

FIDDLER'S CREEK

COMMUNITY DEVELOPMENT

DISTRICT #1

June 23, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Fiddler's Creek Community Development District #1

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

June 16, 2021

Board of Supervisors
Fiddler's Creek Community Development District #1

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

Dear Board Members:

The Board of Supervisors of the Fiddler's Creek Community Development District #1 will hold a Regular Meeting on June 23, 2021 at 8:00 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. Quality Control Lake Report – June, 2021: *SOLitude Lake Management*
4. Health, Safety and Environment Report
5. Developer's Report
6. Engineer's Report: *Hole Montes, Inc.*
 - Update: Paving Schedule
 - Results of Inspection of Creek Adjacent to Runaway Lane for Lake Bank Erosion
 - Review of Original Inventory List
7. Presentation/Consideration: Proposed District Boundary Changes
 - A. CDD Area Exchanges (Maps)
 - B. Consideration of Resolution 2021-06, Authorizing the Filing of a Petition with the Florida Land and Water Adjudicatory Commission for a Modification of the District's Boundaries and the Jurisdiction of the District Through Expansion and Contraction; Providing for Certain Requirements Implementing Section 190.046(1), Florida Statutes; Providing for Severability, Conflicts and an Effective Date
 - C. Consideration of Boundary Amendment Funding Agreement with GB Hidden Cove, LLC, and FCC Marsh, LLC

- 8. Continued Discussion: Fiscal Year 2022 Budget
- 9. Update: Status of Disaster, Strategies & Ideas Group, LLC (DSI) FEMA Appeal for Hurricane Irma Recovery
- 10. Acceptance of Unaudited Financial Statements as of May 31, 2021
- 11. Approval of May 26, 2021 Regular Meeting Minutes
- 12. Action/Agenda or Completed Items
- 13. Staff Reports

- A. District Counsel: *Woodward, Pires and Lombardo, P.A.*
- B. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: July 28, 2021 at 8:00 A.M.

- QUORUM CHECK

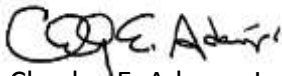
Joseph Badessa	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Torben Christensen	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Joseph Schmitt	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Robert Slater	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Phillip Brougham	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

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

- 14. Supervisors' Requests
- 15. Public Comments
- 16. 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

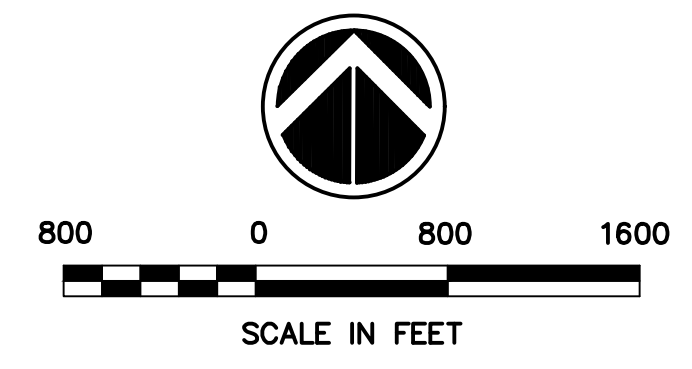
FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

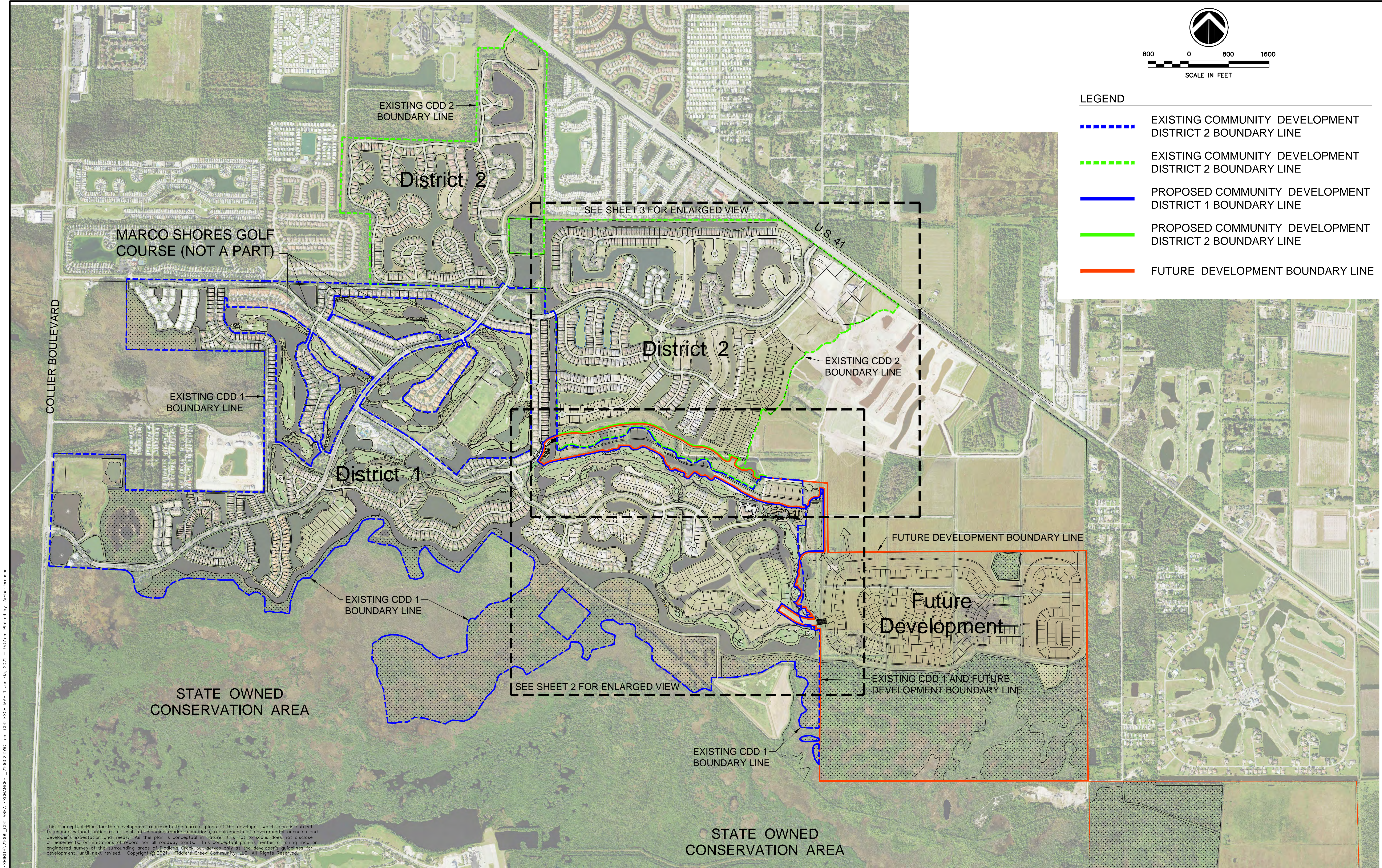
CONFERENCE ID: 8593810#

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

7A



- LEGEND**
- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
 - - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
 - PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
 - PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
 - FUTURE DEVELOPMENT BOUNDARY LINE



This Conceptual Plan for the development represents the current plans of the developer, which plan is subject to change without notice as a result of changing market conditions, requirements of governmental agencies and developer's expectation and needs. As this plan is conceptual in nature, it is not to scale, does not disclose all easements, or limitations of record nor all roadway tracts. This conceptual plan is neither a zoning map or an engineered survey of the surrounding areas of Fiddler's Creek but serves only as the developer's guidelines for development, until next revised. Copyright © 2021, Fiddler's Creek Community, LLC. All Rights Reserved.

H:\2021\2021009\DWG\EXHIBITS\21009_CDD AREA EXCHANGES_210602.DWG Tab: CDD EXCH MAP T Jun 03, 2021 - 8:51am Plotted by: Amberdegen



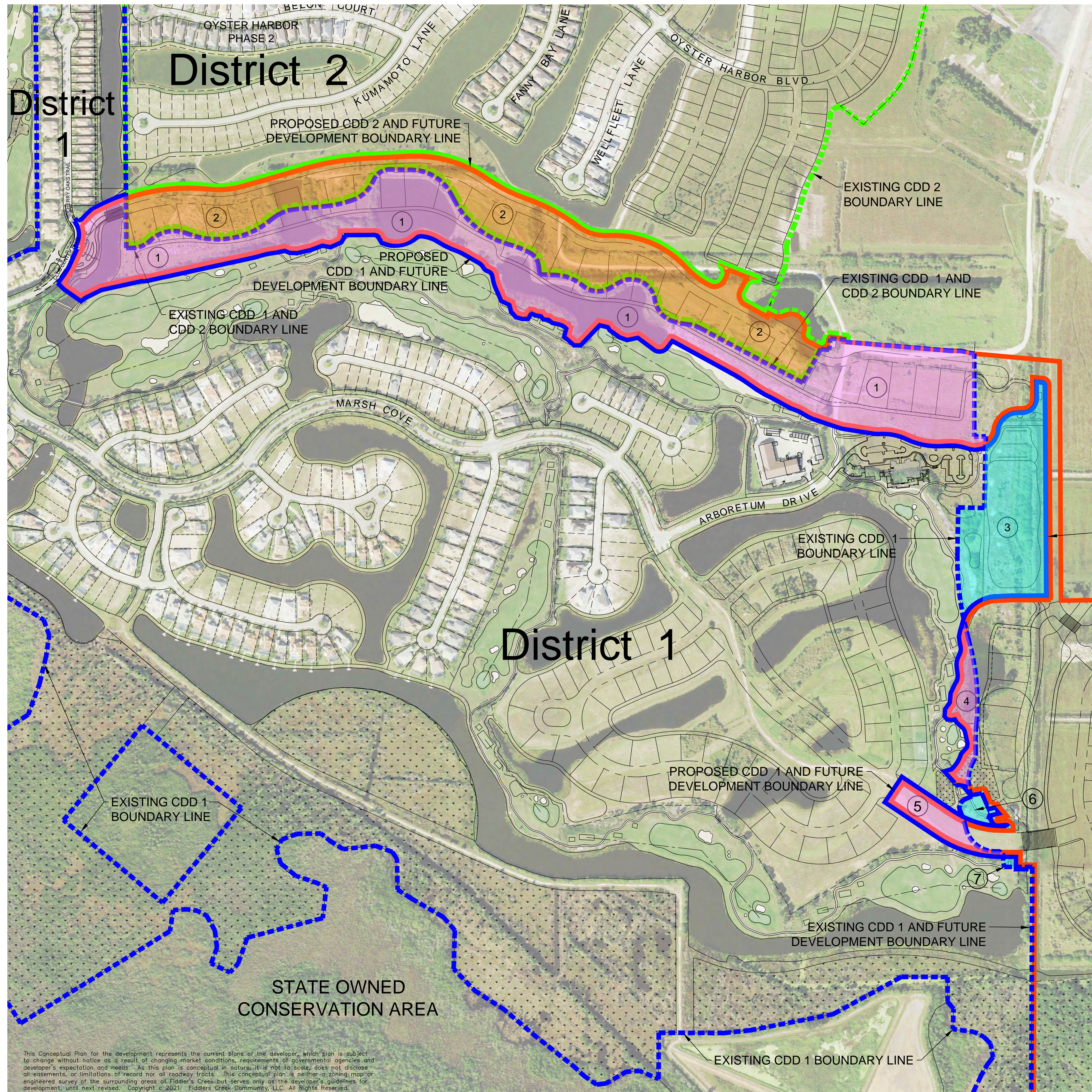
DESIGNED BY W.T.C.	DATE 4/21
DRAWN BY A.L.J.	DATE 4/21
CHECKED BY W.T.C.	DATE 4/21
VERTICAL SCALE VERT	HORIZONTAL SCALE 1"=800'



