

FIDDLER'S CREEK

COMMUNITY DEVELOPMENT

DISTRICT #1

August 27, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

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

**AGENDA
LETTER**

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

August 20, 2025

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 Public Hearing and Regular Meeting on August 27, 2025 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. Presentation: FMSBonds Plan of Refinancing
4. Quality Control Lake Report - Premier Lakes, Inc. (*Bill Kurth*)
5. Health, Safety and Environment Reports (*Ryan Hennessey*)
 - A. Irrigation and Pressure Cleaning Efforts
 - B. Security and Safety Update
6. Developer's Report
7. Engineer's Report: *Bowman Company*
8. Continued Discussion: Irrigation Action Items
9. Discussion/Consideration: Pump House #2 - Construction Proposals
 - A. Kyle Construction, Inc. Proposal
 - B. Quality Enterprises USA, Inc. Proposal # 25025FL
10. Consideration: Proposal for the Permanent Signs and the Locations
11. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
12. Consideration of Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
13. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
14. Acceptance of Unaudited Financial Statements as of July 31, 2025
15. Approval of July 23, 2025 Regular Meeting Minutes
16. Action/Agenda or Completed Items
17. Staff Reports
 - A. District Counsel: *Woodward, Pires and Lombardo, P.A.*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 24, 2025 at 8:00 AM
 - QUORUM CHECK

SEAT 1	JOSEPH BADESSA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	TORBEN CHRISTENSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSEPH SCHMITT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOSEPH MAYER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	FRANK WEINBERG	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
18. Supervisors' Requests
19. Public Comments

20. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 709 724 7992

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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Fiddler's Creek #1 Community Development District

**Presentation to the
Board of Supervisors**

Disclosure

FMS Role As Underwriter

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

Contents

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

Plan of Refinancing

Executive Summary

- The Fiddler's Creek #1 CDD previously issued bonds in order to finance a portion of the water, sewer, and roadway improvements for the community.
- The Series 2014-1 Bonds are currently outstanding in the principal amount of \$2,205,000 with a maturity of 2033 and an interest rate of 6.625%.
- The Series 2014-1 Bonds can be refinanced at a lower rate to achieve annual debt service savings for the District.
Approximate annual savings is 12.18%.
- The maturity of the refinancing issuance will be the same as the Series 2014-1 Bonds, 2033.

Plan of Refinancing

Proposed Loan – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par.
- Term: Final Maturity of 2033, same as 2014-1 Bonds.
- Debt Service: Level debt service through maturity.
- Coupon: Approx. 4.25% fixed rate if issued today.
- Rating: No Rating required.
- Reserve Fund: Not required. Current bonds have a ~\$9,700 reserve fund.
- Issuance Costs: All costs of refinancing are included in the financing so there are NO out of pocket costs for the District.
- Timing: 6-8 weeks to close, depending on board action.

Plan of Refinancing

Savings/Proceeds Summary

	<u>2014-1 Bonds</u>	<u>Refunding Bonds</u>
Bonds Outstanding	\$2,205,000	\$2,115,000
Average Yield (1)	6.625%	4.25%
Average Annual Debt Service (2)	\$355,146	\$311,903
Total Debt Service 2026-2033	\$2,841,166	\$2,495,226
Reserve Fund	\$9,700	N/A
Call Date	Currently Callable	Non-Callable
Final Maturity	2033	2033
<u>SAVINGS SUMMARY</u>		
Annual Savings - District		\$43,242
Annual Savings - %		12.18%
Total Savings - District		\$345,939

(1) Preliminary and subject to change, actual rate will be set once term sheet is signed.

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

II. FMS Bonds

Firm Overview and Experience

FMS Bonds Overview

- FMS Bonds, Inc. is one of the largest privately held municipal bond broker dealers in the US.
- The firm, which has been in business for over 40 years, employs over 125 professionals which serve institutional and retail clients.
- FMS is the market leader in underwriting and placing financings for Community Development Districts.
- FMS personnel has handled over 600 financings for Community Development Districts representing over \$12 billion in volume.
- FMS served as the underwriter for the Series 2014-1 Bonds.

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
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Fiddler's Creek CDD #1 August 2025 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
1	Treated	Grasses	7/17/2025		
2	Treated	Grasses	7/17/2025		
3	Treated	Grasses	7/17/2025		
4	Treated	Grasses & Algae	7/17/2025		
4A	Treated	Grasses	7/17/2025		
5	Treated	Grasses	7/17/2025		
6	Inspected		7/3/2025		
7	Treated	Grasses & Algae	7/17/2025		
7A	Treated	Grasses & Algae	7/17/2025		
8	Inspected				
9	Inspected				
10	Treated	Grasses, Broadleaves, Vines & Alligator weed	7/31/2025, 8/7/2025		
15	Treated	Grasses & Shoreline weeds	7/17/2025, 7/25/2025, 8/7/2025		

