

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT
DISTRICT #2

August 27, 2025

BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**AGENDA
LETTER**

Fiddler's Creek Community Development District #2

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

August 20, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Fiddler's Creek Community Development District #2

Dear Board Members:

The Board of Supervisors of the Fiddler's Creek Community Development District #2 will hold a Public Hearing and Regular Meeting on August 27, 2025 at 10:00 a.m., at the Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Non-Agenda Items *(3 minutes per speaker)*
3. Proposed Candidates to fill Board Vacancy
 - A. Charles A. Turner
 - B. Cesare Turrin
 - C. Larry Locks
 - D. Scott L. Spitzer
4. Consider Appointment to Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date
6. Presentation: FMSBonds Plan of Refinancing

7. Discussion: Comparison of June 30, 2025, Audit to August Revised Draft Audit and Revised Draft Audit Questions
 - A. Consideration of Resolution 2025-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
8. Update: Superior Waterway Services, Inc. Treatment Report
9. Health, Safety and Environment Report (*Ryan Hennessey*)
 - A. Irrigation and Pressure Washing Efforts
 - B. Security and Safety Update
10. Update/Fountains: Crystal WaterScapes (Robert Engler)
11. Discussion: Wall Bordering Museo Circle
12. Developer's Report/Update
13. Engineer's Report/Update: *Bowman Company*
14. Consideration: Proposal for the Permanent Signs and the Locations
15. Discussion/Consideration: Pump House #2 - Construction Proposals
 - A. Kyle Construction, Inc. Proposal
 - B. Quality Enterprises USA, Inc. Proposal # 25025FL
16. Discussion: Irrigation Action Items
17. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
18. Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

19. Acceptance of Unaudited Financial Statements as of July 31, 2025
20. Approval of July 23, 2025 Regular Meeting Minutes
21. Action/Agenda or Completed Items
22. Staff Reports
 - A. District Counsel: *Woodward, Pires and Lombardo, P.A.*
 - Sunshine Law, Public Records refresher
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 24, 2025 at 10:00 AM

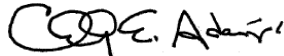
○ QUORUM CHECK

SEAT 1	WILLIAM TOMAZIN, JR.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ELLIOT MILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LINDA VIEGAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN P. NUZZO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
23. Supervisors' Comments
24. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 709 724 7992**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

3A

Professional Resume

Comprehensive Career Overview

Personal Information

- Name: Charles A Turner
- Address: 3306 Fanny Bay LN, Naples, FL 34114
- Phone: 717-579-9239
- Email: cat201@comcast.net

Professional Summary

A dedicated and results-driven professional with extensive experience in Law Enforcement, Financial Planning and Asset management and more recently focusing on the art of Real Estate. I have been recognized for exceptional problem-solving abilities, effective communication, and a strong commitment to continuous improvement. Adept at leading projects from conception to completion, collaborating across multidisciplinary teams, and leveraging analytical skills to deliver strategic solutions. Passionate about fostering innovation, learning new technologies, and contributing to organizational growth.

Additionally, I have resided in the community for approximately 25 years and as of 2020 have made Fiddler's Creek our home.

Key Skills

- Project Management
- Strategic Planning
- Team Leadership & Collaboration
- Effective Communication
- Data Analysis & Reporting
- Customer Relationship
- Process Optimization
- Problem Solving & Critical Thinking
- Time Management

Professional Experience

Global Real Estate Advisor — Premier Sotheby's International Realty And a Member of the ML Meade Team, Naples and Marco Island

February 2024 – Present

- Responsible for handling lead generation program which allows me to cultivate both buyers and sellers for the personal real estate markets.
- Developed and implemented innovative solutions to streamline operations, to improve my workflow and productivity.
- Collaborated with other professionals to define project objectives, scope, and deliverables, ensuring alignment with the process of buying and or selling Real Estate. Utilized advanced data analytics to inform decision-making and measure project performance.

Certified Financial Planner and Wealth Manager — Turner Wealth Advisors / Ameriprise Financial Services, Hershey, PA

May 1987 – October 2020

- Managed daily operations and supported the achievement of department KPIs through targeted process improvements.
- Facilitated effective communication between departments, promoting a culture of transparency and collaboration.
- Analyzed performance metrics to identify trends and recommend actionable solutions.
- Oversaw client accounts, ensuring high levels of satisfaction and retention.
- Assisted in budgeting and resource allocation to maximize operational efficiency.

ConRail Transit and Railroad Police / Investigator, Northeastern, US]

March of 1977 – May 1987

- Patrol duties commuter rail service along with protection of freight while in transit.
- Conducting investigations into the successful execution of strategic initiatives which lead to arrest and convictions.
- Coordinated logistics with various Federal, State, County, and local agencies for the apprehension of the various criminal elements.

- Maintained accurate documentation and reporting systems to support compliance for the prosecution of criminals
- Demonstrated adaptability by taking on additional responsibilities as needed.

Education

- Delaware County Community College, Broomall, PA 1975
- College for Financial Planning, 1992-1994

Professional Development

- Attended industry conferences, workshops, and webinars to remain current with emerging trends.

Projects & Achievements

- Successfully led [project name or description], which resulted in [measurable achievement or impact].
- Recognized with [award or acknowledgment] for outstanding performance or innovation.
- Implemented a new [system/process/tool] that increased productivity by [percentage or metric].

Technical Skills

- Proficient in Microsoft Office Suite, Google Workspace, etc.
- Experienced with Salesforce, Facebook, and Adobe Acrobat.
- Hold certificates in Electronics Technology
- CPR and First Aid Certified
- Master Captain – Merchant Mariner USCG (Training Captain)

Volunteer Experience

- Fiddler's Creek Foundation Advisory Board - 2003 to 2008
- Fiddler's Creek Club & Spa Advisory Board - 2008 to 2017
- Cascada Board of Directors – 2010 to 2018
- Fiddler's Creek CDD #1 Supervisor – 2014 to 2018

Interests

- Boating with my Family
- Traveling with my wife along with our dog, Charlotte
- Physical Training
- Volunteering with the Freedom Waters Foundation

References

Available upon request.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

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CESARE TURRIN

Oyster Harbor/Fiddlers Creek Naples, FL 34114 Cell (317) 569-9106 cesare.turrin@gmail.com

Retired Financial Management Professional with extensive experience leading domestic and global finance operations for General Motors & subsidiaries. Proficient leveraging key relationships as well as financial planning and analysis skills. Fluent in English and Spanish.

PROFESSIONAL EXPERIENCE

GENERAL MOTORS COMPONENTS HOLDINGS Kokomo, IN (2000-2018)

Finance Manager- Indiana Manufacturing Operations (2008 – 2018) – Retired December 2018

Led financial operations for \$500 million manufacturing operations

Business Unit Finance Manager – Automotive Safety Products (2004 – 2008)

Provided financial analysis and support for \$1.3 billion, automotive safety product business unit.

Manager of Financial Planning & Analysis (2003 – 2004)

Oversaw financial planning and analysis functions for 15 worldwide subsidiaries including development of business plans ÷ and budgets/forecasts

Business Unit Finance Manager – Audio & Communications Products (2000 – 2003)

Managed international business unit providing financial reporting analysis for audio and communication products segment.

FAMAR S.A. – Buenos Aires, Argentina (1998-2000)

Chief Financial Officer

Selected to lead all aspects of financial and accounting operations

DELPHI DELCO ELECTRONICS CORP. – Kokomo, IN (1984-1998)

Manager of Cost Estimating (1997-1998)

Managed global business case development and cost estimations in support of business growth objectives.

Financial Analyst (1984-1997)

Other Relevant Experience

President – Woodfield Homeowners Assoc. – 2000-2019

170 home subdivision in Carmel, IN

EDUCATION

- **Master of Business Administration (Finance & International Business)**, Ohio State University, Columbus, OH
- **Bachelor of Science in Industrial Administration**, Kettering University (formerly General Motors Institute), Flint, MI

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

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Cleo Adams

From: larrylocks@gmail.com
Sent: Thursday, July 24, 2025 10:11 AM
To: Cleo Adams
Subject: FW: Fiddlers Creek CDD #2 Board Vacancy

Dear Ms. Adams,

I am writing to formally express my interest in the open Seat 5 position on the Fiddler's Creek Community Development District #2 Board of Supervisors.

As a resident of Fiddler's Creek CDD #2 (the Serena Community), a registered voter in Collier County, and someone with a strong interest in maintaining and enhancing the quality of life in our community, I would be honored to serve on the Board. I bring a background in finance, construction, community leadership, and HOA governance, and I believe that my knowledge and commitment can contribute meaningfully to the District's ongoing efforts.

I would welcome the opportunity to support the CDD's mission with a collaborative, transparent, and solution-oriented approach.

Thank you for your consideration.

Sincerely,

Larry Locks
3168 Serena Lane, Apt 202
Naples, FL 34114
Phone: 516-628-8486
Mobile: 516-582-6461
larrylocks@gmail.com

From: The Club & Spa at Fiddler's Creek <clubandspa@fiddlerscreek.com>
Sent: Thursday, July 24, 2025 9:51 AM
To: larrylocks@gmail.com
Subject: Fiddlers Creek CDD #2 Board Vacancy



Fiddlers Creek CDD #2 Board Vacancy

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

3D

SCOTT L. SPITZER

3314 Quilcene Lane, Naples, Florida 33114
CELL 917 826-3852 EMAIL ScottLSpitzer@gmail.com

CURRENT CIVIC SERVICE

Member (At Large), Collier County Infrastructure Surtax Citizens Advisory Committee

Board Member, Naples Better Government Committee

Board Member, Business Advisory Board, SUNY Rockland County Community College

PAST CIVIC SERVICE

Board of Supervisors, Winding Cypress Community Development District (Naples, FL)

President, McLean (VA) Citizens Association
Chair, Planning & Zoning Committee

Mayor, Bernards Township (NJ); elected twice to the governing Township Committee
Deputy Mayor, Bernards Township (NJ)
Chair, Bernards Township (NJ) Planning & Zoning Board.
Vice Chair, Bernards Township (NJ) Sewerage Authority
Member, Golf Course Commission, Shade Tree Commission and Community Pool Committee

Justice of the Peace, Westport (CT).

EMPLOYMENT

MANAGING MEMBER, LAW OFFICES OF SCOTT SPITZER LLC,
Attorney and advisor for entrepreneurs, small companies and growth companies located in the United States and Europe with new technologies in a wide variety of fields.

CHIEF EXECUTIVE OFFICER, MANFRA, TORDELLA & BROOKES, INC.
CEO of investment grade precious metal wholesale dealer. Its the US affiliate of the MKS PAMP Group, a privately-held precious metal firm located in Geneva, Switzerland with gold refineries in Switzerland and India and affiliates in 12 countries.

SENIOR VICE PRESIDENT, GENERAL COUNSEL AND CORPORATE SECRETARY, BOWNE & CO., INC. (NYSE: BNE)
Chief legal officer and member of senior management team for a global provider of financial, marketing and business communications and digital content management software and services.

VICE PRESIDENT, GENERAL COUNSEL AND SECRETARY, VITAL SIGNS, INC. (NASD: VITL)

Chief legal officer for a developer, manufacturer, and distributor of medical products in the anesthesia, respiratory care and sleep therapy markets.

SENIOR DIRECTOR AND SENIOR COUNSEL, U.S. SURGICAL CORP. (NYSE: USS),

Managed commercial and corporate legal affairs for a developer, manufacturer, and distributor of advanced surgical and other medical products. Negotiated licenses and agreements with corporations, universities, and medical centers.

VICE PRESIDENT, GENERAL COUNSEL AND SECRETARY, BALFOUR MACLAINE CORP. (formerly KAY Corporation) (AMEX: KAY)

Chief legal officer for a company engaged in international commodities trading and commodity brokerage and trading advisory services, and large retail jewelry chain (Kay Jewelers).

ASSISTANT VICE PRESIDENT, THE FIRST BOSTON CORPORATION

Managed compliance function for corporate bonds, and mortgage-backed securities for an international investment banking and financial services firm in partnership with Credit Suisse.

SENIOR COUNSEL, AMERICAN STOCK EXCHANGE

Corporate and commercial legal support for operations, IT and corporate secretary departments.

ASSOCIATE ATTORNEY, SOLINGER & GORDON

Corporate, commercial, securities and litigation practice for US and foreign clients.

EDUCATION

Cornell University Law School, Ithaca, NY, Juris Doctor, Corporate Law

Cornell University Graduate School of Business and Public Administration, Ithaca, NY, MPA, Accounting

U.S. Environmental Protection Agency Water Pollution Fellowship (2 years)

Lafayette College, Easton, PA, AB, Government & Law, Magna Cum Laude, Phi Beta Kappa, Honors Thesis in Government; McKelvy Scholar Program

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

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FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2
BOARD OF SUPERVISORS
OATH OF OFFICE

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2 AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Fiddler's Creek Community Development District #2 and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

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RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Fiddler’s Creek Community Development District #2 (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF FIDDLER’S CREEK COMMUNITY DEVELOPMENT
DISTRICT #2 THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective August 27, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 27, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams is Secretary

Cleo Adams is Assistant Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 27th day of August, 2025.

ATTEST:

**FIDDLER'S CREEK COMMUNITY
DEVELOPMENT DISTRICT #2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

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Presentation to:
Fiddler's Creek #2 CDD

Proposed Refinancing of Series 2005 and
Series 2014 Bonds

Disclosure

FMS ROLE AS UNDERWRITER AND NOT FINANCIAL ADVISOR

FMSbonds, Inc., is providing the information contained in this document for discussion purposes only in anticipation of serving as underwriter. The primary role of FMSbonds, Inc., (“FMS”) as an underwriter, is to purchase securities with a view to distribute in an arm’s-length commercial transaction with the CDD. FMS may have financial and other interests that differ from those of the CDD. FMS is not acting as a municipal advisor, financial advisor or fiduciary to the CDD or any other person or entity. The information provided is not intended to be and should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. The CDD should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Securities offered by FMSbonds, Inc, including annuities, are not insured by the FDIC or any government agency; are not deposits or other obligations of or guaranteed by FMSbonds, Inc. or any of its affiliates; and are subject to investment risks, including possible loss of the principal invested. FMSbonds, Inc. is a broker/dealer, member FINRA/SIPC. FMS has a policy that is designed to comply with the disclosure requirements under revised MSRB Rule G-23. In conjunction with these requirements, we are providing the following disclosure to all of our municipal underwriting clients.

Contents

- I. Plan of Refinancing**
- II. FMS Bonds**

Plan of Refinancing

Executive Summary

- Fiddler's Creek #2 CDD previously issued bonds in order to finance a portion of the water, sewer, and roadway improvements for the community.
- The District currently has outstanding the Series 2005 Bonds, Series 2014-1B Bonds, and Series 2014-2B Bonds.
- The Series 2005 Bonds have an interest rate of 6.00% with a final maturity of May 1, 2038 and are outstanding in the principal amount of \$1,460,000.
- The Series 2014-1B Bonds have an interest rate of 6.75% with a final maturity of May 1, 2037 and are outstanding in the principal amount of \$2,890,000.
- The Series 2014-2B Bonds have an interest rate of 6.00% with a final maturity of May 1, 2038 and are outstanding in the principal amount of \$3,565,000.
- All three series of bonds are callable, i.e. can be refinanced in order to achieve annual debt service savings. The District can further save on fixed issuance costs by refinancing all three series of bonds at the same time. The annual savings on the Series 2005 Bonds will be approximately 20.8%, the annual savings on the Series 2014-1B Bonds will be approximately 15.7%, and the annual savings on the Series 2014-2B Bonds will be approximately 16.2%.

Plan of Refinancing – 2005 Bonds

Proposed Bonds – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par.
- Term: 2038, Same as 2005 Bonds.
- Debt Service: Level debt service through maturity.
- Coupon: ~4.65% fixed rate if issued Bonds today.
- Rating: No Rating required.
- Reserve Fund: None required. Current bonds have a \$51.3k reserve fund.
- Issuance Costs: All costs financed in transaction. The existing reserve fund can be used to pay for the costs of the transaction. Savings numbers are shown net of all costs.
- Timing: 6-8 weeks to close depending on board timing.

Plan of Refinancing – 2005 Bonds

Savings Summary

	<u>2005 Bonds</u>	<u>Refunding Bonds</u>
Bonds Outstanding (1)	\$1,460,000	\$1,250,000
Interest Rate (2)	6.00%	4.65%
Average Annual Debt Service (3)	\$161,969	\$128,203
Total Debt Service 2026-2038	\$2,105,600	\$1,666,640
Reserve Fund	\$51,300	N/A
Call Date	Currently Callable	11/1/2030
Final Maturity	2038	2038
<u>SAVINGS SUMMARY</u>		
Annual Savings - District		\$33,766
Annual Savings - %		20.85%
Total Savings - District		\$438,960

(1) Current outstanding after 5/1/2025 principal payment.

(2) Preliminary and subject to change, actual rate will be set at time of pricing.

(3) The numbers herein will be grossed up to include early payment discounts and collection costs.

Plan of Refinancing – 2014-1B Bonds

Proposed Bonds – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par.
- Term: 2037, Same as 2014-1B Bonds.
- Debt Service: Level debt service through maturity.
- Coupon: ~4.65% fixed rate if issued Bonds today.
- Rating: No Rating required.
- Reserve Fund: None required. Current bonds have a \$133.1k reserve fund.
- Issuance Costs: All costs financed in transaction. The existing reserve fund can be used to pay for the costs of the transaction. Savings numbers are shown net of all costs.
- Timing: 6-8 weeks to close depending on board timing.

Plan of Refinancing – 2014-1B Bonds

Savings Summary

	<u>2014-1B Bonds</u>	<u>Refunding Bonds</u>
Bonds Outstanding (1)	\$2,890,000	\$2,725,000
Interest Rate (2)	6.75%	4.65%
Average Annual Debt Service (3)	\$351,365	\$296,242
Total Debt Service 2026-2037	\$4,216,375	\$3,554,909
Reserve Fund	\$133,113	N/A
Call Date	Currently Callable	11/1/2030
Final Maturity	2037	2037
<u>SAVINGS SUMMARY</u>		
Annual Savings - District		\$55,122
Annual Savings - %		15.69%
Total Savings - District		\$661,466

(1) Current outstanding after 5/1/2025 principal payment.

(2) Preliminary and subject to change, actual rate will be set at time of pricing.

(3) The numbers herein will be grossed up to include early payment discounts and collection costs.

Plan of Refinancing – 2014-2B Bonds

Proposed Bonds – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par.
- Term: 2038, Same as 2014-2B Bonds.
- Debt Service: Level debt service through maturity.
- Coupon: ~4.65% fixed rate if issued Bonds today.
- Rating: No Rating required.
- Reserve Fund: None required. Current bonds have a \$152.3k reserve fund.
- Issuance Costs: All costs financed in transaction. The existing reserve fund can be used to pay for the costs of the transaction. Savings numbers are shown net of all costs.
- Timing: 6-8 weeks to close depending on board timing.

Plan of Refinancing – 2014-2B Bonds

Savings Summary

	<u>2014-2B Bonds</u>	<u>Refunding Bonds</u>
Bonds Outstanding (1)	\$3,565,000	\$3,420,000
Interest Rate (2)	6.000%	4.65%
Average Annual Debt Service (3)	\$418,459	\$350,551
Total Debt Service 2026-2038	\$5,439,969	\$4,557,161
Reserve Fund	\$152,278	N/A
Call Date	Currently Callable	11/1/2030
Final Maturity	2038	2038
<u>SAVINGS SUMMARY</u>		
Annual Savings - District		\$67,908
Annual Savings - %		16.23%
Total Savings - District		\$882,808

(1) Current outstanding after 5/1/2025 principal payment.

(2) Preliminary and subject to change, actual rate will be set at time of pricing.

(3) The numbers herein will be grossed up to include early payment discounts and collection costs.

III. FMS Bonds

Firm Overview and Experience

FMSbonds Overview

- FMSbonds is one of the largest privately held municipal bond broker dealers in the US and is based in Miami, Florida.
- The firm, which has been in business for over 40 years, employs over 125 professionals which serve institutional and retail clients.
- FMS is the market leader in underwriting and placing financings for Community Development Districts.
- FMS personnel has handled over 650 financings for Community Development Districts representing over \$10 billion in volume.
- FMS and its senior bankers have arranged the financing and restructuring for the District's bonds.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

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To: My Fellow CDD2 Board Members

From: Linda Viegas

Subject: Comparison of June 30, 2025, Audit to August Revised Draft Audit

Upon receipt of the August revised draft audit, I did a line-by-line comparison to the June 30, 2025, audit. Below are my findings with comments and references to the list of questions I requested be sent to the auditor.

- On page 5 changed the word “picture” to “portrayal” in the following sentences.

The *government-wide financial statements* and the *fund financial statements* provide different portrayals of the District. The *government-wide financial statements* provide an overall portrayal of the District’s financial standing. These statements are comparable to private-sector

- On page 6 added “Deferred gain on refunding*”

Deferred Inflows of Resources

Deferred gain on refunding *

and * Additional details provided on page 22

- Also, on page 6 the wording of the following sentence changed from:

“The decrease in current assets and increase in restricted assets is related to the change in reporting of certain restricted investments in the current year.”

to

The decrease in current assets and increase in restricted assets is related to the change in understanding of certain investments and their restrictions in the current year.

- On page 7 “water management” was added before “contractual service” in the following sentence:

“The increase in physical environment is primarily related to the increase in contractual service expenses in the current year.”

- On page 22 the following sentence was added in the second paragraph under section *b. Capital Assets*:

“Donated capital assets are recorded at acquisition value at the date of donation.”

In the list of questions I sent to the auditor I asked what the donated capital assets are.

- Also, on page 22 section *c. Deferred Inflows of Resources* was changed from:

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance

sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

to

Deferred gain on refunding associated with the issuance of refunding bonds is presented on the financial statements and amortized over the life of the bonds using the straight-line method. For financial reporting, the deferred gain on refunding is reported as a deferred inflow of resources on the statement of net position, in accordance with GASB No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.

- On page 23 the following two sections were added:

f. Use of Estimates

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

g. Date of Management Review

Subsequent events have been evaluated through August XX, 2025, which is the date the financial statements were available to be issued.

- Also, on page 23 the following section was moved from page 31 in the original audit of June 30, 2025.

h. Special Assessments

Special assessments revenues that fund the annual operating budget are levied annually at a public hearing prior to the beginning of each fiscal year. Special assessment revenues that repay the Districts bond issuances were levied when the bonds were issued and are collected annually over the term of the bonds. Assessments collected utilizing the uniform method of collection per Section 197.3632 Florida Statutes are certified for collection to the County Tax Collector no later than September 15th of each year. The District's Special Assessments are included on the property owners November 1st property tax bill which if paid in November receives an early payment discount of 4%, if paid in December payment discount is 3%, if paid in January discount is 2% and if paid in February is 1%. Property tax bills paid in March, receive no early payment discount. Discounts are in accordance with Section 197.162, Florida Statutes.

- The following three notes were added on page 32.

I questioned the amount in Note I.

NOTE H – DUE FROM OTHER GOVERNMENTS

The District has cost sharing agreements with Fiddler's Creek Community Development District #1 and shares the same Developer. The District had a net receivable in the amount of \$362,087 from Fiddler's Creek Community Development District #1 for shared costs as of September 30, 2024.

NOTE I – COMMITMENTS

The District has committed to acquire certain improvements which have been completed by the Developer for the actual reasonable costs incurred by the Developer up to the amounts available in the Series 2014 and Series 2015 Capital Projects Funds. The amounts in those funds as of September 30, 2024 totaled \$295,048. There were no specific commitments as of September 30, 2024.

NOTE J – CHANGE IN ACCOUNTING POLICY

Effective October 1, 2023, the District increased its capitalization threshold for capital assets from \$750 to \$5,000. This change in accounting principle is being applied prospectively and was made to align with industry standards and improve administrative efficiency. As a result, certain asset purchases that would have been capitalized under the previous policy are now expensed. Prior period financial statements have not been restated due to the prospective application of this change.

None of the numbers were changed in the audit. The only numbers added were the numbers in the three sections above.

Regarding the February 27 letter, I noted at the July meeting the Board had not received the letter or the one in December. I requested a copy of the February letter, and we discussed making sure future letters are sent to the Board. In my opinion that is why we received the February letter.

In the letter it states, "The development of a specific audit plan will begin by meeting with you and with management to obtain an understanding of your District's objectives, strategies, risk and performance."

We never met with the auditor.

The following questions were submitted to the auditor from Linda Viegas on August 6, 2025. Supporting documentation was supplied for all questions.

September 2024 CDD#2 Revised Draft Audit Questions

On page 8 you stated “Actual expenditures were less than the final budget because miscellaneous expenditures were less than anticipated. The September 30, 2024, budget was amended to increase expenditures related to engineering, water management services, and capital outlay which were higher than originally anticipated.” **The expenditures that were significantly less than the budget were Roadway Services and Irrigation at 45% and 68%, respectively. See attached. They were not miscellaneous expenditures. Please give the specifics as you did in the second sentence regarding the amended budget.**

On page 8 and page 27 you state the balance outstanding on the Series 2004 Special Assessment Revenue Bond was \$205,000 as of September 30, 2024. **According to page 8 of the 2024 Fiscal Year Adopted budget it is \$190,000. See attached. Please explain the difference.**

On page 9 you have a typo. **“issued” is stated twice. It is only needed once. See attached.**

On page 22 you added a sentence, “Donated capital assets are recorded at acquisition value at the date of donation.” **See attached. What are the donated assets?**

On page 30 **Special Assessment Revenue Bonds, Series 2014-3 is missing, which has a reserve requirement of \$100,000. Series 2015B is also missing, which has a reserve requirement of \$184,844. It has since been paid off, but your list says it is as of September 30, 2024. See attached. Please explain why they are not listed.**

Also, on page 30 **Series 2015A-1 has a reserve requirement of \$108,513 not \$54,763 as you state. Series 2015A-2 has a reserve requirement of \$36,238 not \$18,375 as you state. See attached. Please explain.**

On page 32 you state “The amounts available in the Series 2014 and Series 2015 Capital Project Funds as of September 30, 2024 totaled \$295,048.” **The amount available for them on page 14 is \$308,657. See attached. Please explain the difference.**

Fiddler's Creek Community Development District #2

ANNUAL FINANCIAL REPORT

September 30, 2024

Fiddler's Creek Community Development District #2

ANNUAL FINANCIAL REPORT

September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Fiddler's Creek Community Development District #2 (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

To the Board of Supervisors
Fiddler's Creek Community Development District #2

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

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

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

To the Board of Supervisors
Fiddler's Creek Community Development District #2

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 30, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August XX, 2025

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

Management's discussion and analysis of Fiddler's Creek Community Development District #2's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different portrayals of the District. The *government-wide financial statements* provide an overall portrayal of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the fiscal year ended September 30, 2024.

- ◆ The District's assets exceeded liabilities by \$5,948,531 (net position). Restricted net position was \$2,082,344, and unrestricted net position was \$2,630,617. Net investment in capital assets was \$1,235,570.
- ◆ Governmental activities revenues totaled \$9,001,711, while governmental activities expenses totaled \$5,838,197.

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 3,278,464	\$ 5,800,364
Restricted assets	3,386,972	1,002,019
Capital assets	36,701,408	37,731,687
Total Assets	<u>43,366,844</u>	<u>44,534,070</u>
Current liabilities	2,950,680	1,119,389
Non-current liabilities	34,371,610	40,526,570
Total Liabilities	<u>37,322,290</u>	<u>41,645,959</u>
Deferred Inflows of Resources		
Deferred gain on refunding *	<u>96,023</u>	<u>103,094</u>
Net Position		
Net investment in capital assets	1,235,570	5,789,245
Restricted	2,082,344	1,722,517
Unrestricted	<u>2,630,617</u>	<u>(4,726,745)</u>
Total Net Position	<u>\$ 5,948,531</u>	<u>\$ 2,785,017</u>

The decrease in current assets and increase in restricted assets is related to the change in understanding of certain investments and their restrictions in the current year.

The decrease in capital assets is the result of depreciation exceeding capital additions in the current year.

The decrease in total liabilities is primarily related to the principal payments made on long-term debt in the current year.

* Additional details provided on page 22

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 8,707,608	\$ 7,513,469
Grants and contributions	-	50,000
Miscellaneous revenues	10,000	108,318
Investment income	284,103	183,233
Total Revenues	<u>9,001,711</u>	<u>7,855,020</u>
Expenses		
General government	451,087	345,207
Physical environment	3,202,120	2,842,660
Interest and other charges	2,184,990	2,267,085
Total Expenses	<u>5,838,197</u>	<u>5,454,952</u>
Change in Net Position	3,163,514	2,400,068
Net Position - Beginning of Year	<u>2,785,017</u>	<u>384,949</u>
Net Position - End of Year	<u>\$ 5,948,531</u>	<u>\$ 2,785,017</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The decrease in grants and contributions is related to the decrease in capital contributions in the current year.

The increase in general government is primarily related to the increase in engineering and legal fees in the current year.

The increase in physical environment is primarily related to the increase in water management contractual service expenses in the current year.

The decrease in interest and other charges is related to the reduction in principal and interest payments on long-term debt in the current year.

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2024 and 2023:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Capital assets not being depreciated:		
Land and improvements	\$ 16,226,776	\$ 16,226,776
Construction in progress	1,555,416	1,512,312
Capital assets being depreciated:		
Infrastructure	30,769,406	30,602,911
Buildings	12,760,696	12,760,696
Equipment	401,245	401,245
Accumulated depreciation	(25,012,131)	(23,772,253)
Total Capital Assets	<u>\$ 36,701,408</u>	<u>\$ 37,731,687</u>

Capital asset activity for the year consisted of depreciation, \$1,239,878, additions to infrastructure, \$166,495, and additions to construction in progress, \$43,104.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because miscellaneous expenditures were less than anticipated.

The September 30, 2024 budget was amended to increase expenditures related to engineering, water management services, and capital outlay which were higher than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- ◆ In November 2004, the District issued \$17,905,000 Series 2004 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, and equipping of assessable improvements. As of September 30, 2024, the balance outstanding was \$205,000.
- ◆ In November 2005, the District issued \$38,850,000 Series 2005 Special Assessment Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, and equipping of a portion of Phase 3 of the Series 2005 Project. As of September 30, 2024, the balance outstanding was \$1,535,000.
- ◆ In July 2014, the District issued \$9,560,000 Series 2014-1 Special Assessment Bonds. These bonds were issued to exchange a portion of the Series 2004 Special Assessment Revenue Bonds. In June 2018, the Series 2014-1 Bonds were exchanged into the Series 2014-1A and Series 2014-1B Special Assessment Revenue Bonds. As of September 30, 2024, the balances outstanding were \$2,380,000 and \$3,045,000, respectively.