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

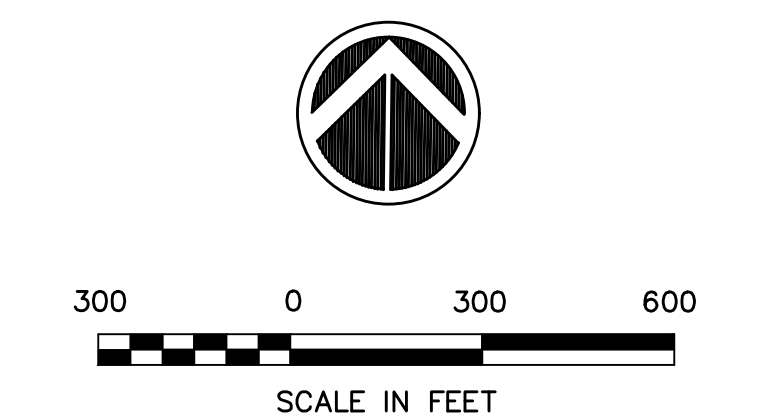
**COMMUNITY DEVELOPMENT DISTRICT
1 AND 2 CDD BOUNDARY MAPS**

CAD FILE NAME:	DRAWING NO.:
SEE PLOTSTAMP	5000-1
PROJECT NO.:	SHEET NO.:
2002.036	1 OF 3



LEGEND

- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- - - - - EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- _ _ _ _ _ PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- _ _ _ _ _ PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- _ _ _ _ _ FUTURE DEVELOPMENT BOUNDARY LINE
- FROM COMMUNITY DEVELOPMENT DISTRICT 1 TO FUTURE DEVELOPMENT
- FROM COMMUNITY DEVELOPMENT DISTRICT 2 TO FUTURE DEVELOPMENT
- FROM FUTURE DEVELOPMENT TO DISTRICT 1



LAND AREA	CDD 1	CDD 2	FUTURE DEVELOPMENT
1	-34.93	-	+34.93
2	-	-25.42	+25.42
3	+10.94	-	-10.94
4	-1.73	-	+1.73
5	-1.11	-	+1.11
6	+0.79	-	-0.79
7	+0.14	-	-0.14
Net Change	-25.90	-25.42	+51.32

AREAS OF CHANGE

CDD AREA	PREVIOUS AREA (Ac.)	PROPOSED AREA (Ac.)	NET CHANGE AREA (Ac.)
1	1,342.95	1,317.05	-25.90
2	849.73	824.31	-25.42

This Conceptual Plan for the development represents the current plans of the developer, which plan is subject to change without notice as a result of changing market conditions, requirements of governmental agencies and developer's expectation and needs. As this plan is conceptual in nature, it is not to scale, does not disclose all easements, or limitations of record nor all roadway tracts. This conceptual plan is neither a zoning map or engineered survey of the surrounding areas of Fiddler's Creek but serves only as the developer's guidelines for development, until next revised. Copyright © 2021, Fiddler's Creek Community, LLC. All Rights Reserved.

H:\2021\2021009\DWG\EXHIBITS\21009_CDD AREA EXCHANGES - 210602.DWG Tab: CDD3 EXCH10 Jun 03, 2021 - 9:52am Plotted by: Amberlegason

LETTER	REVISIONS	DATE



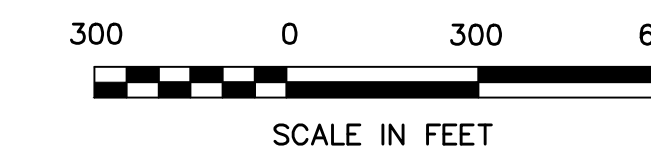
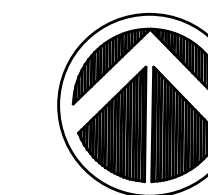
DESIGNED BY W.T.C./A.L.J.	DATE 4/21
DRAWN BY A.L.J.	DATE 4/21
CHECKED BY W.T.C.	DATE 4/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 300'



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**COMMUNITY DEVELOPMENT
DISTRICT 1
PROPOSED REVISIONS MAP**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	CAD FILE NAME: SEE PLOTSTAMP	DRAWING NO.: 5000-2
DATE	PROJECT NO.: 2021.009	SHEET NO.: 2 OF 3



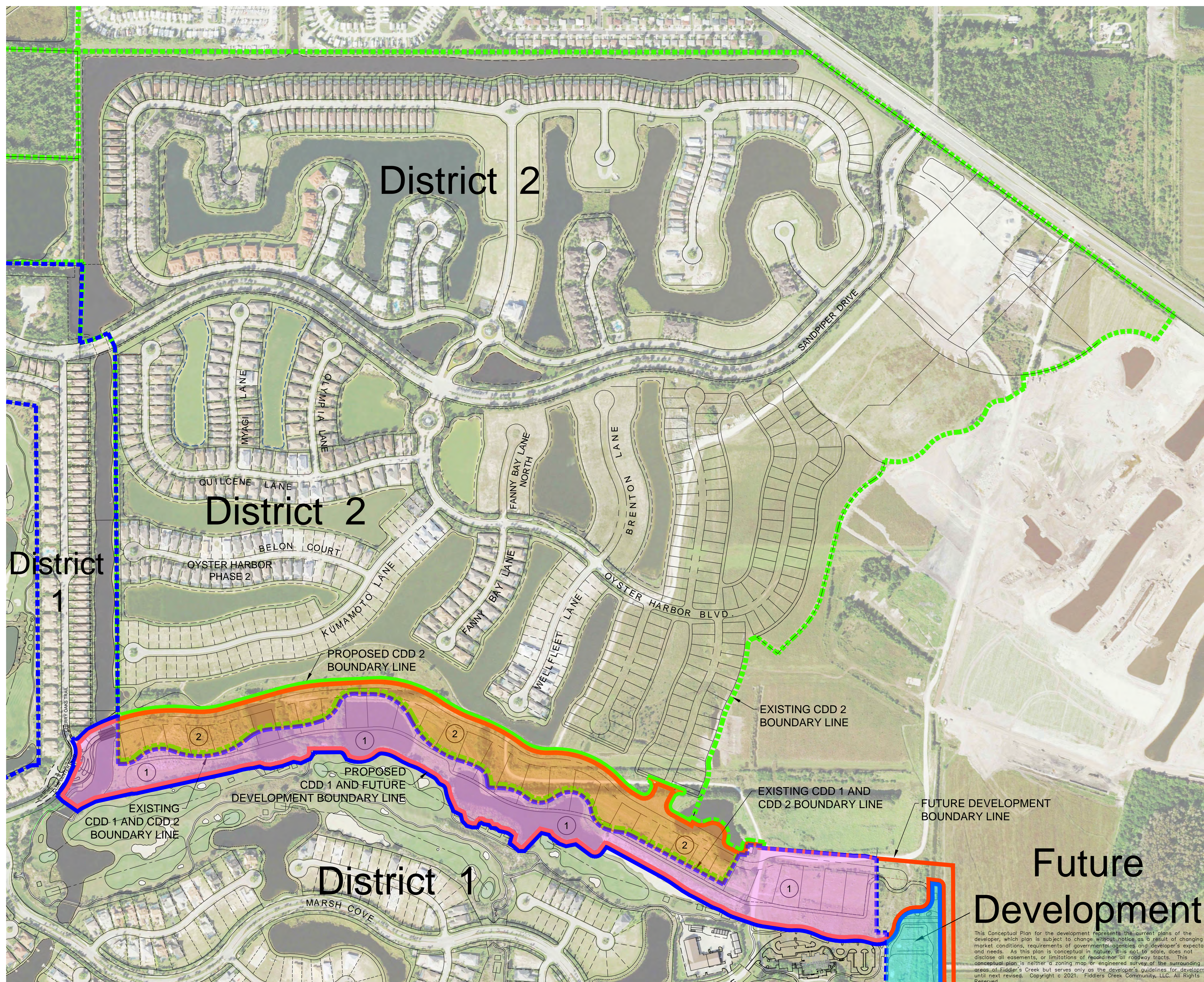
LEGEND

- EXISTING COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- EXISTING COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- PROPOSED COMMUNITY DEVELOPMENT DISTRICT 1 BOUNDARY LINE
- PROPOSED COMMUNITY DEVELOPMENT DISTRICT 2 BOUNDARY LINE
- FUTURE DEVELOPMENT BOUNDARY LINE
- FROM COMMUNITY DEVELOPMENT DISTRICT 1 TO FUTURE DEVELOPMENT
- FROM COMMUNITY DEVELOPMENT DISTRICT 2 TO FUTURE DEVELOPMENT
- FROM FUTURE DEVELOPMENT TO DISTRICT 1

AREAS OF CHANGE

CDD AREA	PREVIOUS AREA (Ac.)	PROPOSED AREA (Ac.)	NET CHANGE AREA (Ac.)
1	1,342.95	1,317.05	-25.90
2	849.73	824.31	-25.42

LAND AREA	CDD 1	CDD 2	FUTURE DEVELOPMENT
1	-34.93	-	+34.93
2	-	-25.42	+25.42
3	+10.94	-	-10.94
4	-1.73	-	+1.73
5	-1.11	-	+1.11
6	+0.79	-	-0.79
7	+0.14	-	-0.14
Net Change	-25.90	-25.42	+51.32



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H:\2021\2021.009\DWG\EXCHANGES\210602.DWG Tab: CDD3 EXCHANGES - 210602.DWG Jun 03, 2021 - 9:54am Plotted by: Amberberger

LETTER	REVISIONS	DATE



DESIGNED BY
W.T.C./A.L.J.
DATE 4/21
DRAWN BY
A.L.J.
DATE 4/21
CHECKED BY
W.T.C.
DATE 4/21
VERTICAL SCALE
N/A
HORIZONTAL SCALE
1" = 300'



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**COMMUNITY DEVELOPMENT
DISTRICT 2
PROPOSED REVISIONS MAP**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	CAD FILE NAME: SEE PLOTSTAMP	DRAWING NO.: 5000-3
DATE	PROJECT NO.: 2021.009	SHEET NO.: 3 OF 3

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

7B

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1 AUTHORIZING THE FILING OF A PETITION WITH THE FLORIDA LAND AND WATER ADJUDICATORY COMMISSION FOR A MODIFICATION OF THE DISTRICT’S BOUNDARIES AND THE JURISDICTION OF THE DISTRICT THROUGH EXPANSION AND CONTRACTION; PROVIDING FOR CERTAIN REQUIREMENTS IMPLEMENTING SECTION 190.046(1), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Fiddler’s Creek Community Development District #1 (the “**District**”) is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Florida Land and Water Adjudicatory Commission on August 13, 1996, as amended on September 16, 2003, which establishment is codified under Rule 42X-1.001-1.003, Florida Administrative Code; and

WHEREAS, the District is in legal existence and in good standing; and

WHEREAS, GB Hidden Cove, LLC, a Florida limited liability company (“**GBHC**”), and FCC Marsh, LLC, a Florida limited liability (“**FCCM**”) (GBHC and FCCM are referred to collectively herein as the “**Developer**”) and their affiliates are presently developing real property within and/or adjacent to the District; and

WHEREAS, the Developer has approached the Board of Supervisors of the District (the “**Board**”) and requested the District petition the Florida Land and Water Adjudicatory Commission to amend the District’s boundaries to remove certain lands currently located within the District and to add in certain adjacent lands currently outside of the District as generally depicted on **Exhibit “A”** attached hereto and made a part hereof; and

WHEREAS, the Developer has agreed to pay all costs, fees and expenses associated with the preparation, filing and pursuit of the aforesaid described petition to the Florida Land and Water Adjudicatory Commission (“**Petition**”); and

WHEREAS, the modification of the external boundaries and jurisdiction of the District through expansion and contraction will provide better service to the landowners, both existing and future, and ultimate residents and citizens of the District; and

WHEREAS, Chapter 190, Florida Statutes, provides a mechanism by which the land area and jurisdiction of the District may be modified by expansion and contraction; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize the District staff including, without limitation, legal, engineering, and managerial staff, to provide such services as are necessary through the pendency of the boundary amendment process; and

WHEREAS, the District desires to authorize the District Manager and District Counsel to assist Developer and Developer’s counsel (Coleman, Yovanovich & Koester, P.A. and/or van Assenderp Law) in a petition to the Florida Land and Water Adjudicatory Commission to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which includes the

preparation of a petition to the Florida Land and Water Adjudicatory Commission, the holding of a local public hearing in accordance with Section 190.046(1), Florida Statutes, if applicable, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT 1:

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations contained within the foregoing recitals of this Resolution are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. PETITION. The District hereby authorizes the preparation and filing of a petition acceptable to and approved by the Board, with the Florida Land and Water Adjudicatory Commission for a modification of the external boundaries and jurisdiction of the District through expansion and contraction under Section 190.046(1), Florida Statutes to amend the boundaries generally as depicted on Exhibit “A” attached hereto and made a part hereof. The District Manager and District Counsel are authorized to assist Developer and Developer’s counsel (Coleman, Yovanovich & Koester, P.A. and/or van Assenderp Law) in the filing and pursuit of such Petition. The District staff and Developer’s counsel are authorized to take all steps necessary to effectuate the intent of this Resolution, including, without limitation, such work to assist in the pursuit of the petition acceptable to and approved by the Board to the Florida Land and Water Adjudicatory Commission, preparation of necessary petition attachments, paying appropriate filing fees, coordinating the notice and the conduct of the public hearing required pursuant to Section 190.046(1), Florida Statutes. The District is authorized to enter into that certain “Boundary Amendment Funding Agreement with the Developer, in the form and content as that attached as **Exhibit “B”** hereto, whereby the Developer covenants to pay the costs, fees and expenses relating to the boundary modification process and the Petition, including but not limited to pay the costs and expenses of District staff.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Fiddler’s Creek Community Development District #1 this 23rd day of June, 2021.