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
16	Treated	Grasses & Shoreline weeds	7/17/2025, 8/7/2025		
17	Treated	Grasses & Shoreline weeds	7/17/2025, 8/7/2025		
18	Treated	Grasses & Shoreline weeds	8/7/2025		
21	Treated	Grasses, Shoreline weeds & Algae	8/7/2025		
22	Treated	Grasses & Shoreline weeds	8/7/2025		
30	Treated	Grasses, Shoreline weeds & Algae	8/7/2025		
34	Inspected		7/3/2025		
34A	Treated	Torpedo grass & Shoreline weeds	7/24/2025		
34B	Treated	Torpedo grass & Shoreline weeds	7/24/2025		
35	Inspected				
36	Treated	Grasses	7./24/2025		
37A/B	Inspected				
38A/B/C	Treated	Grasses & Broadleaves	7./24/2025, 7/31/2025		
39A/B	Treated	Grasses, Torpedo grass & Shoreline weeds	7/17/2025, 8/7/2025	8/7 no algae noticed	
40A/B	Treated	Grasses, Broadleaves, Vines & Alligator weed	7/31/2025		
41A1/A	Treated	Grasses, Broadleaves, Vines & Alligator weed	7./24/2025, 7/31/2025		

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
41B1/B2/C	Treated	Grasses, Broadleaves, Vines & Alligator weed	7./24/2025, 7/31/2025		
42A/B	Treated	Grasses, Broadleaves, Vines & Alligator weed	7/31/2025		
43B	Treated	Grasses, Broadleaves, Vines & Alligator weed	7/17/2025, 07/31/2025		
44	Inspected				
50A/B	Treated	Torpedo grass, Shoreline weeds, vines, Alligator weeds & Grasses	7/24/2025, 7/31/2025, 8/7/2025	8/7 no algae noticed	
70A/B	Treated	Grasses, Broadleaves & Torpedo grass	7/31/2025, 8/7/2025	8/7 no algae noticed	
78A/B	Treated	Torpedo grass & Shoreline weeds	7/24/2025, 8/7/2025	8/7 no algae noticed	
79A	Treated	Torpedo grass & Shoreline weeds	8/7/2025	no algae noticed	
95	Inspected				
FC1	Inspected				
FC2A/B/BL1&BL2	Treated	Torpedo grass & Shoreline weeds	7/24/2025		
FC3	Inspected				

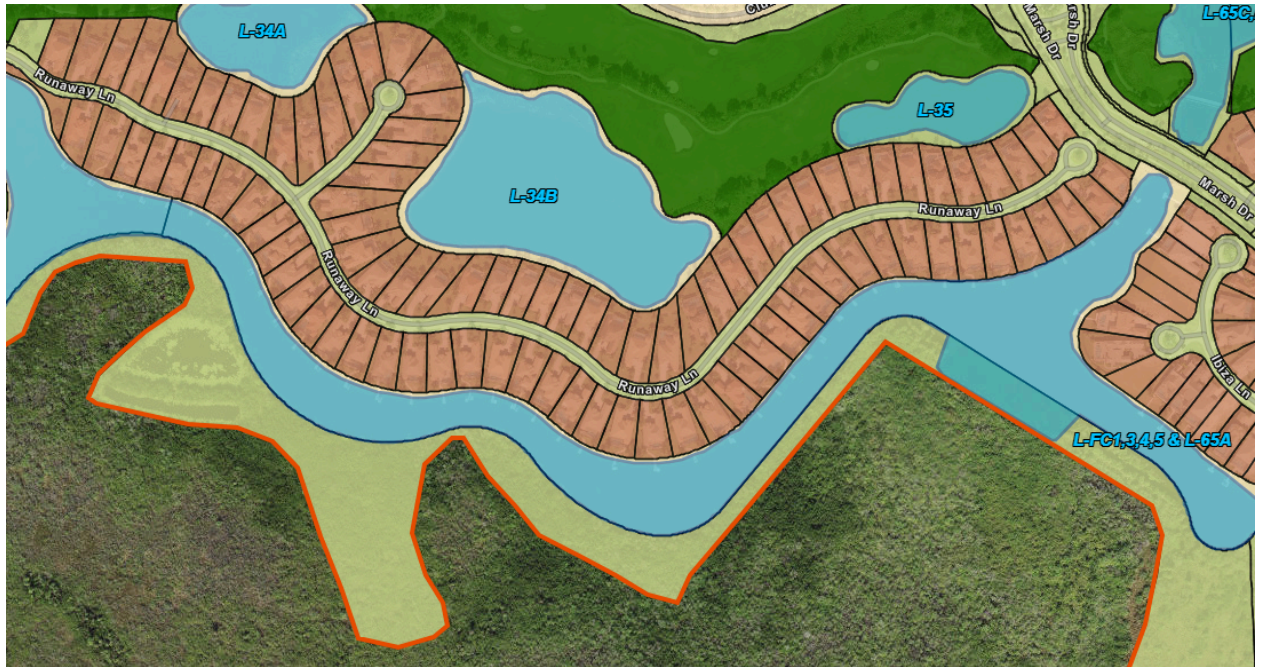
Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
FC4	Inspected				
FC5	Inspected				
65A	Treated	Torpedo grass & Shoreline weeds	8/7/2025	no algae noticed	
65B	Inspected				
65C	Inspected				
65D	Inspected				
65E1	Treated	Grasses & Shoreline weeds	8/7/2025		
6E2	Inspected				
65F	Inspected				
Cardinal Cove	Inspected				
GC Hole 13	Treated	Grasses & Broadleaves	7/31/2025		
Swale/OutFall-1	Inspected				
Swale/OutFall-2	Treated	Grasses	7./24/2025		
Swale/OutFall-3	Treated	Grasses & Shoreline weeds	8/7/2025		