**Fiddler's Creek Community Development District #2
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- ◆ In July 2014, the District issued \$16,165,000 Series 2014-2 Special Assessment Bonds. These bonds were issued to exchange a portion of the Series 2005 Special Assessment Revenue Bonds. In June 2018, the Series 2014-2 Bonds were exchanged into the Series 2014-2A and Series 2014-2B Special Assessment Revenue Bonds. As of September 30, 2024, the balances outstanding were \$5,005,000 and \$3,765,000, respectively.
- ◆ In July 2014, the District issued \$16,170,000 Series 2014-3 Special Assessment Bonds. These bonds were issued to exchange a portion of the Series 2005 Special Assessment Revenue Bonds. As of September 30, 2024, the balance outstanding was \$6,545,000.
- ◆ In November 2015, the District issued \$6,050,000 Series 2015A-1 Capital Improvement Bonds, \$1,810,000 Series 2015A-2 Special Assessment Revenue Refunding Bonds, and \$5,915,000 Series 2015B Special Assessment Revenue Refunding Bonds. The Series 2015A-1 Bonds were issued to finance and refinance the costs of the 2015 Improvements. The Series 2015A-2 and 2015B Bonds were issued to refund a portion of the Series 2014-3 Bonds. As of September 30, 2024, the balances outstanding were \$2,585,000 and \$675,000 for the Series 2015A-1 and 2015A-2, respectively. The Series 2015B Bonds were paid off in the current year.
- ◆ In October 2019, the District issued \$14,245,000 issued Series 2019 Special Assessment Revenue Refunding Bonds. The Series 2019 Bonds were issued to fully refund the Series 2003A Special Assessment Revenue Bonds. As of September 30, 2024, the balance outstanding was \$10,000,000.

Economic Factors and Next Year's Budget

Fiddler's Creek Community Development District #2 does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Fiddler's Creek Community Development District #2's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Fiddler's Creek Community Development District #2's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Fiddler's Creek Community Development District #2
STATEMENT OF NET POSITION
September 30, 2024

	<u>Governmental Activities</u>
ASSETS	
Current Assets	
Cash	\$ 2,429,570
Accounts receivable	3,116
Assessments receivable	461,710
Due from other governments	362,627
Due from developer	21,441
Total Current Assets	<u>3,278,464</u>
Non-current Assets	
Restricted Assets	
Investments	3,386,972
Capital Assets, not being depreciated	
Construction in progress	1,555,416
Land	16,226,776
Capital Assets, being depreciated	
Infrastructure	30,769,406
Buildings	12,760,696
Equipment	401,245
Less: accumulated depreciation	<u>(25,012,131)</u>
Total Non-current Assets	<u>40,088,380</u>
Total Assets	<u>43,366,844</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	190,454
Contracts/retainage payable	22,428
Due to developer	897
Due to other governments	540
Accrued interest payable	856,361
Bonds payable	1,880,000
Total Current Liabilities	<u>2,950,680</u>
Non-current Liabilities	
Bonds payable, net	<u>34,371,610</u>
Total Liabilities	<u>37,322,290</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred gain on refunding, net	<u>96,023</u>
NET POSITION	
Net investment in capital assets	1,235,570
Restricted for debt service	2,082,344
Unrestricted	2,630,617
Total Net Position	<u>\$ 5,948,531</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (451,087)	\$ 462,212	\$ 11,125
Physical environment	(3,202,120)	2,018,371	(1,183,749)
Interest and other charges	(2,184,990)	6,227,025	4,042,035
Total Governmental Activities	<u>\$ (5,838,197)</u>	<u>\$ 8,707,608</u>	<u>2,869,411</u>
General Revenues			
Miscellaneous revenues			10,000
Investment income			284,103
Total General Revenues			<u>294,103</u>
			Change in Net Position 3,163,514
			Net Position - October 1, 2023 2,785,017
			<u>Net Position - September 30, 2024 \$ 5,948,531</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Series 2004 Debt Service	Series 2005 Debt Service	Series 2014 Debt Service	Series 2015 Debt Service	Series 2019 Debt Service	Series 2014 Capital Projects	Series 2015 Capital Projects	Total Governmental Funds
ASSETS									
Cash	\$2,429,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,429,570
Accounts receivable	3,116	-	-	-	-	-	-	-	3,116
Assessments receivable	38,599	527	2,798	395,697	4,842	19,247	-	-	461,710
Due from other funds	2,295	-	25,559	2,524	3,203	-	-	-	33,581
Due from developer	990	-	-	-	-	-	20,451	-	21,441
Due from Fiddler's Creek CDD #1	362,627	-	-	-	-	-	-	-	362,627
Restricted Assets									
Investments	-	221,405	269,821	1,000,404	673,029	927,265	1,268	293,780	3,386,972
Total Assets	<u>\$2,837,197</u>	<u>\$ 221,932</u>	<u>\$ 298,178</u>	<u>\$1,398,625</u>	<u>\$ 681,074</u>	<u>\$ 946,512</u>	<u>\$ 21,719</u>	<u>\$ 293,780</u>	<u>\$6,699,017</u>
LIABILITIES AND FUND BALANCES									
LIABILITIES									
Accounts payable and accrued expenses	\$ 190,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,454
Due to other funds	-	25,559	-	8,022	-	-	-	-	33,581
Contracts/retainage payable	15,586	-	-	-	-	-	6,842	-	22,428
Due to developer	-	-	-	897	-	-	-	-	897
Due to Fiddler's Creek CDD #1	540	-	-	-	-	-	-	-	540
Total Liabilities	<u>206,580</u>	<u>25,559</u>	<u>-</u>	<u>8,919</u>	<u>-</u>	<u>-</u>	<u>6,842</u>	<u>-</u>	<u>247,900</u>
FUND BALANCES									
Restricted									
Debt service	-	196,373	298,178	1,389,706	681,074	946,512	-	-	3,511,843
Capital projects	-	-	-	-	-	-	14,877	293,780	308,657
Unassigned	<u>2,630,617</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,630,617</u>
Total Fund Balances	<u>2,630,617</u>	<u>196,373</u>	<u>298,178</u>	<u>1,389,706</u>	<u>681,074</u>	<u>946,512</u>	<u>14,877</u>	<u>293,780</u>	<u>6,451,117</u>
Total Liabilities and Fund Balances	<u>\$2,837,197</u>	<u>\$ 221,932</u>	<u>\$ 298,178</u>	<u>\$1,398,625</u>	<u>\$ 681,074</u>	<u>\$ 946,512</u>	<u>\$ 21,719</u>	<u>\$ 293,780</u>	<u>\$6,699,017</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 6,451,117
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, construction in progress, \$1,555,416, and land, \$16,226,776, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	17,782,192
Capital assets being depreciated, infrastructure, \$30,769,406, buildings, \$12,760,696, and equipment, \$401,245, net of accumulated depreciation, \$(25,012,131), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	18,919,216
Long-term liabilities, including bonds payable, \$(35,740,000), net of bond premium, net, \$(614,950), and bond discount, net, \$103,340, are not due and payable in the current period and therefore, are not reported at the fund level.	(36,251,610)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	(856,361)
Deferred inflows of resources, deferred gain on refunding, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	<u>(96,023)</u>
Net Position of Governmental Activities	<u><u>\$ 5,948,531</u></u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Fiscal Year Ended September 30, 2024

	General	Series 2004 Debt Service	Series 2005 Debt Service	Series 2014 Debt Service	Series 2015 Debt Service	Series 2019 Debt Service	Series 2014 Capital Projects	Series 2015 Capital Projects	Total Governmental Funds
Revenues									
Special assessments	\$ 2,480,583	\$ 33,881	\$ 179,828	\$ 2,337,341	\$ 2,333,436	\$ 1,342,539	\$ -	\$ -	\$ 8,707,608
Miscellaneous revenues	10,000	-	-	-	-	-	-	-	10,000
Investment income	73,384	10,895	14,420	56,509	56,618	56,105	1,922	14,250	284,103
Total Revenues	<u>2,563,967</u>	<u>44,776</u>	<u>194,248</u>	<u>2,393,850</u>	<u>2,390,054</u>	<u>1,398,644</u>	<u>1,922</u>	<u>14,250</u>	<u>9,001,711</u>
Expenditures									
Current									
General government	427,482	293	1,553	8,382	2,689	10,688	-	-	451,087
Physical environment	1,969,792	-	-	-	-	-	-	-	1,969,792
Capital outlay	166,495	-	-	-	-	-	43,104	-	209,599
Debt service									
Principal	-	15,000	100,000	1,005,000	2,230,000	885,000	-	-	4,235,000
Interest	-	14,850	97,350	1,346,588	330,638	506,869	-	-	2,296,295
Total Expenditures	<u>2,563,769</u>	<u>30,143</u>	<u>198,903</u>	<u>2,359,970</u>	<u>2,563,327</u>	<u>1,402,557</u>	<u>43,104</u>	<u>-</u>	<u>9,161,773</u>
Excess of revenues over/(under) expenditures	<u>198</u>	<u>14,633</u>	<u>(4,655)</u>	<u>33,880</u>	<u>(173,273)</u>	<u>(3,913)</u>	<u>(41,182)</u>	<u>14,250</u>	<u>(160,062)</u>
Other Financing Sources/(Uses)									
Insurance proceeds	<u>7,550</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,550</u>
Net change in fund balances	<u>7,748</u>	<u>14,633</u>	<u>(4,655)</u>	<u>33,880</u>	<u>(173,273)</u>	<u>(3,913)</u>	<u>(41,182)</u>	<u>14,250</u>	<u>(152,512)</u>
Fund Balances - October 1, 2023	<u>2,622,869</u>	<u>181,740</u>	<u>302,833</u>	<u>1,355,826</u>	<u>854,347</u>	<u>950,425</u>	<u>56,059</u>	<u>279,530</u>	<u>6,603,629</u>
Fund Balances - September 30, 2024	<u>\$ 2,630,617</u>	<u>\$ 196,373</u>	<u>\$ 298,178</u>	<u>\$ 1,389,706</u>	<u>\$ 681,074</u>	<u>\$ 946,512</u>	<u>\$ 14,877</u>	<u>\$ 293,780</u>	<u>\$ 6,451,117</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
RECONCILIATION OF THE STATEMENT
OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Fiscal Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ (152,512)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$209,599, was exceeded by depreciation, \$(1,239,878), in the current year.	(1,030,279)
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Amortization of deferred amount on refunding is recognized in the governmental fund level statements, but is reported as interest in the Statement of Activities.	7,071
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At the fund level, principal payments on long-term debt are recognized as an expenditure, however, at the government-wide level they reduce liabilities.	4,235,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	64,274
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Amortization of bond premium, \$58,124, and bond discount, \$(18,164), does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">39,960</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 3,163,514</div>
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See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Fiscal Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 2,459,324	\$ 2,480,583	\$ 2,480,583	\$ -
Miscellaneous revenues	70,000	83,384	10,000	(73,384)
Investment income	-	-	73,384	73,384
Total Revenues	<u>2,529,324</u>	<u>2,563,967</u>	<u>2,563,967</u>	<u>-</u>
Expenditures				
Current				
General government	385,161	427,481	427,482	(1)
Physical environment	2,102,963	1,971,167	1,969,792	1,375
Capital outlay	-	214,760	166,495	48,265
Total Expenditures	<u>2,488,124</u>	<u>2,613,408</u>	<u>2,563,769</u>	<u>49,639</u>
Excess of revenues over/(under) expenditures	41,200	(49,441)	198	(49,639)
Other Financing Sources/(Uses)				
Insurance proceeds	<u>-</u>	<u>7,550</u>	<u>7,550</u>	<u>-</u>
Net Change in Fund Balances	41,200	(41,891)	7,748	(49,639)
Fund Balances - October 1, 2023	<u>2,141,491</u>	<u>2,622,509</u>	<u>2,622,869</u>	<u>360</u>
Fund Balances - September 30, 2024	<u>\$ 2,182,691</u>	<u>\$ 2,580,618</u>	<u>\$ 2,630,617</u>	<u>\$ 49,999</u>

See accompanying notes to financial statements.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on November 19, 2002, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 02-61 of the Board of County Commissioners of Collier County, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Fiddler's Creek Community Development District #2. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Fiddler's Creek Community Development District #2 (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Funds – The Debt Service Funds account for the debt service requirements to retire the long-term debt of the District.

Capital Projects Funds – The Capital Projects Funds account for the construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Capital Assets

Capital assets, which include land, construction in progress, infrastructure, buildings, and equipment, are reported in the applicable governmental or business-type activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	10-50 years
Buildings	7-40 years
Equipment	5-20 years

c. Deferred Inflows of Resources

Deferred gain on refunding associated with the issuance of refunding bonds is presented on the financial statements and amortized over the life of the bonds using the straight-line method. For financial reporting, the deferred gain on refunding is reported as a deferred inflow of resources on the statement of net position, in accordance with GASB No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

e. Unamortized Bond Premium/Discount

Bond premiums/discounts associated with the issuance of revenue bonds are amortized according to the straight-line method. For financial reporting, unamortized bond premiums/discounts are netted with the applicable long-term debt.

f. Use of Estimates

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

g. Date of Management Review

Subsequent events have been evaluated through August XX, 2025, which is the date the financial statements were available to be issued.

h. Special Assessments

Special assessments revenues that fund the annual operating budget are levied annually at a public hearing prior to the beginning of each fiscal year. Special assessment revenues that repay the Districts bond issuances were levied when the bonds were issued and are collected annually over the term of the bonds. Assessments collected utilizing the uniform method of collection per Section 197.3632 Florida Statutes are certified for collection to the County Tax Collector no later than September 15th of each year. The District's Special Assessments are included on the property owners November 1st property tax bill which if paid in November receives an early payment discount of 4%, if paid in December payment discount is 3%, if paid in January discount is 2% and if paid in February is 1%. Property tax bills paid in March, receive no early payment discount. Discounts are in accordance with Section 197.162, Florida Statutes.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$2,665,762 and the carrying value was \$2,429,570. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Federated Hermes Treasury Obligations Fund	28 Days*	<u>\$ 3,386,972</u>

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in Federated Hermes Treasury Obligations Fund was rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in Federated Hermes Treasury Obligations Fund represent 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance October 1, 2023	Additions	Deletions	Ending Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 1,512,312	\$ 43,104	\$ -	\$ 1,555,416
Land	16,226,776	-	-	16,226,776
Total Capital Assets, Not Depreciated	<u>17,739,088</u>	<u>43,104</u>	<u>-</u>	<u>17,782,192</u>
Capital assets, being depreciated:				
Infrastructure	30,602,911	166,495	-	30,769,406
Buildings	12,760,696	-	-	12,760,696
Equipment	401,245	-	-	401,245
Total Capital Assets, Depreciated	<u>43,764,852</u>	<u>166,495</u>	<u>-</u>	<u>43,931,347</u>
Less accumulated depreciation for:				
Infrastructure	(12,763,795)	(1,050,169)	-	(13,813,964)
Improvements other than buildings	(156,767)	(166,868)	-	(323,635)
Equipment	(10,851,691)	(22,841)	-	(10,874,532)
Total Accumulated Depreciation	<u>(23,772,253)</u>	<u>(1,239,878)</u>	<u>-</u>	<u>(25,012,131)</u>
Total Capital Assets Depreciated, Net	<u>19,992,599</u>	<u>(1,073,383)</u>	<u>-</u>	<u>18,919,216</u>
 Governmental Activities Capital Assets	 <u>\$ 37,731,687</u>	 <u>\$ (1,030,279)</u>	 <u>\$ -</u>	 <u>\$ 36,701,408</u>

Depreciation in the amount of \$1,239,878 was charged to physical environment.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Governmental Activities

Bonds payable at October 1, 2023	\$ 39,975,000
Bond principal payments	<u>(4,235,000)</u>
Bonds payable at September 30, 2024	\$ 35,740,000
Less: Bond Discount, net	(103,340)
Add: Bond Premium, net	<u>614,950</u>
Long-term debt at September 30, 2024, net	<u>\$ 36,251,610</u>

Special Assessment Debt

Long-term debt is comprised of the following:

\$17,905,000 Special Assessment Revenue Bonds, Series 2004 due in annual principal installments, maturing through May 2037. Interest is due annually on May 1 and November 1, at a rate of 6.75%. Current portion is \$5,000.	\$ 205,000
\$38,850,000 Special Assessment Revenue Bonds, Series 2005 due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at a rate of 6.00%. Current portion is \$70,000.	1,535,000
\$4,000,000 Special Assessment Revenue Bonds, Series 2014-1A due in annual principal installments maturing through May 2037. Interest is due annually on May 1 and November 1, at a rate of 6.75%. Current portion is \$120,000.	2,380,000
\$3,815,000 Special Assessment Revenue Bonds, Series 2014-1B due in annual principal installments maturing through May 2037. Interest is due annually on May 1 and November 1, at a rate of 6.75%. Current portion is \$150,000.	3,045,000
\$8,635,000 Special Assessment Revenue Bonds, Series 2014-2A due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at a rate of 6.00%. Current portion is \$235,000.	5,005,000

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

Special Assessment Debt (Continued)

\$4,835,000 Special Assessment Revenue Bonds, Series 2014-2B due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at a rate of 6.00%. Current portion is \$175,000.	3,765,000
\$16,170,000 Special Assessment Revenue Bonds, Series 2014-3 due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at a rate of 6.00%. Current portion is \$310,000.	6,545,000
\$6,050,000 Capital Improvement Bonds, Series 2015A-1 due in annual principal installments maturing through May 2045. Interest is due annually on May 1 and November 1, at various rates between 5.00% - 6.00%. Current portion is \$65,000.	2,585,000
\$1,810,000 Special Assessment Revenue Refunding Bonds, Series 2015A-2 due in annual principal installments maturing through May 2038. Interest is due annually on May 1 and November 1, at various rates between 5.00% - 6.00%. Current portion is \$30,000.	675,000
\$5,915,000 Special Assessment Revenue Refunding Bonds, Series 2015B due in one balloon payment on May 1, 2025. Interest is due annually on May 1 and November 1, at a rate of 6.25%. This bond was fully paid off in the current year.	-
\$14,245,000 Special Assessment Revenue Refunding Bonds, Series 2019 due in annual principal installments maturing through May 2035. Interest is due annually on May 1 and November 1, at various rates between 3.25% - 5.00%. Current portion is \$720,000.	<u>10,000,000</u>
Bonds payable at September 30, 2024	<u>\$ 35,740,000</u>

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 1,880,000	\$ 2,055,263	\$ 3,935,263
2026	1,995,000	1,953,950	3,948,950
2027	2,100,000	1,846,175	3,946,175
2028	2,215,000	1,731,388	3,946,388
2029	2,345,000	1,610,200	3,955,200
2030-2034	13,960,000	5,892,724	19,852,724
2035-2039	10,155,000	1,768,225	11,923,225
2040-2044	880,000	228,000	1,108,000
2045	210,000	12,600	222,600
Totals	<u>\$ 35,740,000</u>	<u>\$ 17,098,525</u>	<u>\$ 52,838,525</u>

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2004, Series 2005, and Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at a price equal to the par amount of the respective Bonds thereof, together with accrued interest to the redemption date.

The Series 2015A-1 and Series 2015A-2 Bonds maturing on May 1, 2026 not subject to optional redemption. The Series 2015A-1 and Series 2015A-2 Bonds maturing on May 1, 2045 are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028, at a price equal to the par amount of the Series 2015A-1 and Series 2015A-2 Bonds thereof, together with accrued interest to the redemption date.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2029, at a price equal to the par amount of the Series 2019 Bonds thereof, together with accrued interest to the redemption date.

The Series 2004, Series 2005, Series 2014, Series 2015, and Series 2019 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

Summary of Significant Resolution Terms and Covenants (Continued)

Significant Bond Provisions (Continued)

The Trust Indentures established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2004, Series 2005, Series 2014-1B and Series 2014-2B have reserve requirements of \$50,000, \$50,000, \$125,000, and \$125,000, respectively. The Series 2015A-1 and Series 2015A-2 have reserve requirements in amounts equal to 25 percent of the maximum annual debt service on the corresponding Bond. The Series 2019 Bonds have a reserve requirement of \$150,000. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2004	\$ 52,128	\$ 50,000
Special Assessment Revenue Bonds, Series 2005	\$ 52,128	\$ 50,000
Special Assessment Revenue Bonds, Series 2014-1B	\$ 130,314	\$ 125,000
Special Assessment Revenue Bonds, Series 2014-2B	\$ 130,314	\$ 125,000
Capital Improvement Bonds, Series 2015A-1	\$ 113,131	\$ 54,763
Special Assessment Revenue Refunding Bonds, Series 2015A-2	\$ 37,780	\$ 18,375
Special Assessment Revenue Refunding Bonds, Series 2019	\$ 156,360	\$ 150,000

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – INTERFUND ACTIVITY

Interfund balances as of September 30, 2024, consisted of the following:

<u>Interfund Receivable</u>	<u>Interfund Payables</u>		<u>Total</u>
	<u>Series 2004 Debt Service</u>	<u>Series 2014 Debt Service</u>	
General Fund	\$ -	\$ 2,295	\$ 2,295
Series 2005 Debt Service	25,559	-	25,559
Series 2014 Debt Service	-	2,524	2,524
Series 2015 Debt Service	-	3,203	3,203
Total	<u>\$ 25,559</u>	<u>\$ 8,022</u>	<u>\$ 33,581</u>

Interfund balances between the Series 2014 Debt Service Fund and General Fund are related primarily to payments made by one fund on behalf of the other that have not been repaid as of year-end.

Interfund balances between the Debt Service Funds relates to assessments collected in one fund on behalf of another that have not been remitted to the appropriate fund as of year end.

NOTE F – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage for each of the past three fiscal years.

NOTE G – SUBSEQUENT EVENT

On November 1, 2024 and May 1, 2025, the District made bond prepayments on several outstanding bonds. These payments are summarized as follows:

<u>Bond Series</u>	<u>November 1, 2024</u>	<u>May 1, 2025</u>
Series 2005	\$ -	\$ 5,000
Series 2014-1B	\$ -	\$ 5,000
Series 2014-2A	\$ 5,000	\$ -
Series 2014-2B	\$ 20,000	\$ 5,000
Series 2014-3	\$ -	\$ 25,000
Series 2015A-1	\$ 45,000	\$ 5,000
Series 2015A-2	\$ 10,000	\$ -
Series 2019	\$ 30,000	\$ 5,000

Fiddler's Creek Community Development District #2
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE H – DUE FROM OTHER GOVERNMENTS

The District has cost sharing agreements with Fiddler's Creek Community Development District #1 and shares the same Developer. The District had a net receivable in the amount of \$362,087 from Fiddler's Creek Community Development District #1 for shared costs as of September 30, 2024.

NOTE I – COMMITMENTS

The District has committed to acquire certain improvements which have been completed by the Developer for the actual reasonable costs incurred by the Developer up to the amounts available in the Series 2014 and Series 2015 Capital Projects Funds. The amounts in those funds as of September 30, 2024 totaled \$295,048. There were no specific commitments as of September 30, 2024.

NOTE J – CHANGE IN ACCOUNTING POLICY

Effective October 1, 2023, the District increased its capitalization threshold for capital assets from \$750 to \$5,000. This change in accounting principle is being applied prospectively and was made to align with industry standards and improve administrative efficiency. As a result, certain asset purchases that would have been capitalized under the previous policy are now expensed. Prior period financial statements have not been restated due to the prospective application of this change.

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

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Fiddler's Creek Community Development District #2, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August XX, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Fiddler's Creek Community Development District #2's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Fiddler's Creek Community Development District #2's internal control. Accordingly, we do not express an opinion on the effectiveness of Fiddler's Creek Community Development District #2's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Fiddler's Creek Community Development District #2

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Fiddler's Creek Community Development District #2's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August XX, 2025

MANAGEMENT LETTER

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

Report on the Financial Statements

We have audited the financial statements of the Fiddler's Creek Community Development District #2 as of and for the year ended September 30, 2024, and have issued our report thereon dated August XX, 2025.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August XX, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Fiddler's Creek Community Development District #2

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Fiddler's Creek Community Development District #2 has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Fiddler's Creek Community Development District #2 has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Fiddler's Creek Community Development District #2. It is management's responsibility to monitor the Fiddler's Creek Community Development District #2's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Fiddler's Creek Community Development District #2 reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 5
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 7
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$13,563.90
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$340,318.63
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see below.

To the Board of Supervisors
Fiddler's Creek Community Development District #2

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Fiddler's Creek Community Development District #2 reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$1,660.26 for the General Fund and \$1,293.03 - \$5,032.98 for the Debt Service Funds.
- 2) Total special assessments collected was \$8,707,608.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: There were no new bonds issued by the District. See Note D for details on outstanding long-term debt.

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 2,459,324	\$ 2,480,583	\$ 21,259
Miscellaneous revenues	70,000	10,000	(60,000)
Investment earnings	-	73,384	73,384
Total Revenues	<u>2,529,324</u>	<u>2,563,967</u>	<u>34,643</u>
Expenditures			
Current			
General government	385,161	427,482	(42,321)
Physical environment	2,102,963	1,969,792	133,171
Capital outlay	-	166,495	(166,495)
Total Expenditures	<u>2,488,124</u>	<u>2,563,769</u>	<u>(75,645)</u>
Excess of revenues over/(under) expenditures	<u>41,200</u>	<u>198</u>	<u>(41,002)</u>
Other Financing Sources/(Uses)			
Insurance proceeds	<u>-</u>	<u>7,550</u>	<u>7,550</u>
Net Change in Fund Balances	41,200	7,748	(33,452)
Fund Balances - October 1, 2023	<u>2,141,491</u>	<u>2,622,869</u>	<u>481,378</u>
Fund Balances - September 30, 2024	<u>\$ 2,182,691</u>	<u>\$ 2,630,617</u>	<u>\$ 447,926</u>

To the Board of Supervisors
Fiddler's Creek Community Development District #2

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August XX, 2025

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Fiddler's Creek Community Development District #2
Collier County, Florida

We have examined Fiddler's Creek Community Development District #2's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Fiddler's Creek Community Development District #2's compliance with those requirements. Our responsibility is to express an opinion on Fiddler's Creek Community Development District #2's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Fiddler's Creek Community Development District #2's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Fiddler's Creek Community Development District #2's compliance with the specified requirements.

In our opinion, Fiddler's Creek Community Development District #2 complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August XX, 2025

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

7A

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2 HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2;

1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

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Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
1	Treated	Torpedograss	Weeds	7/15	Treated shoreline grasses and weeds
2	Treated	Torpedograss	Weeds	7/15	Treated shoreline grasses/weed and Littorals for Torpedograss
3	Treated	Torpedograss	Weeds	7/15	Treated shoreline grasses and weeds
4	Treated	Torpedograss	Weeds	7/15	Treated shoreline grasses/weed and Littorals for Torpedograss
5	Treated	Torpedograss	Weeds	7/15	Treated shoreline grasses and weeds
6	Treated	Torpedograss	Weeds	7/10	Treated shoreline grasses and weeds
7A	Treated	Torpedograss	Weeds	7/10	Treated shoreline grasses and weeds
7B	Treated	Torpedograss	Weeds	7/10	Treated shoreline grasses and weeds
7C	Treated	Torpedograss	Weeds	7/10	Treated shoreline grasses and weeds
7D	Treated	Torpedograss	Weeds	7/10	Treated shoreline grasses and weeds
8	Treated	Torpedograss	Weeds	7/10	Treated shoreline grasses and weeds
9	Treated	Weeds		7/2	Treated shoreline grasses and weeds
23	Treated	Torpedograss		7/10	Treated Littorals for Torpedograss
24	Treated	Weeds		7/2	Treated shoreline grasses and weeds
25A	Treated	Torpedograss		7/10	Treated Littorals for Torpedograss



Fiddlers Creek 2 CDD

Lake Treatment Report

Treatment Dates for July 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
25B	Treated	Torpedograss	Weeds	7/10	Treated Littorals for Torpedograss
65E	Treated	Torpedograss	Weeds	7/10	Treated Littorals for Torpedograss
65F	Treated	Torpedograss	Weeds	7/10 and 7/25	Treated Littorals for Torpedograss
65G	Treated	Water Lettuce	Illinois Pondweed	7/10 and 7/25	Treated lake for submersed weeds
84A	Treated	Tape Grass	Vines	7/10 and 7/25	Crew treated lake littorals for grasses and weeds
84B	Treated	Tape Grass	Vines	7/5	Crew treated lake littorals for grasses and weeds
85A	Treated	Tape Grass	Vines	7/5	Crew treated lake littorals for grasses and weeds
85B	Treated	Tape Grass	Vines	7/5	Crew treated lake littorals for grasses and weeds
85C	Treated	Tape Grass	Vines	7/5	Crew treated lake littorals for grasses and weeds
85D	Treated	Tape Grass	Vines	7/5 and 7/25	Crew treated lake littorals for grasses and weeds
88	Treated	Torpedograss	Weeds	7/10	Treated shoreline grasses and weeds
89	Treated	Torpedograss	Weeds	7/10	Treated shoreline grasses and weeds
90	Treated	Tape Grass	Vines	7/5 and 7/25	Crew treated lake littorals for grasses and weeds



Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025

Lake inspection was done on August 4th.

