 5   | 4   | 4   | 5                    | 2   | 46    |
| Soft Edge                                                               | 1                          | 2   | 3                    | 2   | 2   | 2   | 3   | 2   | 3   | 2   | 3                    | 2   | 27    |
| Hedge/Ornamental Pruning                                                | 1                          | 1   | 1                    | 1   | 1   | 1   | 1   | 1   | 1   | 1   | 1                    | 1   | 12    |
| All Trim Palms/<br>Trees<br>As needed to maintain<br>natural appearance | Continuous                 |     |                      |     |     |     |     |     |     |     |                      |     |       |
| Seasonal Color Rotation                                                 |                            |     |                      | 1   |     |     |     |     |     | 1   |                      |     | 2     |
| Mulch Installation                                                      |                            |     |                      |     |     |     |     |     |     |     | 1                    |     | 1     |
| Bed Weeding                                                             | Continuous                 |     |                      |     |     |     |     |     |     |     |                      |     |       |
| Turf Fertilization                                                      | 1 <sup>st</sup> App.       |     | 2 <sup>nd</sup> App. |     |     |     |     |     |     |     | 3 <sup>rd</sup> App. |     | 3     |
| Ornamental Ground Covered Fert                                          | 1 <sup>st</sup> App.       |     | 2 <sup>nd</sup> App. |     |     |     |     |     |     |     | 3 <sup>rd</sup> App. |     | 3     |
| Palm Juvenile Tree Fert                                                 | 1 <sup>st</sup> App.       |     | 2 <sup>nd</sup> App. |     |     |     |     |     |     |     | 3 <sup>rd</sup> App. |     | 3     |
| Turf Weed Control                                                       | 1                          |     |                      |     |     |     |     |     |     |     |                      | 1   | 2     |
| Turf Insect & Disease Control                                           | 1                          |     | 1                    |     | 1   |     | 1   |     | 1   |     | 1                    |     | 6     |
| Irrigation Testing                                                      | 1                          | 1   | 1                    | 1   | 1   | 1   | 1   | 1   | 1   | 1   | 1                    | 1   | 12    |
| Property Inspection                                                     | 1                          | 1   | 1                    | 1   | 1   | 1   | 1   | 1   | 1   | 1   | 1                    | 1   | 12    |

Association Rep Initials: \_\_\_\_\_



# EXHIBIT 12

# Hacienda North Community Development District

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

## MEMORANDUM

Goals, Objectives and Annual Reporting Form

### **Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

#### **1. Community Communication and Engagement**

##### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least two (2) 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 two (2) board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

##### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to 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 ☐

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## **2. Infrastructure and Facilities Maintenance**

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

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

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

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

**Achieved:** Yes ☐ No ☐

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

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

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2: 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 3.3: 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:\_\_\_\_\_