Fiddler's Creek CDD #1 Monthly Summary & Next Steps

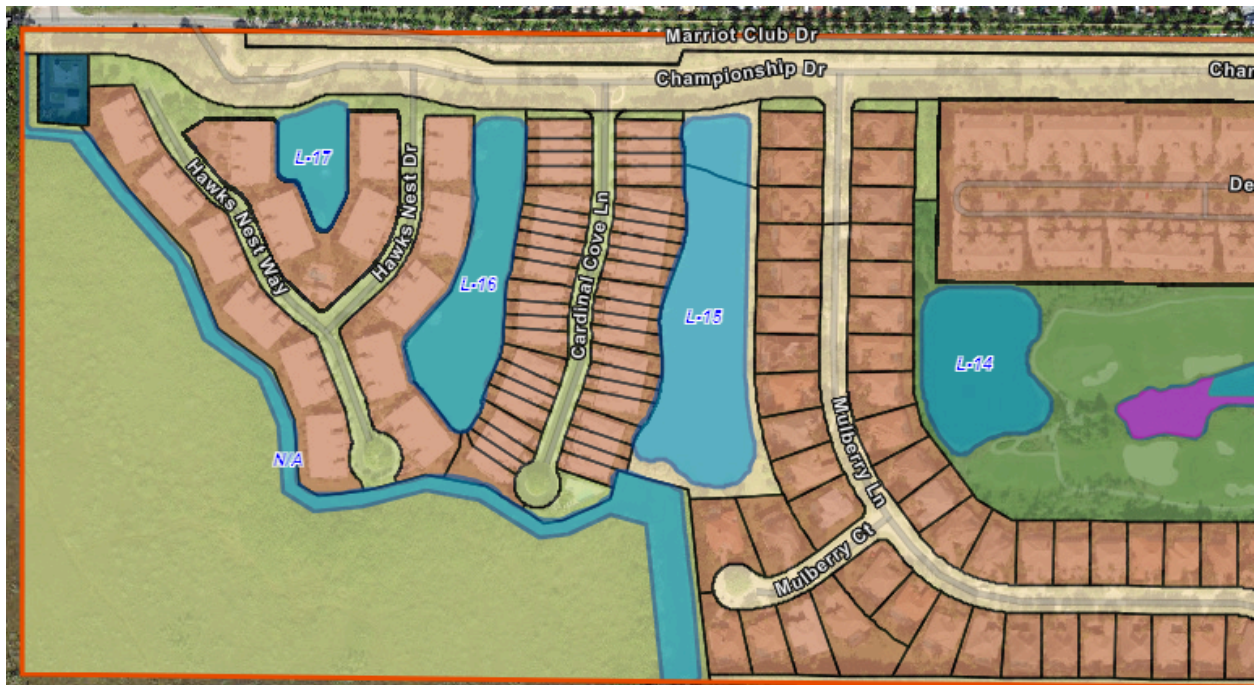
Routine maintenance of shoreline weeds mostly over the last month. On 7/31 we walked through some of the very large littoral areas to control weeds on the shelves. This time of year, it's a slow go with deeper water