Lake 6 Algae/Chara starting to grow this was treated on Aug 5th we will monitor and treat as needed

One July 25 our crew treated littoral shelves in lakes 85 A through D and lake 90, they will be out in August to treat littorals in lakes 2, 3 and 4

Lake 65G was recently treated for Water Lettuce and Illinois Pondweed we will monitor and treat as needed

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake 1

Notes/Comments

Moderate
Torpedograss

Action Needed

Scheduled to be treated this month by crew



Lake 2

Notes/Comments

Moderate
Tape Grass

Action Needed

Scheduled to be treated this month by crew



Lake 3

Notes/Comments

Moderate
Torpedograss

Action Needed

Scheduled to be treated this month by crew

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake **4**

Notes/Comments

Moderate
Torpedograss

Action Needed

Scheduled to be treated this month by crew



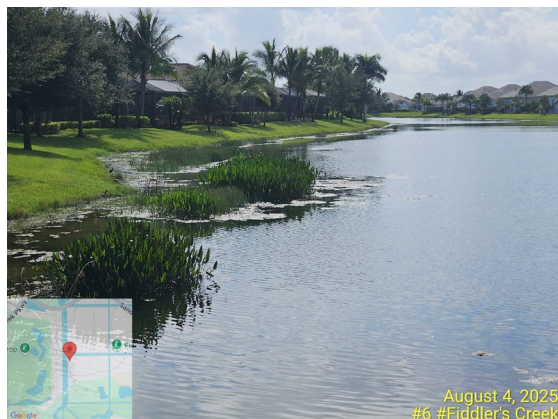
Lake **5**

Notes/Comments

Moderate
Torpedograss

Action Needed

Scheduled to be treated this month by crew



Lake **6**

Notes/Comments

Moderate
Algae

Action Needed

Recently Treated
Monitor and treat as needed

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake **7 South**

Notes/Comments

Torpedograss

Action Needed

Recently treated

Monitor and treat as needed



Lake **7 East**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **8**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake 9

Notes/Comments

Moderate
Shoreline weeds

Action Needed

Will be treated on the next scheduled service



Lake 23

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 25A

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake **25B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **65E**

Notes/Comments

Minimal
Illinois Pondweed

Action Needed

Monitor and treat as needed



Lake **84A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake **84B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **85A**

Notes/Comments

No problem noted during my inspection

Action Needed

Recently treated



Lake **85B**

Notes/Comments

No problem noted during my inspection

Action Needed

Recently treated littorals

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake **85C**

Notes/Comments

No problem noted during my inspection

Action Needed

Recently treated littorals



Lake **85D**

Notes/Comments

No problem noted during my inspection

Action Needed

Recently treated littorals



Lake **85D**

Notes/Comments

No problem noted during my inspection

Action Needed

Recently treated littorals

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake **88**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **89**

Notes/Comments

Minimal

Illinois Pondweed

Action Needed

Will be treated on the next scheduled service



Lake **65F**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake **65G**

Notes/Comments

Minimal
Illinois Pondweed

Action Needed

Monitor and treat as needed



Lake **90 North Littoral**

Notes/Comments

Minimal
Algae

Action Needed

Recently treated littorals
Monitor and treat as needed



Lake **90 NW**

Notes/Comments

No problem noted during my inspection

Action Needed

Recently treated littorals

Fiddlers Creek 2 CDD
Lake Treatment Report
Treatment Dates for July 2025



Lake **90 West**

Notes/Comments

Minimal
Torpedograss

Action Needed

Monitor and treat as needed



Lake **90 Southwest Littoral**

Notes/Comments

No problem noted during my inspection

Action Needed

Recently treated littorals



Lake **90 Southeast Littoral**

Notes/Comments

No problem noted during my inspection

Action Needed

Recently treated littorals

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

9

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

9A

CDD 2

JULY 2025

PRESENTED BY: RYAN HENNESSEY & JOSEPH PARISI



CDD 2 FOUNDATION CONTRACTED RESPONSIBILITIES

1. Tree Canopy Trimming
2. Irrigation
 - Irrigation@Fiddlerscreek.com
3. Pressure Washing
 - Pressurewashing@Fiddlerscreek.com



TREE CANOPY TRIMMING

- Began the second round of trimming the palms and fruited palms throughout CDD#2.
- Trimming the palms and hardwoods along Oyster Harbor this month.

RAINFALL DATA JULY

2025

- Aviamar – 8.65”
- Veneta – 7”
- Championship – 7.05”
- Main – 6.30”
- Club – 7.30”
- Golf – 7.90”
- **Community Average- 7.37”**

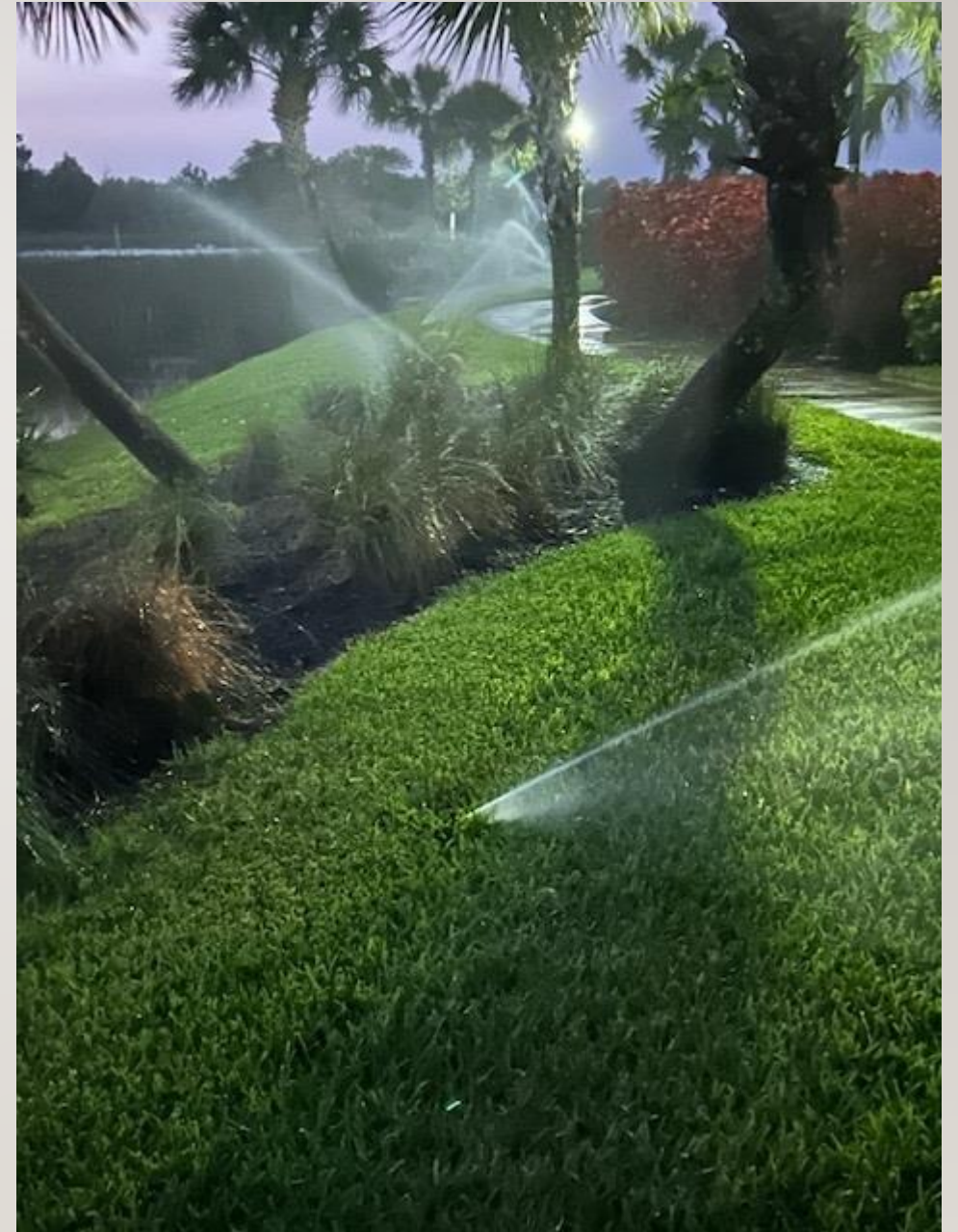
2024

- Aviamar – 16.33”
- Veneta – 15.55”
- Championship – 15.45”
- Main – 15.3”
- Club – 17.55”
- Golf – 14.7”
- **Community Average- 15.81”**



IRRIGATION PROJECTED USAGE

- 19 Programmed Village Satellites
 - Monday, Wednesday & Saturday
 - 9:00 pm – 8:00 am
 - 13 Possible Run Cycles / 5 rain holds
- 11 Programmed Common Satellites
 - Tuesday, Thursday & Sunday
 - 14 Possible Run Cycles / 4 rain holds
- Estimated July Water Usage
 - Villages: 6,857,320 Gallons
 - Common: 4,320,640 Gallons
- Total Water Usage in July 2024 was 32,747,278 gallons.
- Total Water Usage in July 2025 was 45,952,850 gallons.
- *Does not account for non-scheduled water usage such as leaks, wet checks, manual runs, battery timers, individual residential timers, and manual Toro clocks.



PUMP STATION USAGE IN FIDDLER'S CREEK

2025 PUMP USAGE						
MONTH	Station #1	Station #2	Station #3	Station #4	Total Gal	
January	2,153,000	19,102,800	14,504,810	12,438,435	48,199,045	1/1 - 1/31 (31 Days)
February	4,206,000	20,863,800	15,132,467	13,379,147	53,581,414	2/1 - 2/28 (28 Days)
March	6,718,000	26,462,300	-	29,016,464	62,196,764	3/1 - 3/31 (31 Days)
April	9,243,000	30,017,200	-	32,434,343	71,694,543	4/1 - 5/1 (30 Days)
May	12,718,000	28,796,800	6,232,515	24,769,580	72,516,895	5/2 - 6/1 (30 Days)
June	1,164,000	14,060,500	10,317,555	13,141,155	38,683,210	6/2 - 7/1 (30 Days)
July	177,000	20,915,900	13,677,720	11,182,230	45,952,850	7/2 - 8/1 (31 Days)
August					-	
September					-	
October					-	
November					-	
December					-	

IRRIGATION REPORT

The Irrigation Manager found these problems in the month of July:



I-15 Varenna/Laguna

7/1/25- Communication failure. Cleaned all radio & modem connections before remotely downloaded data.

7/15/25- Another communication failure. Performed power reset on unit and remotely downloaded data.

I-17 Veneta Entrance & I-27 FCP North

7/30/25- Power failure. Restarted radio and remotely downloaded data.

PRESSURE WASHING

- **Recently Completed:**

- Sandpiper Drive
- Championship Drive
- Mahogany Bend Drive

- **Presently Working:**

- Village curb drains off FC Pkwy & Championship
- Marsh Cove



● **Current Month Progress**

February '26

September

August

December

January '26

October

July

Golf
Clubhouse

Future Wellness and
Tennis Center

The Club & Spa

Tennis & Pickleball Facility

Temporary
Driving Range

March Delinits



Questions?

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

9B

Safety Department Update- July 2025

DIRECTOR OF SECURITY & COMMUNITY SERVICES–
Ryan Hennessey

SAFETY MANAGER –
Richard Renaud

ENVIRONMENTAL, HEALTH & SAFETY MANAGER-
Marie Puckett



Gate Access Control

- Enter your guest information on the member's website
- Use the Fiddler's Creek mobile app to register guests
- Call the automated gate house at 239-529-4139
- IF YOU EXPERIENCE DIFFICULTY WITH ANY OF THESE, PLEASE SEND THE INFORMATION TO safety@fiddlerscreek.com, ALWAYS INCLUDE YOUR NAME AND ADDRESS.
- Community Patrol 239-231-9878

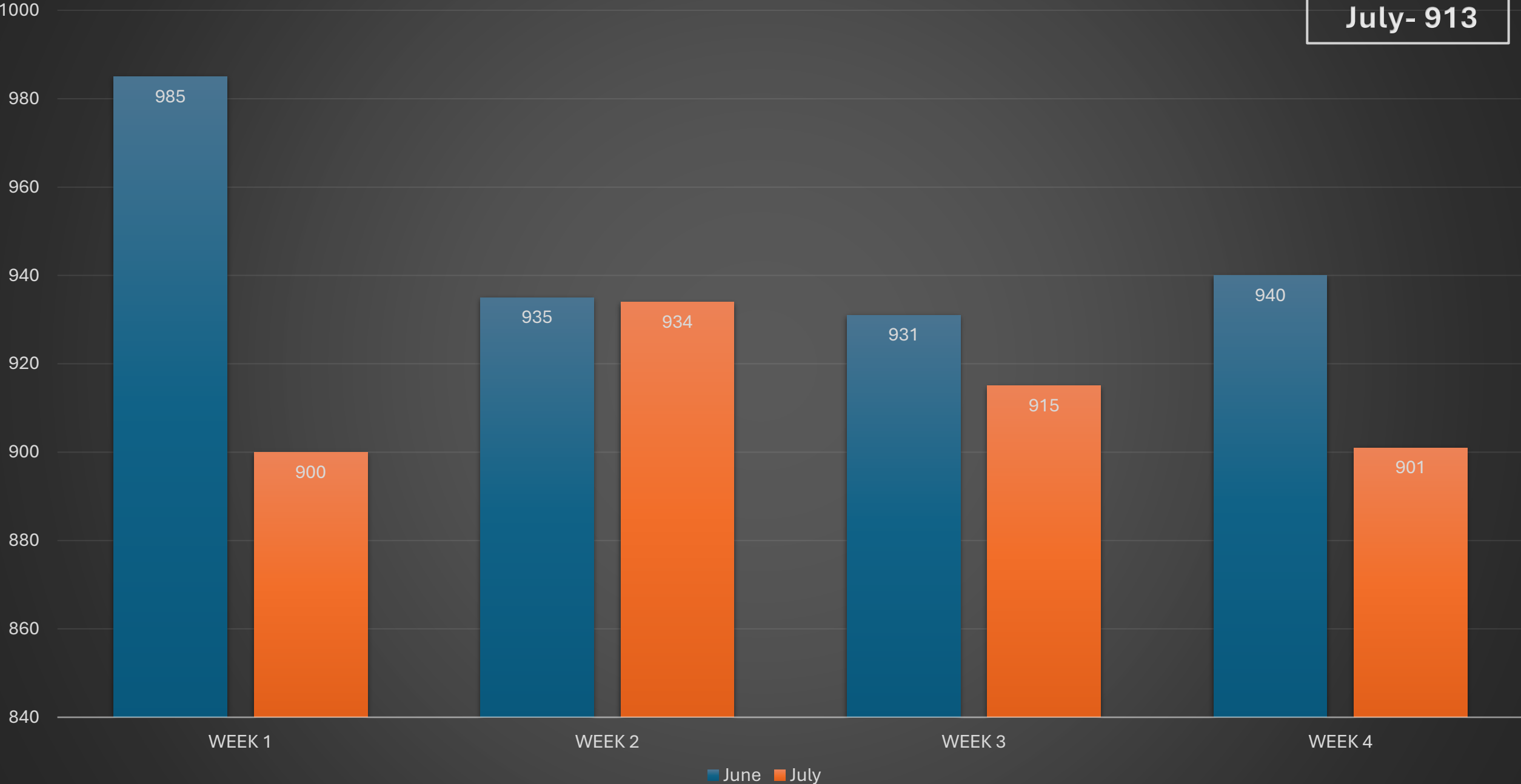
WE ARE NOT FIRST RESPONDERS, ALWAYS CALL 911 FOR
AN EMERGENCY

THEN CALL COMMUNITY PATROL TO INFORM THEM OF THE
INCIDENT

Occupancy Report: June-July 2025

June- 948

July- 913

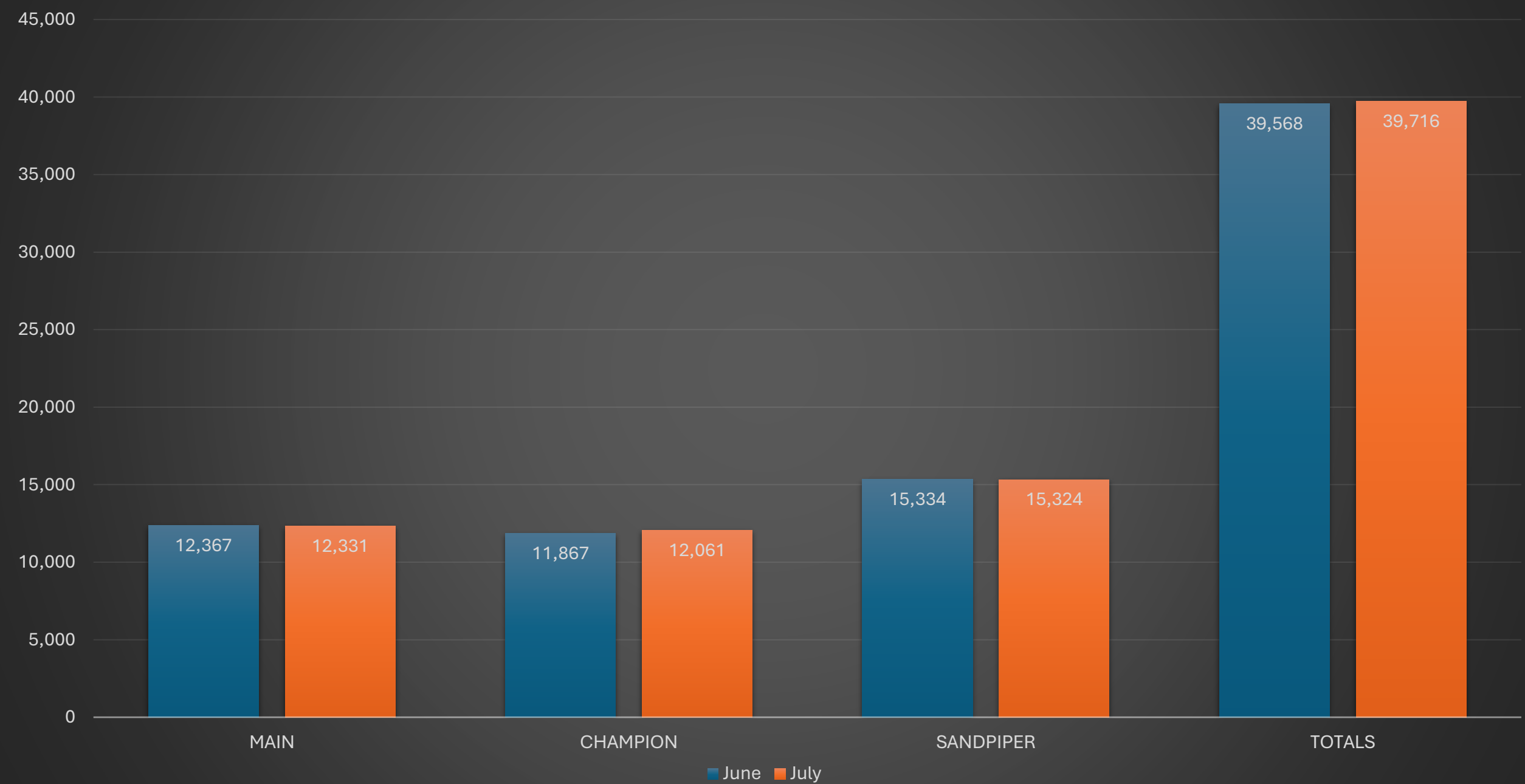


GATEHOUSES and PATROLS

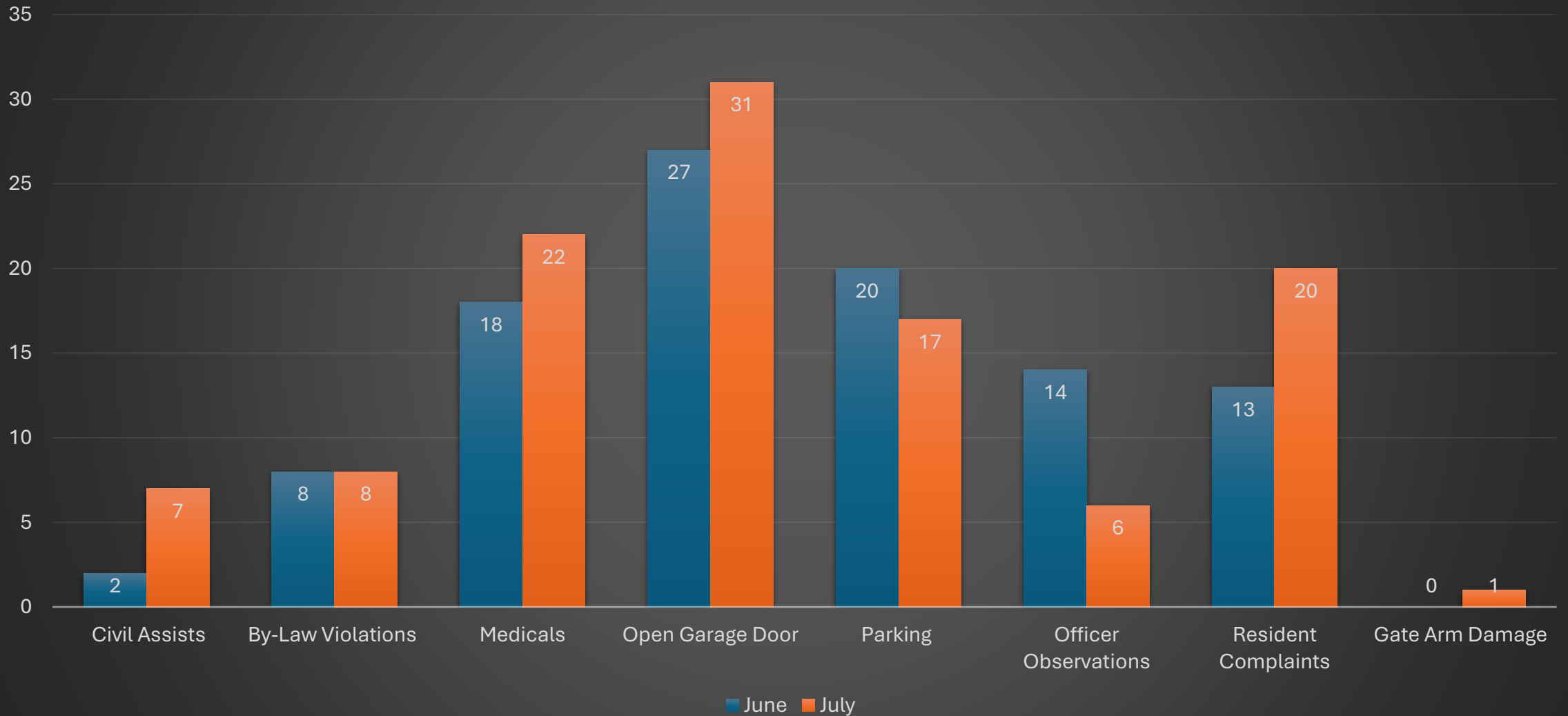
- Sandpiper, Championship, Main (24/7)
- 2 Patrols per shift (24/7)



GATE HOUSE ACTIVITY: June-July 2025



Incident Reports: June-July 2025

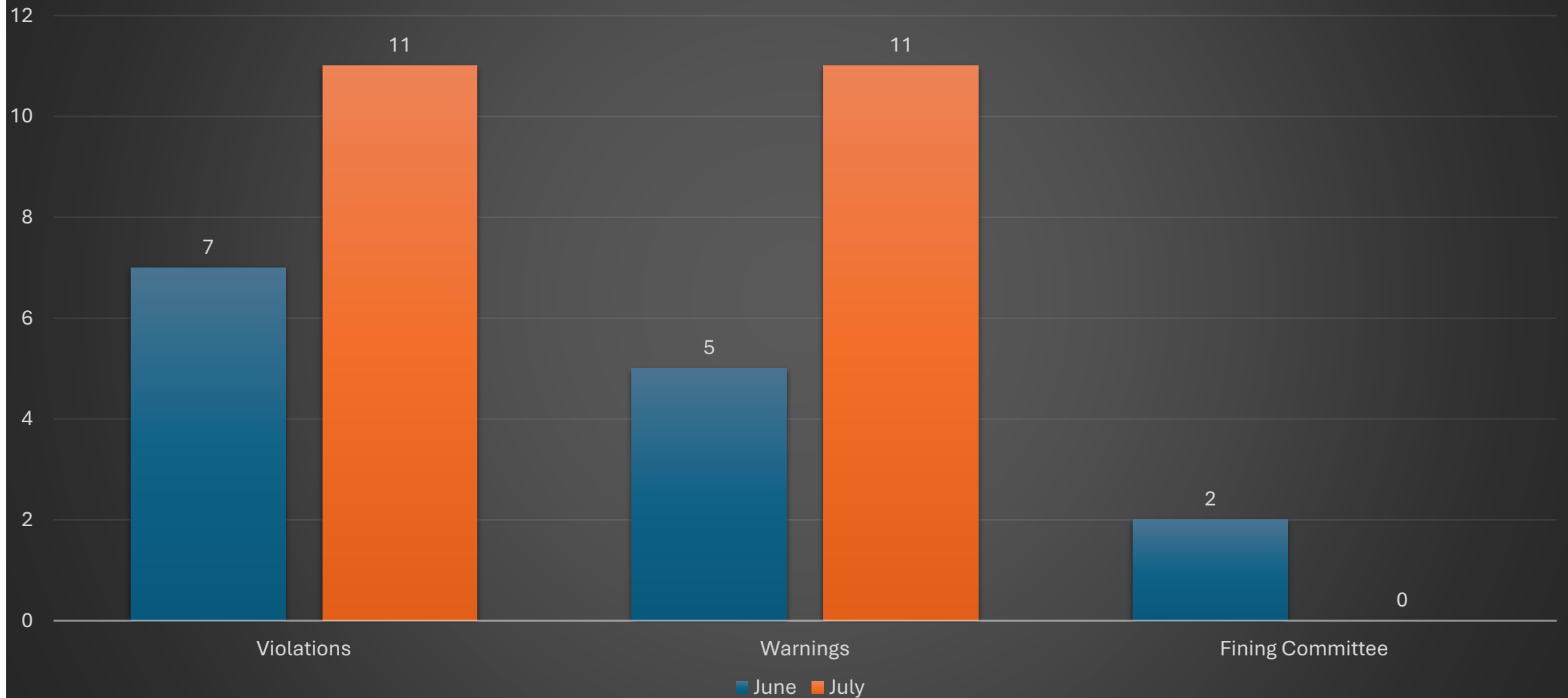


SPEED DETECTION and ENFORCEMENT

- Portable speed detection device-Traffic Hawk
- Deployed throughout Fiddler's Creek in problem areas
- Fixed device located on Cherry Oaks Trail



Traffic Hawk Speeding Violations: June-July 2025



Fiddler's Creek

CCSO Statistics

July 2025



Type of call (most common)	Number
Extra Patrol	63
Medical Calls	22
911 hang-ups	10
Alarms	4
Suspicious person/vehicle	2

QUESTIONS?

- Thank you



**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

11

From: [Cleo Adams](#)
To: [Daphne Gillyard](#); [Ruta Viola](#)
Cc: [Madison Tappa](#)
Subject: FW: Attention needed from CDD2 - August Agenda Item
Date: Tuesday, August 19, 2025 8:58:14 AM
Attachments: [image0.jpeg](#)
[image1.jpeg](#)

Good Morning,

Please add the below email and the attached photos to the agenda for Board Discussion: Wall bordering Museo Circle.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Elliot Miller <elliott_mllr@yahoo.com>
Sent: Monday, August 18, 2025 9:01 PM
To: Cleo Adams <crismond@c@whhassociates.com>; Chuck Adams <adamsc@whhassociates.com>
Cc: lasveg@comcast.net <linda.viegas@fiddlerscreekcdd2.net>; John Nuzzo
<jpnuzzo47@gmail.com>; Bill Tomazin <wtomazinjr@comcast.net>; William Tomazin Jr
<wtomazinjr@gmail.com>; Gerry Frank <gerry.s.frank@gmail.com>
Subject: Fw: Attention needed from CDD2

Cleo:

Please note Gerry Frank's email. We can either put this on the agenda or Gerry can come and present it. My choice would be to add it as an agenda item but either way it should be dealt with at our August meeting next week.

Elliot

----- Forwarded Message -----

From: Gerry Frank <gerry.s.frank@gmail.com>
To: Elliot Miller <elliott_mllr@yahoo.com>
Cc: anita long-koynock <akoynock@gmail.com>
Sent: Monday, August 18, 2025 at 05:18:42 PM EDT
Subject: Attention needed from CDD2

Hi Elliot, I hope this email finds you well, as yet another summer comes to a close. Soon FC will be flooded with activity.

1-1/2 years ago (time flies) I had sent you a list of concerns regarding landscaping in Laguna. I remain grateful that the CDD2 board took those concerns seriously and satisfactorily addressed the issues. However absent from that list, by mutual agreement, was the condition of the wall bordering Museo Circle. It remains in dilapidated condition and is an eyesore not only for Laguna residents, but for the students, teachers and parents visiting the Manatee middle school soccer field as well. It's an overall bad look for this community and is in desperate need of repair.

I'd be appreciative if you would give this your attention and advise what remedies can be taken.

Thank you, as always, for your consideration.

Best regards,

Gerry

'Better a true enemy than a false friend.'





**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

14

FUTURE FIDDLER'S CREEK PARKWAY (PHASE FOUR)

6" 10'-30' SKIP (WHITE)

REFLECTIVE R.P.M.
(TYPICAL)

Museo Cir

Campanile Cir

EXISTING FIDDLER'S CREEK
PARKWAY (PHASE THREE)

of Signs Summary

15

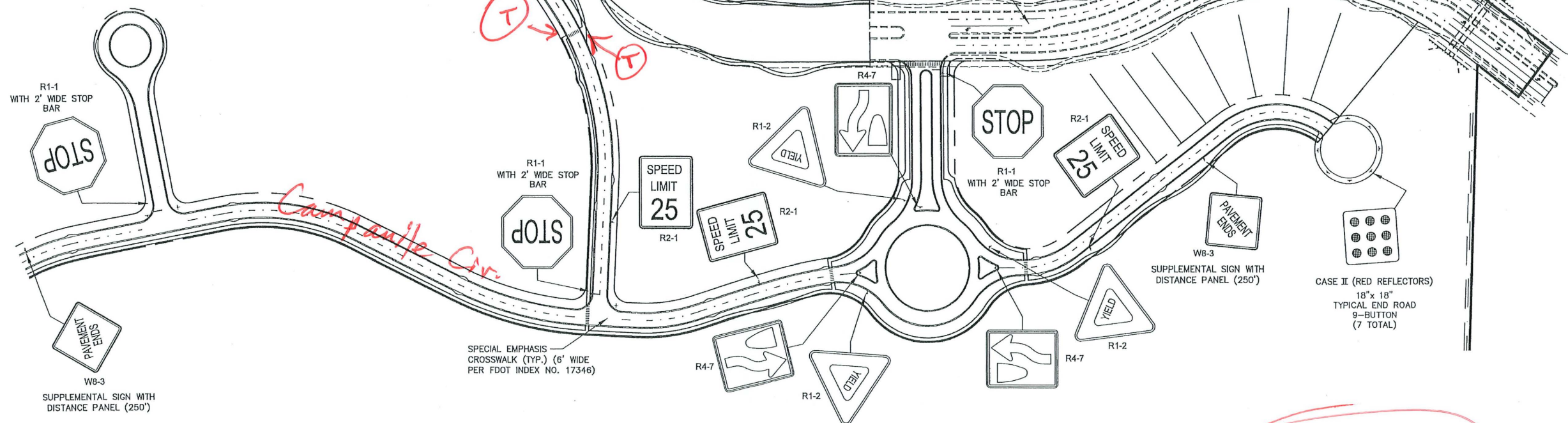
3

18 total
signs

3/26/25 Summary

T = Temporary Pedestrian Crossing
Signs needing replacement

P = New Pedestrian Crossing
signs needed where none
exist



T = 2

GENERAL SPECIFICATIONS

1. CONTRACTOR TO SECURE AND COMPLY WITH COLLIER COUNTY DOT RIGHT-OF-WAY CONNECTION PERMIT.
2. ALL PAVEMENT STRIPING & MARKINGS SHALL BE THERMO PLASTIC CONFORMING TO FDOT SECTION 17346.
3. PERMANENT MARKINGS SHALL NOT BE INSTALLED WITHIN 30 DAYS OF FINAL ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE TEMPORARY STRIPING (4" PAINTED) FOR ANY SECTION OF THE ROAD OPEN FOR USE WITHIN 30 DAYS OF PLACEMENT OF FINAL ASPHALT SURFACES.
4. REFLECTIVE PAVEMENT MARKINGS (R.P.M.'S) SHALL BE MANUFACTURED & INSTALLED IN ACCORDANCE WITH FDOT SECTION 17346.
5. ALL SIGNS TO BE SINGLE COLUMN DRIVEN STEEL POST TYPE IN ACCORDANCE WITH FDOT INDEX DRAWINGS 11860 & 11865 (80 MPH WIND LOAD) & FDOT SECTION 11860-11865 - HIGHWAY SIGNING.
6. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES.
7. ALL NEW SIGNS SHALL HAVE HI-INTENSITY GRADE SHEETING.