**FIDDLER’S CREEK COMMUNITY
DEVELOPMENT DISTRICT #1**

ATTEST:

Chesley E. Adams, Jr., Secretary

Phillip Brougham, Chair

EXHIBIT "A"

DEPICTION OF BOUNDARY AMENDMENT

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

7C

BOUNDARY AMENDMENT FUNDING AGREEMENT

THIS BOUNDARY AMENDMENT FUNDING AGREEMENT (this “**Agreement**”) is made and entered into this ___ day of _____, 2021, by and between **FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **GB HIDDEN COVE, LLC**, a Florida limited liability company, (“**GBHC**”) and **FCC MARSH, LLC**, a Florida limited liability company (“**FCCM**”). GBHC and FCCM are landowners and developers of lands within the District (collectively, the “**Developer**”).

WHEREAS, the District is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes, by the Florida Land and Water Adjudicatory Commission on August 13, 1996, as amended on September 16, 2003, which establishment is codified under Rule 42X-1.001-1.003, Florida Administrative Code; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District is authorized to construct, acquire, and maintain infrastructure improvements and services, including but not limited to roadways, stormwater management facilities, utilities, security facilities, and other public infrastructure; and

WHEREAS, the District currently provides public infrastructure systems, facilities, and services to the real property within the District, and

WHEREAS, the Developer and its affiliates presently are developing real property within and adjacent to the District; and

WHEREAS, the Developer has approached the District and requested that the District’s boundaries be amended pursuant to Section 190.046, Florida Statutes to remove certain lands currently located within the District and to add in certain adjacent lands currently outside of the District as generally depicted on **Exhibit “A”** attached hereto and made a part hereof (the “**Boundary Amendment**”); and

WHEREAS, the Boundary Amendment proposed by the Developer is within the amendment size restrictions contained within Section 190.046(1), Florida Statutes; and

WHEREAS, the District has authorized the pursuit of the Boundary Amendment pursuant to Resolution No. 2021-_____; and

WHEREAS, the Developer, in conjunction with the District, agrees to pursue the Boundary Amendment in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition acceptable to and approved by the Board of Supervisors (“**Board**”) of the District to the Florida Land and Water Adjudicatory Commission and such other actions as are necessary in furtherance of the boundary amendment process; and

WHEREAS, the District has authorized District staff, including but not limited to legal, engineering, and managerial staff, to assist Developer and Developer’s counsel and other retained professionals and consultants to provide such services as are reasonably necessary throughout the Boundary Amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District; and

WHEREAS, the Developer agrees to provide sufficient funds to the District to reimburse the District for any such expenditures that are necessary or required relating to the Boundary Amendment including, but not limited, to legal, engineering, and other consultant fees, filing fees, administrative, and other expenses.

NOW, THEREFORE, the parties agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **PROVISION OF FUNDS.** The Developer, through Developer's counsel, agrees to assume the primary role for the pursuit of the Boundary Amendment. The Developer shall be solely responsible for the payment of the costs and expenses of its counsel and consultants and the payment of all filing and advertising fees relating to the Boundary Amendment. The District has authorized District staff, including but not limited to legal, engineering, and managerial staff, to assist Developer and Developer's counsel and retained consultants to provide such services as are reasonably necessary and requested by the Developer to process the petition acceptable to and approved by the Board throughout the Boundary Amendment process. The Developer agrees to make available to the District such funds as are necessary to enable the District to pay the cost and expense of District staff in their assistance in the Boundary Amendment process and proceedings. The Developer will remit such funds to the District on a monthly basis, within twenty (20) days after a written request by the District.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. Venue and jurisdiction for any litigation arising out of or related to this Agreement shall in the Florida state court of appropriate jurisdiction in Collier County, Florida

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by first class regular U.S. mail, commercial overnight delivery service or email, to the parties, as follows:

If to GBHC: GB Hidden Cove, LLC
8156 Fiddler's Creek Parkway
Naples, FL 34114
Attn: Aubrey J. Ferrao and Joe Parisi
ajf@gulfbay.com
parisiJ@gulfbay.com

With a copy to: Coleman, Yovanovich & Koester, P.A.
c/o Gregory L. Urbancic, Esq.
4001 Tamiami Trail N., Suite 300
Naples, FL 34103
gurbancic@cyklawfirm.com

If to FCCM: FCC Marsh, LLC
8156 Fiddler's Creek Parkway
Naples, FL 34114
Attn: Aubrey J. Ferrao and Joe Parisi
ajf@gulfbay.com
parisiJ@gulfbay.com

With a copy to: Coleman, Yovanovich & Koester, P.A.
c/o Gregory L. Urbancic, Esq.
4001 Tamiami Trail N., Suite 300
Naples, FL 34103
gurbancic@cyklawfirm.com

If to District: Fiddler's Creek Community Development District 1
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Attn: District Manager
adamsc@whhassociates.com

With a copy to: Woodward, Pires & Lombardo, P.A.
c/o Anthony P. Pires, Esq.
3200 North Tamiami Trail, Suite 200
Naples, FL 34103
APires@wpl-legal.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notices on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

10. **ASSIGNMENT.** Neither party may assign this Agreement or any money to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

13. **PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District, Coleman, Yovanovich & Koester, P.A. or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law. During the term of the Agreement, the DEVELOPER shall comply with the Florida Public Records Law. The DEVELOPER shall do the following: (1) keep and maintain public records required by the DISTRICT in order to perform the work; (2) Upon request from the DISTRICT's custodian of public records, provide the DISTRICT with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost allowed by law; (3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Developer does not transfer the records to the public agency; (4) Upon completion of the Agreement, transfer, at no cost, to the DISTRICT all public records in possession of the Developer or keep and maintain public records required by the DISTRICT to perform the service. If the Developer transfers all public records to the DISTRICT upon completion of the Agreement, the Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Developer keeps and maintains public records upon completion of the Agreement, the Developer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the DISTRICT, upon request from the DISTRICT's custodian of public records, in a format that is compatible with the information technology systems of the DISTRICT.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT CUSTODIAN OF RECORDS, AT Chesley 'Chuck' Adams, Director of Operations, Wrathell, Hunt and Associates, LLC; (239) 464-7114; adamsc@whhassociates.com.

The Developer shall keep and make available to the DISTRICT for inspection and copying, upon written request by the DISTRICT all records in the Developer's possession relating to the Agreement. Any document submitted to the DISTRICT may be a public record and is open for inspection or copying by any person or entity unless considered confidential and exempt. Public records are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by an agency. Any document in the Developer's possession is subject to inspection and copying unless exempted under Chapter 119 of the Florida Statutes. If the Developer fails to comply with the Public Records Law, the Developer shall be deemed to have breached a material provision of the Agreement.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **E-VERIFY.** DEVELOPER shall comply with all applicable requirements of Section 448.095, Florida Statutes. DEVELOPER shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If DEVELOPER enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide DEVELOPER with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. DEVELOPER shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes. If DEVELOPER has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then DEVELOPER shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of DEVELOPER knowingly violated Section 448.095, Florida Statutes, but DEVELOPER otherwise complied with its obligations hereunder, DISTRICT shall promptly notify the DEVELOPER and upon said notification, DEVELOPER shall immediately terminate its contract with the subcontractor. Notwithstanding anything else in this Agreement to the contrary, DISTRICT may immediately terminate this Agreement for cause if there is a good faith belief that DEVELOPER knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by DISTRICT.

By entering into this Agreement, DEVELOPER represents that no public employer has terminated a contract with DEVELOPER under Section 448.095(2)(c), Florida Statutes, within the year immediately

preceding the date of this Agreement. DISTRICT has materially relied on this representation in entering into this Agreement with DEVELOPER.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

{Remainder of the page intentionally left blank. Signatures appear on the following page.}

IN WITNESS THEREOF, the parties have executed this Agreement as of the day and year first written above.

DISTRICT:

**FIDDLER’S CREEK COMMUNITY
DEVELOPMENT DISTRICT 1**

ATTEST:

Chesley E. Adams, Jr., Secretary

By: _____
Phillip Brougham, Chair

GBHC:

**GB HIDDEN COVE, LLC,
a Florida limited liability company**

FCCM:

**FCC MARSH, LLC,
a Florida limited liability company**

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

EXHIBIT "A"

DEPICTION OF BOUNDARY AMENDMENT

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

8

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
PROPOSED BUDGET
FISCAL YEAR 2022**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
GENERAL FUND 001 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 2,194,559				\$ 2,481,880
Allowable discounts (4%)	(87,782)				(99,275)
Assessment levy: on-roll - net	2,106,777	\$ 1,902,042	\$ 204,735	\$ 2,106,777	2,382,605
Assessment levy: off-roll	324,154	162,077	162,077	324,154	366,593
Interest	2,200	420	1,780	2,200	2,200
Miscellaneous	15,000	-	15,000	15,000	15,000
Total revenues	<u>2,448,131</u>	<u>2,064,539</u>	<u>383,592</u>	<u>2,448,131</u>	<u>2,766,398</u>
EXPENDITURES					
Professional and administrative					
Supervisors	12,918	6,459	6,459	12,918	12,918
Management	60,525	30,263	30,262	60,525	60,525
Assessment roll preparation	25,490	23,990	-	23,990	25,490
Accounting services	19,764	9,882	9,882	19,764	19,764
Audit	15,400	7,650	7,750	15,400	15,400
Legal	25,000	731	24,269	25,000	25,000
Engineering	30,000	26,886	20,000	46,886	50,000
Telephone	783	392	391	783	810
Postage	2,300	928	1,372	2,300	2,300
Insurance	22,147	29,073	-	29,073	30,000
Printing and binding	659	330	329	659	659
Legal advertising	2,000	1,155	845	2,000	2,000
Office supplies and expenses	750	-	750	750	750
Annual district filing fee	175	175	-	175	175
Trustee	15,500	-	15,500	15,500	15,500
Arbitrage rebate calculation	4,000	-	4,000	4,000	4,000
Contingencies	4,000	1,827	2,173	4,000	4,000
Website/ADA	840	210	710	920	920
Dissemination agent	11,828	5,914	5,914	11,828	11,828
Total professional and administrative	<u>254,079</u>	<u>145,865</u>	<u>130,606</u>	<u>276,471</u>	<u>282,039</u>
Field management					
Field management services	26,237	13,118	13,119	26,237	26,237
Total field management	<u>26,237</u>	<u>13,118</u>	<u>13,119</u>	<u>26,237</u>	<u>26,237</u>
Water management					
Other contractual	407,506	208,068	199,438	407,506	267,506
Fountains	60,000	35,328	30,000	65,328	65,000
Total water management	<u>467,506</u>	<u>243,396</u>	<u>229,438</u>	<u>472,834</u>	<u>332,506</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
GENERAL FUND 001 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21		
Street lighting					
Contractual services	15,000	2,652	12,348	15,000	15,000
Electricity	38,000	10,611	15,000	25,611	28,000
Holiday lighting program	15,000	14,900	-	14,900	15,000
Miscellaneous	1,500	-	750	750	1,500
Total street lighting	<u>69,500</u>	<u>28,163</u>	<u>28,098</u>	<u>56,261</u>	<u>59,500</u>
Landscaping					
Other contractual - landscape maint.	895,000	361,666	533,334	895,000	895,000
Other contractual - flowers	52,000	32,813	19,187	52,000	52,000
Other contractual - mosquito control	24,000	10,719	20,000	30,719	33,000
Improvements and renovations	125,000	11,568	113,432	125,000	125,000
Contingencies	15,000	-	7,500	7,500	15,000
Total landscaping services	<u>1,111,000</u>	<u>416,766</u>	<u>693,453</u>	<u>1,110,219</u>	<u>1,120,000</u>
Roadway services					
Roadway maintenance	75,000	43,450	40,000	83,450	85,000
Capital outlay	150,000	83,227	66,773	150,000	350,000
Total roadway services	<u>225,000</u>	<u>126,677</u>	<u>106,773</u>	<u>233,450</u>	<u>435,000</u>
Irrigation supply					
Electricity	750	208	542	750	750
Repairs and maintenance	5,000	17,548	-	17,548	5,000
Other Contractual- Water Manager	50,000	-	50,000	50,000	50,000
Supply system	162,250	81,067	81,183	162,250	368,500
Total irrigation supply services	<u>218,000</u>	<u>98,823</u>	<u>131,725</u>	<u>180,548</u>	<u>424,250</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
GENERAL FUND 001 BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	
Other fees and charges				
Property appraiser	32,918	-	32,918	32,918
Tax collector	43,891	30,073	13,818	43,891
Total fees and charges	<u>76,809</u>	<u>30,073</u>	<u>46,736</u>	<u>76,809</u>
Total expenditures	<u>2,448,131</u>	<u>1,102,881</u>	<u>1,379,948</u>	<u>2,432,829</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	961,658	(996,356)	15,302
OTHER FINANCING SOURCES/(USES)				
Transfers in*	-	-	116,141	116,141
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>116,141</u>	<u>116,141</u>
Net change in fund balances	-	961,658	(880,215)	131,443
Fund balance - beginning (unaudited)	1,349,974	1,694,347	2,656,005	1,694,347
Fund balance - ending (projected)	<u>\$1,349,974</u>	<u>\$ 2,656,005</u>	<u>\$ 1,775,790</u>	<u>\$ 1,825,790</u>