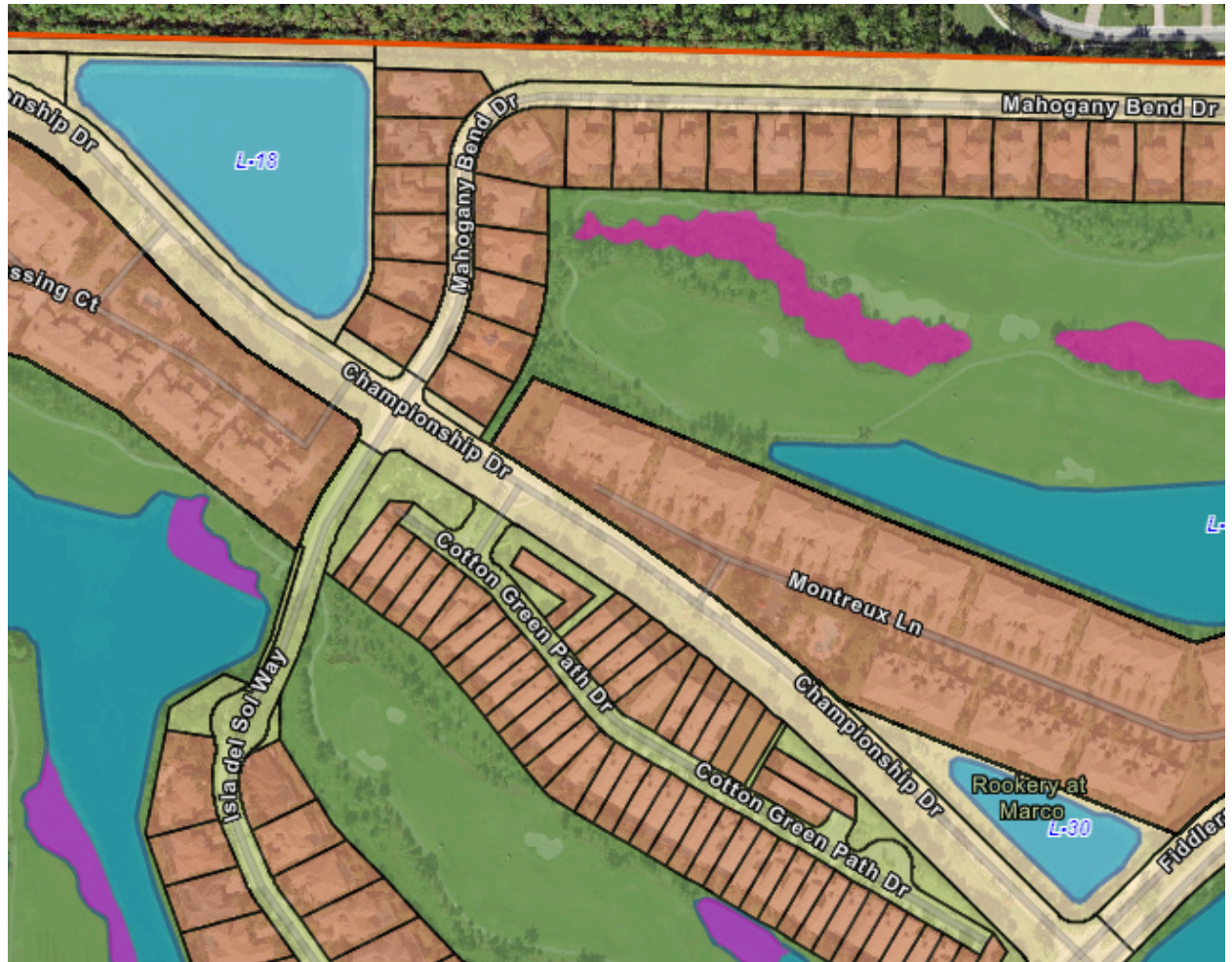
GIS Site Maps







