

Hacienda North Community Development District

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

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

Monday, June 2, 2025, 10:00 a.m.
4001 Tamiami Trail N. Suite 300
Naples, Florida 34103

I. Roll Call.

II. Public Comments on Agenda Items.

III. Organizational Matters:

A. Affidavit of Publication Exhibit 1

B. Hacienda North CDD FY 2025-2026 Budget Review. Exhibit 2

C. **Consideration of Resolution 2025-1:** A Resolution of the Board of Supervisors of Hacienda North Community Development District approving a proposed budget for Fiscal Year 2025-2026 and setting a public hearing date thereon pursuant to Florida Law.

Exhibit 3

IV. Administrative Matters

A. Approval of Minutes of the August 19, 2024 Meeting. Exhibit 4

B. Consideration of Mattice Business Services Proposal Exhibit 5

C. Consideration of Real Estate Econometrics Proposal Addendum Exhibit 6

D. Consideration of Allegro Group Landscape Proposal Exhibit 7

V. Business Matters

A. Consideration of the April 2025 Financials Exhibit 8

VI. Financial Matters

A. Series 2023 Bonds Update.

VII. Staff Reports.

A. Manager.

1. Supervisor of Elections Letter
2. Filing of Form1
3. Ethics Training

Exhibit 9

B. Legal Counsel.

C. Engineer.

VIII. Public Comments

IX. Supervisors' Requests.

X. Adjournment.

EXHIBIT 1



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

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 Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

05/25/2025

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 05/25/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$217.60
Tax Amount: \$0.00
Payment Cost: \$217.60
Order No: 11335632
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1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors (the "Board") of the Hacienda North Community Development District will hold a regular meeting of the Board on Monday, June 2, 2025 at 10:00 a.m. at the offices of Coleman, Yovanovich & Koester, P.A., 4001 Tamiami Trail N., Suite 300, Suite 201, Naples, FL 34103.

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

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

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 269-1341, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 for aid in contacting the District Office.

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

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

District Manager
5/25/25 #11335632

EXHIBIT 2

APPENDIX A

Hacienda North Community Development District Preliminary FY 2025-2026 Budget

	Fiscal Year Budget	
REVENUES		
CARRY OVER REVENUE TO EQUALIZE ASSESSMENTS	\$ 12,800	
ON-ROLL ASSESSMENTS	\$ 189,715	413 Platted Lots
OFF ROLL DEVELOPER ASSESSMENTS	\$ -	Balance of Unplatted Acres
INTEREST REVENUE	-	
MISCELLANEOUS REVENUE	-	
TOTAL REVENUES	<u>\$ 202,515</u>	
EXPENDITURES		
ADMINISTRATIVE		
BOARD OF SUPERVISORS PAYROLL	\$ 6,000	6 meetings @ \$1,000 each
PAYROLL SERVICE FEE	140	Mattice 1099 Preparation
MANAGEMENT CONSULTING SERVICES	42,000	\$3,500/Month
ASSESSMENT ADMINISTRATION	11,850	MBS Capital Reporting, U.S. Bank, Cusip Fee
ASSESSMENT ROLL PREPARATION	3,500	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	5,000	Atwell
WEBSITE HOSTING & ADMINISTRATION	2,500	Required by State Law - VGlobal Contract Price + Quickbooks
MISCELLANEOUS SERVICES	-	
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 102,815</u>	
FIELD OPERATIONS		
FIELD OPERATIONS MANAGEMENT STAFF	\$ -	
LANDSCAPING & FIELD MAINTENANCE	60,000	\$5,000 a month.
LANDSCAPE REPLACEMENT	-	Plants are under warranty 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	-	
SFWMDC ERP ANNUAL REPORT	-	Annual
LAKE TESTING	-	Once per year
LAKE MAINTENANCE	19,200	\$1,600 per month for 8 lakes
TOTAL FIELD OPERATIONS EXPENDITURES	<u>\$ 99,700</u>	
TOTAL EXPENDITURES	<u>\$ 202,515</u>	