*This is the residual fund balance from the series 2013-1 bonds (refunded series 1999 A/B).

	Assessment Summary			Total Revenue
	ERU's	FY 2021 Assessment	FY 2022 Assessment	
On-roll: other	1,622	1,332.46	1,506.91	2,444,207
On-roll: Developer	25	1,332.46	1,506.91	37,673
Off-roll	<u>263</u>	<u>1,232.52</u>	<u>1,393.89</u>	<u>366,593</u>
	1,910			

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEFINITIONS OF GENERAL FUND 001 EXPENDITURES**

EXPENDITURES

Professional and administrative

Supervisors	\$ 12,918
Statutorily 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 during the fiscal year.	
Management	60,525
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	25,490
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, AJC Associates, Inc., currently provides this service.	
Accounting services	19,764
Consists of budget preparation and reporting, cash management, revenue reporting and accounts payable functions.	
Audit	15,400
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	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 and conveyance and contracts. In this capacity, we 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	50,000
Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the Community - recognizing the needs of government, the environment and maintenance of the District's facilities.	
Telephone	810
Telephone and fax machine.	
Postage	2,300
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	30,000
The District carries public officials liability and general liability insurance. The limit of liability for this coverage is set at \$1,000,000 for general liability (\$5,000,000 general aggregate) and \$5,000,000 for public officials liability limit.	
Printing and binding	659
Letterhead, envelopes, copies, etc.	
Legal advertising	2,000
The District advertises in a local newspaper for monthly meetings, special meetings, public hearings, bidding, etc. Based on prior year's experience.	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEFINITIONS OF GENERAL FUND 001 EXPENDITURES**

EXPENDITURES (continued)

Office supplies and expenses	750
Accounting and administrative supplies.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Community Affairs.	
Trustee	15,500
Annual fee paid to Wilmington Trust for the services provided as trustee, paying agent and registrar.	
Arbitrage rebate calculation	4,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Contingencies	4,000
Miscellaneous, automated AP routing and unforeseen costs incurred throughout the year.	
Website/ADA	920
Dissemination agent	11,828
Wrathell, Hunt and Associates, LLC , currently provides Dissemination Agent services, which are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	

Field management

Field management services	26,237
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	267,506
The District has a contract with Lakemasters Aquatic Weed Control, Inc., for monthly service within the lake and wetland areas. For fiscal year 2022 the District anticipates routine lake bank erosion repair and has reduced it's budget accordingly. Also the District will continue to maintain the 310 acre Belle Meade Preserve in a cooperative effort with CDD #2, this expense will continue to be shared with CDD #2 at the same cost sharing ratio as used for "access control" and "irrigation supply services".	

	<u>CDD #1</u>	<u>CDD #2</u>
Lake Maintenance Contract	175,000	
Lake Bank Erosion	60,000	
Aquatic Plant Maintenance	5,000	
Belle Meade Pres.	<u>27,506</u>	22,494
Total	267,506	

Fountains	65,000
These expenditures relate to the decorative and floating fountains located at the main entrance.	
Utilities (Electric)	32,500
Maintenance	30,000
Insurance	2,500

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEFINITIONS OF GENERAL FUND 001 EXPENDITURES**

EXPENDITURES (continued)

Street lighting

Contractual services		15,000
	The District utilizes a licensed electrician for street light, signage and landscape lighting repairs.	
Electricity		28,000
	The District is charged on a monthly basis per street light for electric service.	
Holiday lighting program		15,000
	The District subcontracts to install and maintain holiday lighting at the 951 entrance and the gatehouse.	
Miscellaneous		1,500
	Covers unforeseen costs.	

Landscaping

Other contractual - landscape maint.		895,000
	This District contracts with an outside company to maintain the landscaping on District common area and right-of-way. The contract provides for equipment, labor and materials. Costs also include mulching and on-call services.	
	Maintenance contract	860,000
	Mulch	35,000
		895,000
Other contractual - flowers		52,000
	Anticipates 4 flower change outs per year at the main entrance and gatehouse.	
Other contractual - mosquito control		33,000
	The District engages a licensed and qualified contractor for mosquito spraying each summer. The program calls for every other week spraying typically starting in early May and ending in mid to late September	
Improvements and renovations		125,000
	Provides for the replacement and renovation of landscape material and irrigation systems.	
Contingencies		15,000
	Automated AP and unforeseen costs.	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEFINITIONS OF GENERAL FUND 001 EXPENDITURES**

EXPENDITURES (continued)

Roadway services

Roadway maintenance 85,000

This category covers the costs associated with minor repairs of the road, roadway signage and sidewalks as well as pressure washing all sidewalks, curbs and gutters via an agreement with the Foundation.

Capital outlay 350,000

In fiscal year 2019 The District began a multi-phased roadway resurfacing project. It is anticipated that the District will continue with an additional phase in 2024 or 2025, which will include Championship Dr. For fiscal year 2022, it is anticipated that the traffic signal will be installed at US 41 and Sandpiper Dr and the District's portion of that costs, per the interlocal agreement, is \$350k.

Irrigation supply

Electricity 750

The category covers the cost of electricity to the community's computerized irrigation controller.

Repairs and maintenance 5,000

The category covers the costs of repairs and maintenance to the community's computerized irrigation controller.

Other Contractual- Water Manager 50,000

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.

Supply system 368,500

The District will maintain the community's irrigation pumping facility. This includes the well pumps, irrigation supply pump and transmission lines. These costs are shared with Fiddler's Creek CDD #2 based upon units.

Summary of Expenditures for Supply System			
Units			
Fiddler's Creek #1	1,910	55%	
Fiddler's Creek #2	1,562	45%	
Total	3,472	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), pmpmse roof, hatches, valves, distr. line replace	231,000	189,000	420,000
Insurance	5,500	4,500	10,000
Total	368,500	301,500	670,000

Other fees and charges

Property appraiser 37,228

The property appraiser charges 1.5% of the assessments collected.

Tax collector 49,638

The tax collector charges 2% of the assessments collected.

Total expenditures \$ 2,766,398

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2013 - 1 BONDS (REFUNDED SERIES 1999 A/B)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 186,995				\$ -
Allowable discounts (4%)	(7,480)				-
Assessment levy: on-roll - net	179,515	\$ 161,221	\$ 18,294	\$ 179,515	-
Assessment prepayments	-	2,395	-	2,395	-
Interest	-	37	-	37	-
Total revenues	179,515	163,653	18,294	181,947	-
EXPENDITURES					
Debt service					
Principal	795,000	-	795,000	795,000	-
Interest	31,800	15,900	15,900	31,800	-
Total debt service	826,800	15,900	810,900	826,800	-
Other fees & charges					
Property appraiser	2,805	-	2,805	2,805	-
Tax collector	3,740	2,549	1,191	3,740	-
Total other fees & charges	6,545	2,549	3,996	6,545	-
Total expenditures	833,345	18,449	814,896	833,345	-
Excess/(deficiency) of revenues over/(under) expenditures	(653,830)	145,204	(796,602)	(651,398)	-
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	-	(116,141)	(116,141)	-
Total other financing sources/(uses)	-	-	(116,141)	(116,141)	-
Fund balance:					
Net increase/(decrease) in fund balance	(653,830)	145,204	(912,743)	(767,539)	-
Beginning fund balance (unaudited)	746,983	767,539	912,743	767,539	-
Ending fund balance (projected)	\$ 93,153	\$ 912,743	\$ -	\$ -	-
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2022					-
Projected fund balance surplus/(deficit) as of September 30, 2022				\$	-

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2014 - 1 (REFUNDED SERIES 2002B)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 515,100				\$ 469,200
Allowable discounts (4%)	(20,604)				(18,768)
Assessment levy: on-roll - net	494,496	\$ 406,659	\$ 87,837	\$ 494,496	450,432
Assessment prepayments	-	234,715	-	234,715	-
Interest	-	23	2,500	2,523	-
Total revenues & proceeds	494,496	641,397	90,337	731,734	450,432
EXPENDITURES					
Debt service					
Principal	205,000	-	195,000	195,000	190,000
Principal prepayment	-	245,000	310,000	555,000	-
Interest	270,631	135,316	127,200	262,516	220,944
Total debt service & cost of issuance	475,631	380,316	632,200	1,012,516	410,944
Other fees & charges					
Property appraiser	7,727	-	7,727	7,727	7,038
Tax collector	10,302	6,430	3,872	10,302	9,384
Total other fees & charges	18,029	6,430	11,599	18,029	16,422
Total expenditures	493,660	386,746	643,799	1,030,545	427,366
Excess/(deficiency) of revenues over/(under) expenditures	836	254,651	(553,462)	(298,811)	23,066
Beginning fund balance (unaudited)	281,472	608,188	862,839	608,188	309,377
Ending fund balance (projected)	<u>\$ 282,308</u>	<u>\$ 862,839</u>	<u>\$ 309,377</u>	<u>\$ 309,377</u>	<u>332,443</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2022					(104,178)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 228,265</u>

Fiddler's Creek # 1

Community Development District

Series 2014-1

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	110,471.88	110,471.88
05/01/2022	190,000.00	6.625%	110,471.88	300,471.88
11/01/2022	-	-	104,178.13	104,178.13
05/01/2023	200,000.00	6.625%	104,178.13	304,178.13
11/01/2023	-	-	97,553.13	97,553.13
05/01/2024	215,000.00	6.625%	97,553.13	312,553.13
11/01/2024	-	-	90,431.25	90,431.25
05/01/2025	230,000.00	6.625%	90,431.25	320,431.25
11/01/2025	-	-	82,812.50	82,812.50
05/01/2026	245,000.00	6.625%	82,812.50	327,812.50
11/01/2026	-	-	74,696.88	74,696.88
05/01/2027	260,000.00	6.625%	74,696.88	334,696.88
11/01/2027	-	-	66,084.38	66,084.38
05/01/2028	280,000.00	6.625%	66,084.38	346,084.38
11/01/2028	-	-	56,809.38	56,809.38
05/01/2029	300,000.00	6.625%	56,809.38	356,809.38
11/01/2029	-	-	46,871.88	46,871.88
05/01/2030	320,000.00	6.625%	46,871.88	366,871.88
11/01/2030	-	-	36,271.88	36,271.88
05/01/2031	340,000.00	6.625%	36,271.88	376,271.88
11/01/2031	-	-	25,009.38	25,009.38
05/01/2032	365,000.00	6.625%	25,009.38	390,009.38
11/01/2032	-	-	12,918.75	12,918.75
05/01/2033	390,000.00	6.625%	12,918.75	402,918.75
Total	\$3,335,000.00	-	\$1,608,218.75	\$4,943,218.75