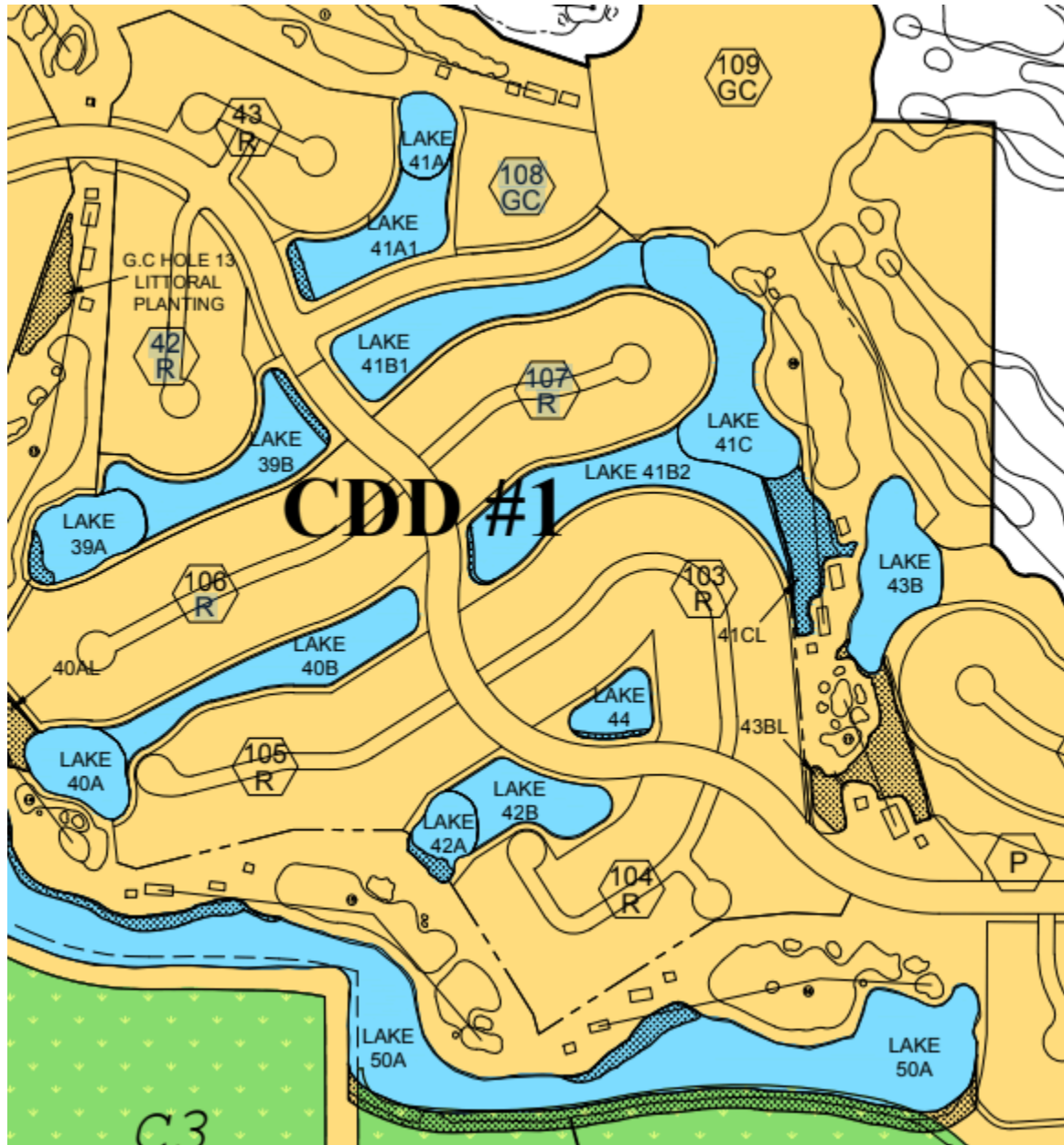


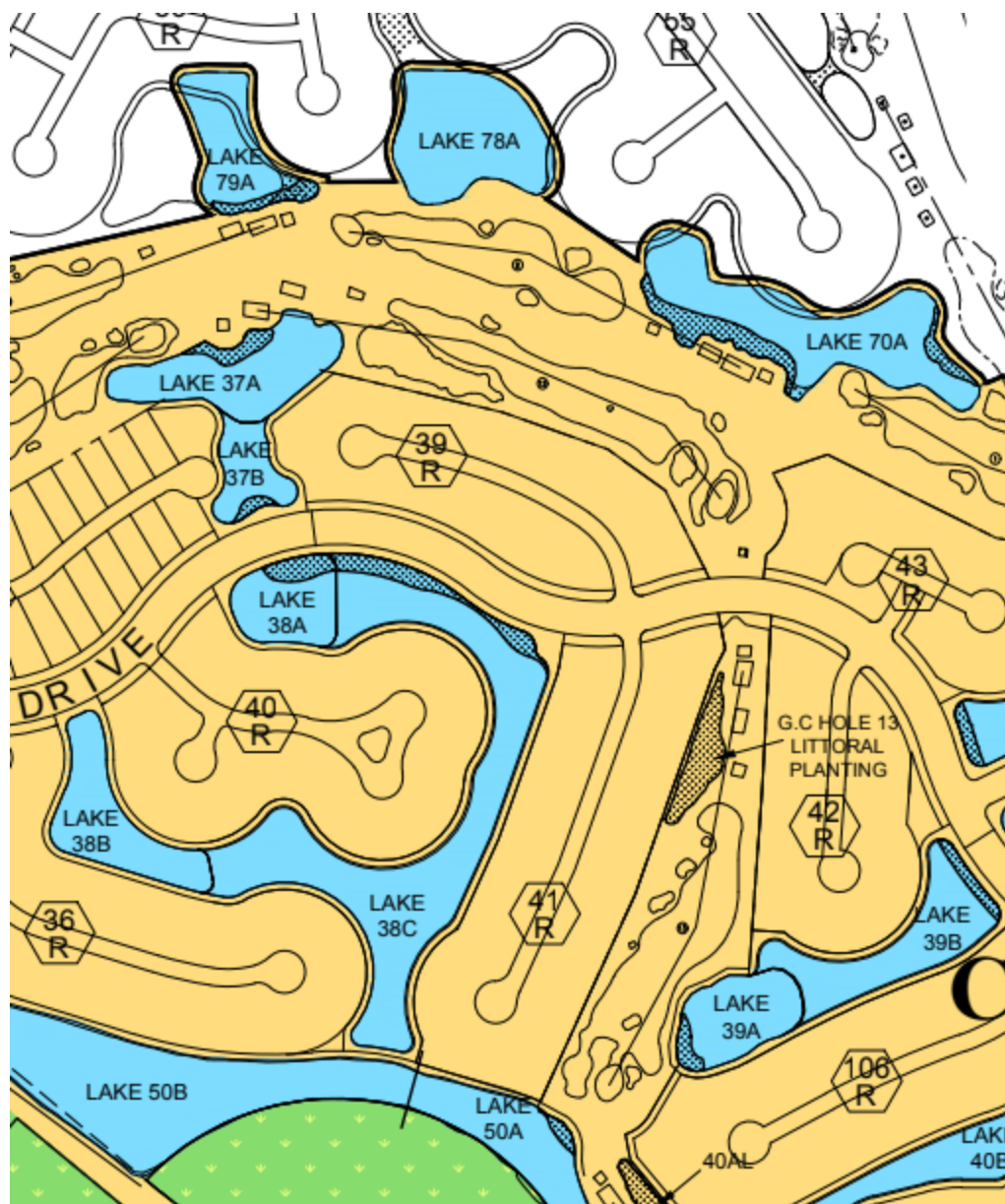