APPENDIX A

Hacienda North Community Development District

Preliminary FY 2025-2026 Budget

	Fiscal Year Budget	FY 2024-2025 Budget	Variance
REVENUES			
CARRY OVER REVENUE TO EQUALIZE ASSESSMENTS	\$ 12,800	\$ -	\$ 12,800
ON-ROLL ASSESSMENTS	\$ 189,715	\$ -	\$ 189,715
OFF ROLL DEVELOPER ASSESSMENTS	\$ -	\$ 189,715	\$ (189,715)
INTEREST REVENUE	-	-	
MISCELLANEOUS REVENUE	-	-	
TOTAL REVENUES	<u>\$ 202,515</u>	\$ 189,715	\$ 12,800
EXPENDITURES			
ADMINISTRATIVE			
BOARD OF SUPERVISORS PAYROLL	\$ 6,000	\$ 6,000	\$ -
PAYROLL SERVICE FEE	140	140	-
MANAGEMENT CONSULTING SERVICES	42,000	30,000	12,000
ASSESSMENT ADMINISTRATION	11,850	11,850	-
ASSESSMENT ROLL PREPARATION	3,500	2,500	1,000
MISCELLANEOUS	250	250	-
AUDITING	6,000	6,000	-
ACCOUNTING FIRM	6,000	6,000	-
INSURANCE (Liability, Property & Casualty)	6,400	6,400	-
LEGAL ADVERTISING	3,000	3,000	-
REGULATORY AND PERMIT FEES	175	175	-
LEGAL SERVICES	10,000	10,000	-
ENGINEERING SERVICES - General	5,000	10,000	(5,000)
WEBSITE HOSTING & ADMINISTRATION	2,500	2,500	-
MISCELLANEOUS SERVICES	-	-	\$ -
TOTAL ADMINISTRATIVE EXPENDITURES	<u>\$ 102,815</u>	\$ 94,815	\$ 8,000
FIELD OPERATIONS			
FIELD OPERATIONS MANAGEMENT STAFF	\$ -	\$ -	\$ -
LANDSCAPING & FIELD MAINTENANCE	60,000	60,000	-
LANDSCAPE REPLACEMENT	-	-	-
LANDSCAPE MULCHING	2,500	2,500	-
IRRIGATION REPAIRS	3,000	3,000	-
SOD REPLACEMENT	-	-	-
TREE PRUNING	-	-	-
MASTER PUMP MAINTENANCE	-	-	-
LAKE BANK MAINTENANCE RESERVE	-	-	-
ELECTRICITY	6,000	6,000	-
FOUNTAINS	-	-	-
WATER USE MONITORING	9,000	9,000	-
ENTRY MONUMENTS MAINTENANCE	-	-	-
HOLIDAY DECORATIONS	-	-	-
STREET SWEEPING	-	-	-
SFWMD ERP ANNUAL REPORT	-	-	-
LAKE TESTING	-	-	-
LAKE MAINTENANCE	19,200	14,400	4,800
TOTAL FIELD OPERATIONS EXPENDITURES	<u>\$ 99,700</u>	\$ 94,900	\$ 4,800
TOTAL EXPENDITURES	<u>\$ 202,515</u>	\$ 189,715	\$ 12,800

PROPOSED ASSESSMENTS BY PRODUCT TYPE

Product Type	Units/Sq.Ft.	Units	Unit EAU	EAU Totals	Percent EAU	Budget Allocation	Assessment Per Unit	Gross Assessment per Unit	Current FY Assessment	Variance
Twin Villas	184	184	0.70	128.8	32.24%	\$61,162.13	\$332.40	\$359.35	\$332.40	\$0.00
52' Lots	108	108	0.85	91.8	22.98%	43,592.27	403.63	436.36	403.63	\$0.00
59' lots	76	76	1.00	76.0	19.02%	36,089.46	474.86	513.36	474.86	\$0.00
77' Lots	45	45	1.25	56.3	14.08%	26,710.95	593.58	641.70	593.58	\$0.00
Business Park	140,000	1	46.67	46.7	11.68%	22,160.19	22,160.19	23,956.97	22,160.19	\$0.00
				399.5	100.00%	\$189,715.00				