RECORD DRAWINGS 6/1/05

MARK W. MINOR, P.E.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 45324

LEGEND

OWNER/DEVELOPER

G.B. PENINSULA, LTD.
3470 CLUB CENTER BOULEVARD
NAPLES, FLORIDA 34114-0816
(239) 732-9400 (PHONE)
(239) 732-9402 (FAX)

Revision	Date	Description	By
7	6/1/05	RECORD DRAWINGS	KAM

DESIGNED BY: M.W.M.

DRAWN BY: D.J.S.

APPROVED: M.J.H.

JOB CODE: MARK1

SCALE: 1" = 100'



Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0006161
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006161

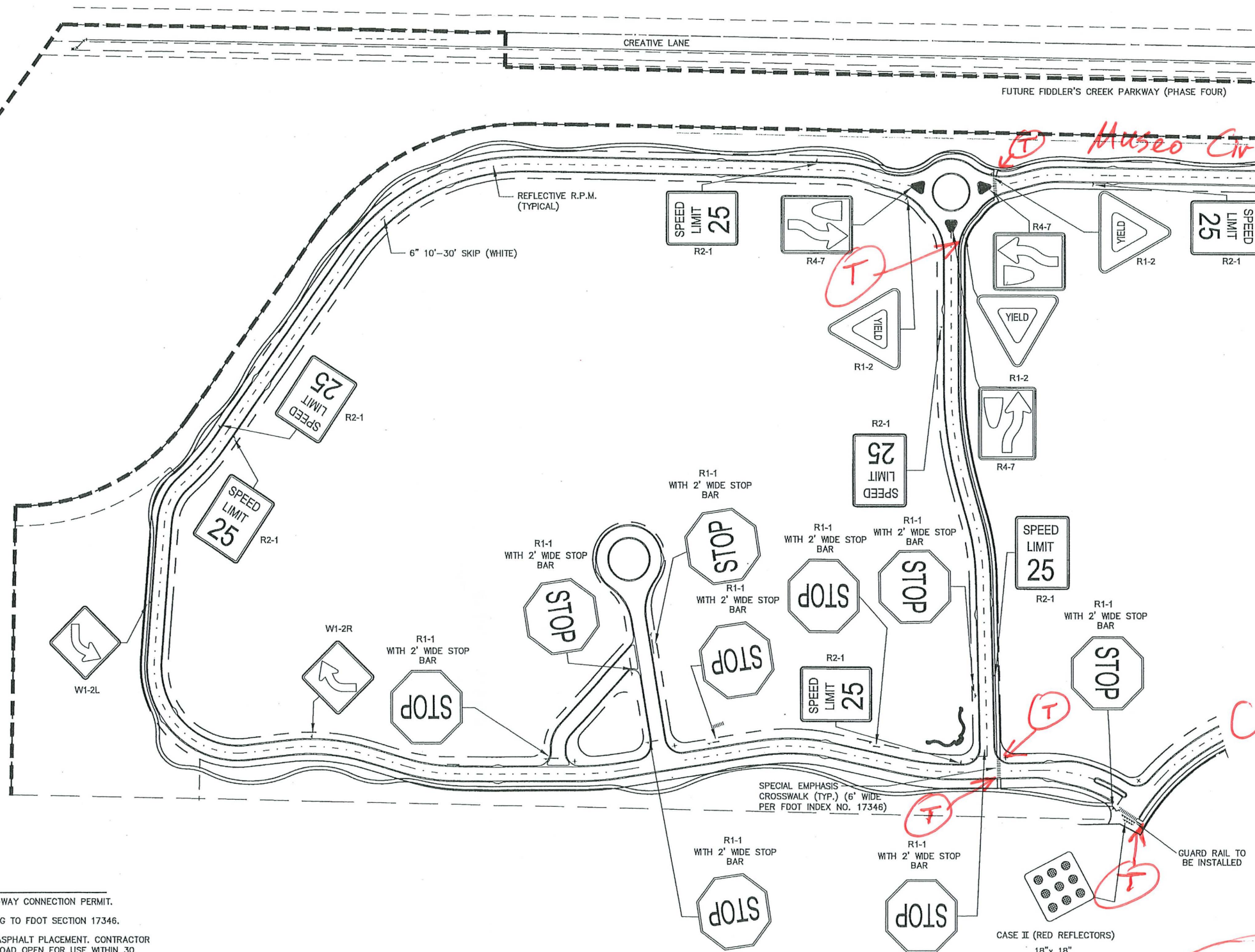
FIDDLER'S CREEK PHASE FOUR UNIT ONE

SIGNAGE AND STRIPING PLAN SOUTH

DATE:
APRIL, 2003

FILE NAME:
UN4PH1SIGN

DRAWING NUMBER 29 OF 29



GENERAL SPECIFICATIONS

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RECORD DRAWINGS 6/1/05

MARK W. MINOR, P.E.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 45324

LEGEND

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NAPLES, FLORIDA 34114-0816
(239) 732-9400 (PHONE)
(239) 732-9402 (FAX)

Revision	Date	Description	By
7	6/1/05	RECORD DRAWINGS	KAM

DESIGNED BY: M.W.M.

DRAWN BY: D.J.S.

APPROVED: M.J.H.

JOB CODE: MARK1

SCALE: 1" = 100'



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CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0376
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0005161
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0005161

FIDDLER'S CREEK PHASE FOUR UNIT ONE

SIGNAGE AND STRIPING PLAN NORTH

DATE:
APRIL, 2003

FILE NAME:
UN4PH1SIGN

DRAWING NUMBER 28 OF 29



SPECIAL EMPHASIS
CROSSWALK (MID BLOCK
10' WIDE PER FDOT
INDEX NO. 17346)

CASE II (RED REFLECTORS)
18" x 18"
TYPICAL END ROAD
9-BUTTON
(7 TOTAL)

REFLECTIVE R.P.M.
(TYPICAL)



W1-1L

6" 10'-30' SKIP (WHITE)

R1-1
WITH 2' WIDE STOP
BAR



PHASE THREE OF
PHASE FOUR UNIT TWO

SPECIAL EMPHASIS CROSSWALK (TYP.) (6'
WIDE PER FDOT INDEX NO. 17346)

SPECIAL EMPHASIS CROSSWALK (MID BLOCK
10' WIDE PER FDOT INDEX NO. 17346)

CASE II (RED REFLECTORS)
18" x 18"
TYPICAL END ROAD
9-BUTTON
(3 TOTAL)

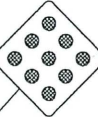
SPECIAL EMPHASIS
CROSSWALK (TYP.) (6' WIDE
PER FDOT INDEX NO. 17346)



R1-1
WITH 2' WIDE STOP
BAR



CASE II (RED REFLECTORS)
18" x 18"
TYPICAL END ROAD
9-BUTTON
(3 TOTAL)



R1-1
WITH 2' WIDE STOP
BAR



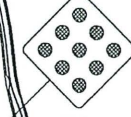
SPECIAL EMPHASIS
CROSSWALK (TYP.)
(6' WIDE PER FDOT
INDEX NO. 17346)



R1-1
WITH 2' WIDE STOP
BAR

SPECIAL EMPHASIS
CROSSWALK (MID BLOCK
10' WIDE PER FDOT
INDEX NO. 17346)

CASE II (RED REFLECTORS)
18" x 18"
TYPICAL END ROAD
9-BUTTON
(3 TOTAL)



SPECIAL EMPHASIS
CROSSWALK (TYP.) (6' WIDE
PER FDOT INDEX NO. 17346)



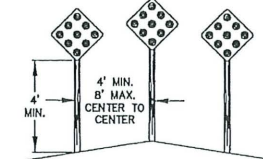
W1-1R
&
W13-1



PHASE FOUR UNIT
ONE
PHASE
FOUR UNIT
TWO

GENERAL SPECIFICATIONS

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7. ALL NEW SIGNS SHALL HAVE HI-INTENSITY GRADE SHEETING.



1 ROAD STUB BARRICADE DETAIL
N.T.S.

RECORD DRAWINGS 2/27/07

NOTE:
THESE RECORD DRAWINGS ARE INTENDED TO DISPLAY THE COMPLETED WORK SUBSTANTIALLY AS
CONSTRUCTED. THE INFORMATION CONTAINED HEREIN IS BASED ON THE ENGINEER OF RECORDS'
CERTIFICATION/OBSERVATIONS AS WELL AS INFORMATION PROVIDED BY THE PROJECT SURVEYOR.
FIELD VERIFICATION OF CONDITIONS SHOULD BE UNDERTAKEN PRIOR TO ALTERATIONS OF
CONSTRUCTION IN THE PROJECT AREA.

MICHAEL T. HERRERA
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 60110

LEGEND

OWNER/DEVELOPER

G.B. PENINSULA, LTD.
3470 CLUB CENTER BOULEVARD
NAPLES, FLORIDA 34114-0816
(239) 732-9400 (PHONE)
(239) 732-9402 (FAX)

Revision	Date	Description	By
R	12/12/06	RECORD DRAWINGS	MTH
B	12/12/06	REVISED PER CLIENT	CJY
1	3/15/05	REVISED PER COLLIER COUNTY COMMENTS	DJS
		DATED MARCH 2, 2005	

DESIGNED BY: M.T.H.

DRAWN BY: D.J.S.

APPROVED: M.W.M.

JOB CODE: FCU4PLT

SCALE: 1" = 100'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS

3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134

PHONE : (239) 947-1144 FAX : (239) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0005151
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0005151

FIDDLER'S CREEK PHASE FOUR UNIT TWO & THREE

SIGNING AND STRIPPING PLAN SOUTH

DATE: JANUARY, 2005 FILE NAME: UN4PH2-SSP DRAWING NUMBER 34 OF 35

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

15

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

15A

KYLE CONSTRUCTION, INC.

3636 PROSPECT AVENUE

NAPLES, FL 34104

Ph: 643-7059

Fax: 643-4679

PROPOSAL

DATE

7/16/25

JOB NAME**FIDDLERS CREEK PUMP
HOUSE 2 PIPE
REPLACEMENT****NAME/ADDRESS****Fiddler's Creek Community Development
District 2
9220 Bonita beach Rd, 214
Bonita Springs, FL 34135
ATTN: CLEO ADAMS**

ITEM	DESCRIPTION	QTY	UNIT	COST	TOTAL
1	REMOVE & REPLACE 10" STEEL LINE WITH NEW 10 DUCTILE PIPE. REPLACE EXISTING 90 DEGREE BENDS W/ 45s. INSTALL 10" GATE VALVE IN GRASS AREA.	1	LS	\$31,723.00	\$31,723.00
2	CURB & ASPHALT RESTORATION (if needed) **NOTE: DOES NOT INCLUDE ANY PERMITS, FEES, ENGINEERING, ASSOCIATED FEES, OR TESTING.	1	LS	\$5,300.00	\$5,300.00
TOTAL PROPOSAL:				\$37,023.00	

PRICE INCLUDES: ALL LABOR, EQUIPMENT, & MATERIAL.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

15B



PROPOSAL

3494 SHEARWATER STREET
NAPLES, FL 34117
(239) 435-7200
FAX (239) 435-7202

Fiddlers Creek CDD2

PROPOSAL SUBMITTED TO:

4/29/2025

DATE

25025FL

PROPOSAL #

9220 Bonita Beach Rd, Suite 214

STREET

Lou Gaudio

SALES REPRESENTATIVE

Bonita Springs, FL 34135

CITY, STATE, ZIP

Fiddlers Creek Pump House 2 – Pipe Repair

JOB NAME

Cleo Adams, District Manager

ATTN.:

Naples, FL

JOB LOCATION

PHONE NO.

FAX NO.

WE PROPOSE hereby to furnish all labor, materials, equipment and services necessary to complete the following:

Scope:

Replace existing 10" irrigation line from existing valve inside pump house to existing reducer. Existing reducer is assumed to be within 25 ft from building. Also includes installation of 10" gate valve.

Includes clearing of vegetation and palm trees for installation of pipe. Does not include any restoration of landscaping or irrigation system, to be done by others.

Bid Total: \$ 46,185.00

CUSTOMER – SIGNATURE & DATE

QUALITY ENTERPRISES USA, INC. – SIGNATURE & DATE

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

17

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

17A

Serial Number
25-01158C

Business Observer

Published Weekly
Naples, Collier County, Florida

COUNTY OF COLLIER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Naples, Collier County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

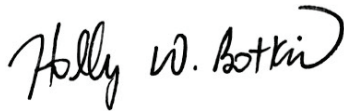
in the matter of Notice of public hearing to consider adoption of fiscal year 2026 proposed budget(s) et al

in the Court, was published in said newspaper by print in the

issues of 8/8/2025, 8/15/2025

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

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

15th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

**FIDDLER'S CREEK COMMUNITY
DEVELOPMENT DISTRICT #2
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Fiddler's Creek Community Development District #2 ("District") will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025

TIME: 10:00 a.m.

LOCATION:

Fiddler's Creek Club and Spa

3470 Club Center Boulevard

Naples, Florida 34114

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://www.fiddlerscreekdd2.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and 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.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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 Manager's 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.

District Manager

August 8, 15, 2025

25-01158C

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

17B

RESOLUTION 2025-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2 ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget ("**Proposed Budget**"), the District filed a copy of the Proposed Budget with the 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, the Board set 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, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District 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, 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2:

SECTION 1. BUDGET

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues, expenditures and requirements therefore.

- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Fiddler's Creek Community Development District #2 for the Fiscal Year Ending September 30, 2026."
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Fiddler's Creek Community Development District #2, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$7,746,432 to be raised by the levy of 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	\$3,545,839
DEBT SERVICE FUND, SERIES 2004	\$ 33,600
DEBT SERVICE FUND, SERIES 2014-1A	\$ 277,550
DEBT SERVICE FUND, SERIES 2014-1B	\$ 372,345
DEBT SERVICE FUND, SERIES 2005	\$ 178,262
DEBT SERVICE FUND, SERIES 2014-2A	\$ 535,900
DEBT SERVICE FUND, SERIES 2014-2B	\$ 413,840
DEBT SERVICE FUND, SERIES 2014-3	\$ 864,469
DEBT SERVICE FUND, SERIES 2015A-1	\$ 221,559
DEBT SERVICE FUND, SERIES 2015A-2	\$ 75,447
DEBT SERVICE FUND, SERIES 2015B	\$ 0
DEBT SERVICE FUND, SERIES 2019	<u>\$1,227,621</u>
TOTAL ALL FUNDS	\$7,746,432

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within sixty (60) days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager, the Board or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption.

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

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**FIDDLER'S CREEK COMMUNITY
DEVELOPMENT DISTRICT #2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
PROPOSED BUDGET
FISCAL YEAR 2026**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy - gross	\$ 2,773,977				\$ 2,773,978
Allowable discounts (4%)	(110,959)				(110,959)
Assessment levy - net	2,663,018	\$ 2,589,663	\$ 73,355	\$ 2,663,018	2,663,019
Settlements-Taylor	-	6,750	-	6,750	-
Interest & miscellaneous	35,000	39,539	-	39,539	35,000
Operating transfer In	-	44,394	-	44,394	-
Total revenues	2,698,018	2,680,346	73,355	2,753,701	2,698,019
EXPENDITURES					
Professional & administration					
Supervisor fees	14,369	4,306	10,063	14,369	14,369
Management	84,662	42,331	42,331	84,662	84,662
Assessment roll preparation	22,500	11,250	11,250	22,500	22,500
Audit	16,500	-	16,500	16,500	16,500
Legal - general	25,000	10,288	14,712	25,000	25,000
Legal - litigation	-	3,615	-	3,615	-
Engineering	75,000	10,613	64,387	75,000	75,000
Telephone	359	180	179	359	385
Postage	2,000	1,354	646	2,000	2,000
Insurance	17,800	17,920	-	17,920	17,800
Printing and binding	595	298	297	595	595
Legal advertising	2,000	1,133	867	2,000	2,000
Office supplies and expenses	750	217	533	750	750
Annual district filing fee	175	175	-	175	175
Trustee	31,500	21,140	10,360	31,500	31,500
Arbitrage rebate calculation	8,000	2,000	6,000	8,000	8,000
ADA website compliance	900	210	690	900	900
Contingency	10,000	978	9,022	10,000	10,000
Total professional & Administration	312,110	128,008	187,837	315,845	312,136
Field management					
Field management services	11,424	5,712	5,712	11,424	11,424
Total field management	11,424	5,712	5,712	11,424	11,424
Water management					
Other contractual	306,939	25,737	281,202	306,939	308,939
Fountains	178,300	104,379	73,921	178,300	365,000
Total water management	485,239	130,116	355,123	485,239	673,939
Street lighting services					
Contractual services	18,000	17,120	880	18,000	18,000
Electricity	10,000	4,740	5,260	10,000	10,000
Capital outlay	10,000	-	10,000	10,000	10,000
Miscellaneous (including Insurance)	17,500	11,692	5,808	17,500	19,000
Total street lighting	55,500	33,552	21,948	55,500	57,000

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026
Landscaping services					
Other contractual	960,000	431,435	528,565	960,000	960,000
Improvements and renovations	50,000	31,874	18,126	50,000	50,000
Contingencies	25,000	11,967	13,033	25,000	25,000
Total landscaping services	1,035,000	475,276	559,724	1,035,000	1,035,000
Roadway services					
Contractual services (street sweeping)	4,200	2,250	1,950	4,200	4,500
Roadway maintenance	150,000	35,309	114,691	150,000	222,000
Roadway capital outlay	750,000	132,530	617,470	750,000	-
Total roadway services	904,200	170,089	734,111	904,200	226,500
Irrigation supply services					
Controller Design and Valve Replace	200,000	315	25,000	25,315	222,000
Other contractual- irrigation manager	57,000	28,251	28,749	57,000	58,000
Supply system	912,825	60,571	150,000	210,571	852,750
Capital outlay	-	19,002	-	19,002	-
Total irrigation supply services	1,169,825	108,139	203,749	311,888	1,132,750
Other fees and charges					
Property appraiser	41,610	-	41,610	41,610	41,610
Tax collector	55,480	52,058	3,422	55,480	55,480
Total other fees and charges	97,090	52,058	45,032	97,090	97,090
Total expenditures	4,070,388	1,102,950	2,113,236	3,216,186	3,545,839
Excess/(deficiency) of revenues over/(under) expenditures	(1,372,370)	1,577,396	(2,039,881)	(462,485)	(847,820)
Fund balance - beginning (unaudited)	2,656,924	2,630,617	4,208,013	2,630,617	2,168,132
Assigned					
Unassigned	1,284,554	4,208,013	2,168,132	2,168,132	1,320,312
Fund balance - ending (projected)	\$ 1,284,554	\$ 4,208,013	\$ 2,168,132	\$ 2,168,132	\$ 1,320,312

	Assessment Summary		
	FY 25	FY 26	Total
ERU's	Assessment	Assessment	Revenue
On-Roll: other	1,543	1,797.78	2,773,978
	1,543		2,773,978

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisor fees	\$ 14,369
Statutory set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates meeting 12 times.	
Management	84,662
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experiences of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the community.	
Assessment roll preparation	22,500
Includes preparing, maintaining and transmitting the annual lien roll with annual special assessment amounts for capital and operating and maintenance assessments. Pursuant to an agreement with the District, Wrathell, Hunt and Associates, LLC., currently provides this service.	
Audit	16,500
The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Legal - general	25,000
Woodward, Pires & Lombardo, P.A., provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering	75,000
Hole Montes, Inc., a Bowman Company, provides a broad array of engineering, consulting and construction services to the Districts, which assists in crafting solutions with sustainability for the long term interest of the community - recognizing the needs of government, the environment and maintenance of the District's facilities. Also covers the costs of FL GIS Solutions LLC. for ongoing GIS services and updates.	
Telephone	385
Telephone and fax machine.	
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	17,800
The District carries public officials liability and general liability insurance. The limit of liability for this coverage is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability limit.	
Printing and binding	595
Letterhead, envelopes, copies, etc.	
Legal advertising	2,000
The District advertises in the Naples Daily News for monthly meetings, special meetings, public hearings, bidding, etc.	
Office supplies and expenses	750
Accounting and administrative supplies.	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual district filing fee	175
Annual fee paid to the Florida Department of Community Affairs.	
Trustee	31,500
Annual fee paid to Wilmington Trust for the services provided as trustee, paying agent and registrar.	
Arbitrage rebate calculation	8,000
To ensure the District's compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
ADA website compliance	900
Contingency	10,000
Miscellaneous, automated AP routing unforeseen costs incurred throughout the year.	

Field management

Field management services	11,424
The field manager is responsible for the day-to-day field operations. These responsibilities include preparing and bidding of services and commodities, contract administration, hiring and maintaining qualified personnel, preparation and implementation of operating schedules and policies, ensuring compliance with operating permits, preparing field budgets, being a resource regarding District programs and attending Board meetings.	

Water management

Other contractual	308,939
The District has a contract with Superior Waterway Services, Inc, for monthly service within the lake and wetland areas. Also the District will continue to participate in the financial cost of maintaining the 310 acre Belle Meade Preserve. This expense will be shared with CDD #1 at the same cost sharing ratio as used for irrigation supply services.	
Lake Maintenance	79,000
Lake bank repairs	200,000
Belle Meade	29,939
Total	308,939

Fountains	365,000
These expenditures are for the decorative fountains at the entrance to Veneta, Aviamar and Oyster Harbor.	
Utilities (Electric/Water)	50,000
Maintenance (includes 250k for refurbishment)	290,000
Insurance	25,000
Total	365,000

Street lighting services

Contractual services	18,000
The District utilizes a licensed electrician for streetlight, signage and landscape lighting repairs. Also, includes \$3k for Holiday Lighting at the Sandpiper Entrance.	
Electricity	10,000
The District is charged on a monthly basis per streetlight for electric service.	
Capital outlay	10,000
Allows for miscellaneous capital expenses for the street lighting systems.	
Miscellaneous (including Insurance)	19,000
Covers insurance premium associated with streetlights and any unforeseen costs.	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Landscaping services

Other contractual	960,000
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This District contracts with an outside company to maintain the District common areas and right-of-ways. The District anticipates additional areas to come on line during the upcoming fiscal year within the Oyster Harbor neighborhood. The contract provides for equipment, labor and materials. Costs also include mulching and on-call services.

Maintenance contract	885,000
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Mulch	75,000
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Improvements and renovations	50,000
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Provides for the replacement and renovation of landscape material and irrigation systems.

Contingencies	25,000
---------------	--------

Covers any unforeseen costs.

Roadway services

Contractual services (street sweeping)	4,500
--	-------

The District utilizes the services of a qualified contractor for street sweeping, once a month.

Roadway maintenance	222,000
---------------------	---------

Includes \$100K for roadway and sidewalk repairs, \$50K for pressure washing through the agreement with the Foundation and \$72K for repainting signs and streetlights.

Roadway capital outlay	-
------------------------	---

For fiscal year 2026 there are no Roadway Capital Outlay expenses anticipated.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Irrigation supply services

Controller Design and Valve Replace 222,000

The District maintains its common areas and right of ways irrigation controllers which includes electricity and occasional repairs and updates. In 2026 it is anticipated that certain isolation valves will be replaced and design work will begin on replacing the computerized central irrigation controller system.

Other contractual- irrigation manager 58,000

The District has entered into an agreement with the Foundation for irrigation management services which will include but not be limited to managing and monitoring the District's irrigation central controller system, satellites and transmission lines as well as monitoring and reporting sprinkler system leaks and other observable deficiencies. This cost represents CDD #2's portion as this service is shared with CDD #1.

Supply system 852,750

The District will maintain the community's irrigation pumping facility. This includes the well pumps, irrigation supply pumps and transmission lines. These costs are shared with Fiddler's Creek CDD #1 based upon units. The cost-sharing percentages are as follows:

Summary of Expenditures for Supply System			
Units			
Fiddler's Creek #1	55%		
Fiddler's Creek #2	45%		
Total	100%		
	Fiddler's #1	Fiddler's #2	Total
Electricity	44,000	36,000	80,000
Repairs and Maintenance	49,500	40,500	90,000
Contractual Service	38,500	31,500	70,000
Capital -pump overhaul (split over 2 years), pmpshse roof, hatches, valves, distr. line replace	891,000	729,000	1,620,000
Insurance	19,250	15,750	35,000
Total	1,042,250	852,750	1,895,000

Other fees and charges

Property appraiser
The property appraiser charges 1.5% of the assessment levy. 41,610

Tax collector
The tax collector charges 2% of the assessment levy. 55,480

Total expenditures \$ 3,545,839

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2004 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 35,000				\$ 35,000
Allowable discounts (4%)	(1,400)				(1,400)
Assessment levy: on-roll - net	33,600	\$ 32,695	\$ 905	\$ 33,600	33,600
Interest	-	4,832	-	4,832	-
Total revenues	33,600	37,527	905	38,432	33,600
EXPENDITURES					
Debt service					
Principal	5,000	-	5,000	5,000	15,000
Interest	13,838	6,919	6,919	13,838	13,500
Total debt service	18,838	6,919	11,919	18,838	28,500
Other fees & charges					
Property appraiser	525	-	525	525	525
Tax collector	700	653	47	700	700
Total other fees & charges	1,225	653	572	1,225	1,225
Total expenditures	20,063	7,572	12,491	20,063	29,725
Excess/(deficiency) of revenues over/(under) expenditures	13,537	29,955	(11,586)	18,369	3,875
Beginning fund balance (unaudited)	194,571	196,373	226,328	196,373	214,742
Ending fund balance (projected)	<u>\$208,108</u>	<u>\$226,328</u>	<u>\$214,742</u>	<u>\$214,742</u>	<u>218,617</u>
Use of fund balance					
Debt service reserve account balance (required)					(50,000)
Interest expense - On-roll - November 1, 2026					(6,244)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 162,373</u>

Fiddler's Creek # 2
Community Development District
Series 2004 Remaining

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	-	6,750.00	6,750.00
05/01/2026	15,000.00	6.750%	6,750.00	21,750.00
11/01/2026	-	-	6,243.75	6,243.75
05/01/2027	15,000.00	6.750%	6,243.75	21,243.75
11/01/2027	-	-	5,737.50	5,737.50
05/01/2028	10,000.00	6.750%	5,737.50	15,737.50
11/01/2028	-	-	5,400.00	5,400.00
05/01/2029	15,000.00	6.750%	5,400.00	20,400.00
11/01/2029	-	-	4,893.75	4,893.75
05/01/2030	15,000.00	6.750%	4,893.75	19,893.75
11/01/2030	-	-	4,387.50	4,387.50
05/01/2031	15,000.00	6.750%	4,387.50	19,387.50
11/01/2031	-	-	3,881.25	3,881.25
05/01/2032	15,000.00	6.750%	3,881.25	18,881.25
11/01/2032	-	-	3,375.00	3,375.00
05/01/2033	20,000.00	6.750%	3,375.00	23,375.00
11/01/2033	-	-	2,700.00	2,700.00
05/01/2034	15,000.00	6.750%	2,700.00	17,700.00
11/01/2034	-	-	2,193.75	2,193.75
05/01/2035	25,000.00	6.750%	2,193.75	27,193.75
11/01/2035	-	-	1,350.00	1,350.00
05/01/2036	20,000.00	6.750%	1,350.00	21,350.00
11/01/2036	-	-	675.00	675.00
05/01/2037	20,000.00	6.750%	675.00	20,675.00
Total	\$200,000.00		\$95,175.00	\$295,175.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2014 - 1A
EXCHANGED SERIES 2004 AND BIFURCATED SERIES 2014-1
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ 280,650	\$ -	\$ 280,650	\$ 280,650	\$ 277,550
Interest	-	108	-	108	-
Total revenues & proceeds	<u>280,650</u>	<u>108</u>	<u>280,650</u>	<u>280,758</u>	<u>277,550</u>
EXPENDITURES					
Debt service					
Principal	120,000	-	120,000	120,000	125,000
Interest	160,650	80,325	80,325	160,650	152,550
Total expenditures	<u>280,650</u>	<u>80,325</u>	<u>200,325</u>	<u>280,650</u>	<u>277,550</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(80,217)	80,325	108	-
Beginning fund balance (unaudited)	164,483	80,926	709	80,926	81,034
Ending fund balance (projected)	<u>\$164,483</u>	<u>\$ 709</u>	<u>\$ 81,034</u>	<u>\$ 81,034</u>	<u>81,034</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2026					(72,056)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 8,978</u>

Fiddler's Creek # 2

Community Development District

Special Assessment Bonds, Series 2014 - 1A

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025		-	76,275.00	76,275.00
05/01/2026	\$125,000	6.750%	76,275.00	201,275.00
11/01/2026		-	72,056.25	72,056.25
05/01/2027	\$135,000	6.750%	72,056.25	207,056.25
11/01/2027		-	67,500.00	67,500.00
05/01/2028	\$145,000	6.750%	67,500.00	212,500.00
11/01/2028		-	62,606.25	62,606.25
05/01/2029	\$155,000	6.750%	62,606.25	217,606.25
11/01/2029		-	57,375.00	57,375.00
05/01/2030	\$165,000	6.750%	57,375.00	222,375.00
11/01/2030		-	51,806.25	51,806.25
05/01/2031	\$175,000	6.750%	51,806.25	226,806.25
11/01/2031		-	45,900.00	45,900.00
05/01/2032	\$190,000	6.750%	45,900.00	235,900.00
11/01/2032		-	39,487.50	39,487.50
05/01/2033	\$205,000	6.750%	39,487.50	244,487.50
11/01/2033		-	32,568.75	32,568.75
05/01/2034	\$215,000	6.750%	32,568.75	247,568.75
11/01/2034		-	25,312.50	25,312.50
05/01/2035	\$235,000	6.750%	25,312.50	260,312.50
11/01/2035		-	17,381.25	17,381.25
05/01/2036	\$250,000	6.750%	17,381.25	267,381.25
11/01/2036		-	8,943.75	8,943.75
05/01/2037	\$265,000	6.750%	8,943.75	273,943.75
Total	2,260,000.00		1,114,425.00	3,374,425.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2014 - 1B
EXCHANGED SERIES 2004 AND BIFURCATED SERIES 2014-1
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 387,859				\$ 387,859
Allowable discounts (4%)	(15,514)				(15,514)
Assessment levy: on-roll - net	372,345	\$ 362,241	\$ 10,104	\$ 372,345	372,345
Interest	-	8,312	-	8,312	-
Total revenues & proceeds	372,345	370,553	10,104	380,657	372,345
EXPENDITURES					
Debt service					
Principal	150,000	-	150,000	150,000	160,000
Interest	205,538	102,769	102,769	205,538	195,075
Total debt service & cost of issuance	355,538	102,769	252,769	355,538	355,075
Other fees & charges					
Property appraiser	5,818	-	5,818	5,818	5,818
Tax collector	7,757	7,240	517	7,757	7,757
Total other fees & charges	13,575	7,240	6,335	13,575	13,575
Total expenditures	369,113	110,009	259,104	369,113	368,650
Excess/(deficiency) of revenues over/(under) expenditures	3,232	260,544	(249,000)	11,544	3,695
Beginning fund balance (unaudited)	351,970	376,266	494,775	376,266	387,810
Ending fund balance (projected)	<u>\$ 355,202</u>	<u>\$636,810</u>	<u>\$ 245,775</u>	<u>\$ 387,810</u>	<u>391,505</u>
Use of fund balance:					
Debt service reserve account balance					(125,000)
Interest expense - November 1, 2026					(92,138)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 174,367</u>