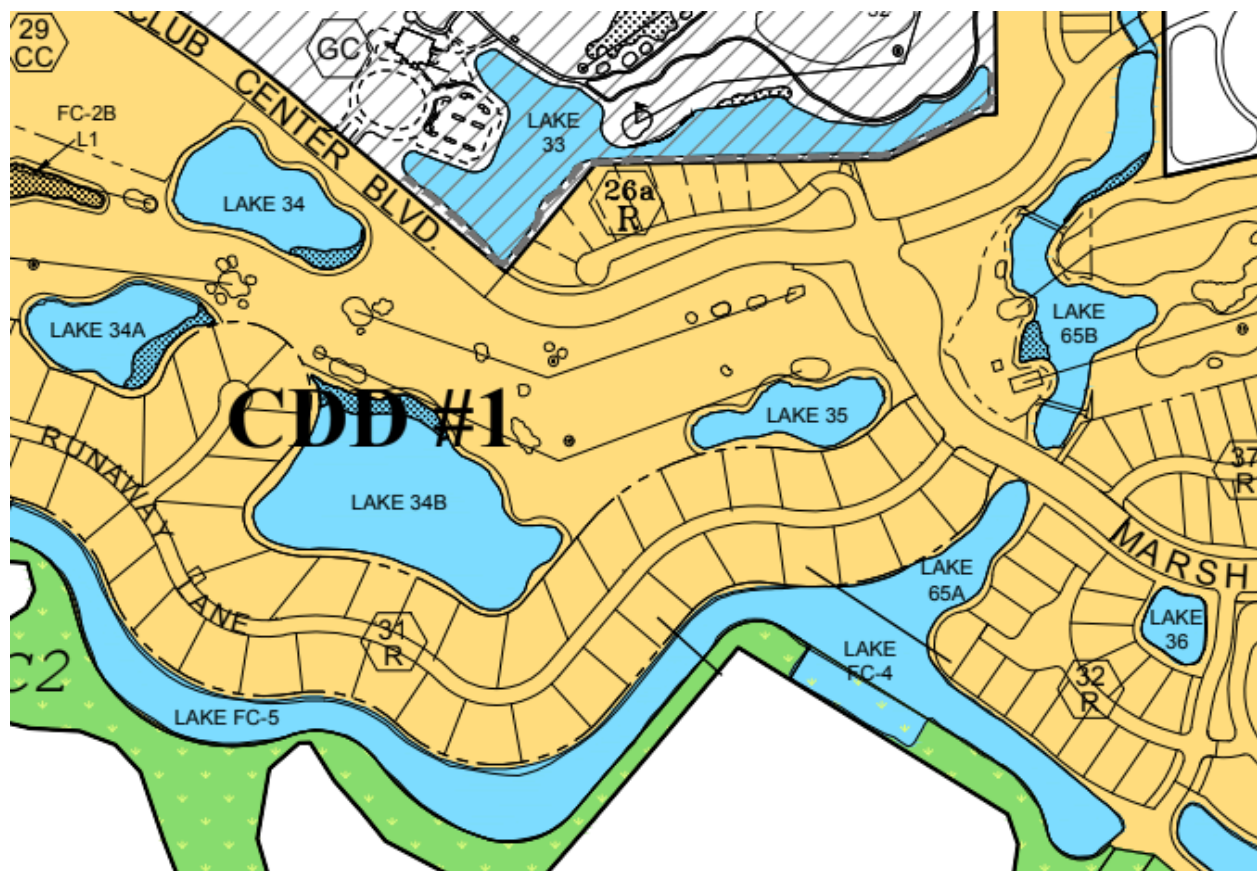




