

# Hacienda Lakes Community Development District

707 Orchid Drive, Suite 100, Naples, FL 34102

Phone: (239) 269-1341

June 5, 2020

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

**RE: Hacienda Lakes Community Development District – Collier County,  
Florida Proposed Budget – Fiscal Year 2020-2021**

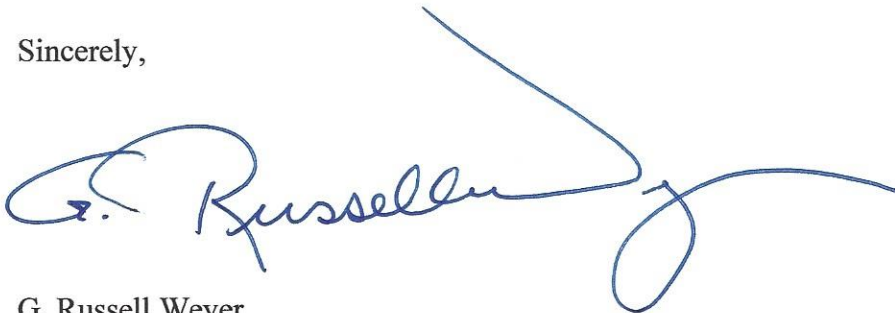
Dear Ms. Fleming:

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 Lakes 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 2020-2021, which was approved at a preliminary budget meeting on May 18, 2020. A public hearing on the final budget will be held on August 17, 2020.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Russell Weyer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

Encl.

## APPENDIX A

### Hacienda Lakes Community Development District Proposed FY 2020-2021 Budget

	Fiscal Year Budget	
<b>REVENUES</b>		
CARRY OVER FROM FY 2019-2020	\$	45,553
ON-ROLL ASSESSMENTS	\$	214,876 787 Platted Lots Esplanade, Azure & Sapphire Cove
OFF ROLL DEVELOPER ASSESSMENTS	\$	102,216 Balance of Unplatted Acres
INTEREST REVENUE		-
MISCELLANEOUS REVENUE		-
<b>TOTAL REVENUES</b>	\$	362,645
 <b>EXPENDITURES</b>		
<b>ADMINISTRATIVE</b>		
BOARD OF SUPERVISORS PAYROLL	\$	6,000 6 meetings @ \$1,000 each
PAYROLL TAXES		1,072 17.86%
PAYROLL SERVICE FEE		673 11.21%
MANAGEMENT CONSULTING SERVICES		42,000 \$3,500/Month
ASSESSMENT ADMINISTRATION		15,000 Lien Book, MBS Capital, Tax Collector, U.S. Bank
ASSESSMENT ROLL PREPARATION		5,000 Assessment Roll Preparation for Tax Collector
MISCELLANEOUS		750 Office Supplies, etc.
STORAGE		900 \$75/month
BANK CHARGES		-
AUDITING		6,500 2019-20 Audit
ACCOUNTING FIRM		6,000 Mattice Business Services - \$500/month
INSURANCE (Liability, Property & Casualty)		5,500 DAO Insurance
LEGAL ADVERTISING		1,800 2 Ads at \$300/each and 2 @ \$600/each
REGULATORY AND PERMIT FEES		175 State Filing Fee
LEGAL SERVICES		8,000 Coleman Yovanovich & Koester
ENGINEERING SERVICES - General		8,000 Hole Montes
NEW ASSESSMENT METHODOLOGY		-
WEBSITE HOSTING & ADMINISTRATION		1,800 Required by State Law - VGlobal Contract Price + Quickbooks
MISCELLANEOUS SERVICES		-
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	\$	109,169
 <b>FIELD OPERATIONS</b>		
FIELD OPERATIONS MANAGEMENT STAFF	\$	-
LANDSCAPING & FIELD MAINTENANCE		85,920 \$7,160 a month
LANDSCAPE REPLACEMENT		15,000 Annual flowers at Monuments + median replacements
LANDSCAPE MULCHING		15,000 Mulching twice a year @ \$7,500 each
IRRIGATION REPAIRS		20,000 Approximately \$1,670/month
SOD REPLACEMENT		10,000 Grass being revived by WLM - For line break repairs, etc.
TREE PRUNING		7,600 189 trees @ \$40 each
MASTER PUMP MAINTENANCE		3,000 WLM Estimate - includes diving to clean intake
MASTER PUMP REPLACEMENT RESERVE		25,000 Annual Reserve Contribution - Goal \$100,000
ELECTRICITY		15,000 Approximately \$1,000/month
FOUNTAINS		1,500 Fountain Repair and Maintenance
WATER USE MONITORING		2,400 Cardno Entrix @ \$200/month
ENTRY MONUMENTS MAINTENANCE		1,500 Pressure Cleaning, Painting, etc.
HOLIDAY DECORATIONS		6,000 Brennan's Christmas Decorations
WETLAND MONITORING		1,500 Approximatly \$100/month
STREET SWEEPING		600 Twice a year - Construction abating
SFWMDC ERP ANNUAL REPORT		1,500 Annual
LAKE TESTING		3,600 Once per year
SABLE PALM CULVERTS CLEANING		7,500 Once per year
LAKE MAINTENANCE		30,856 \$2,363 per month for 12 lakes + \$2,500 for Saph Cov
<b>TOTAL FIELD OPERATIONS EXPENDITURES</b>	\$	253,476
 <b>TOTAL EXPENDITURES</b>	\$	362,645