Fiddler's Creek # 2

Community Development District

Special Assessment Bonds, Series 2014 - 1B

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025		-	97,537.50	97,537.50
05/01/2026	\$160,000	6.750%	97,537.50	257,537.50
11/01/2026		-	92,137.50	92,137.50
05/01/2027	\$175,000	6.750%	92,137.50	267,137.50
11/01/2027		-	86,231.25	86,231.25
05/01/2028	\$185,000	6.750%	86,231.25	271,231.25
11/01/2028		-	79,987.50	79,987.50
05/01/2029	\$200,000	6.750%	79,987.50	279,987.50
11/01/2029		-	73,237.50	73,237.50
05/01/2030	\$210,000	6.750%	73,237.50	283,237.50
11/01/2030		-	66,150.00	66,150.00
05/01/2031	\$225,000	6.750%	66,150.00	291,150.00
11/01/2031		-	58,556.25	58,556.25
05/01/2032	\$240,000	6.750%	58,556.25	298,556.25
11/01/2032		-	50,456.25	50,456.25
05/01/2033	\$260,000	6.750%	50,456.25	310,456.25
11/01/2033		-	41,681.25	41,681.25
05/01/2034	\$280,000	6.750%	41,681.25	321,681.25
11/01/2034		-	32,231.25	32,231.25
05/01/2035	\$295,000	6.750%	32,231.25	327,231.25
11/01/2035		-	22,275.00	22,275.00
05/01/2036	\$320,000	6.750%	22,275.00	342,275.00
11/01/2036		-	11,475.00	11,475.00
05/01/2037	\$340,000	6.750%	11,475.00	351,475.00
Total	2,890,000.00		1,423,912.50	4,313,912.50

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2005 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 185,690				\$ 185,690
Allowable discounts (4%)	(7,428)				(7,428)
Assessment levy: on-roll - net	178,262	\$ 172,817	\$ 5,445	\$ 178,262	178,262
Interest income	-	6,015	-	6,015	-
Total revenues	178,262	178,832	5,445	184,277	178,262
EXPENDITURES					
Debt service					
Principal	70,000	-	70,000	70,000	75,000
Interest	92,100	46,050	46,050	92,100	87,600
Total debt service	162,100	46,050	116,050	162,100	162,600
Other fees & charges					
Property appraiser	2,785	-	2,785	2,785	2,785
Tax collector	3,714	3,454	260	3,714	3,714
Total other fees & charges	6,499	3,454	3,045	6,499	6,499
Total expenditures	168,599	49,504	119,095	168,599	169,099
Excess/(deficiency) of revenues over/(under) expenditures	9,663	129,328	(113,650)	15,678	9,163
Beginning fund balance (unaudited)	283,390	298,178	427,506	298,178	313,856
Ending fund balance (projected)	<u>\$ 293,053</u>	<u>\$ 427,506</u>	<u>\$ 313,856</u>	<u>\$ 313,856</u>	<u>323,018</u>
Use of fund balance					
Debt service reserve account balance (required)					(50,000)
Interest expense - On-roll - November 1, 2026					(41,550)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 231,468</u>

Fiddler's Creek # 2
Community Development District
Series 2005 Remaining

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	-	43,800.00	43,800.00
05/01/2026	75,000.00	6.000%	43,800.00	118,800.00
11/01/2026	-	-	41,550.00	41,550.00
05/01/2027	80,000.00	6.000%	41,550.00	121,550.00
11/01/2027	-	-	39,150.00	39,150.00
05/01/2028	85,000.00	6.000%	39,150.00	124,150.00
11/01/2028	-	-	36,600.00	36,600.00
05/01/2029	90,000.00	6.000%	36,600.00	126,600.00
11/01/2029	-	-	33,900.00	33,900.00
05/01/2030	95,000.00	6.000%	33,900.00	128,900.00
11/01/2030	-	-	31,050.00	31,050.00
05/01/2031	105,000.00	6.000%	31,050.00	136,050.00
11/01/2031	-	-	27,900.00	27,900.00
05/01/2032	110,000.00	6.000%	27,900.00	137,900.00
11/01/2032	-	-	24,600.00	24,600.00
05/01/2033	115,000.00	6.000%	24,600.00	139,600.00
11/01/2033	-	-	21,150.00	21,150.00
05/01/2034	125,000.00	6.000%	21,150.00	146,150.00
11/01/2034	-	-	17,400.00	17,400.00
05/01/2035	130,000.00	6.000%	17,400.00	147,400.00
11/01/2035	-	-	13,500.00	13,500.00
05/01/2036	140,000.00	6.000%	13,500.00	153,500.00
11/01/2036	-	-	9,300.00	9,300.00
05/01/2037	150,000.00	6.000%	9,300.00	159,300.00
11/01/2037	-	-	4,800.00	4,800.00
05/01/2038	160,000.00	6.000%	4,800.00	164,800.00
Total	\$1,460,000.00		\$689,400.00	\$2,149,400.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2014-2A
EXCHANGED SERIES 2005 AND BIFURCATED SERIES 2014-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ 535,300	\$ -	\$ 535,300	\$ 535,300	\$ 535,900
Interest	-	232	-	232	-
Total revenues	535,300	232	535,300	535,532	535,900
EXPENDITURES					
Debt service					
Principal	235,000	-	235,000	235,000	250,000
Principal prepayment	-	5,000	-	5,000	-
Interest	300,300	150,150	150,150	300,300	285,900
Total expenditures	535,300	155,150	385,150	540,300	535,900
Excess/(deficiency) of revenues over/(under) expenditures	-	(154,918)	150,150	(4,768)	-
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	2,524	-	2,524	-
Total other financing sources/(uses)	-	2,524	-	2,524	-
Fund balance:					
Net increase/(decrease) in fund balance	-	(152,394)	150,150	(2,244)	-
Beginning fund balance (unaudited)	308,457	151,947	(447)	151,947	149,703
Ending fund balance (projected)	<u>\$308,457</u>	<u>\$ (447)</u>	<u>\$149,703</u>	<u>\$ 149,703</u>	<u>149,703</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2026					(135,450)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 14,253</u>

Fiddler's Creek # 2

Community Development District

Special Assessment Bonds, Series 2014-2A

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025		-	142,950.00	142,950.00
05/01/2026	\$250,000.00	6.000%	142,950.00	392,950.00
11/01/2026		-	135,450.00	135,450.00
05/01/2027	\$265,000.00	6.000%	135,450.00	400,450.00
11/01/2027		-	127,500.00	127,500.00
05/01/2028	\$280,000.00	6.000%	127,500.00	407,500.00
11/01/2028		-	119,100.00	119,100.00
05/01/2029	\$300,000.00	6.000%	119,100.00	419,100.00
11/01/2029		-	110,100.00	110,100.00
05/01/2030	\$315,000.00	6.000%	110,100.00	425,100.00
11/01/2030		-	100,650.00	100,650.00
05/01/2031	\$335,000.00	6.000%	100,650.00	435,650.00
11/01/2031		-	90,600.00	90,600.00
05/01/2032	\$355,000.00	6.000%	90,600.00	445,600.00
11/01/2032		-	79,950.00	79,950.00
05/01/2033	\$380,000.00	6.000%	79,950.00	459,950.00
11/01/2033		-	68,550.00	68,550.00
05/01/2034	\$405,000.00	6.000%	68,550.00	473,550.00
11/01/2034		-	56,400.00	56,400.00
05/01/2035	\$430,000.00	6.000%	56,400.00	486,400.00
11/01/2035		-	43,500.00	43,500.00
05/01/2036	\$455,000.00	6.000%	43,500.00	498,500.00
11/01/2036		-	29,850.00	29,850.00
05/01/2037	\$485,000.00	6.000%	29,850.00	514,850.00
11/01/2037		-	15,300.00	15,300.00
05/01/2038	\$510,000.00	6.000%	15,300.00	525,300.00
Total	\$4,765,000.00		\$2,239,800.00	\$7,004,800.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2014-2B
EXCHANGED SERIES 2005 AND BIFURCATED SERIES 2014-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 426,861				\$ 426,861
Allowable discounts (4%)	(17,074)				(17,074)
Assessment levy: on-roll - net	409,787	\$ 398,569	\$ 11,218	\$ 409,787	409,787
Interest	-	28,523	-	28,523	-
Total revenues	409,787	427,092	11,218	438,310	409,787
EXPENDITURES					
Debt service					
Principal	175,000	-	175,000	175,000	185,000
Principal prepayment	-	20,000	-	20,000	-
Interest	225,900	112,950	112,950	225,900	213,900
Total debt service	400,900	132,950	287,950	420,900	398,900
Other fees & charges					
Property appraiser	6,403	-	6,403	6,403	6,403
Tax collector	8,537	7,966	571	8,537	8,537
Total other fees & charges	14,940	7,966	6,974	14,940	14,940
Total expenditures	415,840	140,916	294,924	435,840	413,840
Excess/(deficiency) of revenues over/(under) expenditures	(6,053)	286,176	(283,706)	2,470	(4,053)
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(2,524)	-	(2,524)	-
Total other financing sources/(uses)	-	(2,524)	-	(2,524)	-
Fund balance:					
Net increase/(decrease) in fund balance	(6,053)	283,652	(283,706)	(54)	(4,053)
Beginning fund balance (unaudited)	247,039	408,442	692,094	408,442	408,388
Ending fund balance (projected)	\$ 240,986	\$692,094	\$408,388	\$408,388	404,335
Use of fund balance:					
Debt service reserve account balance					(125,000)
Interest expense - November 1, 2026					(101,400)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 177,935

Fiddler's Creek # 2

Community Development District

Special Assessment Bonds, Series 2014 - 2B

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2025	-	-	-	106,950.00	106,950.00
05/01/2026	185,000.00	-	6.000%	106,950.00	291,950.00
11/01/2026	-	-	-	101,400.00	101,400.00
05/01/2027	200,000.00	-	6.000%	101,400.00	301,400.00
11/01/2027	-	-	-	95,400.00	95,400.00
05/01/2028	210,000.00	-	6.000%	95,400.00	305,400.00
11/01/2028	-	-	-	89,100.00	89,100.00
05/01/2029	225,000.00	-	6.000%	89,100.00	314,100.00
11/01/2029	-	-	-	82,350.00	82,350.00
05/01/2030	235,000.00	-	6.000%	82,350.00	317,350.00
11/01/2030	-	-	-	75,300.00	75,300.00
05/01/2031	250,000.00	-	6.000%	75,300.00	325,300.00
11/01/2031	-	-	-	67,800.00	67,800.00
05/01/2032	270,000.00	-	6.000%	67,800.00	337,800.00
11/01/2032	-	-	-	59,700.00	59,700.00
05/01/2033	285,000.00	-	6.000%	59,700.00	344,700.00
11/01/2033	-	-	-	51,150.00	51,150.00
05/01/2034	300,000.00	-	6.000%	51,150.00	351,150.00
11/01/2034	-	-	-	42,150.00	42,150.00
05/01/2035	320,000.00	-	6.000%	42,150.00	362,150.00
11/01/2035	-	-	-	32,550.00	32,550.00
05/01/2036	340,000.00	-	6.000%	32,550.00	372,550.00
11/01/2036	-	-	-	22,350.00	22,350.00
05/01/2037	360,000.00	-	6.000%	22,350.00	382,350.00
11/01/2037	-	-	-	11,550.00	11,550.00
05/01/2038	385,000.00	-	6.000%	11,550.00	396,550.00
Total	\$3,565,000.00			\$1,675,500.00	\$5,240,500.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2014 - 3 (Exchanged Series 2005)
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 182,844				\$ 182,844
Allowable discounts (4%)	(7,314)				(7,314)
Assessment levy: on-roll - net	175,530	\$ 170,741	\$ 4,789	\$ 175,530	175,530
Assessment levy: off-roll	688,939	-	688,939	688,939	688,939
Assessment prepayments	-	21,656	-	21,656	-
Misc	-	896	-	896	-
Interest	-	5,474	-	5,474	-
Total revenues	864,469	198,767	693,728	892,495	864,469
EXPENDITURES					
Debt service					
Principal	310,000	-	310,000	310,000	325,000
Interest	392,700	196,350	196,350	392,700	372,600
Total debt service	702,700	196,350	506,350	702,700	697,600
Other fees & charges					
Property appraiser	2,743	-	2,743	2,743	2,743
Tax collector	3,657	3,412	245	3,657	3,657
Total other fees & charges	6,400	3,412	2,988	6,400	6,400
Total expenditures	709,100	199,762	509,338	709,100	704,000
Excess/(deficiency) of revenues over/(under) expenditures	155,369	(995)	184,390	183,395	160,469
Fund balance:					
Net increase/(decrease) in fund balance	155,369	(995)	184,390	183,395	160,469
Beginning fund balance (unaudited)	556,691	372,124	371,129	372,124	555,519
Ending fund balance (projected)	<u>\$712,060</u>	<u>\$ 371,129</u>	<u>\$ 555,519</u>	<u>\$ 555,519</u>	<u>715,988</u>
Use of fund balance:					
Debt service reserve account balance					(100,000)
Interest expense - November 1, 2026					(176,550)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 439,438</u>

Fiddler's Creek # 2

Community Development District

Special Assessment Bonds, Series 2014 - 3

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2025	-	-	-	186,300.00	186,300.00
05/01/2026	325,000.00	-	6.000%	186,300.00	511,300.00
11/01/2026	-	-	-	176,550.00	176,550.00
05/01/2027	345,000.00	-	6.000%	176,550.00	521,550.00
11/01/2027	-	-	-	166,200.00	166,200.00
05/01/2028	365,000.00	-	6.000%	166,200.00	531,200.00
11/01/2028	-	-	-	155,250.00	155,250.00
05/01/2029	390,000.00	-	6.000%	155,250.00	545,250.00
11/01/2029	-	-	-	143,550.00	143,550.00
05/01/2030	415,000.00	-	6.000%	143,550.00	558,550.00
11/01/2030	-	-	-	131,100.00	131,100.00
05/01/2031	440,000.00	-	6.000%	131,100.00	571,100.00
11/01/2031	-	-	-	117,900.00	117,900.00
05/01/2032	465,000.00	-	6.000%	117,900.00	582,900.00
11/01/2032	-	-	-	103,950.00	103,950.00
05/01/2033	495,000.00	-	6.000%	103,950.00	598,950.00
11/01/2033	-	-	-	89,100.00	89,100.00
05/01/2034	525,000.00	-	6.000%	89,100.00	614,100.00
11/01/2034	-	-	-	73,350.00	73,350.00
05/01/2035	555,000.00	-	6.000%	73,350.00	628,350.00
11/01/2035	-	-	-	56,700.00	56,700.00
05/01/2036	590,000.00	-	6.000%	56,700.00	646,700.00
11/01/2036	-	-	-	39,000.00	39,000.00
05/01/2037	630,000.00	-	6.000%	39,000.00	669,000.00
11/01/2037	-	-	-	20,100.00	20,100.00
05/01/2038	670,000.00	-	6.000%	20,100.00	690,100.00
Total	\$6,210,000.00			\$3,309,300.00	\$9,829,300.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2015A-1 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 230,791				\$ 230,791
Allowable discounts (4%)	(9,232)				(9,232)
Assessment levy: on-roll - net	221,559	\$ 215,373	\$ 6,186	\$ 221,559	221,559
Assessment prepayments	-	-	21,799	21,799	-
Interest	-	9,680	9,680	19,360	-
Total revenues	221,559	225,053	37,665	262,718	221,559
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	65,000
Principal prepayment	-	45,000	(45,000)	-	-
Interest	153,750	76,875	76,875	153,750	147,550
Total debt service	218,750	121,875	96,875	218,750	212,550
Other fees & charges					
Property appraiser	3,462	-	3,462	3,462	3,462
Tax collector	4,616	4,305	311	4,616	4,616
Total other fees & charges	8,078	4,305	3,773	8,078	8,078
Total expenditures	226,828	126,180	100,648	226,828	220,628
Excess/(deficiency) of revenues over/(under) expenditures	(5,269)	98,873	(62,983)	35,890	931
Net change in fund balances	(5,269)	98,873	(62,983)	35,890	931
Beginning fund balance (unaudited)	438,543	483,623	582,496	483,623	519,513
Ending fund balance (projected)	\$ 433,274	\$582,496	\$519,513	\$ 519,513	520,444
Use of fund balance					
Debt service reserve account balance (required)					(108,513)
Interest expense - On-roll - November 1, 2026					(72,150)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 339,781

Fiddler's Creek # 2

Community Development District

Special Assessment Bonds, Series 2015A - 1

\$6,050,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	-	73,775.00	73,775.00
05/01/2026	65,000.00	5.000%	73,775.00	138,775.00
11/01/2026	-	-	72,150.00	72,150.00
05/01/2027	70,000.00	6.000%	72,150.00	142,150.00
11/01/2027	-	-	70,050.00	70,050.00
05/01/2028	75,000.00	6.000%	70,050.00	145,050.00
11/01/2028	-	-	67,800.00	67,800.00
05/01/2029	80,000.00	6.000%	67,800.00	147,800.00
11/01/2029	-	-	65,400.00	65,400.00
05/01/2030	85,000.00	6.000%	65,400.00	150,400.00
11/01/2030	-	-	62,850.00	62,850.00
05/01/2031	90,000.00	6.000%	62,850.00	152,850.00
11/01/2031	-	-	60,150.00	60,150.00
05/01/2032	95,000.00	6.000%	60,150.00	155,150.00
11/01/2032	-	-	57,300.00	57,300.00
05/01/2033	100,000.00	6.000%	57,300.00	157,300.00
11/01/2033	-	-	54,300.00	54,300.00
05/01/2034	105,000.00	6.000%	54,300.00	159,300.00
11/01/2034	-	-	51,150.00	51,150.00
05/01/2035	115,000.00	6.000%	51,150.00	166,150.00
11/01/2035	-	-	47,700.00	47,700.00
05/01/2036	120,000.00	6.000%	47,700.00	167,700.00
11/01/2036	-	-	44,100.00	44,100.00
05/01/2037	125,000.00	6.000%	44,100.00	169,100.00
11/01/2037	-	-	40,350.00	40,350.00
05/01/2038	135,000.00	6.000%	40,350.00	175,350.00
11/01/2038	-	-	36,300.00	36,300.00
05/01/2039	145,000.00	6.000%	36,300.00	181,300.00
11/01/2039	-	-	31,950.00	31,950.00
05/01/2040	155,000.00	6.000%	31,950.00	186,950.00
11/01/2040	-	-	27,300.00	27,300.00
05/01/2041	160,000.00	6.000%	27,300.00	187,300.00
11/01/2041	-	-	22,500.00	22,500.00
05/01/2042	170,000.00	6.000%	22,500.00	192,500.00
11/01/2042	-	-	17,400.00	17,400.00
05/01/2043	180,000.00	6.000%	17,400.00	197,400.00
11/01/2043	-	-	12,000.00	12,000.00
05/01/2044	195,000.00	6.000%	12,000.00	207,000.00
11/01/2044	-	-	6,150.00	6,150.00
05/01/2045	205,000.00	6.000%	6,150.00	211,150.00
Total	\$2,470,000.00		\$1,841,350.00	\$4,311,350.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2015A-2 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 77,064				\$ 77,064
Allowable discounts (4%)	(3,083)				(3,083)
Assessment levy: on-roll - net	73,981	\$ 72,137	\$ 1,844	\$ 73,981	73,981
Interest	-	3,053	-	3,053	-
Total revenues	73,981	75,190	1,844	77,034	73,981
EXPENDITURES					
Debt service					
Principal	30,000	-	30,000	30,000	35,000
Principal prepayment	-	10,000	-	10,000	-
Interest	39,850	19,925	19,925	39,850	37,750
Total debt service	69,850	29,925	49,925	79,850	72,750
Other fees & charges					
Property appraiser	1,156	-	1,156	1,156	1,156
Tax collector	1,541	1,442	99	1,541	1,541
Total other fees & charges	2,697	1,442	1,255	2,697	2,697
Total expenditures	72,547	31,367	51,180	82,547	75,447
Excess/(deficiency) of revenues over/(under) expenditures	1,434	43,823	(49,336)	(5,513)	(1,466)
Beginning fund balance (unaudited)	134,648	153,554	197,377	153,554	148,041
Ending fund balance (projected)	<u>\$ 136,082</u>	<u>\$197,377</u>	<u>\$148,041</u>	<u>\$ 148,041</u>	<u>146,575</u>
Use of fund balance					
Debt service reserve account balance (required)					(36,238)
Interest expense - On-roll - November 1, 2026					(18,000)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 92,337</u>

Fiddler's Creek # 2

Community Development District

Special Assessment Bonds, Series 2015A - 2

\$1,810,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	-	18,875.00	18,875.00
05/01/2026	35,000.00	5.000%	18,875.00	53,875.00
11/01/2026	-	-	18,000.00	18,000.00
05/01/2027	35,000.00	6.000%	18,000.00	53,000.00
11/01/2027	-	-	16,950.00	16,950.00
05/01/2028	40,000.00	6.000%	16,950.00	56,950.00
11/01/2028	-	-	15,750.00	15,750.00
05/01/2029	40,000.00	6.000%	15,750.00	55,750.00
11/01/2029	-	-	14,550.00	14,550.00
05/01/2030	40,000.00	6.000%	14,550.00	54,550.00
11/01/2030	-	-	13,350.00	13,350.00
05/01/2031	40,000.00	6.000%	13,350.00	53,350.00
11/01/2031	-	-	12,150.00	12,150.00
05/01/2032	50,000.00	6.000%	12,150.00	62,150.00
11/01/2032	-	-	10,650.00	10,650.00
05/01/2033	50,000.00	6.000%	10,650.00	60,650.00
11/01/2033	-	-	9,150.00	9,150.00
05/01/2034	55,000.00	6.000%	9,150.00	64,150.00
11/01/2034	-	-	7,500.00	7,500.00
05/01/2035	55,000.00	6.000%	7,500.00	62,500.00
11/01/2035	-	-	5,850.00	5,850.00
05/01/2036	60,000.00	6.000%	5,850.00	65,850.00
11/01/2036	-	-	4,050.00	4,050.00
05/01/2037	65,000.00	6.000%	4,050.00	69,050.00
11/01/2037	-	-	2,100.00	2,100.00
05/01/2038	70,000.00	6.000%	2,100.00	72,100.00
Total	\$635,000.00		\$297,850.00	\$932,850.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
DEBT SERVICE FUND BUDGET - SERIES 2019 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/25	Projected through 9/30/25	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 1,264,516				\$ 1,264,516
Allowable discounts (4%)	50,581				(50,581)
Assessment levy: on-roll - net	1,213,935	\$ 1,175,468	\$ 38,467	\$ 1,213,935	1,213,935
Interest	-	22,008	-	22,008	-
Total revenues	1,213,935	1,197,476	38,467	1,235,943	1,213,935
EXPENDITURES					
Debt service					
Principal	720,000	-	720,000	720,000	745,000
Principal prepayment	-	30,000	-	30,000	-
Interest	470,638	235,319	235,319	470,638	438,363
Total debt service	1,190,638	265,319	955,319	1,220,638	1,183,363
Other fees & charges					
Property appraiser	18,968	-	18,968	18,968	18,968
Tax collector	25,290	23,495	1,795	25,290	25,290
Total other fees & charges	44,258	23,495	20,763	44,258	44,258
Total expenditures	1,234,896	288,814	976,082	1,264,896	1,227,621
Excess/(deficiency) of revenues over/(under) expenditures	(20,961)	908,662	(937,615)	(28,953)	(13,686)
Beginning fund balance (unaudited)	728,343	946,511	1,855,173	946,511	917,558
Ending fund balance (projected)	<u>\$ 707,382</u>	<u>\$ 1,855,173</u>	<u>\$ 917,558</u>	<u>\$ 917,558</u>	<u>903,872</u>
Use of fund balance					
Debt service reserve account balance (required)					(150,000)
Interest expense - On-roll - November 1, 2026					(203,350)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 550,522</u>

Fiddler's Creek # 2

Community Development District

Special Assessment Revenue Refunding Bonds, Series 2019

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2025	-			219,181.25	219,181.25
05/01/2026	745,000.00		4.250%	219,181.25	964,181.25
11/01/2026	-			203,350.00	203,350.00
05/01/2027	780,000.00		4.250%	203,350.00	983,350.00
11/01/2027	-			186,775.00	186,775.00
05/01/2028	810,000.00		4.250%	186,775.00	996,775.00
11/01/2028	-			169,562.50	169,562.50
05/01/2029	850,000.00		4.250%	169,562.50	1,019,562.50
11/01/2029	-			151,500.00	151,500.00
05/01/2030	890,000.00		5.000%	151,500.00	1,041,500.00
11/01/2030	-			129,250.00	129,250.00
05/01/2031	935,000.00		5.000%	129,250.00	1,064,250.00
11/01/2031	-			105,875.00	105,875.00
05/01/2032	980,000.00		5.000%	105,875.00	1,085,875.00
11/01/2032	-			81,375.00	81,375.00
05/01/2033	1,030,000.00		5.000%	81,375.00	1,111,375.00
11/01/2033	-			55,625.00	55,625.00
05/01/2034	1,085,000.00		5.000%	55,625.00	1,140,625.00
11/01/2034	-			28,500.00	28,500.00
05/01/2035	1,140,000.00		5.000%	28,500.00	1,168,500.00
Total	\$9,245,000.00			\$2,661,987.50	\$11,906,987.50

**Fiddler's Creek #2
Community Development District
Fiscal Year 2025-2026 Assessments**

**Collier County
9 years remaining**

2019 Series Bond Issue						Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods		Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	
Laguna		Coach 1	\$ 1,293.03	\$ 1,797.78	\$ 3,090.81	\$ 8,180.85
Varenna		Coach 2	\$ 1,551.64	\$ 1,797.78	\$ 3,349.42	\$ 10,043.75
Varenna II		Coach 4	\$ 2,413.66	\$ 1,797.78	\$ 4,211.44	\$ 17,644.82
Marengo		Coach 2	\$ 1,551.64	\$ 1,797.78	\$ 3,349.42	\$ 10,002.36
Marengo II		Coach 4	\$ 2,495.63	\$ 1,797.78	\$ 4,293.41	\$ 17,387.53
Marengo III		Single Fam	\$ 3,794.02	\$ 1,797.78	\$ 5,591.80	\$ 25,418.77
Serena		Coach 3	\$ 1,724.04	\$ 1,797.78	\$ 3,521.82	\$ 11,267.99
Serena II		Coach 6	\$ 2,155.05	\$ 1,797.78	\$ 3,952.83	\$ 15,253.27
Serena III		Coach 6	\$ 2,495.63	\$ 1,797.78	\$ 4,293.41	\$ 17,311.44
Sonoma		Coach 3	\$ 1,724.04	\$ 1,797.78	\$ 3,521.82	\$ 11,267.99
Menaggio		Coach 5	\$ 1,896.45	\$ 1,797.78	\$ 3,694.23	\$ 13,131.75
Menaggio II		Coach 7	\$ 2,495.63	\$ 1,797.78	\$ 4,293.41	\$ 16,520.92
Menaggio III		Coach 8	\$ 3,292.47	\$ 1,797.78	\$ 5,090.25	\$ 22,266.60
Millbrook (lots 1-9; 14-36)		Patio 50	\$ 3,017.08	\$ 1,797.78	\$ 4,814.86	\$ 20,135.00
Millbrook II (lots 10-13)		Patio 50	\$ 4,396.31	\$ 1,797.78	\$ 6,194.09	\$ 31,135.37
Chiasso		Patio 65-1	\$ 2,586.07	\$ 1,797.78	\$ 4,383.85	\$ 16,519.33
Chiasso II		Patio 65-2	\$ 4,396.31	\$ 1,797.78	\$ 6,194.09	\$ 29,746.25
Mussorie (lots 1-40)	PAID IN FULL	Patio 65-2	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -
Lagomar REPLAT (lots 43-75)		Patio 65-2	\$ 5,032.98	\$ 1,797.78	\$ 6,830.76	\$ 34,013.81
Amador I & II		Patio 65-2	\$ 4,396.31	\$ 1,797.78	\$ 6,194.09	\$ 29,746.25
Fiscal Year 2024-2025 Assessments						
Laguna		Coach 1	\$ 1,293.03	\$ 1,797.78	\$ 3,090.81	\$ 8,931.56
Varenna		Coach 2	\$ 1,551.64	\$ 1,797.78	\$ 3,349.42	\$ 10,965.41
Varenna II		Coach 4	\$ 2,413.66	\$ 1,797.78	\$ 4,211.44	\$ 19,263.99
Marengo		Coach 2	\$ 1,551.64	\$ 1,797.78	\$ 3,349.42	\$ 10,920.22
Marengo II		Coach 4	\$ 2,495.63	\$ 1,797.78	\$ 4,293.41	\$ 18,983.09
Marengo III		Single Fam	\$ 3,794.02	\$ 1,797.78	\$ 5,591.80	\$ 27,751.32
Serena		Coach 3	\$ 1,724.04	\$ 1,797.78	\$ 3,521.82	\$ 12,302.00
Serena II		Coach 6	\$ 2,155.05	\$ 1,797.78	\$ 3,952.83	\$ 16,652.98
Serena III		Coach 6	\$ 2,495.63	\$ 1,797.78	\$ 4,293.41	\$ 18,900.02
Sonoma		Coach 3	\$ 1,724.04	\$ 1,797.78	\$ 3,521.82	\$ 12,301.99
Menaggio		Coach 5	\$ 1,896.45	\$ 1,797.78	\$ 3,694.23	\$ 14,336.78
Menaggio II		Coach 7	\$ 2,495.63	\$ 1,797.78	\$ 4,293.41	\$ 18,036.96
Menaggio III		Coach 8	\$ 3,292.47	\$ 1,797.78	\$ 5,090.25	\$ 24,309.89
Millbrook (lots 1-9; 14-36)		Patio 50	\$ 3,017.08	\$ 1,797.78	\$ 4,814.86	\$ 21,982.69
Millbrook II (lots 10-13)		Patio 50	\$ 4,396.31	\$ 1,797.78	\$ 6,194.09	\$ 33,992.50
Chiasso		Patio 65-1	\$ 2,586.07	\$ 1,797.78	\$ 4,383.85	\$ 18,035.22
Chiasso II		Patio 65-2	\$ 4,396.31	\$ 1,797.78	\$ 6,194.09	\$ 32,475.91
Mussorie (lots 1-40)	PAID IN FULL	Patio 65-2	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -
Lagomar REPLAT (lots 43-75)		Patio 56-2	\$ 5,032.98	\$ 1,797.78	\$ 6,830.76	\$ 37,135.07
Amador I & II		Patio 65-2	\$ 4,396.31	\$ 1,797.78	\$ 6,194.09	\$ 32,475.91