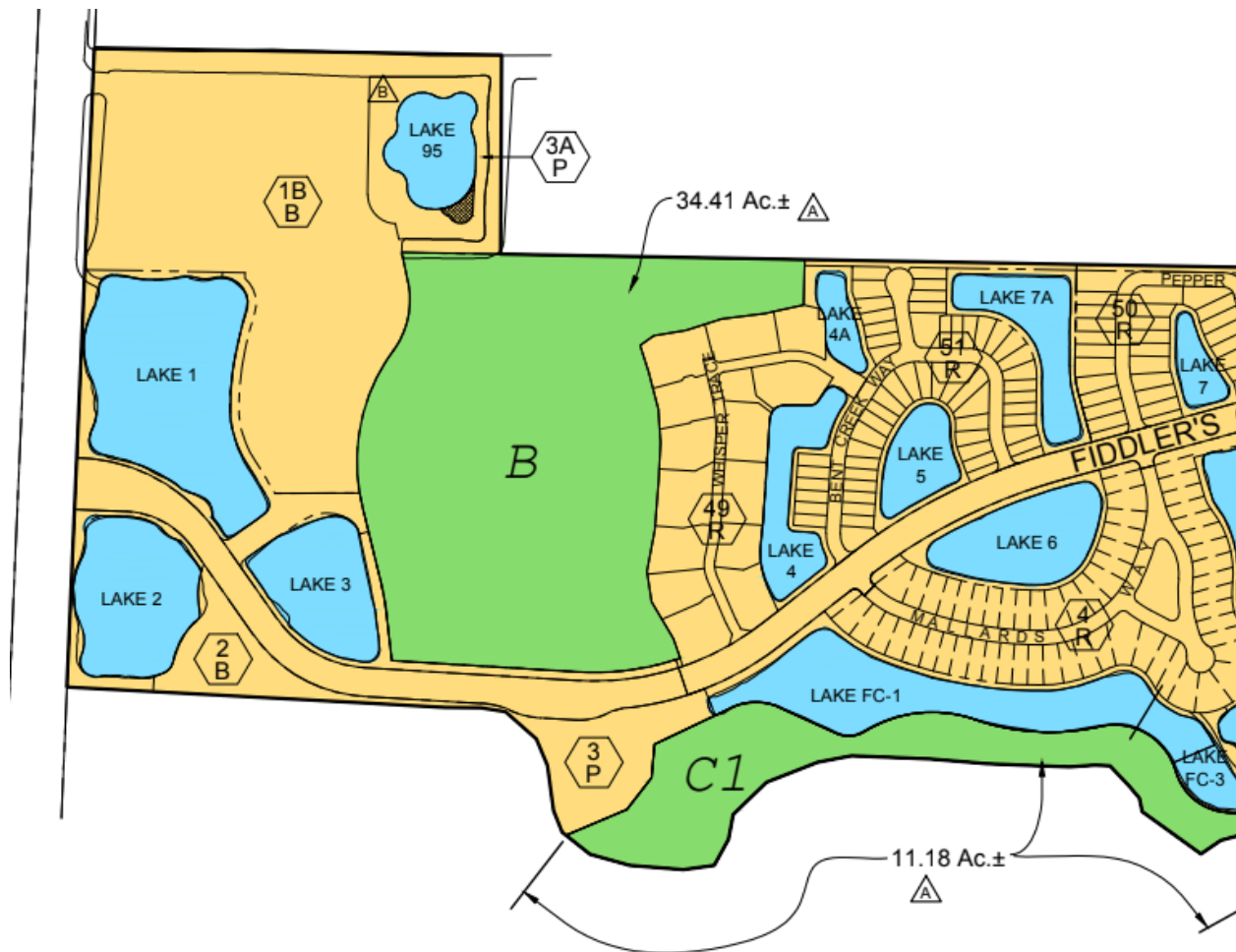
Fiddler's Creek CDD #1 Alternative Site Maps