EXHIBIT 3

RESOLUTION 2025-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HACIENDA NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025-26 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 2025-26 prior to June 15, 2025, 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 2025-26 and attached hereto as Exhibit “A” is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE: Tuesday, August 19, 2025
HOUR: 9:00 a.m.
LOCATION: 8936 Oceana Way
Naples, FL 34114
(New Seven Shores Clubhouse)

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

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

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

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

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

PASSED AND ADOPTED this 2nd day of June, 2025, by the Board of Supervisors of Hacienda North Community Development District, Collier County, Florida.

Attest:

**HACIENDA NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman/Vice Chairman

APPENDIX A		
Hacienda North Community Development District		
Preliminary FY 2025-2026 Budget		
	Fiscal Year Budget	
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TOTAL FIELD OPERATIONS EXPENDITURES	\$ 99,700	
TOTAL EXPENDITURES	\$ 202,515	

EXHIBIT 4

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

4
5
6 **MINUTES OF MEETING**

7
8 **Board of Supervisors Meeting**
9 **Monday August 19, 2024, 10:22 a.m.**
10 **8490 Viale Circle**
11 **Naples, Florida 34114**

12
13
14 Present and constituting a quorum were:

15		
16	Bob Mulhere	Board Member
17	Jason Tomassetti	Board Member
18	Dwight Nadeau	Board Member
19	Gary Hains	Board Member
20	Clifford “Chip” Olson	Board Member
21		

22 Also present were:

23		
24	Russ Weyer	District Manager, Real Estate Econometrics, Inc.
25	Greg Urbancic	District Counsel,
26		Coleman, Yovanovich & Koester, P.A.
27	David Torres	Hacienda Lakes of Naples LLC
28	Tyler Whitcomb	Hacienda Lakes of Naples LLC
29		
30		

31 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

32
33 Mr. Weyer called the meeting to order and proceeded with the roll call. The members in
34 attendance are as outlined above. He noted that the public hearing and meeting was
35 advertised according to Florida Statute requirements.
36

37 **SECOND ORDER OF BUSINESS**

38
39 Mr. Weyer noted that the Florida Statutes require that there be an opportunity for Public
40 Comment.

41
42 There were no public comments.
43
44

1 **THIRD ORDER OF BUSINESS**

Budget Matters

2
3 Mr. Weyer requested a motion to open the budget adoption public hearing.
4

5 On MOTION by Mr. Nadeau and seconded by Mr. Olson, with all in favor, the Board of
6 Supervisors of the Hacienda North Community Development District opened the public hearing.
7

8 Mr. Weyer noted that the Florida Statutes require that there be an opportunity for Public
9 Comment.
10

11 There were no public comments.
12

13 Mr. Weyer also noted that there were no Supervisor comments.
14

15 **A. Consideration of Resolution 2024-3: Relating to the Annual Appropriations and**
16 **Adopting the FY 2024-2025 Budget.**
17

18 Mr. Weyer gave a brief overview of the budget. He said that the budget has not changed
19 from the preliminary budget the Board approved back in May. He pointed out that the
20 costs for this upcoming fiscal year are mostly administrative. The District will be taking
21 over the landscape maintenance from the guardhouse out to 951. The cost is \$5,000 a
22 month and it looks great. It is still new so there should not be any replacement issues
23 since the plants are still under warranty. The field operations costs will expand, like
24 lake maintenance and water monitoring in the next fiscal year.
25