**Fiddler's Creek #2
Community Development District
Fiscal Year 2025-2026 Assessments**

**Collier County
11 years remaining**

2004 Series Bond Issue						Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods		Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	
Millbrook (lots 37-49)		Patio 50	\$ 3,500.00	\$ 1,797.78	\$ 5,297.78	\$ 23,008.65
Mussorie (lots 41-54)	PAID IN FULL	Patio 65	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -
Lagomar (lots 1-42)	PAID IN FULL	Patio 65	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -

Fiscal Year 2024-2025 Assessments						
Millbrook (lots 37-49)		Patio 50	\$ 3,500.00	\$ 1,797.78	\$ 5,297.78	\$ 24,874.22
Mussorie (lots 41-54)	PAID IN FULL	Patio 65	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -
Lagomar (lots 1-42)	PAID IN FULL	Patio 65	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -

**Fiddler's Creek #2
Community Development District
Fiscal Year 2025-2026 Assessments**

**Collier County
12 years remaining**

2005 Series Bond Issue						Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods		Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	
Callista		Coach 1	\$ 2,100.00	\$ 1,797.78	\$ 3,897.78	\$ 13,030.10
Callista II		Coach 2	\$ 2,696.55	\$ 1,797.78	\$ 4,494.33	\$ 21,719.91
Millbrook (lots 50-73)		Patio 50	\$ 3,500.00	\$ 1,797.78	\$ 5,297.78	\$ 25,627.46

Fiscal Year 2024-2025 Assessments						
Callista		Coach 1	\$ 2,100.00	\$ 1,797.78	\$ 3,897.78	\$ 13,782.74
Callista II		Coach 2	\$ 2,696.55	\$ 1,797.78	\$ 4,494.33	\$ 22,974.49
Millbrook (lots 50-73)		Patio 50	\$ 3,500.00	\$ 1,797.78	\$ 5,297.78	\$ 27,107.74

**Fiddler's Creek #2
Community Development District
Fiscal Year 2025-2026 Assessments**

**Collier County
11 years remaining**

2014-1 Series Bond Issue						Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods		Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	
Lagomar REPLAT (Lots 76-77)	PAID IN FULL	Patio 65	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -
Millbrook (lots 74-89)		Patio 50	\$ 3,500.00	\$ 1,797.78	\$ 5,297.78	\$ 23,430.72
Dorado		Multi Family	\$ 3,460.18	\$ 1,797.78	\$ 5,257.96	\$ 23,215.56

Fiscal Year 2024-2025 Assessments						
Lagomar REPLAT (Lots 76-77)	PAID IN FULL	Patio 65	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -
Millbrook (lots 74-89)		Patio 50	\$ 3,500.00	\$ 1,797.78	\$ 5,297.78	\$ 26,134.27
Dorado		Multi Family	\$ 3,460.18	\$ 1,797.78	\$ 5,257.96	\$ 25,894.28

**Fiddler's Creek #2
Community Development District
Fiscal Year 2025-2026 Assessments**

**Collier County
12 years remaining**

2014-2 Series Bond Issue						Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods		Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	
Amaranda		Patio 65	\$ 2,297.42	\$ 1,797.78	\$ 4,095.21	\$ 16,921.00
Callista		Patio 65	\$ 4,014.11	\$ 1,797.78	\$ 5,811.89	\$ 29,944.74

Fiscal Year 2024-2025 Assessments						
Amaranda		Patio 65	\$ 2,297.42	\$ 1,797.78	\$ 4,095.20	\$ 18,848.39
Callista		Patio 65	\$ 4,014.11	\$ 1,797.78	\$ 5,811.89	\$ 33,355.61

**Fiddler's Creek #2
Community Development District
Fiscal Year 2025-2026 Assessments**

**Collier County
12 years remaining**

2014-3 Series Bond Issue					Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods		Debt Service Assessment	O & M Assessment	Total Assessment	
<u>Oyster Harbor</u>					
Phase Three		\$ 2,649.91	\$ 1,797.78	\$ 4,447.69	\$ 20,630.39

Fiscal Year 2024-2025 Assessments					
<u>Oyster Harbor</u>					
Phase Three		\$ 2,649.91	\$ 1,797.78	\$ 4,447.69	\$ 21,656.12

**Fiddler's Creek #2
Community Development District
Fiscal Year 2025-2026 Assessments**

**Collier County
19 years remaining**

2015A-1; A-2 Series Bond Issue					Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods		Debt Service Assessment	O & M Assessment	Total Assessment	
<u>Oyster Harbor</u>					
76' 62' REPLAT LOTS		\$ 2,677.00	\$ 1,797.78	\$ 4,474.78	\$ 24,579.96
All others	PAID IN FULL	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -

Fiscal Year 2024-2025 Assessments					
<u>Oyster Harbor</u>					
76' 62' REPLAT lots		\$ 2,677.00	\$ 1,797.78	\$ 4,474.78	\$ 26,665.78
All others	PAID IN FULL	\$ -	\$ 1,797.78	\$ 1,797.78	\$ -

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2

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RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2 MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fiddler’s Creek Community Development District #2 (“**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 (“**County**”); and

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various operations and maintenance and other activities described in the District’s budget for Fiscal Year 2025/2026 (“**Budget**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; 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 District’s Budget; and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; 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 the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Fiddler's Creek Community Development District #2 ("**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 THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #2:

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B.**
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this

Resolution as **Exhibit "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 the Fiddler's Creek Community Development District #2.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Fiddler's Creek Community Development District #2.

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**FIDDLER'S CREEK COMMUNITY
DEVELOPMENT DISTRICT #2**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025/2026 Budget

Exhibit B: Assessment Roll

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**UNAUDITED
FINANCIAL
STATEMENTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General	Debt Service Series 2004	Debt Service Series 2005	Debt Service Series 2014-1A	Debt Service Series 2014-1B	Debt Service Series 2014-2A	Debt Service Series 2014-2B	Debt Service Series 2014-3	Debt Service Series 2015A-1	Debt Service Series 2015A-2	Debt Service Series 2015B	Debt Service Series 2019	Capital Projects Series 2014-2	Capital Projects Series 2015A-1	Total Governmental Funds
ASSETS															
Cash	\$ 263,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263,284
Synovus Bank - MMA	3,098,661	-	-	-	-	-	-	-	-	-	-	-	-	-	3,098,661
Investments															
Revenue A	-	163,821	265,501	318	-	648	-	127,128	336,109	111,374	-	795,137	-	-	1,800,036
Revenue B	-	-	-	-	266,083	-	269,455	-	-	-	-	-	-	-	535,538
Reserve A	-	50,332	50,332	-	-	-	-	100,664	109,233	36,478	-	150,996	-	-	498,035
Reserve B	-	-	-	-	125,830	-	125,830	-	-	-	-	-	-	-	251,660
Prepayment A	-	4,358	1,134	623	-	132	-	6,979	4,294	4,540	-	39,195	-	-	61,255
Prepayment B	-	-	-	-	5,328	-	24,013	-	-	-	-	-	-	-	29,341
Interest	-	5	7	-	16	-	17	-	-	-	-	-	-	-	45
Construction	-	-	-	-	-	-	-	-	1,215	-	-	-	2,836	304,136	308,187
Sinking	-	-	-	-	538	-	631	-	-	-	-	-	-	-	1,169
Optional redemption	-	-	-	-	-	-	-	81	-	-	-	-	-	-	81
COI	-	-	-	-	15	-	15	-	-	-	-	18	-	-	48
Due from other funds															
Debt service fund series 2014-2A	30	-	-	-	-	-	-	-	-	-	-	-	-	-	30
Due from other															
Due from FCC Aviamar	990	-	-	-	-	-	-	-	-	-	-	-	-	-	990
Accounts receivable	3,116	-	-	-	-	-	-	-	-	-	-	-	-	-	3,116
Total assets	<u>\$ 3,366,081</u>	<u>\$218,516</u>	<u>\$316,974</u>	<u>\$ 941</u>	<u>\$397,810</u>	<u>\$ 780</u>	<u>\$419,961</u>	<u>\$ 234,852</u>	<u>\$450,851</u>	<u>\$152,392</u>	<u>\$ -</u>	<u>\$ 985,346</u>	<u>\$ 2,836</u>	<u>\$304,136</u>	<u>\$ 6,851,476</u>
LIABILITIES AND FUND BALANCES															
Liabilities															
Accounts payable	\$ 5,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,276
Due to general fund	-	-	-	-	-	30	-	-	-	-	-	-	-	-	30
Total liabilities	<u>5,276</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>30</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,306</u>
Fund balances:															
Restricted for:															
Debt service	-	218,516	316,974	941	397,810	750	419,961	234,852	450,851	152,392	-	985,346	-	-	3,178,393
Capital projects	-	-	-	-	-	-	-	-	-	-	-	-	2,836	304,136	306,972
Unassigned	3,360,805	-	-	-	-	-	-	-	-	-	-	-	-	-	3,360,805
Total fund balances	<u>3,360,805</u>	<u>218,516</u>	<u>316,974</u>	<u>941</u>	<u>397,810</u>	<u>750</u>	<u>419,961</u>	<u>234,852</u>	<u>450,851</u>	<u>152,392</u>	<u>-</u>	<u>985,346</u>	<u>2,836</u>	<u>304,136</u>	<u>6,846,170</u>
Total liabilities and fund balances	<u>\$ 3,366,081</u>	<u>\$218,516</u>	<u>\$316,974</u>	<u>\$ 941</u>	<u>\$397,810</u>	<u>\$ 780</u>	<u>\$419,961</u>	<u>\$ 234,852</u>	<u>\$450,851</u>	<u>\$152,392</u>	<u>\$ -</u>	<u>\$ 985,346</u>	<u>\$ 2,836</u>	<u>\$304,136</u>	<u>\$ 6,851,476</u>

***Trust statements were not reconciled for this financial statement.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 107	\$ 2,679,439	\$2,663,018	101%
Settlements - Solitude	-	6,750	-	N/A
Interest & miscellaneous	10,598	80,097	35,000	229%
Operating Transfer In	-	44,415	-	N/A
Total revenues	<u>10,705</u>	<u>2,810,701</u>	<u>2,698,018</u>	104%
EXPENDITURES				
Administrative				
Supervisors	-	8,397	14,369	58%
Management	7,055	70,552	84,662	83%
Assessment roll preparation	1,875	18,750	22,500	83%
Audit	-	-	16,500	0%
Legal - general	-	20,364	25,000	81%
Legal - litigation	-	3,615	-	N/A
Engineering	-	14,213	75,000	19%
Telephone	30	299	359	83%
Postage	9	2,166	2,000	108%
Insurance	-	17,920	17,800	101%
Printing and binding	50	496	595	83%
Legal advertising	-	1,819	2,000	91%
Office supplies	-	217	750	29%
Annual district filing fee	-	175	175	100%
Trustee	10,500	31,640	31,500	100%
Arbitrage rebate calculation	-	2,000	8,000	25%
ADA website compliance	-	210	900	23%
Contingency	172	2,594	10,000	26%
Total administrative	<u>19,691</u>	<u>195,427</u>	<u>312,110</u>	63%
Field management				
Field management services	952	9,520	11,424	83%
Total field management	<u>952</u>	<u>9,520</u>	<u>11,424</u>	83%
Water management				
Other contractual	-	44,898	306,939	15%
Fountains	44,842	256,812	178,300	144%
Total water management	<u>44,842</u>	<u>301,710</u>	<u>485,239</u>	62%
Street lighting				
Contractual services	-	31,202	18,000	173%
Electricity	698	7,621	10,000	76%
Capital outlay	-	-	10,000	0%
Miscellaneous	-	11,692	17,500	67%
Total street lighting	<u>698</u>	<u>50,515</u>	<u>55,500</u>	91%

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Landscaping				
Other contractual	56,673	693,501	960,000	72%
Improvements and renovations	-	35,374	50,000	71%
Contingencies	-	11,967	25,000	48%
Total landscaping	<u>56,673</u>	<u>740,842</u>	<u>1,035,000</u>	72%
Roadway maintenance				
Contractual services (street cleaning)	-	3,000	4,200	71%
Roadway maintenance	-	35,624	150,000	24%
Roadway capital outlay	-	433,119	750,000	58%
Total roadway services	<u>-</u>	<u>471,743</u>	<u>904,200</u>	52%
Irrigation				
Controller repairs & maintenance	53	527	200,000	0%
Other contractual-irrigation manager	-	42,722	57,000	75%
Supply system	4,139	196,251	912,825	21%
Total irrigation	<u>4,192</u>	<u>239,500</u>	<u>1,169,825</u>	20%
Other fees & charges				
Property appraiser	-	17,417	41,610	42%
Tax collector	-	53,839	55,480	97%
Total other fees & charges	<u>-</u>	<u>71,256</u>	<u>97,090</u>	73%
Total expenditures and other charges	<u>127,048</u>	<u>2,080,513</u>	<u>4,070,388</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	(116,343)	730,188	(1,372,370)	
Net change in fund balances	(116,343)	730,188	(1,372,370)	
Fund balances - beginning	3,477,148	2,630,617	2,656,924	
Fund balances - ending	<u>\$ 3,360,805</u>	<u>\$ 3,360,805</u>	<u>\$ 1,284,554</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2004
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1	\$ 33,828	\$ 33,600	101%
Interest	703	7,828	-	N/A
Total revenues	704	41,656	33,600	124%
EXPENDITURES				
Debt service				
Principal	-	5,000	5,000	100%
Interest	-	13,837	13,838	100%
Total debt service	-	18,837	18,838	100%
Other fees & charges				
Property appraiser	-	-	525	0%
Tax collector	-	676	700	97%
Total other fees & charges	-	676	1,225	55%
Total expenditures	-	19,513	20,063	97%
Excess/(deficiency) of revenues over/(under) expenditures	704	22,143	13,537	
Net change in fund balances	704	22,143	13,537	
Fund balances - beginning	217,812	196,373	194,571	
Fund balances - ending	<u>\$ 218,516</u>	<u>\$ 218,516</u>	<u>\$ 208,108</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2005
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 7	\$ 178,808	\$ 178,262	100%
Interest	1,014	10,661	-	N/A
Total revenues	<u>1,021</u>	<u>189,469</u>	<u>178,262</u>	106%
EXPENDITURES				
Debt service				
Principal	-	75,000	70,000	107%
Interest	-	92,100	92,100	100%
Total debt service	<u>-</u>	<u>167,100</u>	<u>162,100</u>	103%
Other fees & charges				
Property appraiser	-	-	2,785	0%
Tax collector	-	3,573	3,714	96%
Total other fees & charges	<u>-</u>	<u>3,573</u>	<u>6,499</u>	55%
Total expenditures	<u>-</u>	<u>170,673</u>	<u>168,599</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	1,021	18,796	9,663	
Net change in fund balances	1,021	18,796	9,663	
Fund balances - beginning	315,953	298,178	283,390	
Fund balances - ending	<u>\$ 316,974</u>	<u>\$ 316,974</u>	<u>\$ 293,053</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-1A
EXCHANGED SERIES 2004 AND BIFURCATED SERIES 2014-1
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 200,325	\$ 280,650	71%
Interest	3	340	-	N/A
Total revenues	<u>3</u>	<u>200,665</u>	<u>280,650</u>	72%
EXPENDITURES				
Debt service				
Principal	-	120,000	120,000	100%
Interest	-	160,650	160,650	100%
Total expenditures	<u>-</u>	<u>280,650</u>	<u>280,650</u>	100%
Net change in fund balances	3	(79,985)	-	
Fund balances - beginning	938	80,926	164,483	
Fund balances - ending	<u>\$ 941</u>	<u>\$ 941</u>	<u>\$ 164,483</u>	

On June 15, 2018, the District bifurcated the Series 2014-1 Bonds into two separate Bond Series- Series 2014-1 and Series 2014-1B. As a result of the bifurcation, the par amount of the Series 2014-1 Bonds is \$4,000,000; the par amount of the Series 2014-1B Bonds is \$3,815,000.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-1B
EXCHANGED SERIES 2004 AND BIFURCATED SERIES 2014-1
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 15	\$ 374,800	\$ 372,345	101%
Interest	1,267	14,772	-	N/A
Total revenues	<u>1,282</u>	<u>389,572</u>	<u>372,345</u>	105%
EXPENDITURES				
Debt service				
Principal	-	155,000	150,000	103%
Interest	-	205,538	205,538	100%
Total debt service	<u>-</u>	<u>360,538</u>	<u>355,538</u>	101%
Other fees & charges				
Property appraiser	-	-	5,818	0%
Tax collector	-	7,490	7,757	97%
Total other fees & charges	<u>-</u>	<u>7,490</u>	<u>13,575</u>	55%
Total expenditures	<u>-</u>	<u>368,028</u>	<u>369,113</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,282	21,544	3,232	
Net change in fund balances	1,282	21,544	3,232	
Fund balances - beginning	396,528	376,266	351,970	
Fund balances - ending	<u>\$ 397,810</u>	<u>\$ 397,810</u>	<u>\$ 355,202</u>	

On June 15, 2018, the District bifurcated the Series 2014-1 Bonds into two separate Bond Series- Series 2014-1 and Series 2014-1B. As a result of the bifurcation, the par amount of the Series 2014-1 Bonds is \$4,000,000; the par amount of the Series 2014-1B Bonds is \$3,815,000.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-2A
EXCHANGED SERIES 2005 AND BIFURCATED SERIES 2014-2
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 385,750	\$ 535,300	72%
Interest	8	679	-	N/A
Total revenues	8	386,429	535,300	72%
EXPENDITURES				
Debt service				
Principal	-	235,000	235,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	300,150	300,300	100%
Total expenditures	-	540,150	535,300	101%
Excess/(deficiency) of revenues over/(under) expenditures	8	(153,721)	-	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	2,524	-	N/A
Total other financing sources/(uses)	-	2,524	-	N/A
Net change in fund balances	8	(151,197)	-	
Fund balances - beginning	742	151,947	308,457	
Fund balances - ending	<u>\$ 750</u>	<u>\$ 750</u>	<u>\$ 308,457</u>	

On June 15, 2018, the District bifurcated the Series 2014-2 Bonds into two separate Bond Series- Series 2014-2 and Series 2014-2B. As a result of the bifurcation, the par amount of the Series 2014-2 Bonds is \$8,635,000; the par amount of the Series 2014-2B Bonds is \$4,835,000.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-2B
EXCHANGED SERIES 2005 AND BIFURCATED SERIES 2014-2
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 17	\$ 412,386	\$ 409,787	101%
Interest	1,273	35,197	-	N/A
Total revenues	<u>1,290</u>	<u>447,583</u>	<u>409,787</u>	109%
EXPENDITURES				
Debt service				
Principal	-	180,000	175,000	103%
Principal prepayment	-	20,000	-	N/A
Interest	-	225,300	225,900	100%
Total debt service	<u>-</u>	<u>425,300</u>	<u>400,900</u>	106%
Other fees & charges				
Property appraiser	-	-	6,403	0%
Tax collector	-	8,240	8,537	97%
Total other fees & charges	<u>-</u>	<u>8,240</u>	<u>14,940</u>	55%
Total expenditures	<u>-</u>	<u>433,540</u>	<u>415,840</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	1,290	14,043	(6,053)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(2,524)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(2,524)</u>	<u>-</u>	N/A
Net change in fund balances	1,290	11,519	(6,053)	
Fund balances - beginning	418,671	408,442	247,039	
Fund balances - ending	<u>\$ 419,961</u>	<u>\$ 419,961</u>	<u>\$ 240,986</u>	

On June 15, 2018, the District bifurcated the Series 2014-2 Bonds into two separate Bond Series- Series 2014-2 and Series 2014-2B. As a result of the bifurcation, the par amount of the Series 2014-2 Bonds is \$8,635,000; the par amount of the Series 2014-2B Bonds is \$4,835,000.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE EXCHANGE FUND SERIES 2014-3 (SERIES 2005)
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 7	\$ 176,660	\$ 175,530	101%
Assessment levy: off-roll	-	385,015	688,939	56%
Assessment prepayments	-	21,656	-	N/A
Miscellaneous	-	896	-	N/A
Interest	749	9,731	-	N/A
Total revenues	<u>756</u>	<u>593,958</u>	<u>864,469</u>	69%
EXPENDITURES				
Debt service				
Principal	-	335,000	310,000	108%
Interest	-	392,700	392,700	100%
Total debt service	<u>-</u>	<u>727,700</u>	<u>702,700</u>	104%
Other fees & charges				
Property appraiser	-	-	2,743	0%
Tax collector	-	3,530	3,657	97%
Total other fees & charges	<u>-</u>	<u>3,530</u>	<u>6,400</u>	55%
Total expenditures	<u>-</u>	<u>731,230</u>	<u>709,100</u>	103%
Net change in fund balances	756	(137,272)	155,369	
Fund balances - beginning	234,096	372,124	556,691	
Fund balances - ending	<u>\$ 234,852</u>	<u>\$ 234,852</u>	<u>\$ 712,060</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015A-1
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 9	\$ 222,839	\$ 221,559	101%
Interest	1,439	16,267	-	N/A
Total revenues	<u>1,448</u>	<u>239,106</u>	<u>221,559</u>	108%
EXPENDITURES				
Debt service				
Principal	-	70,000	65,000	108%
Principal prepayment	-	45,000	-	N/A
Interest	-	152,425	153,750	99%
Total debt service	<u>-</u>	<u>267,425</u>	<u>218,750</u>	122%
Other fees & charges				
Property appraiser	-	-	3,462	0%
Tax collector	-	4,453	4,616	96%
Total other fees & charges	<u>-</u>	<u>4,453</u>	<u>8,078</u>	55%
Total expenditures	<u>-</u>	<u>271,878</u>	<u>226,828</u>	120%
Net change in fund balances	1,448	(32,772)	(5,269)	
Fund balances - beginning	449,403	483,623	438,543	
Fund balances - ending	<u>\$ 450,851</u>	<u>\$ 450,851</u>	<u>\$ 433,274</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015A-2
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 3	\$ 74,637	\$ 73,981	101%
Interest	488	5,242	-	N/A
Total revenues	<u>491</u>	<u>79,879</u>	<u>73,981</u>	108%
EXPENDITURES				
Debt service				
Principal	-	30,000	30,000	100%
Principal prepayment	-	10,000	-	N/A
Interest	-	39,550	39,850	99%
Total debt service	<u>-</u>	<u>79,550</u>	<u>69,850</u>	114%
Other fees & charges				
Property appraiser	-	-	1,156	0%
Tax collector	-	1,491	1,541	97%
Total other fees & charges	<u>-</u>	<u>1,491</u>	<u>2,697</u>	55%
Total expenditures	<u>-</u>	<u>81,041</u>	<u>72,547</u>	112%
Excess/(deficiency) of revenues over/(under) expenditures	491	(1,162)	1,434	
Net change in fund balances	491	(1,162)	1,434	
Fund balances - beginning	151,901	153,554	134,648	
Fund balances - ending	<u>\$ 152,392</u>	<u>\$ 152,392</u>	<u>\$ 136,082</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2015B
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest	\$ -	\$ 518	\$ -	N/A
Total revenues	-	518	-	N/A
Debt service	-	-	-	
Total debt service	-	-	-	N/A
Excess/(deficiency) of revenues over/(under) expenditures	-	518	-	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(44,415)	-	N/A
Total other financing sources/(uses)	-	(44,415)	-	N/A
Net change in fund balances	-	(43,897)	-	
Fund balances - beginning	-	43,897	26,345	
Fund balances - ending	\$ -	\$ -	\$ 26,345	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 49	\$ 1,216,218	\$ 1,213,935	100%
Assessment prepayments	32,476	32,476	-	N/A
Interest	3,022	39,350	-	N/A
Total revenues	<u>35,547</u>	<u>1,288,044</u>	<u>1,213,935</u>	106%
EXPENDITURES				
Debt service				
Principal	-	725,000	720,000	101%
Principal prepayment	-	30,000	-	N/A
Interest	-	469,906	470,638	100%
Total debt service	<u>-</u>	<u>1,224,906</u>	<u>1,190,638</u>	103%
Other fees & charges				
Property appraiser	-	-	18,968	0%
Tax collector	-	24,303	25,290	96%
Total other fees & charges	<u>-</u>	<u>24,303</u>	<u>44,258</u>	55%
Total expenditures	<u>-</u>	<u>1,249,209</u>	<u>1,234,896</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	35,547	38,835	(20,961)	
Net change in fund balances	35,547	38,835	(20,961)	
Fund balances - beginning	949,799	946,511	728,343	
Fund balances - ending	<u>\$ 985,346</u>	<u>\$ 985,346</u>	<u>\$ 707,382</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND EXCHANGE 2014-2 (SERIES 2005)
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 9	\$ 343
Total revenues	<u>9</u>	<u>343</u>
EXPENDITURES		
Capital outlay	-	12,384
Total expenditures	<u>-</u>	<u>12,384</u>
Excess/(deficiency) of revenues over/(under) expenditures	9	(12,041)
Net change in fund balances	9	(12,041)
Fund balances - beginning	2,827	14,877
Fund balances - ending	<u>\$ 2,836</u>	<u>\$ 2,836</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #2
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2015
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest & miscellaneous	\$ 984	\$ 10,356
Total revenues	<u>984</u>	<u>10,356</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	984	10,356
Net change in fund balances	984	10,356
Fund balances - beginning	303,152	293,780
Fund balances - ending	<u><u>\$ 304,136</u></u>	<u><u>\$ 304,136</u></u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

MINUTES

DRAFT

**MINUTES OF MEETING
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2**

The Board of Supervisors of the Fiddler’s Creek Community Development District #2 held a Regular Meeting on July 23, 2025 at 10:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present:

Elliot Miller	Chair
Bill Klug	Vice Chair
Linda Viegas	Assistant Secretary
John Nuzzo	Assistant Secretary
William Tomazin Jr.	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires	District Counsel
Terry Cole (via phone)	District Engineer
John Baker III	Hole Montes, a Bowman Company
Aaron Haak	Fiddler’s Creek Deputy General Counsel
Ryan Hennessey	Fiddler’s Creek Director of Community Services
Jody Benet	Fiddler’s Creek Irrigation Manager
Mike Barrow	GulfScapes Landscape Management (GulfScapes)
Robert Engler	Crystal Waterscapes
Dylan Dixon (via phone)	Berger, Toombs, Elam, Gaines & Frank
Nat Pappagallo	Resident
Scott Spitzer	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 10:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Non-Agenda Items (3 minutes per speaker)

41 Mrs. Adams stated there were no comment cards submitted.

42 Resident Nat Pappagallo asked when the traffic signal will be completed. Mrs. Adams
43 stated the signal will be discussed by the District Engineer later in the meeting.

44
45 **THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Berger, Toombs, Elam, Gaines
& Frank**

46
47
48
49
50 Mr. Miller stated the audit was filed before the Board could review it because it was not
51 completed in time for the Board to review it. He is very unhappy and thinks it was unfair to the
52 Board to not have an opportunity to review it and comment on it before it was filed.

53 Mr. Dixon, of Berger, Toombs, Elam, Gaines & Frank, apologized for the delay. He stated
54 there was some back-and-forth communication with District Management and the audit took
55 more time because his firm was unfamiliar with the District. The audit was started in February
56 and, while that should have been sufficient time to issue the audit earlier, he thinks
57 communication issues were the main cause of the delay.

58 Regarding the responsibilities of the Auditor and District Counsel on Page 1, Mr. Miller
59 asked if Mr. Pires reviewed the audit and if he agrees with it. Mr. Pires replied affirmatively. Mr.
60 Miller asked for any future legal conclusions needed by the Auditor to be directed to District
61 Counsel.

62 Regarding the itemized responsibilities for the audit of the financial statements on Page
63 2, Mr. Miller voiced his opinion that the report should state that the factors listed ensure
64 compliance with the auditor's responsibility for the audit.

65 Regarding the Required Supplementary Information on Page 3, Mr. Miller stated that
66 "management" does not refer to the Board; rather it refers to Wrathell, Hunt and Associates,
67 LLC (WHA), who is the District Management company. He thinks this section appears to impose
68 this responsibility on the Board and thinks it should be clarified. Mr. Dixon stated that the letter
69 is addressed to the Board; the letter on Pages 1 through 3 is a template that complies with the
70 Auditor General and its standards, so modifications might be restricted.

71 Mr. Miller asked why some phrases are bolded on Pages 4 and 5. Mr. Dixon stated the
72 bolded items, such as "statement of net position", refer to specific financial statements.

73 Mr. Miller took issue with the statement that "the statements are comparable to private
74 sector companies" because, in his opinion, they are not at all the same. Mr. Dixon stated some
75 of the statements are similar and noted that the full accrual basis of accounting still applies to
76 for-profit companies. Mr. Miller asked for it to state that they are "comparable but not
77 identical" because comparable implies that they are the same, and they are not.

78 Under Financial Highlights on Page 5, Mr. Miller asked what "restricted net position"
79 refers to. Mr. Dixon stated it refers to the Debt Services Fund, as those funds are unavailable
80 for operational use. Mr. Miller asked for that to be clarified.

81 Mr. Miller asked what changed in the reporting of restricted assets. Mr. Dixon stated it
82 refers only to the Federated Fund held by the Trustee, Wilmington Trust, to be used for Debt
83 Service payments. Mr. Miller thinks that, when "certain restricted investments" are referenced,
84 it is not clear what is being referred to.

85 Mr. Miller asked where the detail related to "miscellaneous expenditures" referred to
86 on Page 8 can be found. Mr. Dixon stated that the detail on an individual account is only shown
87 in the budget published on the CDD website; the audit firm only has detail listed by category as
88 shown on Page 16. Mr. Dixon stated that the page can be referenced where appropriate.

89 Ms. Viegas stated the Board never received the December 13, 2024, Engagement Letter
90 or the separate communication of February 27, 2025 referenced in the audit letter. She asked
91 what "identified significant risks" refers to in the February letter and noted that there are none
92 in the audit. Ms. Viegas asked where the correspondence was sent because Mr. Adams and
93 Mrs. Adams indicated that they never received the letters. Mr. Dixon stated the letters were
94 sent to District Management. Mr. Adams stated that the letters might have gone directly to the
95 Controller. Mr. Miller asked if the correspondence was addressed to the Board. Mr. Dixon
96 replied affirmatively. Mr. Miller asked for future correspondence addressed to the Board to be
97 sent to the Board. Ms. Viegas requested that future correspondence be sent to Mrs. Adams or
98 Mr. Adams for distribution to the Board. Ms. Viegas asked for the February 27, 2025 letter to be
99 emailed to the Board.