BUDGET CONDENSED	FY 2020-2021	FY 2019-2020
Administrative	\$109,169	\$109,151
Landscape Maintenance	206,120	214,200
Water Management	47,356	47,356
Roadway Maintenance	0	0
<b>Total</b>	\$362,645	\$370,707

**Hacienda Lakes Community Development District  
Debt Service Fund - Series 2014 Bonds  
FY 2020-2021 Porposed Budget**

**REVENUE (1)**

Balance in Account (November 2, 2020 - Estimate)	\$ 36,397.52
Assessment Off-Roll	\$ 4,559.72
Assessment On-Roll	\$ 788,788.38
Discounts	\$ -
<b>Total Revenue</b>	<b>\$ 829,745.62</b>

**EXPENDITURES**

<b>INTEREST EXPENSE</b>	
May 1, 2021	\$ 310,587.50
November 1, 2021	\$ 304,806.25
<b>PRINCIPAL</b>	
May 1, 2021	\$ 185,000.00
<b>Total Expenditures</b>	<b>\$ 800,393.75</b>
<b>Excess Revenues over Expenditures</b>	<b>\$ 29,351.87</b>

**Allocation of Maximum Annual Debt Service**

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
42'	138	\$ 1,664.79	\$ 229,741.02
52'	170	\$ 1,872.05	\$ 318,248.50
62'	118	\$ 2,079.31	\$ 245,358.58
<b>Total FY 2015-2016</b>	<b>426</b>		<b>\$ 793,348.10</b>

**On Roll Assessments**

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
42'	138	\$ 1,664.79	\$ 229,741.02
52'	192	\$ 1,872.05	\$ 359,433.60
62'	96	\$ 2,079.31	\$ 199,613.76
<b>Total FY 2020-2021</b>	<b>426</b>		<b>\$ 788,788.38</b>

**Off Roll Assessments**

Single Family Land Use	Units	Net Assessment	
		Per Unit	Total
Developer Annual True Up Payment			\$ 4,559.72
<b>Total FY 2020-2021</b>			<b>\$ 4,559.72</b>
		<b>Total</b>	<b>\$ 793,348.10</b>

(1) - Following the adoption of the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will apportion assessments to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments and related collection costs may vary from the adopted budgets.

**Hacienda Lakes Community Development District**  
**Debt Service Fund - Series 2016 Bonds**  
**FY 2020-2021 Proposed Budget**

**REVENUE (1)**

Balance in Account (November 2, 2020 - Estimate)	\$ 8,823.08
Assessment Off-Roll	\$ 158,441.52
Assessment On-Roll	\$ 443,839.39
Discounts	\$ -
<b>Total Revenue</b>	<b>\$ 611,103.99</b>

**EXPENDITURES**

<b>INTEREST EXPENSE</b>	
May 1, 2021	\$ 204,373.25
November 1, 2021	\$ 200,709.38
<b>PRINCIPAL</b>	
May 1, 2021	\$ 195,000.00
<b>Total Expenditures</b>	<b>\$ 600,082.63</b>
<b>Excess Revenues over Expenditures</b>	<b>\$ 11,021.36</b>

**Allocation of Maximum Annual Debt Service**

<b>Single Family Land Use</b>	<b>Units</b>	<b>Net Assessment</b>		<b>Total</b>
		<b>Per Unit</b>		
52' - Azure	149	\$ 1,282.52	\$	191,095.48
77' - Azure	78	\$ 1,644.14	\$	128,242.92
4-Plex - Azure	191	\$ 941.61	\$	179,847.51
52' - Sapphire Cove	75	\$ 1,374.60	\$	103,095.00
<b>Total FY 2018-2019</b>	<b>493</b>			<b>\$ 602,280.91</b>

**On Roll Assessments**

<b>Single Family Land Use</b>	<b>Units</b>	<b>Net Assessment</b>		<b>Total</b>
		<b>Per Unit</b>		
52' - Azure	80	\$ 1,282.52	\$	102,601.60
77' - Azure	87	\$ 1,644.14	\$	143,040.18
4-Plex - Azure	101	\$ 941.61	\$	95,102.61
52' - Sapphire Cove	75	\$ 1,374.60	\$	103,095.00
<b>Total FY 2018-2019</b>	<b>343</b>			<b>\$ 443,839.39</b>

**Off Roll Assessments**

<b>Single Family Land Use</b>	<b>Units</b>	<b>Net Assessment</b>		<b>Total</b>
		<b>Per Unit</b>		
52' - Azure	69	\$ 1,282.52	\$	88,493.88
77' - Azure	-9	\$ 1,644.14	\$	(14,797.26)
4-Plex - Azure	90	\$ 941.61	\$	84,744.90
52' - Sapphire Cove	0	\$ 1,374.60	\$	-
<b>Total FY 2018-2019</b>	<b>150</b>			<b>\$ 158,441.52</b>

**Total                   \$ 602,280.91**

(1) - Following the adoption of the general fund and debt service budgets, the District will prepare an assessment roll based on the County Property Appraiser's final list of property owners as of a certain "date of record". The District will apportion assessments to property owners as of this "date of record" and will utilize the appropriate on-roll and off-roll collection methods to collect its assessments and related collection costs may vary from the adopted budgets.