26 There were no further comments.
27

28 Mr. Weyer requested a motion to approve Resolution 2024-3.
29

30 On MOTION by Mr. Hains and seconded by Mr. Mulhere, with all in favor, the Board of
31 Supervisors of the Hacienda North Community Development District approved Resolution 2024-
32 3: Relating to the Annual Appropriations and Adopting the FY 2024-2025 Budget.
33

34 Mr. Weyer then presented the proof of publication affidavit from the Naples Daily News
35 and the budget letter that was sent to Collier County.
36

37 **B. Consideration of Resolution 2024-4: Levying the FY 2024-2025 Non-Ad Valorem**
38 **O&M & Debt Assessments.**
39

40 Mr. Weyer Presented the annual FY 2024-2025 Non-Ad Valorum O&M and Debt
41 Assessments. He noted that they are a combination of on roll and off roll assessments. If
42 the on-roll does not make the county tax collector timeframe, then all assessments will be
43 direct billed. The direct bills will be issued semi-annually starting on October 1st and the
44 second bill issued on April 1st.
45

1 Mr. Weyer asked if there was any public comment on the non-ad valorem O&M and
2 Debt Assessments. There were no public comments.

3
4 Mr. Weyer then requested a motion to approve Resolution 2024-4.

5
6 On MOTION by Mr. Olson and seconded by Mr. Nadeau, with all in favor, the Board of
7 Supervisors of the Hacienda North Community Development District approved Resolution 2024-
8 4: Levying Fu 2024-2025 Non-Ad Valorem O&M and Debt Special Assessments.

9
10 Mr. Weyer finally requested a motion to close the budget adoption public hearing.

11
12 On MOTION by Mr. Mulhere and seconded by Mr. Olson, with all in favor, the Board of
13 Supervisors of the Hacienda North Community Development District closed the public hearing.

14
15
16 **FOURTH ORDER OF BUSINESS**

Organizational Matters

17
18 **A. Consideration of Resolution 2024-5: Designating the Officers of the District for**
19 **Fiscal Year 2024-2025.**

20
21 Mr. Weyer recommended the following slate of officers:

22		
23	Robert Mulhere	Chairman
24	Gary Hains	Vice Chairman
25	Russ Weyer	Secretary
26	Russ Weyer	Treasurer
27	Clifford Olson	Assistant Secretary
28	Dwight Nadeau	Assistant Secretary
29	Jason Tomassetti	Assistant Secretary
30		

31 There was no further discussion.

32
33 On MOTION by Mr. Tomassetti and seconded by Mr. Hains with all in favor, the Board of
34 Supervisors of the Hacienda North Community Development District approved Resolution 2024-
35 5: Designating the Officers of the District for FY 2024-2025.

36
37 **B. Consideration of Resolution 2024-6: Adopting the Fiscal Year 2024-2025 Meeting**
38 **Dates.**

39
40 Mr. Weyer presented the monthly meeting schedule. He pointed out that the quarterly
41 meetings would have a location conflict with the Hacienda Lakes CDD meetings are at
42 Esplanade and the quarterly meetings of the Hacienda North CDD would be at the CYK
43 offices. Mr. Mulhere recommended that we hold all the Hacienda North CDD meetings at
44 CYK with the exception of the quarterly meetings that will be held at Esplanade at
45 Hacienda Lakes unless otherwise advertised for a different date and time.

1 There was no further discussion.

2
3 On MOTION by Mr. Mulhere with the change in the quarterly meeting locations being at
4 Esplanade and seconded by Mr. Olson with all in favor, the Board of Supervisors of the Hacienda
5 North Community Development District approved Resolution 2024-6: adopting the FY 2024-2025
6 District meeting dates.

7
8
9 **FIFTH ORDER OF BUSINESS**

Administrative Matters

10
11 **A. Approval of the June 10, 2024, Board Meeting Minutes.**

12
13 Mr. Weyer presented the June 10, 2024, Board meeting minutes.

14
15 There was no discussion.

16
17 On MOTION by Mr. Nadeau and seconded by Mr. Hains with all in favor, the Board of
18 Supervisors of the Hacienda North Community Development District approved the meeting
19 minutes from the June 10, 2024, Board Meeting Minutes.