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2014 - 2A (REFUNDED SERIES 2002A)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 361,031	\$ 105,702	\$ 255,329	\$ 361,031	\$ 361,094
Interest	-	2	50	52	-
Total revenues	<u>361,031</u>	<u>105,704</u>	<u>255,379</u>	<u>361,083</u>	<u>361,094</u>
EXPENDITURES					
Debt service					
Principal	150,000	-	150,000	150,000	160,000
Interest	211,406	105,703	105,703	211,406	201,094
Total expenditures	<u>361,406</u>	<u>105,703</u>	<u>255,703</u>	<u>361,406</u>	<u>361,094</u>
Excess/(deficiency) of revenues over/(under) expenditures	(375)	1	(324)	(323)	-
Fund balance:					
Beginning fund balance (unaudited)	1,375	977	978	654	331
Ending fund balance (projected)	<u>\$ 1,000</u>	<u>\$ 978</u>	<u>\$ 654</u>	<u>\$ 331</u>	<u>331</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2022					(95,047)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ (94,716)</u>

Fiddler's Creek # 1

Community Development District

Series 2014-2A (Bonds Bifurcated 5/2017)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	100,546.88	100,546.88
05/01/2022	160,000.00	6.875%	100,546.88	260,546.88
11/01/2022	-	-	95,046.88	95,046.88
05/01/2023	175,000.00	6.875%	95,046.88	270,046.88
11/01/2023	-	-	89,031.25	89,031.25
05/01/2024	185,000.00	6.875%	89,031.25	274,031.25
11/01/2024	-	-	82,671.88	82,671.88
05/01/2025	200,000.00	6.875%	82,671.88	282,671.88
11/01/2025	-	-	75,796.88	75,796.88
05/01/2026	215,000.00	6.875%	75,796.88	290,796.88
11/01/2026	-	-	68,406.25	68,406.25
05/01/2027	230,000.00	6.875%	68,406.25	298,406.25
11/01/2027	-	-	60,500.00	60,500.00
05/01/2028	245,000.00	6.875%	60,500.00	305,500.00
11/01/2028	-	-	52,078.13	52,078.13
05/01/2029	265,000.00	6.875%	52,078.13	317,078.13
11/01/2029	-	-	42,968.75	42,968.75
05/01/2030	280,000.00	6.875%	42,968.75	322,968.75
11/01/2030	-	-	33,343.75	33,343.75
05/01/2031	300,000.00	6.875%	33,343.75	333,343.75
11/01/2031	-	-	23,031.25	23,031.25
05/01/2032	325,000.00	6.875%	23,031.25	348,031.25
11/01/2032	-	-	11,859.38	11,859.38
05/01/2033	345,000.00	6.875%	11,859.38	356,859.38
Total	\$2,925,000.00	-	\$1,470,562.50	\$4,395,562.50

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET SERIES - 2014-2B (REFUNDED SERIES 2002A)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 438,600				\$ 326,400
Allowable discounts (4%)	(17,544)				(13,056)
Assessment levy: on-roll - net	421,056	\$ 331,515	\$ 89,541	\$ 421,056	313,344
Assessment prepayments	-	375,288	-	375,288	-
Interest	-	27	-	27	-
Total revenues	421,056	706,830	89,541	796,371	313,344
EXPENDITURES					
Debt service					
Principal	170,000	-	145,000	145,000	135,000
Principal prepayment	-	475,000	415,000	890,000	-
Interest	236,156	118,078	101,750	219,828	165,000
Total debt service	406,156	593,078	661,750	1,254,828	300,000
Other fees & charges					
Property appraiser	6,579	-	6,579	6,579	4,896
Tax collector	8,772	5,242	3,530	8,772	6,528
Total other fees & charges	15,351	5,242	10,109	15,351	11,424
Total expenditures	421,507	598,320	671,859	1,270,179	311,424
Excess/(deficiency) of revenues over/(under) expenditures	(451)	108,510	(582,318)	(473,808)	1,920
Beginning fund balance (unaudited)	398,906	860,369	968,879	860,369	386,561
Ending fund balance (projected)	\$ 398,455	\$ 968,879	\$ 386,561	\$ 386,561	388,481
Use of fund balance:					
Debt service reserve account balance					(100,000)
Interest expense - November 1, 2022					(77,859)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 210,622</u>

Fiddler's Creek # 1

Community Development District

Series 2014-2B (Bonds Bifurcated 5/2017)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	82,500.00	82,500.00
05/01/2022	135,000.00	6.875%	82,500.00	217,500.00
11/01/2022	-	-	77,859.38	77,859.38
05/01/2023	140,000.00	6.875%	77,859.38	217,859.38
11/01/2023	-	-	73,046.88	73,046.88
05/01/2024	155,000.00	6.875%	73,046.88	228,046.88
11/01/2024	-	-	67,718.75	67,718.75
05/01/2025	165,000.00	6.875%	67,718.75	232,718.75
11/01/2025	-	-	62,046.88	62,046.88
05/01/2026	175,000.00	6.875%	62,046.88	237,046.88
11/01/2026	-	-	56,031.25	56,031.25
05/01/2027	190,000.00	6.875%	56,031.25	246,031.25
11/01/2027	-	-	49,500.00	49,500.00
05/01/2028	200,000.00	6.875%	49,500.00	249,500.00
11/01/2028	-	-	42,625.00	42,625.00
05/01/2029	215,000.00	6.875%	42,625.00	257,625.00
11/01/2029	-	-	35,234.38	35,234.38
05/01/2030	230,000.00	6.875%	35,234.38	265,234.38
11/01/2030	-	-	27,328.13	27,328.13
05/01/2031	245,000.00	6.875%	27,328.13	272,328.13
11/01/2031	-	-	18,906.25	18,906.25
05/01/2032	265,000.00	6.875%	18,906.25	283,906.25
11/01/2032	-	-	9,796.88	9,796.88
05/01/2033	285,000.00	6.875%	9,796.88	294,796.88
Total	\$2,400,000.00	-	\$1,205,187.50	\$3,605,187.50

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2014 - 3 (REFUNDED SERIES 2005)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 592,300	\$ 193,649	\$ 398,651	\$ 592,300	\$ 595,000
Total revenues	<u>592,300</u>	<u>193,649</u>	<u>398,651</u>	<u>592,300</u>	<u>595,000</u>
EXPENDITURES					
Debt service					
Principal	205,000	-	205,000	205,000	220,000
Interest	387,300	193,650	193,650	387,300	375,000
Total expenditures	<u>592,300</u>	<u>193,650</u>	<u>398,650</u>	<u>592,300</u>	<u>595,000</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(1)	1	-	-
Beginning fund balance (unaudited)	465	1	-	1	1
Ending fund balance (projected)	<u>\$ 465</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>1</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2022					(180,900)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ (180,899)</u>

Fiddler's Creek # 1

Community Development District

Series 2014-3

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	187,500.00	187,500.00
05/01/2022	220,000.00	6.000%	187,500.00	407,500.00
11/01/2022	-	-	180,900.00	180,900.00
05/01/2023	230,000.00	6.000%	180,900.00	410,900.00
11/01/2023	-	-	174,000.00	174,000.00
05/01/2024	245,000.00	6.000%	174,000.00	419,000.00
11/01/2024	-	-	166,650.00	166,650.00
05/01/2025	260,000.00	6.000%	166,650.00	426,650.00
11/01/2025	-	-	158,850.00	158,850.00
05/01/2026	275,000.00	6.000%	158,850.00	433,850.00
11/01/2026	-	-	150,600.00	150,600.00
05/01/2027	295,000.00	6.000%	150,600.00	445,600.00
11/01/2027	-	-	141,750.00	141,750.00
05/01/2028	315,000.00	6.000%	141,750.00	456,750.00
11/01/2028	-	-	132,300.00	132,300.00
05/01/2029	330,000.00	6.000%	132,300.00	462,300.00
11/01/2029	-	-	122,400.00	122,400.00
05/01/2030	355,000.00	6.000%	122,400.00	477,400.00
11/01/2030	-	-	111,750.00	111,750.00
05/01/2031	375,000.00	6.000%	111,750.00	486,750.00
11/01/2031	-	-	100,500.00	100,500.00
05/01/2032	395,000.00	6.000%	100,500.00	495,500.00
11/01/2032	-	-	88,650.00	88,650.00
05/01/2033	420,000.00	6.000%	88,650.00	508,650.00
11/01/2033	-	-	76,050.00	76,050.00
05/01/2034	450,000.00	6.000%	76,050.00	526,050.00
11/01/2034	-	-	62,550.00	62,550.00
05/01/2035	475,000.00	6.000%	62,550.00	537,550.00
11/01/2035	-	-	48,300.00	48,300.00
05/01/2036	505,000.00	6.000%	48,300.00	553,300.00
11/01/2036	-	-	33,150.00	33,150.00
05/01/2037	535,000.00	6.000%	33,150.00	568,150.00
11/01/2037	-	-	17,100.00	17,100.00
05/01/2038	570,000.00	6.000%	17,100.00	587,100.00
Total	6,250,000.00		3,906,000.00	10,156,000.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2014 - 4 (REFUNDED SERIES 2005)
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 3/31/21	Projected through 9/30/21	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 623,900	\$ 204,449	\$ 419,451	\$ 623,900	\$ 626,000
Total revenues & proceeds	<u>623,900</u>	<u>204,449</u>	<u>419,451</u>	<u>623,900</u>	<u>626,000</u>
EXPENDITURES					
Debt service					
Principal	215,000	-	215,000	215,000	230,000
Interest	408,900	204,450	204,450	408,900	396,000
Total expenditures	<u>623,900</u>	<u>204,450</u>	<u>419,450</u>	<u>623,900</u>	<u>626,000</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(1)	1	-	-
Fund balance:					
Beginning fund balance (unaudited)	2,672	1	-	2,672	2,672
Ending fund balance (projected)	<u>\$ 2,672</u>	<u>\$ -</u>	<u>\$ 1</u>	<u>\$ 2,672</u>	<u>2,672</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2022					(191,100)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u><u>\$ (188,428)</u></u>

Fiddler's Creek # 1

Community Development District

Series 2014-4

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	198,000.00	198,000.00
05/01/2022	230,000.00	6.000%	198,000.00	428,000.00
11/01/2022	-	-	191,100.00	191,100.00
05/01/2023	245,000.00	6.000%	191,100.00	436,100.00
11/01/2023	-	-	183,750.00	183,750.00
05/01/2024	260,000.00	6.000%	183,750.00	443,750.00
11/01/2024	-	-	175,950.00	175,950.00
05/01/2025	275,000.00	6.000%	175,950.00	450,950.00
11/01/2025	-	-	167,700.00	167,700.00
05/01/2026	295,000.00	6.000%	167,700.00	462,700.00
11/01/2026	-	-	158,850.00	158,850.00
05/01/2027	310,000.00	6.000%	158,850.00	468,850.00
11/01/2027	-	-	149,550.00	149,550.00
05/01/2028	330,000.00	6.000%	149,550.00	479,550.00
11/01/2028	-	-	139,650.00	139,650.00
05/01/2029	350,000.00	6.000%	139,650.00	489,650.00
11/01/2029	-	-	129,150.00	129,150.00
05/01/2030	370,000.00	6.000%	129,150.00	499,150.00
11/01/2030	-	-	118,050.00	118,050.00
05/01/2031	395,000.00	6.000%	118,050.00	513,050.00
11/01/2031	-	-	106,200.00	106,200.00
05/01/2032	420,000.00	6.000%	106,200.00	526,200.00
11/01/2032	-	-	93,600.00	93,600.00
05/01/2033	445,000.00	6.000%	93,600.00	538,600.00
11/01/2033	-	-	80,250.00	80,250.00
05/01/2034	475,000.00	6.000%	80,250.00	555,250.00
11/01/2034	-	-	66,000.00	66,000.00
05/01/2035	500,000.00	6.000%	66,000.00	566,000.00
11/01/2035	-	-	51,000.00	51,000.00
05/01/2036	535,000.00	6.000%	51,000.00	586,000.00
11/01/2036	-	-	34,950.00	34,950.00
05/01/2037	565,000.00	6.000%	34,950.00	599,950.00
11/01/2037	-	-	18,000.00	18,000.00
05/01/2038	600,000.00	6.000%	18,000.00	618,000.00
Total	6,600,000.00		4,123,500.00	10,723,500.00