Regarding Mr. Miller's question about Page 8, Ms. Viegas noted that the audit report stated "Actual expenditures were less than the final budget because miscellaneous expenditures were less than anticipated. The September 30, 2024, budget was amended to increase expenditures related to engineering, water management services, and capital outlay which were higher than originally anticipated." Ms. Viegas stated that it was not miscellaneous expenditures that were less than anticipated. It was Roadway Services and Irrigation, which were 45% and 68% less, respectively. She asked that future expenditures be specified rather than designated as miscellaneous expenditures.

Ms. Viegas noted that the balance outstanding on the Series 2004 Special Assessment Revenue Bond shown on Page 8 is not \$205,000, it is \$190,000. She suggested Mr. Dixon check on it and noted that she has backup documentation for all the items she will raise because she thought someone from Berger, Toombs, Elam, Gaines & Frank would attend in person. She stated that the Fiscal Year 2024 budget provides a breakdown of the Debt Service schedule for each of the bonds: the payments remaining for the bond total \$190,000.

On Page 23, under "Deferred Inflows of Resources" Ms. Viegas noted that it says, "The District only has one item that qualifies for reporting in this category." The financial statements indicated it was "Deferred Gain on Refunding." Ms. Viegas asked what bond was refunded that had a deferred gain of \$96,023. Mr. Dixon stated that it was the 2015A2 Bond, which he believes was used to refund a portion of the 2005 bonds. Ms. Viegas asked for that detail to be included in future audits.

Ms. Viegas noted a statement on Page 24 regarding the District's investments and maturities and asked if it is an investment by the Trustee, Wilmington Trust, rather than the District. Mr. Dixon replied affirmatively. Ms. Viegas asked for that to be noted in future audits.

Ms. Viegas noted that, on Page 30, the Special Assessment Revenue Bonds, Series 2014-3 is missing, which has a reserve requirement of \$100,000. Series 2015B is also missing, which had a reserve requirement of \$184,844 as of September 30, 2024. It has since been paid off, but the listing states the reserve balance is as of September 30, 2024. Mr. Dixon voiced his belief that the 2015B Bond was paid off in early 2024. Ms. Viegas stated that the September 30, 2024, financials show that it was not paid off; rather, it was paid off in 2025.

129 Ms. Viegas stated that, on Page 30, the Series 2015A-1 has a reserve requirement of
130 \$108,513, not \$54,763, as stated, and Series 2015A-2 has a reserve requirement of \$36,238, not
131 \$18,375, as stated.

132 Ms. Viegas stated that, on Page 31, the word "if" is missing before "paid" in the second
133 to last line of the page.

134 Ms. Viegas stated that, on Page 36, #2 states there are seven independent contractors,
135 but there were only five the prior year. She asked for the names of the two additional
136 independent contractors. Mr. Dixon stated that he gets the information from the District
137 Management team. Ms. Viegas noted that compensation more than doubled from \$145,183 in
138 the previous year and asked Mrs. Adams and Mr. Adams to inform the Board later regarding
139 details on these two items.

140 Ms. Viegas stated that, on page 37, the second line of #3 should be "are," not "as".

141 Ms. Viegas recalled that the auditing firm's statement in its response to the Request for
142 Proposals (RFP) said that it would provide the audit "within critical time constraints." As Mr.
143 Miller stated and as the Board will agree, this did not occur. One of the reasons this went out to
144 bid was the lateness of the previous auditor, and Berger, Toombs, Elam, Gaines & Frank
145 (BTEGF) presented its audit even later. Mr. Dixon apologized on behalf of his firm. Mr. Miller
146 stated it would have been helpful to have seen the audit in a timely manner and in advance. He
147 asked for that to be considered in the future.

148 Ms. Viegas asked Mr. Dixon to find out if BTEGF will give the District a discount for this
149 audit due to not providing the audit "within critical time constraints." Mr. Dixon stated that all
150 his notes will be submitted to his BTEGF Management.

151 Mr. Klug noted that the audit letter was dated June 30, 2025, and asked why there was
152 a delay in providing the audit to the Board. Mr. Dixon stated that the audit report was sent to
153 Mr. Jeff Pinder at WHA on June 30, 2025. Ms. Viegas requested that, in the future, Mrs. Adams'
154 email be included so the Board can receive the audits immediately.

155 Mr. Tomazin asked Mr. Dixon if he was part of the engagement team. Mr. Dixon stated
156 he was part of the staff preparing the audit and did field work and planning. Mr. Tomazin
157 voiced his opinion that, in the future, the director who is responsible for the audit should be

158 present at the meeting. Mr. Tomazin noted that some of the questions raised about accuracy of
159 the numbers given to the auditor should be directed to the District Management team.

160 Mr. Tomazin asked how the general government and physical environment numbers on
161 Page 11 are split. Mr. Adams stated the general government refers to administration costs, and
162 the physical environment refers to the operations costs, such as landscaping, lake maintenance,
163 etc. The costs are split for the purposes of the audit. Mr. Tomazin asked how the program
164 revenues collected are split. Mr. Adams stated the revenues are split based on the budget that
165 dictated the amount of revenue needed to meet the operating expenses. Mr. Tomazin asked
166 for that to be disclosed in the future because those are estimates. Mr. Dixon stated that, with
167 the exception of the interest, which is just a direct amount of the debt service assessments
168 collected, the other is an estimate of the expenses.

169 Mr. Tomazin stated it seems as if disclosures have changed since the prior year audit. He
170 noted that, on Page 22, the threshold for capitalization is \$5,000; however, it was \$750 last
171 year. Mr. Dixon stated that the threshold was increased after speaking with Mr. Pinder, and it
172 was agreed it was too low. Mr. Adams stated that the threshold has been \$5,000 for several
173 years. Mr. Tomazin voiced his opinion that any change, even if it was an error, requires a
174 statement in the audit.

175 Mr. Tomazin stated that there is usually a policy note about the use of estimates,
176 because estimates are always used in an audit, but he did not see a note in this audit. He noted
177 that there is usually a policy note stating the date of the management opinions and any
178 subsequent events with dates. Mr. Dixon stated he will review it and add the appropriate note.

179 Mr. Tomazin voiced his belief that all the investments were in Money Market Funds in
180 the prior year and asked if there was a change. Mr. Adams replied affirmatively and stated that
181 the Hermes Fund mentioned earlier provides a better opportunity.

182 Mr. Tomazin noted that, on Page 36, it states that the CDD "has not met one of the
183 certain conditions of Florida Statutes Section 218.503 (1), that trigger financial emergency" and
184 asked what conditions were not met. Mr. Adams and Mr. Pires explained that the Statute refers
185 to emergency conditions so, while the statement might sound like it is a negative, it is actually a
186 positive comment that indicates the CDD has not met any of the emergency conditions. Mr.

187 Tomazin voiced his opinion that the statement could be better written. Ms. Viegas noted she
188 raised the same point last year but the verbiage, as written, is stated in the way required by the
189 Statute.

190 Mr. Tomazin asked if Statute 218.415, on Page 39, is new. Mr. Adams stated it is not; it
191 should be in every audit.

192 Mr. Tomazin suggested that a draft, even if not complete, needs to be sent to the Board
193 well in advance of when the audit is due to be filed. He stated that he had been an auditor for
194 over 40 years and never saw a report dated and filed the same day.

195 Mr. Tomazin stated that someone needs to determine if a restatement is needed based
196 on his comments and Ms. Viegas' comments. Mr. Adams stated he believes a good portion of
197 the comments were not really material, but some comments could be material; they all need to
198 be addressed, and a statement can be made as to whether the amendment includes material
199 changes or not.

200 Mr. Adams stated that a copy of the meeting audio file will be sent to Mr. Dixon.

201 Resident Scott Spitzer stated that he was General Counsel for publicly held companies
202 on numerous stock exchanges for 30 years, and he has never been involved in a public company
203 whose Board did not review the audit before it was filed and posted. Mr. Spitzer questioned a
204 note on Page 6 which reads "The decrease in current assets and increase in restricted assets is
205 related to the change in reporting of certain restricted investments in the current year." He
206 asked what the change was and why the change was made. Ms. Viegas stated she asked that
207 question earlier and Mr. Dixon answered it.

208 Mr. Dixon stated that, when the investments were moved from the money market funds
209 to the Federated Hermes account, it was still all debt service. He is unsure of the prior auditor's
210 perspective, but his firm believes that, because all funds comprise debt service funds, all funds
211 are categorized as restricted.

212 Mr. Spitzer voiced his belief that the current auditor takes a different view than the
213 prior auditor, and that is why the change was made. Mr. Dixon concurred and noted that there
214 was a change in the investment type during the year as well; his firm looks at it more in terms

of what the funds need to be used for and, if designated for a specific purpose, the funds would be considered restricted regardless of the investment type.

Mr. Spitzer noted that on Page 24 it states "The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance Company (FDIC) or collateralized under Chapter 280, Florida Statutes." He asked how much is FDIC insured and how much is collateralized. Mr. Dixon stated he believes \$500,000 is FDIC insured, and the rest is collateralized.

Discussion ensued regarding collateralization and whether the change makes sense or if too much risk is being assumed.

Mr. Adams stated he will obtain information on the Hermes fund. He believes it is set up in insured cash sweep (ICS) accounts similarly to Synovus and that each one is fully insured.

Mr. Tomazin noted that the questions are whether the disclosures are factually correct and, if not, they need to be corrected.

Regarding the earlier question about the conditions of a financial emergency, Mr. Pires read from the Rules of the Auditor General regarding the conditions that were not met and noted the required language.

Mr. Miller thanked Mr. Dixon for his conscientious attention to these matters and asked for the information to be passed on to the appropriate parties promptly.

A. Consideration of Resolution 2025-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

Mrs. Adams asked the Board to approve the Resolution pursuant to the edits raised today. Mr. Tomazin expressed his opinion that the audit should not be approved until it is finalized to account for all the issues raised. He asked for these comments to be reported to the Controller, who reviews the audit.

Consideration of Resolution 2025-07 was deferred to the next meeting.

FOURTH ORDER OF BUSINESS

**Update: Superior Waterway Services, Inc.
Treatment Report**

The June 2025 Lake Treatment Report was included for informational purposes.

FIFTH ORDER OF BUSINESS

Health, Safety and Environment Report (Ryan Hennessey)

Mr. Hennessey presented the PowerPoint and reported the following:

➤ Concerns related to irrigation and pressure washing, etc., can be emailed to Irrigation@Fiddlerscreek.com and Pressurewashing@Fiddlerscreek.com for staff response.

➤ Tree Canopy Trimming: Juniper trimmed all palms by the lake and north buffer wall. Next month, the second round of trimming the fruited and date palms will begin.

A. Irrigation and Pressure Washing Efforts

➤ Precipitation Data: The average for June was 16.88" and in June 2024 it was 18.64".

➤ Irrigation Projected Usage: In June, there were nine rain holds in the villages and nine in the common areas. June 2024 water usage was 38.6 million gallons; June 2025 water usage was 49.6 million gallons.

➤ Pump Station Usage: Pump Station #1 was only handling approximately 3% of the water in June due to a problem that he believes has been rectified.

➤ Irrigation Report: No repairs were necessary in CDD #2 in June.

Mr. Miller asked if the total gallons pumped decreased from 72,516,895 in May to 38,683,210 in June due to the reduction in the population. Mr. Hennessey and Mr. Haak stated that it was not related to population decline; irrigation usage has to do with the amount of rain each month.

➤ Pressure Washing: Crews completed work on Aviamar and Fiddler's Creek Parkway and are currently working on Sandpiper Drive. The map was updated.

B. Security and Safety Update

Mr. Hennessey reported the following:

➤ Gate Access Control: Both phone numbers are operational. Community Patrol's phone number is 239-231-9878, which should be called for assistance with security matters. In an emergency, 911 should be called first, followed by Community Patrol. The automated

gatehouse number is 239-529-4139, which should be called to add vendors or visitors to the list. Information can also be emailed to safety@fiddlerscreek.com.

➤ Occupancy Report: Overall average weekly occupancy in June was 948 compared to 1,300 in May, which was a 28% decrease.

➤ Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week. There are two patrols per shift, generally one patrol in CDD #1 and one in CDD #2. As of yesterday, the main gate resident entrance and resident exit were out of order due to a power surge following a lightning strike. The gates are expected to be fixed today.

➤ Gatehouse Activity: Total gatehouse entries for all three gates decreased from 57,727 in May to 39,568 in June.

➤ Incidents: Open garage doors, parking issues, officer observations and complaints decreased. Medical incidents remained the same at 18. No gate arm damage occurred in June.

➤ Speed Detection and Enforcement: The portable speed detection device was in use in two locations. Of the 7 violations in June, five were first-time offenders who received written warnings. Two repeat offenders were referred to the Fining Committee.

➤ Per the Collier County Sheriff's Office (CCSO), there were 53 extra patrols in June, 18 medical calls, six accidental calls to 911 (hang-ups), 13 alarm calls and two traffic crashes.

SIXTH ORDER OF BUSINESS

Update/Fountains: Crystal WaterScapes (Robert Engler)

Mr. Engler stated about 80% of the work on Veneta was completed. He is waiting on his pre-caster to get the color right.

Mr. Miller asked about the tent on the top of the fountain. Mr. Engler stated that a waterproofing material was applied and it needs to be protected until it sets.

Regarding Aviamar, Mr. Engler stated when the pressure testing was done, he fixed several lines. When they dug underneath, they found water coming up from a suction line from Feature Pump #2, where they have no pressure. That could be where the leaking problems are coming from. He recommends digging it up rather than trying to use existing pipes because he

304 does not know what is under the ground, the sizes of the pipes, flow rates, where leaks are, etc.
305 If it is not done right and he makes a different kind of jet line, he cannot guarantee it will work
306 unless he knows what is going on.

307 Mrs. Adams stated that Mr. Engler requested approval for a crew of three technicians,
308 plus himself, at a cost of \$1,200 per day to dig under the fountain and try to find the leaks.

309 Mr. Engler stated there is a depression in the bottom of the fountain where more leaks
310 could be. He looked at the pavers around the circle where the fountain is located as well as the
311 area where the pool equipment is located. There are no depressions in those areas.

312 Mr. Miller asked for an alternative. Mr. Engler stated it would be to take the center jet
313 line and create a manifold to a certain section to keep the same type of look for the fountain.
314 There is no guarantee it will work because there are multiple leaks that he thinks are hydraulic
315 leaks. He believes it will take five days of digging, at a cost of \$6,000.

316 Ms. Viegas noted that the charge will be \$1,200 per day for four people and asked how
317 many hours are in a workday. Mr. Engler stated a full day is eight hours, depending on the
318 weather. Ms. Viegas asked if they would stop digging if, for instance, it starts raining at noon
319 with lightning, etc. Mr. Engler replied affirmatively. Ms. Viegas asked if the CDD would not be
320 charged for a full day on that day, so it is really an hourly charge. Mr. Engler replied
321 affirmatively.

322 Mr. Nuzzo asked for confirmation that Mr. Engler will fix whatever he finds when he is
323 digging, if possible. Mr. Engler stated that some specialized pipes can be ordered and received
324 within one day; they will not leave the holes open for a long time.

325 Mr. Pires suggested the Board approve a cap of more than \$6,000 so that Mr. Engler can
326 fix what he finds.

327 Discussion ensued regarding the difficulty estimating the cost of repairs, procedures,
328 potential scope of work, Mr. Engler's observations so far, etc.

329 The consensus was to approve a cap of \$7,000.

330 Mr. Pires suggested the proposal include refilling the hole that is dug. Mr. Engler expects
331 that one big hole will be dug.

332 Mrs. Adams asked Mr. Engler to send her a proposal.

333

334 **SEVENTH ORDER OF BUSINESS****Developer's Report/Update**

335

336 Mr. Haak reported the following:

337 ➤ A meeting was held with the new irrigation consultant and two days were spent with
338 Mr. Benet gathering information. Mr. Cole was at another meeting, so information was
339 exchanged. Mr. Barrow and Mr. Seidel were also involved. He should receive a summary report
340 within the next few weeks. An update will be provided at the next meeting.

341 ➤ Projects, such as the parking lot, pickleball courts, etc., continue. Signs are posted, and
342 areas are cordoned off; people should be mindful and stay away from those areas.

343 Mr. Miller asked for the likelihood of the renovations being completed by the time
344 seasonal residents return. Mr. Haak stated there are no updates to the original schedule. Mr.
345 Miller questioned how that could be true since the permits have not been issued. Mr. Haak
346 stated that is incorrect; his understanding is that all permits were approved by the County and
347 issued this week. Other work has been ongoing and long-lead equipment, such as kitchen
348 equipment, was ordered. Mr. Miller expressed concern that the restaurants and the pool will
349 not be open when an influx of residents return in the fall. Mr. Haak stated that Staff is mindful
350 and working diligently to meet deadlines.

351 Ms. Viegas stated that she saw people going out the doors in front of the sports desk to
352 see what is going on and suggested an e-blast be sent advising residents not to go out that door
353 and that all areas are cordoned off for their own protection.

354 Mr. Haak stated that staff members are available in these areas to stop residents. Ms.
355 Viegas stated staff members are not available at all times. He will send an e-blast.

356

357 **EIGHTH ORDER OF BUSINESS****Engineer's Report/Update: Bowman
Company**

358

359

360 Mr. Baker reported the following:

361 ➤ He is dealing with BC Architects on a proposal for the Pumphouse #1 replacement.

362 ➤ BC Architects will also provide proposals for lightning protection for Pumphouse #2 and
363 roof repairs for Pumphouses #3 and #4.

- 364 ➤ This month he created a tracking spreadsheet for all the CDD items.
- 365 ➤ Quilcene Lane yard drains: Yard drains were uncovered, and water is flowing through
366 them. A proposal was submitted for stone aprons around the drainage areas to prevent
367 landscaping from getting in again. Mrs. Adams stated the proposal was approved yesterday so
368 work can begin right away.
- 369 ➤ Work with Todd Elliott on gaps under the doors, damaged screens, and other issues on
370 the Pumpouses is underway.
- 371 ➤ He and Mr. Benet are working on the Irrigation Action Items List. Proposals will be
372 requested from MRI this month. Mrs. Adams stated that an updated Irrigation Action Items List
373 will be provided when received, and may be ready for the next Board meeting.
- 374 Regarding the concrete wall repair on Creative Lane, Mr. Cole stated he spoke with Mr.
375 Tim Wenchel, of Coastal Concrete Products, who stated the work is complete.
- 376 Ms. Viegas asked if Mr. Baker would share his tracking spreadsheet with the Board to
377 review the status of CDD items. Mr. Baker stated it is just for his use.
- 378 Mr. Cole stated the large horizontal mast arms on the traffic signal will be installed
379 tomorrow night. He met with the contractor yesterday who stated he believes the signal will be
380 operational in August; however, based on past experience and work still to be done, Mr. Cole
381 thinks the traffic signal will most likely be operational in September or October.
- 382 Regarding 7-ELEVEN's fair share contribution towards the traffic signal, Mr. Cole
383 received Trebilcock Consulting Solutions' (Trebilcock) responses to the County's questions and
384 forwarded them to the County on July 8, 2025. Mr. Mike Sawyer at the County forwarded them
385 to Jacobsen Engineering who is the consultant for the County. Previously, the fair share
386 percentage for both 7-ELEVEN and J-House was 8% each. The revised report includes new
387 amounts of 9% for J-House and 16% for 7-ELEVEN, subject to review and approval by the
388 County. Once County approval is received, he will forward the report to 7-ELEVEN, with the
389 percentage and the estimated cost based on expenses to date and projected through the end
390 of the project. Greenway was not included in this report. There is another development on the
391 northeast side of Greenway which he believes will have 1,000 units that has not been approved
392 yet by the County for zoning.

Mr. Miller asked if Bowman Company is handling 7-ELEVEN. Mr. Cole stated that his firm did the rezoning but did not do the Site Development Plan. Mr. Miller asked if they are disputing the increase to their fair share percentage. Mr. Cole stated he has not sent any information yet as the County must approve the percentages; he will not send it until the County approves it. He hopes that will occur within the next few weeks; he will follow up with Mr. Sawyer to attempt to expedite it.

Mr. Nuzzo asked Mr. Cole to provide the costs to date and total anticipated costs for the traffic signal to Mrs. Adams for dissemination to the Board. Mr. Cole stated it will be provided for the next meeting.

Resident Nat Pappagallo asked why there has not been a continual labor force working at the traffic light. It was noted that crews work overnight when there is no traffic and that utility lines were moved; the poles were installed, and the mast arms will be installed soon.

NINTH ORDER OF BUSINESS

**Discussion/Consideration: Bonness Inc.
Estimate Number 227852025 [Additional
Concrete Repairs]**

Mr. Baker stated that, when Bonness marked the sites on the proposal that was already approved, they found more areas that need repairs. It was expected that additional work would be needed, but the amount was higher than expected. His inspectors verified the quantities, and Staff is trying to negotiate the prices down.

Mr. Baker asked for Board approval of a not-to-exceed amount of \$25,000, which is more than the proposal in the agenda book, to avoid the need to demobilize and remobilize and to expedite the project. Ms. Viegas noted that the proposal is only for \$24,413.99 and asked why the Board should approve it for more if Mr. Baker is trying to reduce the cost. Mr. Baker stated the approval would be contingent upon Bonness providing a location map to Mrs. Adams as an Exhibit to the contract.

On MOTION by Mr. Klug and seconded by Mr. Nuzzo, with all in favor, Bonness Inc. Estimate Number 227852025 for Additional Concrete Repairs, in a not-to-exceed amount of \$24,413.99, was approved.

TENTH ORDER OF BUSINESS**Consideration: Proposal for the Permanent Signs and the Locations**

Mr. Baker stated that Lykins-SignTek (Lykins) has the Exhibit; he has not received the proposal from Lykins yet. Ms. Viegas stated she requested the location maps for all the temporary signs and visited all of them. She strongly recommended not replacing six of the signs at this time due to construction in the area; specifically, Callista and Dorado. Two of the temporary signs not listed for replacement are at the construction road entrance that the construction trucks will be using to enter Aviamar to reach Callista and Dorado. The trucks will go past the other temporary signs so none of the temporary signs in Aviamar should be replaced at this time.

Mr. Baker stated he will change the proposal request to 9 signs down from 15.

ELEVENTH ORDER OF BUSINESS**Discussion: Irrigation Action Items**

There was no update.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mr. Miller asked Mr. Adams what interest rate the CDD is earning at Synovus. Mr. Adams stated it was 3.66% when he last checked.

Mr. Miller asked for an explanation of "Due from other" under Assets on the Balance Sheet. Ms. Viegas responded that it offsets the "Due to other funds" listed under Liabilities.

Mr. Miller noted some items that were above 100% of budget. Ms. Viegas stated most of them were discussed in previous meetings and explained, as needed.

Ms. Viegas stated Postage had a high amount in June. She requested the transaction detail and invoices. She found that the CDD was charged for Saturday delivery on Memorial Day weekend and the invoices showed that some Board Members did not receive the agenda books until Tuesday. She asked for FedEx to give a credit for the incorrect charges.

Ms. Viegas stated she requested the transaction detail and three Bowman invoices that were charged to Roadway capital outlay for the traffic signal. She found that two of the three invoices had thousands of dollars worth of entries that had nothing to do with the traffic signal and expressed concern about the following invoices:

➤ Invoice 471669 only has one entry for \$144 for work regarding the traffic signal. The rest of the entries are for Pumphouse work, lake erosion, curbs, sidewalks, etc., that total \$5,683.50. She asked for \$5,683.50 to be credited to this account and debited to the other appropriate accounts accordingly.

➤ Invoice 498968 has line items that total \$6,756.00 that are not for traffic signal work. They are for the emergency water from the County, Pumphouse proposals, master irrigation project meetings, etc. One line item for one hour states "Researched County approved electrical plans for Irrigation PH#2, requested a copy from Giordy and Todd. AIS invoice for Traffic Signal." The traffic signal invoice review is not broken out so she could not calculate the amount, but it would be small. She asked for \$6,756.00 to be credited to this account and debited to the other appropriate accounts accordingly.

➤ She noted her concern that other Bowman invoices charged to this account may be incorrect as well. This account will be used to collect CDD# 1's share of the traffic signal cost so it must be accurate.

➤ Ms. Viegas requested that all Bowman invoices applied to this account for the traffic signal be reviewed. Bowman should be contacted to separate its invoicing by project.

- **Discussion/Proposals: Refinancing Bonds**

Mr. Adams stated that three bonds are being looked at for refinancing to reduce the interest rates. He is not sure of the savings yet. He should have more information next month.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of June 25, 2025 Regular Meeting Minutes

The following changes were made:

Line 126: Change "lighting" to "lightning"

Line 237: Change "DOE" to "DOT"

On MOTION by Mr. Miller and seconded by Mr. Klug, with all in favor, the June 25, 2025 Regular Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Mrs. Adams reviewed the list.

Items 7 and 17 will be combined.

Items 9 and 18 will be combined.

Ms. Viegas stated the fair share contribution for 7-ELEVEN item from last month was moved to Completed in error as Item #12. It should be moved back to Active.

Ms. Viegas stated Item #9 on last month's report regarding Mr. Pires sending warning letters to Pulte & Amaranda of the need for CDD consent for repairs, etc., was deleted from the list entirely. It should be added back in to the Active list. Ms. Viegas emailed and gave copies of the lists with the items highlighted to Mrs. Adams.

Mr. Klug announced that he is resigning from the Board at the end of the month.

Mr. Miller and the Board thanked Mr. Klug for all he has done and contributed over the years. He will be missed.

Mrs. Adams stated a notice regarding the vacancy will be sent asking for interested candidates to apply.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Woodward, Pires and Lombardo, P.A.

Ms. Viegas asked Mr. Pires to give an update on the Amador and Amaranda items.

Regarding Amador, Mr. Pires stated the letters will be sent to the property owners. The letter to the new owners of one of the properties will be sent after Ms. Viegas' edits from her review today at Mr. Pires' request are incorporated. The removal of the Clusias and Copper Plants will be completed within the next few weeks.

Regarding Amaranda, Mr. Pires stated Mr. Mike Sidlovsky emailed him a redlined version of the Easement Agreement. Mr. Pires let him know the changes are not acceptable and copied the Amaranda contacts. Ms. Viegas asked about Pulte. Mr. Pires stated he had not been copying them. Ms. Viegas suggested copying Pulte, as well.

Ms. Viegas asked about the fountain "pros and cons" list. Mr. Pires will have it for the next meeting.

B. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: August 27, 2025 at 10:00 AM [Adoption of FY2026 Budget]**

- **QUORUM CHECK**

A quorum check was not done.