20
21 **B. Consideration of the District Financials through July 2024.**

22
23 Mr. Weyer noted that the District has collected off roll assessments of \$128,000 and
24 expenditures of \$62,000 which will result in a carryover of approximately \$35,000 after
25 remaining expenses for this fiscal year are accounted for and the first two months of next
26 fiscal year are accounted for.

27
28 Budget to actual shows that were at a net cash flow of \$65,000.

29
30 The balance sheet is the checking account.

31
32 There was no discussion.

33
34 On MOTION by Mr. Tomassetti and seconded by Mr. Hains, with all in favor, the Board of
35 Supervisors of the Hacienda North Community Development District accepted the District
36 Financials through July 2024.

1 **SIXTH ORDER OF BUSINESS**

Business Matters

2
3 **A. Consideration of the Collier County Agreement for Property Appraiser and Tax**
4 **Collector.**

5
6 Mr. Urbancic said that when you use the uniform method of collection the Board adopts
7 certain resolutions and then needs to have an interlocal agreement for with the property
8 appraiser and tax collector. Mr. Urbancic asked the Board to consider approval of this
9 interlocal agreement and authorize the Chair to sign subject to any updates that the
10 property appraiser and tax collector agree to their form.

11
12 There was no further discussion.

13
14 On MOTION by Mr. Mulhere authorizing the Chair to sign subject to any changes made by the
15 property appraiser and tax collector and seconded by Mr. Nadeau with all in favor, the Board of
16 Supervisors of the Hacienda North Community Development District approved the interlocal
17 agreement with the Collier County Property Appraiser and Tax Collector.

18
19 **B. Consideration of the Allegro Group Landscaping Agreement.**

20
21 Mr. Weyer presented the Allegro Group Landscaping Agreement. He noted that the
22 contract is for \$5,000 monthly and meets the budget requirement for the upcoming fiscal
23 year. Mr. Urbancic said that he will provide Mr. Weyer with the appropriate E-Verify,
24 public disclosure and anti-human trafficking language that also should go into the contract.

25
26 There was no further discussion.

27
28 On MOTION by Mr. Olson with the additional language requested by Mr. Urbancic and seconded
29 by Mr. Mulhere, with all in favor, the Board of Supervisors of the Hacienda North Community
30 Development District approved the Allegro Group Landscaping Agreement for FY 2024-2025.

31
32
33 **SIXTH ORDER OF BUSINESS**

Financial Matters

34
35 There were no fiscal matters to be considered at this time.

36
37 **SEVENTH ORDER OF BUSINESS**

Staff Reports

38
39 **Manager's Report –**

40
41 Mr. Weyer presented the District's goals, objectives and policies memorandum that is now
42 required by statutory amendment and that is measurable and achievable. Most of the
43 memorandums that Mr. Urbancic has seen were generic in form until further direction is
44 given in future requirements.

1 On MOTION by Mr. Mulhere and seconded by Mr. Nadeau, with all in favor, the Board of
2 Supervisors of the Hacienda North Community Development District adopted the District's goals,
3 objectives and policies for FY 2024-2025.

4
5 **Attorney's Report –**

6
7 Mr. Urbancic had nothing further to report.
8

9 **Engineer's Report –**

10
11 Ms. Larocque was not present.
12

13 **NINTH ORDER OF BUSINESS**

Supervisors Requests

14
15 There were no Supervisor Requests.
16

17 **TENTH ORDER OF BUSINESS**

Public Comments

18
19 There were no public comments.
20

21 **ELEVENTH 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 _____
Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

32
33
34
35
36 _____
Print Name

Print Name

EXHIBIT 5

Mattice Business Services, Inc.