**Fiddler's Creek
Community Development District
2021 - 2022 Preliminary Assessments**

***** PRELIMINARY*****

**Collier County
PAID IN FULL
5/1/2018**

2013-2 Series Bond Issue (REFINANCED 2006)			General Fund#1		Outstanding
Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Principal after 2021-2022 tax payment
Isla Del Sol	ESTATE SF	\$ -	\$ 1,506.91	\$ 1,506.91	PAID IN FULL
Isla Del Sol II	ESTATE SF 2	\$ -	1,506.91	1,506.91	PAID IN FULL
Mulberry Row I	SF	\$ -	1,506.91	1,506.91	PAID IN FULL
Mulberry Row II	SF 1	\$ -	1,506.91	1,506.91	PAID IN FULL
Mallard Landing	SF 2	\$ -	1,506.91	1,506.91	PAID IN FULL
Bellagio	PATIO 2	\$ -	1,506.91	1,506.91	PAID IN FULL
Bellagio II	PATIO 3	\$ -	1,506.91	1,506.91	PAID IN FULL
Pepper Tree	PATIO	\$ -	1,506.91	1,506.91	PAID IN FULL
Cotton Green	PATIO	\$ -	1,506.91	1,506.91	PAID IN FULL
Cotton Green II	PATIO 4	\$ -	1,506.91	1,506.91	PAID IN FULL
Cascada	VILLA 2	\$ -	1,506.91	1,506.91	PAID IN FULL
Bent Creek	VILLA	\$ -	1,506.91	1,506.91	PAID IN FULL
Cardinal Cove	VILLA	\$ -	1,506.91	1,506.91	PAID IN FULL
Deer Crossing II	MF 2	\$ -	1,506.91	1,506.91	PAID IN FULL
Deer Crossing I	MF	\$ -	1,506.91	1,506.91	PAID IN FULL
Whisper Trace	MF	\$ -	1,506.91	1,506.91	PAID IN FULL
Hawks Nest	MF	\$ -	1,506.91	1,506.91	PAID IN FULL

Fiscal year 2020 - 2021 Assessments:	ESTATE SF	\$ -	\$ 1,332.46	\$ 1,332.46	PAID IN FULL
	ESTATE SF 2	\$ -	1,332.46	1,332.46	PAID IN FULL
	SF	\$ -	1,332.46	1,332.46	PAID IN FULL
	SF 1	\$ -	1,332.46	1,332.46	PAID IN FULL
	SF 2	\$ -	1,332.46	1,332.46	PAID IN FULL
	PATIO 4	\$ -	1,332.46	1,332.46	PAID IN FULL
	PATIO 3	\$ -	1,332.46	1,332.46	PAID IN FULL
	PATIO 2	\$ -	1,332.46	1,332.46	PAID IN FULL
	PATIO	\$ -	1,332.46	1,332.46	PAID IN FULL
	VILLA 2	\$ -	1,332.46	1,332.46	PAID IN FULL
	VILLA	\$ -	1,332.46	1,332.46	PAID IN FULL
	MF 2	\$ -	1,332.46	1,332.46	PAID IN FULL
	MF	\$ -	1,332.46	1,332.46	PAID IN FULL

**Fiddler's Creek
Community Development District
2021 - 2022 Preliminary Assessments**

***** PRELIMINARY*****

**Collier County
PAID IN FULL
5/1/2021**

2013-1 Series Bond Issue (REFINANCED 1999)					Outstanding Principal after 2021-2022 tax payment
Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	General Fund#1 O & M Assessment	Total Assessment	
Sauvignon II	SF IV	\$ (570.78)	\$ 1,506.91	\$ 936.13	PAID IN FULL
Sauvignon	SF III	\$ (340.84)	1,506.91	1,166.07	PAID IN FULL
Mahogany Bend	SF II	\$ (211.22)	1,506.91	1,295.69	PAID IN FULL
Mahogany Bend II (unsold)	SF IV	\$ (570.78)	1,506.91	936.13	PAID IN FULL
Cranberry Crossing	SF I	\$ (185.62)	1,506.91	1,321.29	PAID IN FULL
Cranberry Crossing III	SF IV	\$ (570.78)	1,506.91	936.13	PAID IN FULL
Runaway Bay	SF V	\$ (285.46)	1,506.91	1,221.45	PAID IN FULL
Majorca	PATIO I	\$ (205.38)	1,506.91	1,301.53	PAID IN FULL
Majorca II (unsold)	PATIO II	\$ (570.78)	1,506.91	936.13	PAID IN FULL
Montreux	QUAD I	\$ (171.26)	1,506.91	1,335.65	PAID IN FULL
Cherry Oaks	QUAD II	\$ (205.38)	1,506.91	1,301.53	PAID IN FULL
Foundation Club/Spa	Amenity	\$ (15,510.36)	75,345.47	59,835.11	PAID IN FULL
Fiscal year 2020 - 2021 Assessments:					
	SF V	\$ 445.68	\$ 1,332.46	\$ 1,778.14	PAID IN FULL
	SF IV	\$ 891.37	1,332.46	2,223.83	PAID IN FULL
	SF III	\$ 537.57	1,332.46	1,870.03	PAID IN FULL
	SF II	\$ 356.38	1,332.46	1,688.84	PAID IN FULL
	SF I	\$ 320.74	1,332.46	1,653.20	PAID IN FULL
	PATIO I	\$ 320.74	1,332.46	1,653.20	PAID IN FULL
	PATIO II	\$ 891.37	1,332.46	2,223.83	PAID IN FULL
	QUAD I	\$ 267.28	1,332.46	1,599.74	PAID IN FULL
	QUAD II	\$ 320.74	1,332.46	1,653.20	PAID IN FULL
	Amenity	\$ 26,859.55	66,623.00	93,482.55	PAID IN FULL

**Fiddler's Creek
Community Development District
2021 - 2022 Preliminary Assessments**

***** PRELIMINARY*****

**Collier County
11 years remaining**

RESTRUCTURED Series 2014-1 Bond Issue Marsh Cove Phase 1			General Fund#1		Outstanding
Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Principal after 2021-2022 tax payment
Block A	SF	\$ 5,100.00	\$ 1,506.91	\$ 6,606.91	\$ 36,079.10
Block B	SF	\$ 5,100.00	1,506.91	6,606.91	\$ 36,079.10
Block C	SF	\$ 5,100.00	1,506.91	6,606.91	\$ 36,079.10
Block D	SF	\$ 5,100.00	1,506.91	6,606.91	\$ 36,079.10
Fiscal year 2020 - 2021 Assessments:					
	SF sold	\$ 5,100.00	\$ 1,332.46	\$ 6,432.46	\$ 38,415.84

**Fiddler's Creek
Community Development District
2021 - 2022 Preliminary Assessments**

***** PRELIMINARY*****

**Collier County
11 years remaining**

RESTRUCTURED Series 2014-2B Bond Issue Marsh Cove Phase 2			General Fund#1		Outstanding
Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Principal after 2021-2022 tax payment
Block A	SF	\$ 5,100.00	\$ 1,506.91	\$ 6,606.91	\$ 35,390.63
Block B	SF	\$ 5,100.00	\$ 1,506.91	\$ 6,606.91	\$ 35,390.63
Block C	SF	\$ 5,100.00	\$ 1,506.91	\$ 6,606.91	\$ 35,390.63
Block D	SF	\$ 5,100.00	\$ 1,506.91	\$ 6,606.91	\$ 35,390.63
Fiscal year 2020 - 2021 Assessments:					
	SF	\$ 5,100.00	\$ 1,332.46	\$ 6,432.46	\$ 37,965.12

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

10

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2021**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2021**

	General 001	Debt Service Series 2013 Refunded 1999	Debt Service Series 2014-1 Refunded 2002B	Debt Service Series 2014-2A Refunded 2002A	Debt Service Series 2014-2B Refunded 2002A	Debt Service Series 2014-3 Refunded 2005	Debt Service Series 2014-4 Refunded 2005	Total Governmental Funds
ASSETS								
Operating accounts								
SunTrust	\$ 1,105,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,105,612
Assessment account-Iberia	300,832	-	-	-	-	-	-	300,832
Centennial Bank - MMA	77,671	-	-	-	-	-	-	77,671
Finemark - MMA	249,015	-	-	-	-	-	-	249,015
Finemark - ICS	724,978	-	-	-	-	-	-	724,978
Investments								
Revenue	-	22,596	260,426	-	268,577	205,000	-	756,599
Reserve - series A	-	86,237	-	-	-	-	-	86,237
Reserve - series B	-	-	-	-	103,999	-	-	103,999
Prepayment	-	6,460	-	978	37,565	-	-	45,003
Prepayment - 2002B exchange	-	-	42,530	-	-	-	-	42,530
Undeposited funds	27,013	-	-	-	75,057	-	-	102,070
Due from other funds								
Debt service 2014-2A	312	-	-	-	-	-	-	312
Due from Fiddler's Creek CDD #2	75,393	-	-	-	-	-	-	75,393
Due from general fund	-	1,974	3,991	-	2,828	-	-	8,793
Prepaid expense	568	-	-	-	-	-	-	568
Deposits	5,125	-	-	-	-	-	-	5,125
Total Assets	<u>\$ 2,566,519</u>	<u>\$ 117,267</u>	<u>\$ 306,947</u>	<u>\$ 978</u>	<u>\$ 488,026</u>	<u>\$ 205,000</u>	<u>\$ -</u>	<u>\$ 3,684,737</u>
LIABILITIES & FUND BALANCES								
Liabilities:								
Accounts payable	\$ 7,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,650
Due to other funds								
General fund 001	-	-	-	-	312	-	-	312
Debt service 2013 - refunded 1999	1,974	-	-	-	-	-	-	1,974
Debt service 2014-1	3,991	-	-	-	-	-	-	3,991
Debt service 2014-2B	2,828	-	-	-	-	-	-	2,828
Total liabilities	<u>16,443</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>312</u>	<u>-</u>	<u>-</u>	<u>16,755</u>
Fund balances:								
Restricted for								
Debt service	-	117,267	306,947	978	487,714	205,000	-	1,117,906
Unassigned	2,550,076	-	-	-	-	-	-	2,550,076
Total fund balances	<u>2,550,076</u>	<u>117,267</u>	<u>306,947</u>	<u>978</u>	<u>487,714</u>	<u>205,000</u>	<u>-</u>	<u>3,667,982</u>
Total liabilities and fund balance	<u>\$ 2,566,519</u>	<u>\$ 117,267</u>	<u>\$ 306,947</u>	<u>\$ 978</u>	<u>\$ 488,026</u>	<u>\$ 205,000</u>	<u>\$ -</u>	<u>\$ 3,684,737</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 73,992	\$ 2,137,767	\$ 2,106,777	101%
Assessment levy: off-roll	27,013	216,103	324,154	67%
Interest	64	547	2,200	25%
Miscellaneous	-	675	15,000	5%
Total revenues	<u>101,069</u>	<u>2,355,092</u>	<u>2,448,131</u>	96%
EXPENDITURES				
Administrative				
Supervisors	2,153	8,612	12,918	67%
Management	5,044	40,350	60,525	67%
Assessment roll preparation	-	23,990	25,490	94%
Accounting services	1,647	13,176	19,764	67%
Audit	-	7,650	15,400	50%
Legal	-	731	25,000	3%
Engineering	4,249	41,238	30,000	137%
Telephone	65	523	783	67%
Postage	219	1,332	2,300	58%
Insurance	-	29,073	22,147	131%
Printing and binding	55	439	659	67%
Legal advertising	-	1,155	2,000	58%
Office supplies	-	-	750	0%
Annual district filing fee	-	175	175	100%
Trustee	-	-	15,500	0%
Arbitrage rebate calculation	-	-	4,000	0%
Contingencies	56	1,946	4,000	49%
ADA website compicance	-	210	840	25%
Dissemination agent	985	7,886	11,828	67%
Total administrative	<u>14,473</u>	<u>178,486</u>	<u>254,079</u>	70%
Field management				
Field management services	2,186	17,492	26,237	67%
Total field management	<u>2,186</u>	<u>17,492</u>	<u>26,237</u>	67%
Water management maintenance				
Other contractual	25,257	264,115	407,506	65%
Fountains	3,869	47,754	60,000	80%
Total water management maintenance	<u>29,126</u>	<u>311,869</u>	<u>467,506</u>	67%
Street lighting				
Contractual services	3,085	5,737	15,000	38%
Electricity	2,130	14,830	38,000	39%
Holiday lighting program	-	14,900	15,000	99%
Miscellaneous	-	-	1,500	0%
Total street lighting	<u>5,215</u>	<u>35,467</u>	<u>69,500</u>	51%