C. Operations Manager: Wrathell, Hunt and Associates, LLC

The Operations Report was not included.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Comments

There were no Supervisors' comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Tomazin and seconded by Mr. Nuzzo, with all in favor, the meeting adjourned at 11:52 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

543
544
545
546

Secretary/Assistant Secretary

Chair/Vice Chair

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**ACTION/AGENDA
ITEMS**

FIDDLER'S CREEK CDD #2

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA Or BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	08.25.21	BOTH	Staff: RE: Assessment increase: Each year, Mailed & Public Notices should be an agenda item for Board review & editing prior to mailing.	X			
2	05.31.23	BOTH	Auditor: Provide DRAFT AUDIT for early review in 2025. 04.23.25: Email DRAFT AUDIT to Board as soon as it is ready 05.28.25: Tell auditor Board upset Audit not provided early. Need draft ASAP for review & for June agenda. 06.25.25: Ask audit firm for discount due to delay.	X			
3	01.24.24	ACTION	Staff: Email all Agreements/Contracts to BOS 1 week before meeting.	X			
4	06.26.24	BOTH	Mr. Adams: Revisit Refinancing of Bonds in mid-2025. 06.25.25: Request proposals for refinancing three eligible bonds.	X			
5	09.25.24	ACTION	Mr. Adams: Provide memo from the Distract Management Team regarding the process or procedure to certify the assessment roll and the Fair and Reasonable definition.	X			
6	01.22.25	ACTION	Mr. Cole: Follow up on traffic signal funds from 7-ELEVEN developer. Bowman is planner for rezoning of those projects, not the Engineer that designed them or did the FDPs. Follow up to send Developers the updated figures for the money to contribute.	X			
7	01.22.25	ACTION	Mr. Adams: Check on other "Due To" and "Due From" amounts that have been sitting on the Balance Sheet for months for other Bonds. 04.23.25: Check on \$1,974 to be transferred by the Trustee.	X			
8	01.22.25	BOTH	Mr. Pires: Send warning letter to Pulte & Amaranda of need for CDD consent for repairs. Send another letter informing Aqua-Matics what needs to be done re: Amaranda & Pulte unauthorized pipeline matter. Mr. Pires: Advised that easement agrmt is necessary. Aqua-Matics indicted work was already done but will do whatever the CDD needs. 3/26/25: Mr. Pires: Send another letter. Include on April Agenda. 04.23.25: Mr. Pires: Send paperwork to Pulte & Associations directly. 05.28.25: Mr. Pires: Prepare & send Esmt Use Agmt to Assn. w/a stmt of expense for Mr. Cole's and Pires' exp to be paid by Pulte or the Assn.	X			
9	02.26.25	BOTH	Mr. Cole: Send list of Lykins temporary signs on temporary posts still to be replaced, to Mr. Haak for review regarding Foundation's responsibility to replace them. 05.28.25: Mr. Haak agreed to put signs only in 3 missing locations. Mr. Cole stated Board must decide whether to budget for additional signs. 06.25.25: On agenda. Submit proposal for permanent signs with location map for Board review.	X			

FIDDLER'S CREEK CDD #2

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA Or BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	03.26.25	ACTION	Mr. Cole: Follow up w/Ms. Laurie Beard re: County wanting 7-ELEVEN pmt. 04.23.25: Mr. Cole: Send a confirmation email to Ms. Beard. 05.28.25: Mr. Pires to contact Mr. Mike Sawyer persistently. 06.25.25: Mr. Cole stated Mr. Mike Sawyer requested more info to approve the calculations.	X			
11	03.26.25	ACTION	Mr. Pires and Mrs. Adams: Analyze possible claim against vendors of Veneta fountain. 05.28.25: Mr. Pires to decide if Architectural Fountains bears any liability for poor fountain maintenance. 06.25.25: Mr. Pires: Present memo of pros & cons & cost benefit analysis of claim against previous contractor. Mrs. Adams: Schedule call with Mr. Pires, Mrs. Adams & Mr. Engler.	X			
12	04.23.25	ACTION	Mr. Pires: Send letters to Amador residents about Clusia they planted on CDD #2 property. (Added back from Feb. Action Items) 05.28.25: Mr. Pires has revised GulfScapes proposal. New owners will not be charged but must be told that Clusia will be removed & previous owner is liable for any costs. 06.25.25: Will be done in mid-July. Letters to the residents will be sent this week.	X			
13	04.23.25	ACTION	Mr. Adams: Keep checking for receipt of the check from Halvorsen. 06.25.25: No deposit slip is posted to the system yet.	X			
14	04.23.25	ACTION	Mr. Cole: When confirmation of Mr. Trebilcock's numbers is received from County, send annual reminder letter from Bowman to Greenway and cc County regarding its fair share contribution.	X			
15	05.28.25	ACTION	Staff: Notify Board in advance of emergency expenditures.	X			
16	06.25.25	ACTION	Staff: Upon receipt, email all Board Members re: payments from Developers, etc.	X			
17	06.25.25	ACTION	Mr. Cole: Address drainage issues on Campanile Circle w/MRI.	X			
18	07.23.25	ACTION	Mrs. Adams: Mr. Dixon to ask Audit Firm management to consider a discount due to audit not provided "within critical time constraints. A copy of the meeting audio file to be sent to Mr. Dixon.	X			
19	07.23.25	ACTION	Mr. Adams: Get information on the Hermes fund re: whether it is set up in insured cash sweep accounts and that each one is fully insured.	X			
20	07.23.25	ACTION	Mr. Haak: Send an e-blast advising residents not to go out the doors in front of Sports Desk; all areas are cordoned off for their protection.	X			

FIDDLER'S CREEK CDD #2

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA Or BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
21	07.23.25	ACTION	Mr. Adams: Provide requested transaction detail & 3 Bowman invoices that were charged to Roadway Services Capital Outlay Traffic Signal.	X			
22	07.23.25	ACTION	Mrs. Adams: Send e-blast re: Board vacancy. Ask candidates to apply.	X			
23							
24							

FIDDLER'S CREEK CDD #2

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA Or BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	02.28.24	ACTION	Mrs. Adams: Include Streetlight Posts and Signpost Painting Projects in the FY26 budget. Project to be considered in fall 2025.			X	05.28.25
2	08.28.24	ACTION	Mr. Pires/Mr. Klug: Send letter to FPL about Utility Boxes. 10.23.24: Mrs. Adams suggested Foundation send letter rather than CDD. Mr. Haak: Search for Mrs. Adams' email. 05.28.25: Mr. Haak: Thinks FPL boxes are on CDD property & having them painted is not responsibility of DRC or Developer.			X	05.28.25
3	04.23.25	ACTION	Mr. Adams: Follow up on Capital Outlay item that was supposed to be eliminated & rolled into Supply System line item which now has an \$18,000 charge in March. 05.28.25: Change \$18,000 to \$28,568 and March to April. Mr. Cole to follow up w/ Mr. Trebilcock.			X	06.25.25
4	04.23.25	ACTION	Mrs. Adams: Upon receipt from Mr. Engler, email fountain maintenance schedule & a notification to The Foundation to e-blast informing homeowners that fountains will be down for 3 to 4 weeks.			X	06.25.25
5	05.28.25	ACTION	Mr. Adams: Research \$60k on street lighting/contract svc in 2024.			X	06.25.25
6	05.28.25	ACTION	Mrs. Adams: Crystal Waterscapes email to Foundation re: timeframe and updates			X	06.25.25
7	06.25.25	ACTION	Mrs. Adams: Email Mr. Lynch re: engaging a consultant.			X	06.25.25
8	05.28.25	ACTION	Mrs. Adams: Add "Fountain Updates" as ongoing agenda item.			X	06.25.25
9	07.24.24	ACTION	Mr. Cole: Check sidewalks & valley gutters for repairs for sidewalk upheavals from trees, mark trip hazards. Review Campanile and Aviamar for marked sidewalks not addressed. ONGOING: Ensure all identified hazards are addressed.			X	07.23.25
10							
11							
12							
13							

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**STAFF
REPORTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**STAFF
REPORTS
A**



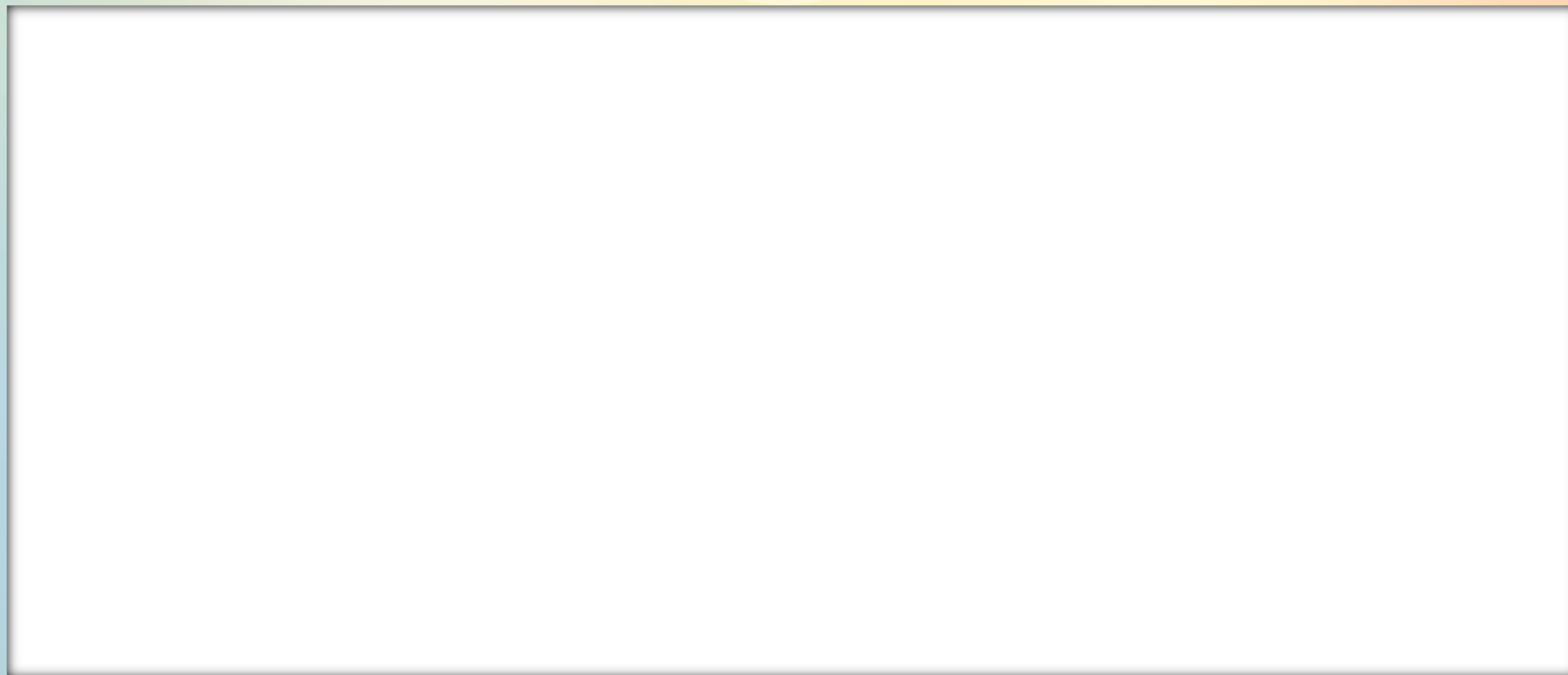
EST. 1971

WOODWARD, PIRES
& LOMBARDO, P.A.

ATTORNEYS AT LAW

Presents

Government in the Sunshine Law



AN IMPORTANT FEATURE OF FLORIDA LAW CONCERNING PUBLIC BODIES:



Overview

- Florida's Government in the Sunshine Law or the "Sunshine Law" provides a ***constitutional and statutory*** right of notice of and access to governmental proceedings of public boards or commissions at both the state and local levels.

THE LAW: THE FLORIDA CONSTITUTION

- Article 1, Section 24(b):

“All meetings of any collegial public body of the executive branch of state government or of any collegial public body of a county, municipality, school district, or special district, at which official acts are to be taken or at which public business of such body is to be transacted or discussed, shall be open and noticed to the public and meetings of the legislature shall be open and noticed as provided in Article III, Section 4(e), except with respect to meetings exempted pursuant to this section or specifically closed by this Constitution.”

THE LAW: FLORIDA STATUTES; “GENERAL RULE”

- Section 286.011(1), Florida Statutes:

“All meetings of any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation, or political subdivision, except as otherwise provided in the Constitution, including meetings with or attended by any person elected to such board or commission, but who has not yet taken office, at which official acts are to be taken are declared to be public meetings open to the public at all times, and no resolution, rule, or formal action shall be considered binding except as taken or made at such meeting. The board or commission must provide reasonable notice of all such meetings.”

THE LAW: FLORIDA STATUTES; “GENERAL RULE”

- Section 286.011(2), Florida Statutes:

“The minutes of a meeting of any such board or commission of any such state agency or authority shall be promptly recorded, and such records shall be open to public inspection. The circuit courts of this state shall have jurisdiction to issue injunctions to enforce the purposes of this section upon application by any citizen of this state.”

The 3 Basic General Requirements

1. All meetings of public boards or commissions must be open to the public.

- Includes meetings of special districts such as community development districts.
- Includes meetings of certain advisory committees.

2. Reasonable notice of such meetings must be given.

- Meetings of special districts such as community development districts, have some additional notice requirements.

3. Section 286.011(2) requires that minutes of the meetings must be taken and “shall be promptly recorded”.

- “Recorded” means transcribed and filed with clerk/custodian and open to public inspection.

MEETING MINUTES

- The use of the word "shall" in Section 286.011(2) requires **mandatory compliance**.
- Section 286.011(2), unlike the Public Records Act, **does not** have a good faith exception.
- The Sunshine Law can be violated by **failing to promptly record and make available for public inspection meeting minutes**.
 - See *Jackson v. City of S. Bay, Fla*, 358 So. 3d 18 (Fla 4th DCA, 2023)

SCOPE, MEETING:

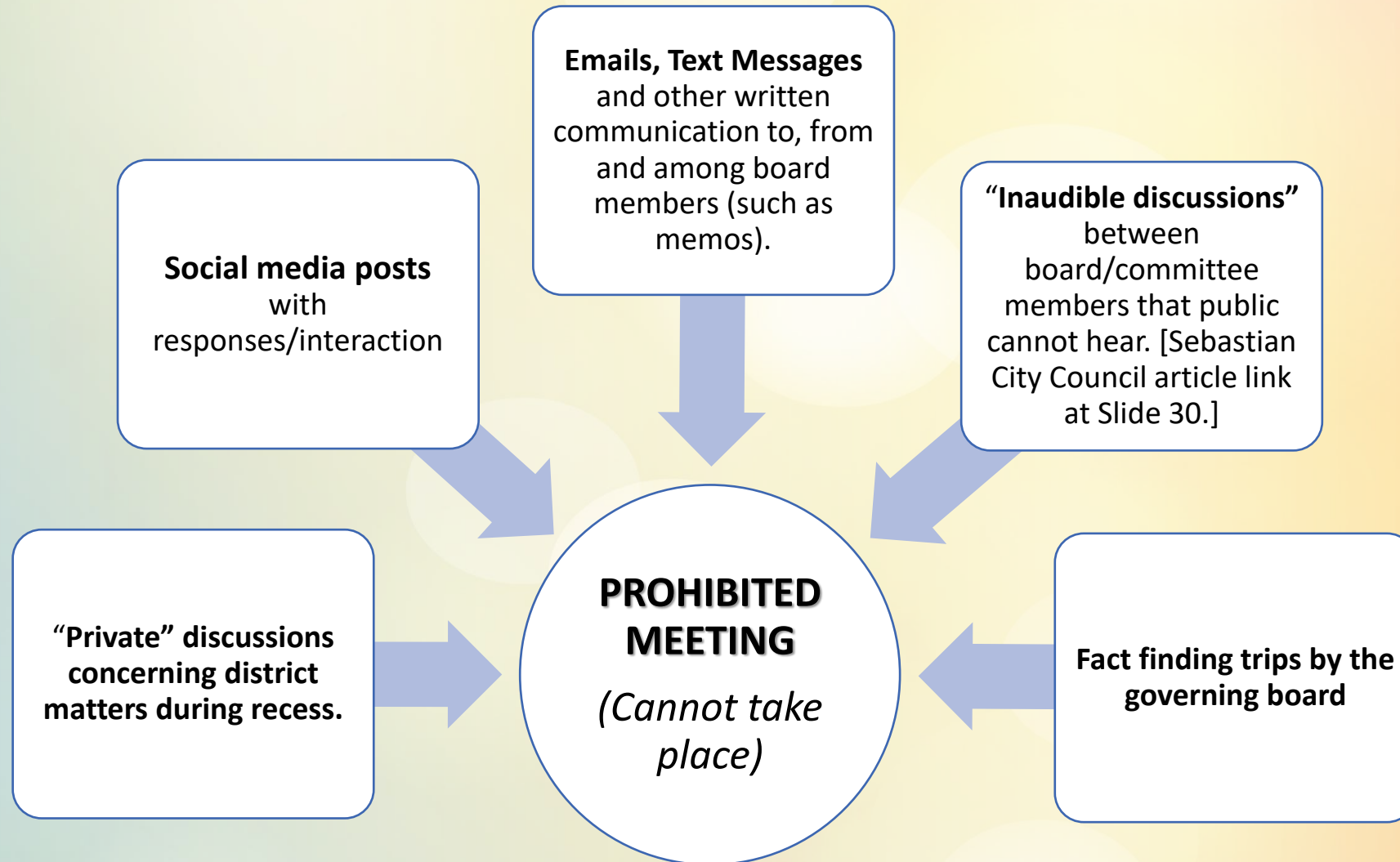


2 OR MORE = MEETING

- If **2 or more members** from the same board or commission or covered committee convene to discuss some matter which will foreseeably come before that board or commission or covered committee for action, then the Sunshine Law applies.

Reoccurring items/issues: **conservative approach**

What Constitutes a Prohibited “Meeting”



What Types of Activities Might Not Be A Meeting?

Very Fact Specific

- **Meetings of other boards/committees when you are a visitor?**
 - No, not a meeting – unless there are 2 or more officials of the same board/committee and there is interaction. And if so must be noticed and accessible to the public. And minutes taken and promptly recorded.
- **Meetings of other boards/committees when you are a not a member?**
 - No – not a meeting – unless there are 2 or more officials of the same board/committee and there is interaction. And if so must be noticed and accessible to the public. And minutes taken and promptly recorded.
- **Community forums?**
 - No – not a meeting – unless there are 2 or more officials of the same board/committee and there is interaction or discussing issues that may reasonably be expected to come before the board. And if so must be noticed and accessible to the public. And minutes taken and promptly recorded.
- **Social Interaction?**
 - No – not a meeting – unless there is interaction or discussing issues that may reasonably be expected to come before the board or committee. And if so must be noticed and accessible to the public. And minutes taken and promptly recorded.

Scope: Types of Boards

- “any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation or political subdivision.” § 286.011, Fla. Stat. (2019).
- Applies to elected and appointed boards, including special districts and community development districts **including advisory boards and committees**
 - Community Development District example:
 - Board – elected or appointed to fill vacancy
 - Committees – appointed by the board
 - Advisory board/committee example:
 - CDD parks and recreation committee or a community committee - advisory
 - A City tourism board – advisory

Scope: Generally Outside the Scope of Sunshine Law

- Board created fact-finding committees or groups
- Staff committees when not delegated decision making authority as opposed to fact-finding or information gathering.
- Private organizations including property owners/homeowners' association.
 - **Unless**: created by the public entity or delegated the public entity's governmental function, or an integral part of the public entity's decision-making process
- The state judiciary
- The state legislature

Scope: Interaction, Members of Different boards/committees

- The Sunshine Law generally does not apply if the interaction is between officials who are members of different entities, or different committees of an entity.
- **Unless** one of the officials has been delegated power to act on behalf of his or her entity or committee.

Within the Scope

- Members-elect
- Incumbent candidates

Outside the Scope

- Non-incumbent candidates

Scope: Meeting with Staff

- The Sunshine Law **does not** apply to meetings with staff
 - **Unless:**
 - Staff is being used as a liaison between board or committee members; i.e. “daisy-chaining”
 - Staff is delegated decision-making authority under certain circumstances.

What other Meetings are covered and must be open?

- ABSENT SPECIFIC EXEMPTIONS [Exemptions are narrowly construed]
 - Workshops? **Yes.**
 - Investigative meetings? **Generally, yes.**
 - Attorney/board meetings? **Generally, yes.... BUT...**
 - Exception for closed-door attorney/board meetings, sometimes called “shade” meetings.

Examples of some other exemptions from public meetings

Section 286.0113, Florida Statutes

Section 286.0113(1), F.S.

- That portion of a meeting that would **reveal a security or fire safety system plan** or portion thereof made confidential and exempt by s. 119.071(3)(a)

Section 286.0113(2)(b)1, F.S.

- Any portion of a meeting at which a negotiation with a vendor is conducted pursuant to a competitive solicitation, at which a vendor makes an oral presentation as part of a competitive solicitation, or at which a vendor answers questions as part of a competitive solicitation.
- A complete recording shall be made of any portion of an exempt meeting. No portion of the exempt meeting may be held off the record.

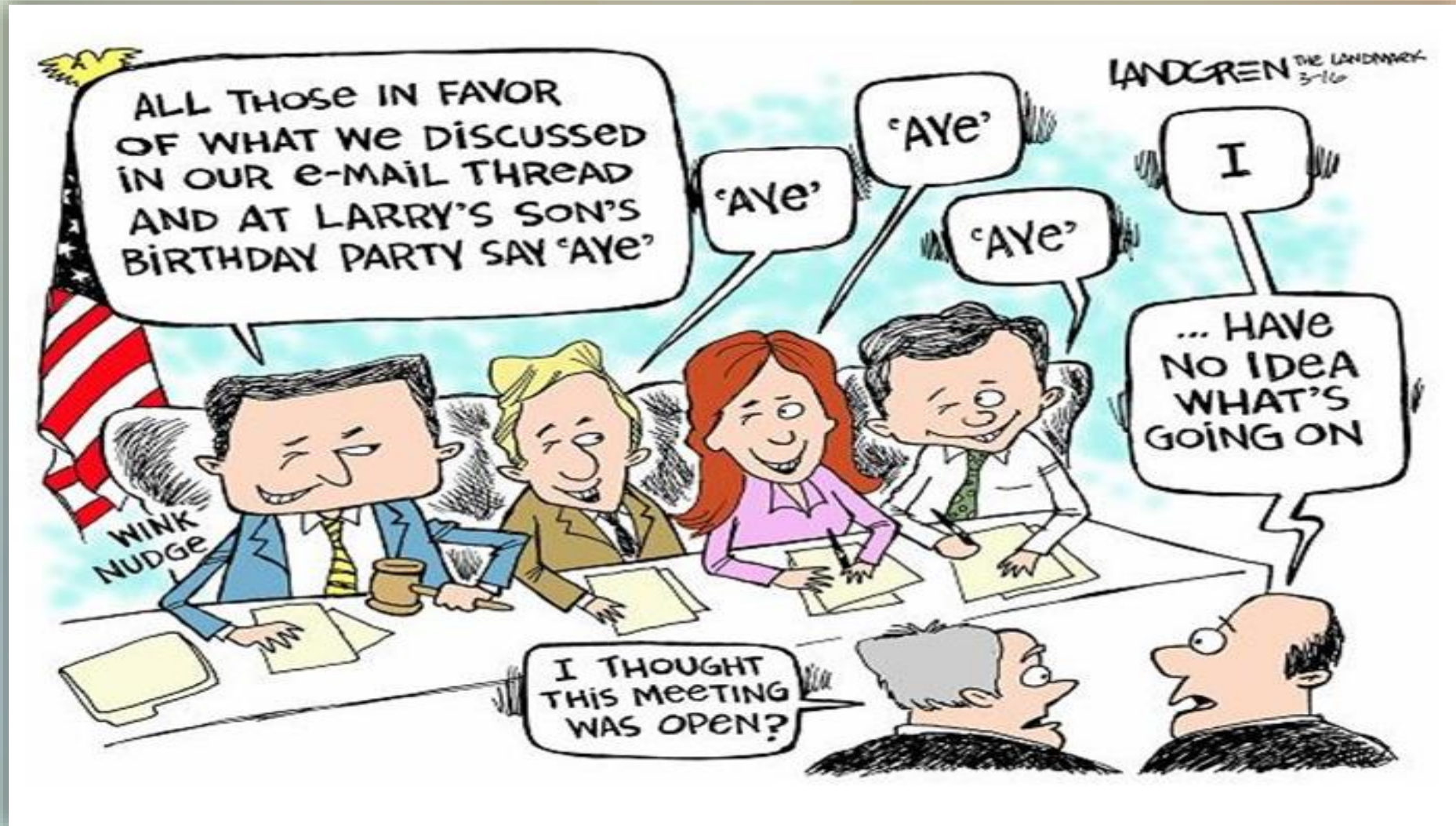
Closed-Door Meetings: Attorney Privileged Communications

- Exemption is narrowly construed.
- Not open to the public, only
 - The public board
 - The entity's attorneys
 - The chief administrative/chief executive officer of the entity
 - The court reporter
 - **No one else**
- Limited to pending litigation...
- Settlement discussions and strategy sessions related to litigation expenditures.

Closed-Door Attorney/Board Meetings

- Conditions:
 - ***Who must call the meeting?***
 - The entity's attorney shall advise the entity at a public meeting that he or she desires advice concerning ***pending*** litigation;
 - Reasonable public notice of the time and date of the attorney-client session and the names of the persons who will be attending the session.
 - The entire session is recorded by a certified court reporter. The court reporter's notes are transcribed and filed with the entity's clerk within a reasonable time after the meeting.
 - The transcript shall be made a part of the public record upon conclusion of the litigation.

Notice and Procedure: Notice and Agenda



Notice and Procedure: Notice and Agenda

- **Notice of meeting, General Rule:** Reasonable notice required under the Sunshine Law.
[All meetings of the board shall be open to the public and governed by the provisions of chapter 286. Section 190.006(9) and Section 189.015(2) F.S.]
 - **Specific notice requirements for community development districts** required by Section 189.015 and 189.069(13) F.S.
- **Agenda, General Rule:** Not required generally by the Sunshine Law.
 - **BUT Specific agenda requirements for meetings of Board of Supervisors of community development districts**, required by another statute, Section 189.069(2)(a)(15), F.S.
 - An agenda of each Board meeting/workshop must be posted on the district website at least 7 days before each meeting/workshop.
 - The information must remain on the website for at least 1 year
 - For **committees**
 - at a minimum, post on the District's website.
 - Email blasts

Notice and Procedure: Location

- Facilities that discriminate or unreasonably restrict access are **prohibited** as meeting locations.
 - Example: if anticipate a large crowd, need to accommodate in larger venue.
 - If meeting in a facility in a private gated community, public must have access.
- **Community Development Districts** have an additional requirement.
 - meetings of the Board shall be held in a public building when available within the district, in a county courthouse of a county in which the district is located, or in a building in the county accessible to the public. *See Section 189.015(3), F.S.*

What if a member cannot attend the meeting?

- Generally, can appear telephonically/video if there are extraordinary circumstances (AGO 03-41).

However, if a quorum of a local board is physically present, “the participation of an absent member by telephone conference or other interactive electronic technology is permissible when such absence is due to extraordinary circumstances such as illness[;] . . . [w]hether the absence of a member due to a scheduling conflict constitutes such a circumstance is a determination that must be made in the good judgment of the board.” AGO 03-41.

For example, if a quorum of a local board is physically present at the public meeting site, a board may allow a member with health problems to participate and vote in board meetings through the use of such devices as a speaker telephone that allow the absent member to participate in discussions, to be heard by other board members and the public and to hear discussions taking place during the meeting. AGO 94-55. *And see* AGOs 92-44 (participation and voting by ill county commissioner), and 02-82 (physically-disabled city advisory committee members participating and voting by electronic means).

Minutes

- Must be **promptly recorded**, which means transcribed and filed with the clerk/custodian.
- Can either be a verbatim account or a summary of the discussions and events that took place at the meeting.
- Must be available to public inspection.

Failure to Comply With The Sunshine law

- Criminal penalties
- Removal from office
- Noncriminal infractions
- Attorney fees
- Civil actions for injunctive or declaratory relief.
- Actions taken, decisions made may be set aside as void, *ab initio* [from the beginning]
 - Curative actions may be available at times

Failure to Comply: Invalidity of Action

- Actions invalid
 - Contracts void from the inception
 - Decision set aside
- To correct, must independently take final action at a publicly noticed meeting in the sunshine
- Cannot “rubber stamp” prior improper action.

Ft. Myers News- Press October 7, 2020

**The kind of coverage
no one wants**

Cape mayor settles meetings case

Pleads no contest to Sunshine Law violation, pays \$100 fine



Cape Coral Mayor Joe Coviello, standing behind his attorney, John Potanovic, has settled a case involving a violation of state ethics law. Coviello pleaded no contest and the judge withheld formal adjudication of the case. WILLIAM SMITH

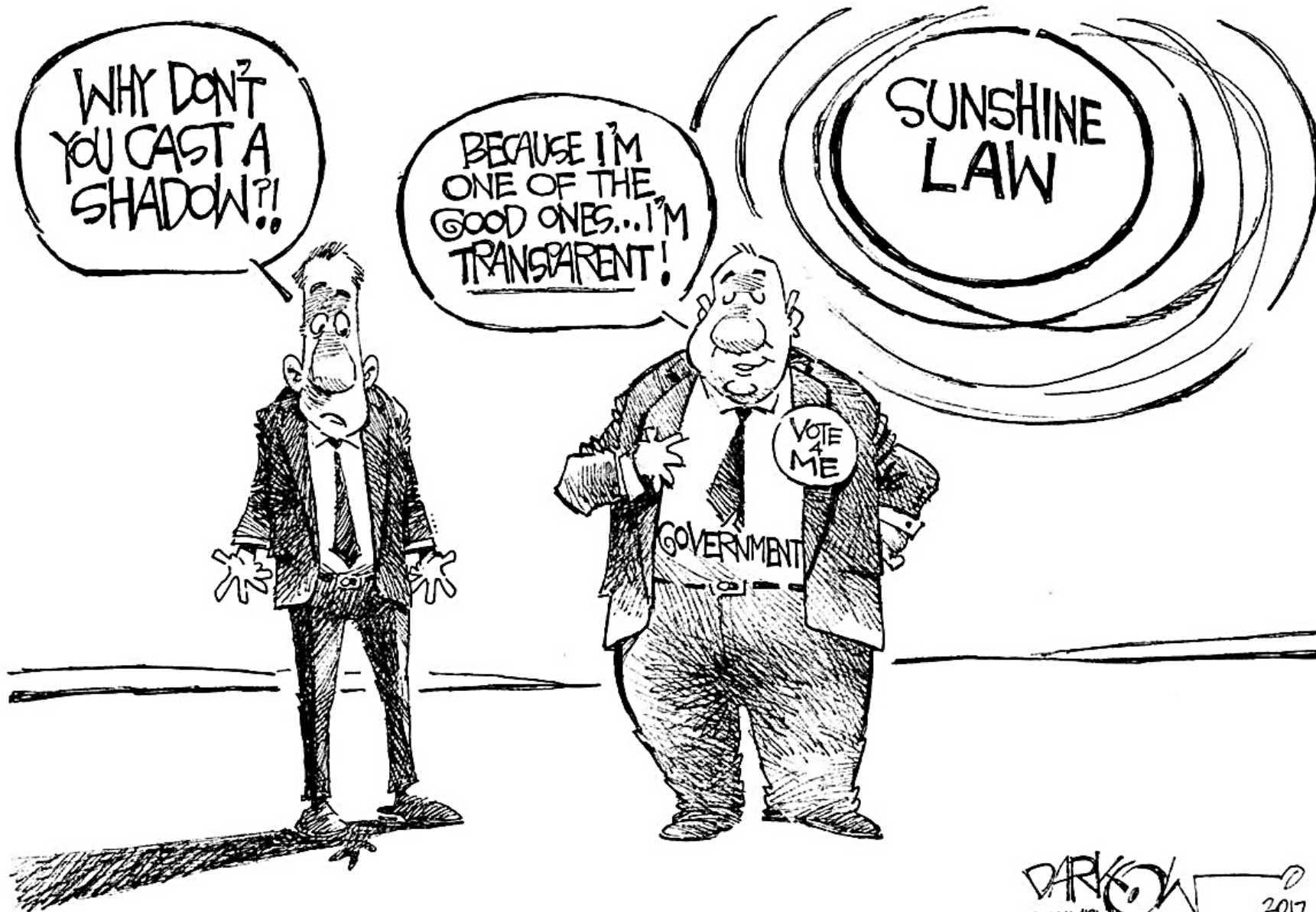
Examples

- <https://www.news-press.com/story/news/local/2020/10/06/cape-coral-mayor-joseph-coviello-pays-100-fine-settle-sunshine-law-violation-case/3634519001/>
- Photo of Jacksonville City Council members at bar sparks discussion over Sunshine Law. <https://www.jacksonville.com/story/news/local/2022/07/08/photo-council-members-bar-sparks-discussion-over-florida-open-meetings-law/10012219002/>
- <https://www.wflx.com/2020/06/17/sebastian-council-members-arrested-sunshine-law-violations/>
- <https://tallahasseeereports.com/2019/11/14/florida-sunshine-law-went-dark-for-leon-county-school-meetings/>
- <https://www.youtube.com/watch?v=3o9moVH0C3M>
- <https://www.nbcmiami.com/news/local/plantation-mayor-violated-open-government-campaign-finance-laws-inspector-general/2317172/>

Resources

Here are sources for general information, events, and courses:

- Florida Constitution and Statutes <http://www.leg.state.fl.us>
- Florida Attorney General <http://myfloridalegal.com/>
 - 2023 Sunshine Manual
[https://legacy.myfloridalegal.com/webfiles.nsf/wf/mnos-b9qq79/\\$file/sunshinemanual.pdf](https://legacy.myfloridalegal.com/webfiles.nsf/wf/mnos-b9qq79/$file/sunshinemanual.pdf)



Questions?



**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#2**

**STAFF
REPORTS
B**

FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2024	Regular Meeting	10:00 AM
November 13, 2024* CANCELED	Regular Meeting	10:00 AM
December 11, 2024**	Regular Meeting and Audit Committee Meeting	10:00 AM
December 11, 2024	Attorney-Client Executive Session	10:30 AM***
January 22, 2025	Regular Meeting and Workshop	10:00 AM
February 26, 2025	Regular Meeting and Workshop	10:00 AM
March 26, 2025	Regular Meeting	10:00 AM
April 23, 2025	Public Hearing and Regular Meeting <i>Adoption of Rules of Procedures</i>	10:00 AM
May 28, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	10:00 AM
June 25, 2025	Regular Meeting	10:00 AM
July 23, 2025	Regular Meeting	10:00 AM
August 27, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	10:00 AM
September 24, 2025	Regular Meeting	10:00 AM

Exceptions

**November meeting date is two (2) weeks earlier to accommodate Thanksgiving holiday*

***December meeting date is two (2) weeks earlier to accommodate Christmas holiday*

****December 11, 2024 Attorney-Client Executive Session will commence at 10:30 AM, or as soon thereafter as the matter may be heard*