April 16, 2025

Hacienda North Community Development District
C/O Real Estate Econometrics, Inc.
Russ Weyer
Suite 100
707 Orchid Drive
Naples, Florida 34102

Dear Russ,

We appreciate the opportunity of providing accounting and bookkeeping consulting services. To ensure a complete understanding between us, this letter will describe the scope and limitations of the services we will provide for you.

What We Will Do:

Services will include the following for Hacienda North CDD for Fiscal Year Ending 9/30/26:

Monthly Services to include:

- Journal Entries to reflect distributions of funds from the Trust Account
- Review all transactions in General Ledger to assure accuracy and make necessary adjustments.
- Reconcile all Trust bank accounts monthly.

Annual Services to include:

- Aid in getting files ready for audit, i.e. journal entries, reconciliations, etc.
- Create Trial Balance by class for audit and fulfill any other audit requests.
- Work with Russ Weyer on year-end entries.
- Enter Year End Adjusting Journal Entries from Audit
- Enter new fiscal year budget into QuickBooks Online

What We Won't Do

We will make no audit or other verification of the data you submit. We may provide reports that contain portions of financial information; these reports are for internal management use only. We will not provide any financial statements and will not perform any compilation, review, or audit of any of the financial information. We do not at any time provide legal services of any type. We have not been requested to discover misrepresentations, fraud, illegal acts, or theft but will make you aware of anything out of the ordinary that we feel needs to be brought to your attention. Therefore, have not

included any procedures designed or intended to discover such acts, and you agree we have no responsibility to do so.

When We'll Do It

This engagement will begin upon signing and if this agreement is signed and returned to our office and will continue on an as needed basis or until either party terminates the agreement. This engagement is made on a time-and-materials, best-efforts basis. You further agree that, should you be approached by a person who is or has been an employee or independent contractor of Mattice Business Services, Inc., beginning with the period described above, you will not offer to nor employ or retain as an independent contractor or agent any such person for a period of 2 years following the termination of this agreement.

Hardware and Software Warranties

During the course of the engagement, we may recommend the purchase and installation of computer or technological hardware, software, communications, or services by your company. Warranties, to the extent they exist, are provided only by the manufacturer/vendor of those computer products.

Services Outside the Scope of this Letter

You may request that we perform additional services at a future date not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope and estimated cost of these additional services. Engagements for additional services will necessitate that we issue a separate engagement letter to reflect the obligations of both parties.

Fees

The monthly fee will be \$400.00 per month.

This fee will be billed monthly due on the first of each month commencing November 1, 2025 and is due upon receipt.

Any services not outlined above will be billed separately.

E-Verify

Contractor shall comply with all applicable requirements of Section 448.095, Florida Statutes. Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Contractor enters into a contract with a subcontractor relating to the services under the Agreement, the subcontractor must register with and use the E-Verify system and provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If Contractor has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Contractor shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of Contractor knowingly violated Section 448.095, Florida Statutes, but Contractor otherwise complied with its obligations hereunder, District shall promptly notify the Contractor and upon said notification, Contractor shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in the Agreement to the contrary, District may immediately terminate the Agreement for cause if there is a good faith belief that Contractor knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District.

Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of the Agreement.

Confidentiality

All information seen or heard regarding a client's business or personal information will be kept strictly confidential.

Retainer

No retainer will be required for this engagement.

Approvals

Please date and sign a copy of this letter and return it to us to acknowledge your agreement with the terms of this engagement.

Sincerely yours,

Lynn Mattice

Lynn Mattice, President
MATTICE BUSINESS SERVICES, INC.
www.MATTICEBUSINESS.com

Acknowledged:

Signature and Title

Date

Ph 561-558-9100 ~1375 Gateway Blvd., Boynton Beach, FL 33426

EXHIBIT 6



Real Estate Econometrics, Inc.