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
Landscaping				
Other contractual - landscape maintenance	20,270	449,346	895,000	50%
Other contractual - flowers	10,202	43,015	52,000	83%
Other contractual - mosquito control	2,144	12,863	24,000	54%
Improvements and renovations	-	29,553	125,000	24%
Contingencies	-	735	15,000	5%
Total landscaping	<u>32,616</u>	<u>535,512</u>	<u>1,111,000</u>	48%
Roadway				
Roadway maintenance	418	43,868	75,000	58%
Capital outlay	70,645	153,872	150,000	103%
Total roadway	<u>71,063</u>	<u>197,740</u>	<u>225,000</u>	88%
Irrigation supply				
Electricity	42	292	750	39%
Repairs and maintenance	20,536	45,290	5,000	906%
Other contractual-irrigation manager	-	12,500	50,000	25%
Supply system	14,579	80,975	162,250	50%
Total irrigation supply	<u>35,157</u>	<u>139,057</u>	<u>218,000</u>	64%
Other fees & charges				
Property appraiser	49,966	49,966	32,918	152%
Tax collector	468	33,774	43,891	77%
Total other fees & charges	<u>50,434</u>	<u>83,740</u>	<u>76,809</u>	109%
Total expenditures	<u>240,270</u>	<u>1,499,363</u>	<u>2,448,131</u>	61%
Excess/(deficiency) of revenues over/(under) expenditures	(139,201)	855,729	-	
Fund balances - beginning	<u>2,689,277</u>	<u>1,694,347</u>	<u>1,349,974</u>	
Fund balances - ending	<u>\$ 2,550,076</u>	<u>\$ 2,550,076</u>	<u>\$ 1,349,974</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013 (REFUNDED SERIES 1999)
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 6,272	\$ 181,201	\$ 179,515	101%
Assessment prepayments	-	2,395	-	N/A
Interest	7	53	-	N/A
Total revenues	<u>6,279</u>	<u>183,649</u>	<u>179,515</u>	102%
EXPENDITURES				
Debt service				
Principal	795,000	795,000	795,000	100%
Interest	15,900	31,800	31,800	100%
Total debt service	<u>810,900</u>	<u>826,800</u>	<u>826,800</u>	100%
Other fees & charges				
Property appraiser	4,258	4,258	2,805	152%
Tax collector	40	2,863	3,740	77%
Total other fees & charges	<u>4,298</u>	<u>7,121</u>	<u>6,545</u>	109%
Total expenditures	<u>815,198</u>	<u>833,921</u>	<u>833,345</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(808,919)	(650,272)	(653,830)	
Fund balances - beginning	926,186	767,539	746,983	
Fund balances - ending	<u>\$ 117,267</u>	<u>\$ 117,267</u>	<u>\$ 93,153</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-1 (REFUNDED SERIES 2002B)
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 15,820	\$ 457,058	\$ 494,496	92%
Assessment prepayments	-	273,130	-	N/A
Interest	7	37	-	N/A
Total revenues	<u>15,827</u>	<u>730,225</u>	<u>494,496</u>	148%
EXPENDITURES				
Debt service				
Principal	195,000	195,000	205,000	95%
Principal prepayment	310,000	555,000	-	N/A
Interest	127,200	262,516	270,631	97%
Total debt service	<u>632,200</u>	<u>1,012,516</u>	<u>475,631</u>	213%
Other fees & charges				
Property appraiser	11,729	11,729	7,727	152%
Tax collector	100	7,221	10,302	70%
Total other fees & charges	<u>11,829</u>	<u>18,950</u>	<u>18,029</u>	105%
Total expenditures	<u>644,029</u>	<u>1,031,466</u>	<u>493,660</u>	209%
Excess/(deficiency) of revenues over/(under) expenditures	(628,202)	(301,241)	836	
Fund balances - beginning	935,149	608,188	281,472	
Fund balances - ending	<u>\$ 306,947</u>	<u>\$ 306,947</u>	<u>\$ 282,308</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2A (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 361,405	\$ 361,031	100%
Interest	-	2	-	N/A
Total revenues	<u>-</u>	<u>361,407</u>	<u>361,031</u>	100%
EXPENDITURES				
Debt service				
Principal	150,000	150,000	150,000	100%
Interest	105,703	211,406	211,406	100%
Total debt service	<u>255,703</u>	<u>361,406</u>	<u>361,406</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(255,703)	1	(375)	
Fund balances - beginning	256,681	977	1,375	
Fund balances - ending	<u>\$ 978</u>	<u>\$ 978</u>	<u>\$ 1,000</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2B (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 12,896	\$ 372,601	\$ 421,056	88%
Assessment prepayments	-	525,402	-	N/A
Interest	8	43	-	N/A
Total revenues	<u>12,904</u>	<u>898,046</u>	<u>421,056</u>	213%
EXPENDITURES				
Debt service				
Principal	145,000	145,000	170,000	85%
Principal prepayment	415,000	890,000	-	N/A
Interest	101,750	219,828	236,156	93%
Total debt service	<u>661,750</u>	<u>1,254,828</u>	<u>406,156</u>	309%
Other fees & charges				
Property appraiser	9,986	9,986	6,579	152%
Tax collector	82	5,887	8,772	67%
Total other fees & charges	<u>10,068</u>	<u>15,873</u>	<u>15,351</u>	103%
Total expenditures	<u>671,818</u>	<u>1,270,701</u>	<u>421,507</u>	301%
Excess/(deficiency) of revenues over/(under) expenditures	(658,914)	(372,655)	(451)	
Fund balances - beginning	1,146,628	860,369	398,906	
Fund balances - ending	<u>\$ 487,714</u>	<u>\$ 487,714</u>	<u>\$ 398,455</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-3 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 592,299	\$ 592,300	100%
Total revenues	<u>-</u>	<u>592,299</u>	<u>592,300</u>	100%
EXPENDITURES				
Debt service				
Principal	-	-	205,000	0%
Interest	193,650	387,300	387,300	100%
Total debt service	<u>193,650</u>	<u>387,300</u>	<u>592,300</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	(193,650)	204,999	-	
Fund balances - beginning	398,650	1	465	
Fund balances - ending	<u>\$ 205,000</u>	<u>\$ 205,000</u>	<u>\$ 465</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-4 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 623,899	\$ 623,900	100%
Total revenues	<u>-</u>	<u>623,899</u>	<u>623,900</u>	100%
EXPENDITURES				
Debt service				
Principal	215,000	215,000	215,000	100%
Interest	204,450	408,900	408,900	100%
Total debt service	<u>419,450</u>	<u>623,900</u>	<u>623,900</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(419,450)	(1)	-	
Fund balances - beginning	419,450	1	2,672	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,672</u>	

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

11

DRAFT

**MINUTES OF MEETING
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1**

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The Board of Supervisors of the Fiddler’s Creek Community Development District #1 held a Regular Meeting on May 26, 2021 at 8:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present at the meeting were:

Phil Brougham	Chair
Robert Slater	Vice Chair
Joseph Badessa	Assistant Secretary
Torben Christensen	Assistant Secretary
Joseph Schmitt	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tony Pires	District Counsel
Terry Cole	District Engineer
Michael O’Neill, Esq.	Foundation Legal Counsel
Ron Albeit	The Foundation
Dan Frechette	Security Director
Christina Kennedy	SOLitude Lake Management (SOLitude)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Brougham called the meeting to order at 8:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

45 Mr. Brougham presented Resolution 2021-04.

46 Mr. Adams reviewed the proposed Fiscal Year 2022 budget, highlighting any line item
47 increases, decreases and adjustments, compared to the Fiscal Year 2021 budget. Most
48 adjustments were for roadway and irrigation pump station work, which would be cost shared
49 with CDD #2. The "Lake bank erosion" line item was reduced, as most work was completed.

50 Regarding repaving Championship Drive, the Board agreed with Mr. Cole's
51 recommendation and reason to defer funding for the project another year or two, as the
52 District was already adding expenses to start funding the irrigation pump house replacement
53 project and Championship Drive is in better condition than Club Center Boulevard.

54 Mr. Christensen felt that the creek next to Runaway Lane should be inspected for
55 erosion before finalizing that budget line item. Mr. Cole stated he inspected several areas this
56 year that did not meet the South Florida Water Management District (SFWMD) or Army Corps
57 of Engineers 9" to 12" threshold. He would inspect the area before the next meeting, notify
58 Mr. Christensen when he is on site and review the original inventory list to ensure all work on
59 the list was completed. Annual inspections are typical and the SFWMD does not require repairs
60 until the slope exceeds 12". He noted that instances of erosion occur in the first two years and
61 he expected the lakes east of Marsh Cove to need some work, once they are developed. Mr.
62 Pires asked how aggressively does SFWMD enforce the 9" erosion criteria. Mr. Cole stated he
63 was not aware of SFWMD inspecting the areas since they inspected CDD #2 about ten years
64 ago; the SFWMD is aware that the District is repairing areas in a phased approach. A Board
65 Member felt that the SFWMD does not have insufficient manpower to re-inspect, unless a
66 complaint is filed.

67 Mr. Adams explained the annual budget preparation, deliberation, public hearing and
68 adoption process. He noted there would be other opportunities to make adjustments; however,
69 assessments must be set at the July meeting in order to send the required Mailed Notice to
70 property owners before the August public hearing, if assessments are increasing.

71

72 **On MOTION by Mr. Schmitt and seconded by Mr. Slater, with all in favor,**
73 **Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022**
74 **and Setting a Public Hearing Thereon Pursuant to Florida Law for August 25,**
75 **2021 at 8:00 a.m., at the Fiddler's Creek Club and Spa, 3470 Club Center**
76 **Boulevard, Naples, Florida 34114; Addressing Transmittal, Posting and**
77 **Publication Requirements; Addressing Severability; and Providing an Effective**
78 **Date, was adopted.**

79 Mr. Albeit asked about irrigation supply system costs doubling. Mr. Adams and Mr. Cole
80 noted these were phased project line items for Pump Houses #1 and #2, which would be
81 replaced in two and four years, respectively; the expenses would be cost shared with CDD #2.

82

83 **FOURTH ORDER OF BUSINESS**

**Quality Control Lake Report – May, 2021:
SOLitude Lake Management**

84

85
86 Ms. Kennedy presented the Quality Control Lake Report. She inspected the southeast
87 section of the property towards the golf course, known as Group C, where most of the littoral
88 shelves are located. Technicians were treating at least one spot in each section that she
89 identified as requiring action. This was not uncommon for this time of year, due to water levels
90 being low and the seasonal type of weeds that grow on dry banks. She would inspect these
91 areas during her June inspection to ensure that the treatments were successful. She was asked
92 to have the technician remove dead stems, if necessary.

93

94 **FIFTH ORDER OF BUSINESS**

Health, Safety and Environment Report

95

96 Mr. Albeit reported that Mr. Willis resigned and Mr. Dan Frechette, the Access Control
97 and Safety Supervisor would remain responsible for those duties. The Foundation is
98 restructuring who will take on the Health and Environment responsibilities. Mr. Frechette
99 reviewed the PowerPoint presentation pertaining to safety. In response to a question about the
100 main gate, Mr. Albeit stated that, once the Sandpiper gate is activated, all access into the
101 community will be through the Radio Frequency Identification (RFID) system.

102

103 **SIXTH ORDER OF BUSINESS**

Developer's Report

104

105 Mr. O'Neill stated that the Sandpiper gate final inspection with the County would be
106 soon and he expected it to open the first week of June.

107

108 **SEVENTH ORDER OF BUSINESS**

Engineer's Report: *Hole Montes, Inc.*

109

110 • **Update: Paving Schedule**

111 Mr. Cole reported the following:

112 ➤ Club Center Drive paving started today and will be completed within the next three
113 days. The contractor would also repair blemished areas damaged on Fiddler’s Creek Parkway at
114 the cut through entrance to the future commercial tract.

115 ➤ Runaway Lane repaving was completed; however, the contractor will need to repair
116 minor tire marks and oil stains on the pavers exiting onto Fiddler’s Creek Parkway.

117 ➤ The contractor is scheduled to replace sidewalks in several locations along
118 Championship Drive, east of Mulberry and west of Fiddler’s Creek Parkway. Regarding whether
119 warning signs will be placed on Championship Drive, Mr. Cole stated cones were put up. Mr.
120 Cole was asked to send Mr. Frechette the paving project schedule to e-blast to residents.

121 Mr. Schmitt asked Mr. Cole to make sure the contractor cleans the sand debris up off
122 Fiddler’s Creek Parkway at the turn onto Montreux Lane. He asked Mr. Frechette to have patrol
123 monitor were LandCare parks, as they were parked on Championship Drive, which prevented
124 others from seeing oncoming traffic. Mrs. Adams was asked to discuss this with LandCare.

125 ➤ AquaMatic completed installation of the blowoff valve at the east end of Marsh Drive
126 and a significant number of snails and other debris was flushed out; repair work was ongoing.

127 ➤ Phase 7 lake erosion repairs and the remaining punch list items were completed.

128 In response to questions regarding the Encroachment Agreements, Mr. Pires stated that
129 one was executed and the Developer provided the exhibits. He would forward the other five
130 agreements to Mr. Brougham next week for him to execute. Regarding fees, Mr. Pires stated
131 that Mr. Lewis was very helpful and comfortable with the \$52.50 per document recording fee;
132 he would notify Mr. Lewis of the other costs, estimated at \$500.

133

134 **EIGHTH ORDER OF BUSINESS**

**Update: Status of Disaster, Strategies &
Ideas Group, LLC (DSI) FEMA Appeal for
Hurricane Irma Recovery**

135

136

137

138 Mr. Brougham stated the District’s Consultant, Ms. Berry, replied to his email, stating
139 that she had not heard back from the Federal Emergency Management Agency (FEMA)
140 regarding the appeal but she would make some phone calls. Her contact responded the appeal
141 was moved up in priority and, if necessary, she would make further calls to escalate a response.

142

143 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05,
Designating Dates, Times and Locations for
Regular Meetings of the Board of**

144

145

Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

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Mr. Brougham presented Resolution 2021-05.

The following change was made to the Fiscal Year 2022 Meeting Schedule:

DATE: Delete November 10, 2021 meeting

MOTION by Mr. Christensen and seconded by Mr. Badessa, with all in favor, Resolution 2021-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022, as amended, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Mr. Brougham presented the Unaudited Financial Statements as of April 30, 2021. Mr. Adams was asked to have Accounting remove the \$15,000 "Revenue-Miscellaneous" line item from future Financial Statements and the proposed Fiscal Year 2022 budget, as the District is no longer managing clickers. The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 28, 2021 Regular Meeting Minutes

Mr. Brougham presented the April 28, 2021 Regular Meeting Minutes. The following change was made:

Line 24 and throughout: Change "Kertz" to "Kurtz"

MOTION by Mr. Slater and seconded by Mr. Schmitt, with all in favor, the April 28, 2021 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Items 2, 4, 6, 8 through 16, 18, 19, 20 and 22 through 25, were completed.

Item 1: Mr. Brougham agreed to Mr. Pires' fee of about \$10,000 and asked him to pursue a settlement offer for reimbursement of the District's legal costs. Mr. Pires would speak with Mr. Parisi about this matter.

185 Item 2: Although completed, Mr. Pires would request a copy of the County's
186 presentation and distribute it to the Board.

187

188 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

189

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

- 191 • **Consideration of Proposed Revised Billing Rates, Fees, Expenses and Charges**
192 **Beginning October 1, 2021**

193

194 **On MOTION by Mr. Brougham and seconded by Mr. Badessa, with all in favor,**
195 **the Woodward, Pires & Lombardo, P.A., Proposed Revised Billing Rates, Fee,**
196 **Expenses and Charges, Beginning October 1, 2021, was approved.**

197

198

199 Mr. Pires reported the following:

200 ➤ Mr. Adams and Mr. Pires worked on having a Motion to Dismiss filed in response to the
201 District being named in a foreclosure lawsuit where the lender alleged that the District's
202 assessments were inferior to the mortgage. The property was located on Cherry Oaks; he
203 expected the action to be dismissed shortly.

204 ➤ The Foundation engaged him to monitor the Conditional Use Permit for the Southern
205 Gas Propane Storage and Distribution Facility and attend the neighborhood information
206 meeting tomorrow.

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

- 208 • **NEXT MEETING DATE: June 23, 2021 at 8:00 A.M.**

209 ○ **QUORUM CHECK**

210 All Supervisors confirmed their attendance at the June 23, 2021 meeting.

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

212 The Field Operations Report was provided for informational purposes.

213 **D. Director of Safety, Health and Environment: *Shane Willis***

214 Remove this item from future agendas, as it is a duplicate of the Fifth Order of Business.

215

216 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

217

218 Mr. Brougham stated that Mr. Portnoff notified him about the Isla Del Sol Association’s
219 plans to seal coat Isla Del Sol Way this summer, from gate to gate, and Mr. Potnoff asked if the
220 District would participate in sealing approximately 45’ of CDD-owned property on the north
221 side. He asked Mr. Portnoff to have the contractor provide an estimate of the costs for the
222 District’s portion of the project, should the Board decide to proceed. Discussion ensued
223 regarding cost, the Association executing an Agreement for paver use on the south end and the
224 use of standard seal coating for 25 miles per hour (mph). The Board agreed to proceed with the
225 project.

226 Mr. Brougham asked what, from a legal perspective, the Association and the District
227 needed to do regarding Peppertree Village proceeding with demolishing and replacing their
228 entrance monuments. Mr. Pires provided several Agreement options. Mr. Brougham directed
229 Mr. Pires to proceed with the easiest solution, which would be an Encroachment Agreement.

230

FIFTEENTH ORDER OF BUSINESS

Public Comments

231

232 There were no public comments.

233
234 Mr. Brougham discussed a resident request to have her valley gutter replaced, as it was
235 leaving residue and not draining properly; however, upon inspection, it was determined that it
236 drained properly. Mrs. Adams stated that she invited the resident to the meeting to discuss it
237 with the Board but the resident was not in attendance. Mr. Brougham asked the Board and
238 Staff to invite residents with complaints to attend District meetings. A Board Member recalled
239 an open complaint from residents who want concrete repair work to be redone. Mr. Cole
240 noted that the contractor is working on getting a stain to match the existing roadside curbs.

241 Mr. Brougham asked if the cleaning machine was back in operation. Mr. Albeit replied
242 affirmatively; however, The Foundation is purchasing a new and improved one. In response to a
243 request, Mr. Albeit would ask the Facilities Department if they can clean the pavers at the main
244 entrance while cleaning the sidewalk. Mrs. Adams would review the contract with The
245 Foundation, as she thought that was already included in the contract.

246

SIXTEENTH ORDER OF BUSINESS

Adjournment

247

248 There being nothing further to discuss, the meeting adjourned at 8:58 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

12

FIDDLER'S CREEK CDD #1

	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	2.24.21	ACTION	Mr. Cole to discuss the issue of white concrete mix with the contractor. 03.21.21: Mr. Cole to make sure an areas is tested prior to staining.			X	4.28.21
2	06.24.20	ACTION	Mr. Pires to send a letter requesting the County provide information showing there would be no adverse impacts to Fiddler's Creek in regard to water quality or staging of flood levels. 03.24.21: New County Project Manager/consultant assigned and might attend the April 2021 meeting.			X	05.26.21
3	08.26.20	ACTION	Mr. Cole to request an estimate for milling and repaving of the striping on Runaway Lane. 09.23.20, Mr. Cole waiting for quote. May be scheduled for spring 2021. 03.21.21: Mr. Cole to follow up and provide an additional proposal to Mrs. Adams.			X	05.26.21
4	09.23.20	ACTION	Mr. Cole to ensure catch basins in drainage easements were checked and cleared. 12.09.20: Mr. Cole to spot check in the villages.			X	05.26.21
5	12.09.20	ACTION	Mrs. Adams to follow up with Mr. Parisi regarding the Unaudited Financials line item "Due from FC Foundation" in the amount of \$1,788			X	05.26.21
6	1.27.21	ACTION	Mr. Cole to survey Lake 41-B for erosion along the shore.			X	05.26.21
7	1.27.21	ACTION	Sandpiper/US41 traffic signal costs to be included in Draft Fiscal Year 2022 budget.			X	05.26.21
8	1.27.21	ACTION	Mr. Willis to assist Ms. Smith with contacting a Contractor for pumphouse doorjamb repairs. As of 2.24.21: This item is placed on hold until pump house repairs are addressed in 2022.			X	05.26.21
9	2.24.21	ACTION	Ms. Smith to ensure the concrete stump from the unnecessary pedestrian crossing sign on Fiddler's Creek Parkway is removed.			X	05.26.21
10	2.24.21	ACTION	Mr. Cole to provide a pump house repair schedule with an associated timeline with related expenses for planning purposes.			X	05.26.21
11	2.24.21	ACTION	Mr. Adams to ensure write-off of \$4,942 "C&C tree svc retainage" listed in the Unaudited Financial Statements.			X	05.26.21
12	2.24.21	ACTION	Mr. Willis and/or Mr. Cole to create a manual checklist or procedure to ensure the CDD office receives notification of contractors working in the District.			X	05.26.21
13	2.24.21	ACTION	Ms. Smith to ensure attention is paid to the trimmed height of vegetation in parkway medians and intersections, and to check height above the pavement to keep line of sight clear.			X	05.26.21

FIDDLER'S CREEK CDD #1

14	3.24.21	ACTION	Mr. Cole to research whether the blow off valve should have been installed during the original construction.			X	05.26.21
15	3.24.21	ACTION	Mr. Cole to ensure that the catch basins in Runaway Bay are checked.			X	05.26.21
16	3.24.21	ACTION	Ms. Berry to prepare and submit FEMA appeal for Hurricane Irma for the Board's review by April 1, in advance of the April 19, 2021 deadline.			X	05.26.21
17	3.24.21	ACTION	Mrs. Adams to ensure that the \$1,788 "Due from FC foundation" line item, on Page 1, is removed from the Balance Sheet.			X	05.26.21
18	3.24.21	ACTION	Mrs. Adams to review the asset list regarding the addition of a gatehouse on Championship Drive.			X	05.26.21
19	3.24.21	ACTION	The Fiscal Year 2020 Audit to be presented at the next meeting.			X	05.26.21
20	3.24.21	ACTION	Staff to ensure that LandCare examines all shrubbery and cuts back or cuts down shrubbery blocking visibility, replacing with 6' high plantings where necessary.			X	05.26.21

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

13B

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2020	Public Hearing & Regular Meeting	8:00 AM
Join Zoom Meeting: https://us02web.zoom.us/j/81841398733 ; Meeting ID: 818 4139 8733 Dial by Location: 1-929-205-6099, Meeting ID: 818 4139 8733		
November 11, 2020*	Regular Meeting	8:00 AM
December 9, 2020*	Regular Meeting	8:00 AM
January 27, 2021	Regular Meeting	8:00 AM
February 24, 2021	Regular Meeting	8:00 AM
March 24, 2021	Regular Meeting	8:00 AM
April 28, 2021	Regular Meeting	8:00 AM
May 26, 2021	Regular Meeting	8:00 AM
June 23, 2021	Regular Meeting	8:00 AM
July 28, 2021	Regular Meeting	8:00 AM
August 25, 2021	Public Hearing & Regular Meeting	8:00 AM
September 22, 2021	Regular Meeting	8:00 AM

*Exceptions

November meeting date is two weeks earlier to accommodate Thanksgiving Holiday

December meeting date is two weeks earlier to accommodate Christmas Holiday