ADDENDUM TO ORIGINAL APPROVED PROPOSAL

TO: Mr. Robert Mulhere
Chairman
Hacienda North Community Development District

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

SUBJECT: Addendum to the Hacienda North Community Development District
Management Agreement dated July 13, 2022

DATE: June 2, 2025

Background

The Hacienda North Community Development District (“District”), contracted with Real Estate Econometrics, Inc. (“REEI”) to manage all aspects of the District’s operations including accounting services, minutes and public records services and lien book and tax roll services. That proposal was approved at the July 13, 2022, District organizational meeting. The fee affixed to that proposal was \$30,000 a year paid at \$2,500 a month.

REEI has requested an increase in the fee to \$3,500 a month or \$42,000 a year effective the fiscal year 2025-2026. The reason for the increase is the additional work required to manage the District as it moves into full operational mode including full field operations during the upcoming fiscal year and cost of living increases over the past three (3) years.

All other elements of the original agreement remain unchanged with this addendum.

Authority to Execute

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

In witness whereof, the parties hereto have executed this Agreement, in duplicate, this 2nd day of June, 2025.

Board of Supervisors
Hacienda North Community Development District

Signature _____
Chairman

Printed Name _____

Signature _____
Real Estate Econometrics, Inc.

Printed Name _____

EXHIBIT 7

www.AllegroGroupFL.com, LLC

Landscape Management Services

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Warranty	6
Special Services	7
Yearly Overview	8

15275 Collier Blvd. #201-282, Naples, FL 34119
800-454-9668
www.AllegroGroupFL.com / Info@AllegroGroupFL.com

www.AllegroGroupFL.com, LLC

Landscape Management Contract

Prepared For:

*Hacienda North Community Development District -
Seven shores*

Date:

4/21/25

This Agreement entered into on April 21st, 2025. by and between www.ALLEGROGROUPFL.com, LLC located at 15275 Collier Blvd. 201-282, Naples, Florida 34119, hereinafter referred to as the “Contractor” and, Hacienda North Community Development District - Seven Shores, 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 - Seven shores hereinafter called “Property”.

1. **Terms:** This Agreement shall be one (1) years commencing on 10/1/25 . 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 **\$5000.00 per month**, payable to 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 4th 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.

Association Rep Initials: _____

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/ Trees As needed to maintain natural appearance	Continuous												
Seasonal Color Rotation				1						1			2
Mulch Installation											1		1
Bed Weeding	Continuous												
Turf Fertilization	1 st App.		2 nd App.								3 rd App.		3
Ornamental Ground Covered Fert	1 st App.		2 nd App.								3 rd App.		3
Palm Juvenile Tree Fert	1 st App.		2 nd App.								3 rd 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 8

Hacienda North Community Development District
Cash Flow
May 28, 2025

	<u>Total</u>
Revenue	
1363116 Off Roll Assessments	\$185,106.59
Total Revenue	\$185,106.59
Expenditures	
1100000 Administrative	
1511001 Board of Supervisors Stipend	\$0.00
1512100 Management Consulting Services	17,500.00
1513000 Miscellaneous Expense	86.36
1513014 Website Hosting & Administration	1,800.00
1513020 Office Expense	2.31
1513040 Regulatory and Permit Fees	0.00
1513048 District Filing Fee	175.00
1513055 Legal Advertising	233.80
1513060 Assessment Administration	5,000.00
1513063 Assessment Roll Preparation	0.00
1513070 Auditing	2,000.00
1513075 Accounting Services	3,275.00
1513100 Insurance- General Liability	5,408.00
1513080 Engineering Services	0.00
1514010 Legal Services	6,586.40
1549001 Miscellaneous Services	0.00
1514020 Bond Validation Legal Expenses	0.00
Total Administrative	\$42,066.87
1160000 Field Operations	
1531010 Electricity - General	\$0.00
1572010 LANDSCAPING & MAINTENANCE	45,000.00
1572030 Lake Maintenance	0.00
1572060 Water Use Monitoring	0.00
Total Field Operations	\$45,000.00
Total Expenditures	\$87,066.87
Net Cash Flow	\$98,039.72

Hacienda North Community Development District

Budget to Actual

May 28, 2025

Category	Total	Budget	Balance
Revenue			
Carry Over from 9-30-24	\$0.00	\$0.00	\$0.00
1363116 Off Roll Assessments	185,106.59	189,715.00	-4,608.41
Total Revenue	\$185,106.59	\$189,715.00	-\$4,608.41
Expenditures			
1100000 Administrative			
1511001 Board of Supervisors Stipend	\$200.00	\$6,000.00	\$5,800.00
Payroll Services Fee	\$0.00	\$140.00	
1512100 Management Consulting Services	17,500.00	30,000.00	12,500.00
1513000 Miscellaneous Expense	86.36	0.00	-86.36
1513014 Website Hosting & Administration	1,800.00	2,500.00	700.00
1513020 Office Expense	2.31	250.00	247.69
1513040 Regulatory and Permit Fees	0.00	0.00	0.00
1513048 District Filing Fee	175.00	175.00	0.00
1513055 Legal Advertising	233.28	3,000.00	2,766.72
1513060 Assessment Administration	5,000.00	11,850.00	6,850.00
1513063 Assessment Roll Preparation	0.00	2,500.00	2,500.00
1513070 Auditing	2,000.00	6,000.00	4,000.00
1513075 Accounting Services	3,275.00	6,000.00	2,725.00
1513100 Insurance- General Liability	5,408.00	6,400.00	992.00
1513080 Engineering Services	0.00	10,000.00	10,000.00
1514010 Legal Services	6,586.40	10,000.00	3,413.60
1549001 Miscellaneous Services	0.00	0.00	0.00
1514020 Bond Validation Legal Expenses	0.00	0.00	0.00
Total Administrative	\$42,266.35	\$94,815.00	\$52,408.65
1160000 Field Operations			
1531010 Electricity - General	0.00	6,000.00	6,000.00
1572010 LANDSCAPING & MAINTENANCE	45,000.00	60,000.00	15,000.00
1572014 Irrigation Repairs	0.00	3,000.00	
1572015 Mulch Installation	0.00	2,500.00	
1572030 Lake Maintenance	0.00	14,400.00	14,400.00
1572060 Water Use Monitoring	0.00	9,000.00	9,000.00
Total Field Operations	\$45,000.00	\$94,900.00	\$44,400.00
Total Expenditures			
Net Cash Flow	\$97,840.24	\$0.00	\$92,200.24

Hacienda North Community Development District

Statement of Financial Position

As of May 28, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
1101000 Business Ckg	\$200,641.01
2151001 Revenue Trust Fund 9000-Series 2023	\$691,075.91
2151005 Aquisition & Construction Trust 9005 Series 2023	\$2,845,090.27
2151007 Deb Service Reserve 9004 Series 2023	\$502,737.50
Total Bank Accounts	<u>\$4,239,544.69</u>
Total Current Assets	<u>\$4,239,544.69</u>
TOTAL ASSETS	<u><u>\$4,239,544.69</u></u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1202000 Accounts Payable	\$5,000.00
Total Accounts Payable	<u>\$5,000.00</u>
Total Current Liabilities	<u>\$5,000.00</u>
Long-term Liabilities	
280000 Capital Bond Proceeds 2023	\$1,934,342.68
280010 Debt Service Reserve Fund	\$502,737.50
Total Liabilities	<u>\$2,442,080.18</u>
Equity	
Retained Earnings	\$506,477.48
Net Revenue	\$1,290,987.03
Total Equity	<u>\$1,797,464.51</u>
TOTAL LIABILITIES AND EQUITY	<u><u>\$4,239,544.69</u></u>

EXHIBIT 9



Melissa R. Blazier
Supervisor of Elections

April 16, 2025

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

Dear Mr. Weyer

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 24 active registered voters residing in the Hacienda North CDD as of April 15, 2025

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

Sincerely,

David B Carpenter
Qualifying Officer
(239) 252-8501
Dave.Carpenter@colliervotes.gov