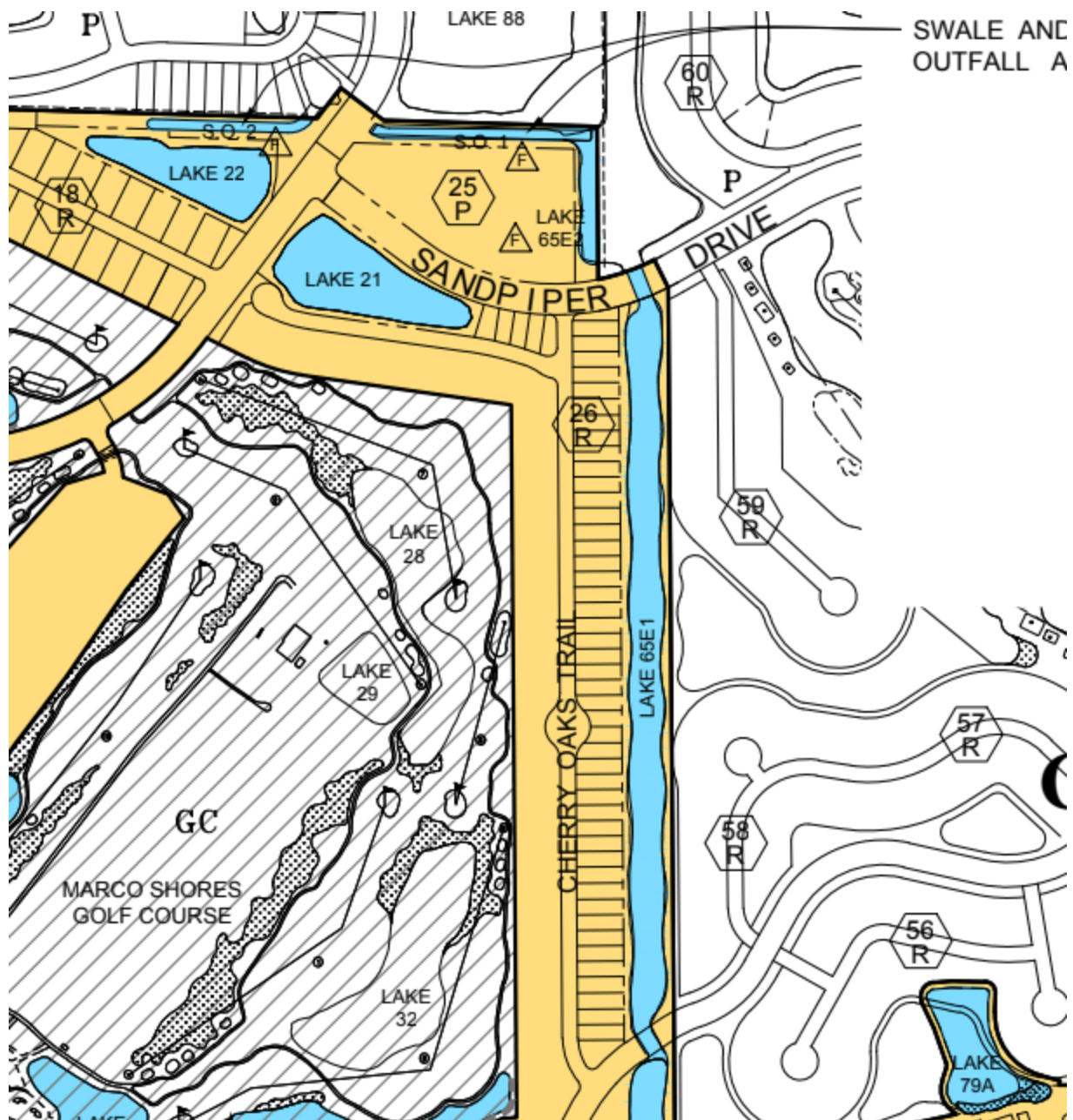


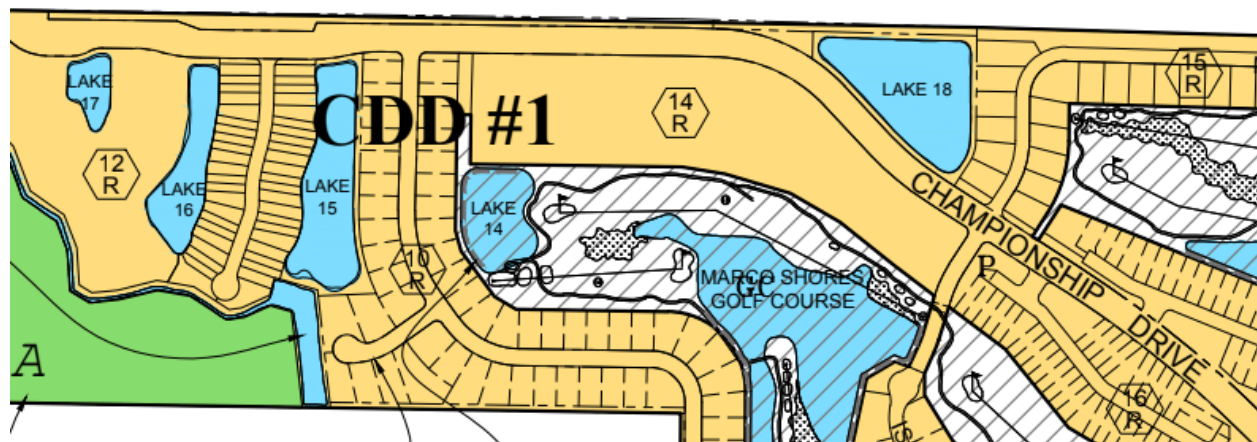












**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

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

5A

CDD I

JULY 2025

PRESENTED BY: RYAN HENNESSEY & JOSEPH PARISI



FIDDLER'S
CREEK
Naples

CDD I FOUNDATION CONTRACTED RESPONSIBILITIES

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



TREE CANOPY TRIMMING

- Began the second round of trimming the palms and fruited palms throughout CDD#1.

RAINFALL DATA JULY

2025

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

2024

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



IRRIGATION PROJECTED USAGE

- 19 Programmed Village Satellites
 - Monday, Wednesday & Saturday
 - 9:00 pm – 8:00 am
 - 13 Possible Run Cycles / 5 rain holds
- 11 Programmed Common Satellites
 - Tuesday, Thursday & Sunday
 - 14 Possible Run Cycles / 4 rain holds
- Estimated July Water Usage
 - Villages: 4,958,088 Gallons
 - Common: 2,683,610 Gallons
- Total Water Usage in July 2024 was 32,757,278 gallons.
- Total Water Usage in July 2025 was 45,952,850 gallons.
- *Does not account for non-scheduled water usage such as leaks, wet checks, manual runs, battery timers, individual residential timers, and manual Toro clocks.



PUMP STATION USAGE IN FIDDLER'S CREEK

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

IRRIGATION REPORT

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

I-7 Third Tunnel

7/2/25- Request from GulfScapes to troubleshoot this satellite. Found a blown 8-amp common fuse and replaced the fuse at no charge.

I-8 Isla & Championship

7/7/25- Experienced power failure on this date as well as 7/18/25 and 7/24/25. Restarted radio each time.

I-12 Forth Tunnel

7/16/25- Communication failure. Cleaned all radio and modem connections before installing a rebuilt radio at no charge.

I-2 Guardhouse

7/23/25- Communication failure due to a bad faceplate, modem & distribution board. Billed CDD#1 \$920.50.

I-13 Mahogany Bend

7/30/25- Power failure, restarted and remotely downloaded data.



PRESSURE WASHING

- **Recently Completed:**

- Sandpiper Drive
- Championship Drive
- Mahogany Bend Drive

- **Presently Working:**

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



● Current Month Progress

February '26

September

August

December

January '26

October

July

Golf
clubhouse

Future Wellness and
Tennis Center

The Club & Spa

**Tennis &
Pickleball Facility**

Temporary
Driving Range

March Events



Questions?

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

5B

Safety Department Update- July 2025

DIRECTOR OF SECURITY & COMMUNITY SERVICES–
Ryan Hennessey

SAFETY MANAGER –
Richard Renaud

ENVIRONMENTAL, HEALTH & SAFETY MANAGER–
Marie Puckett



Gate Access Control

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

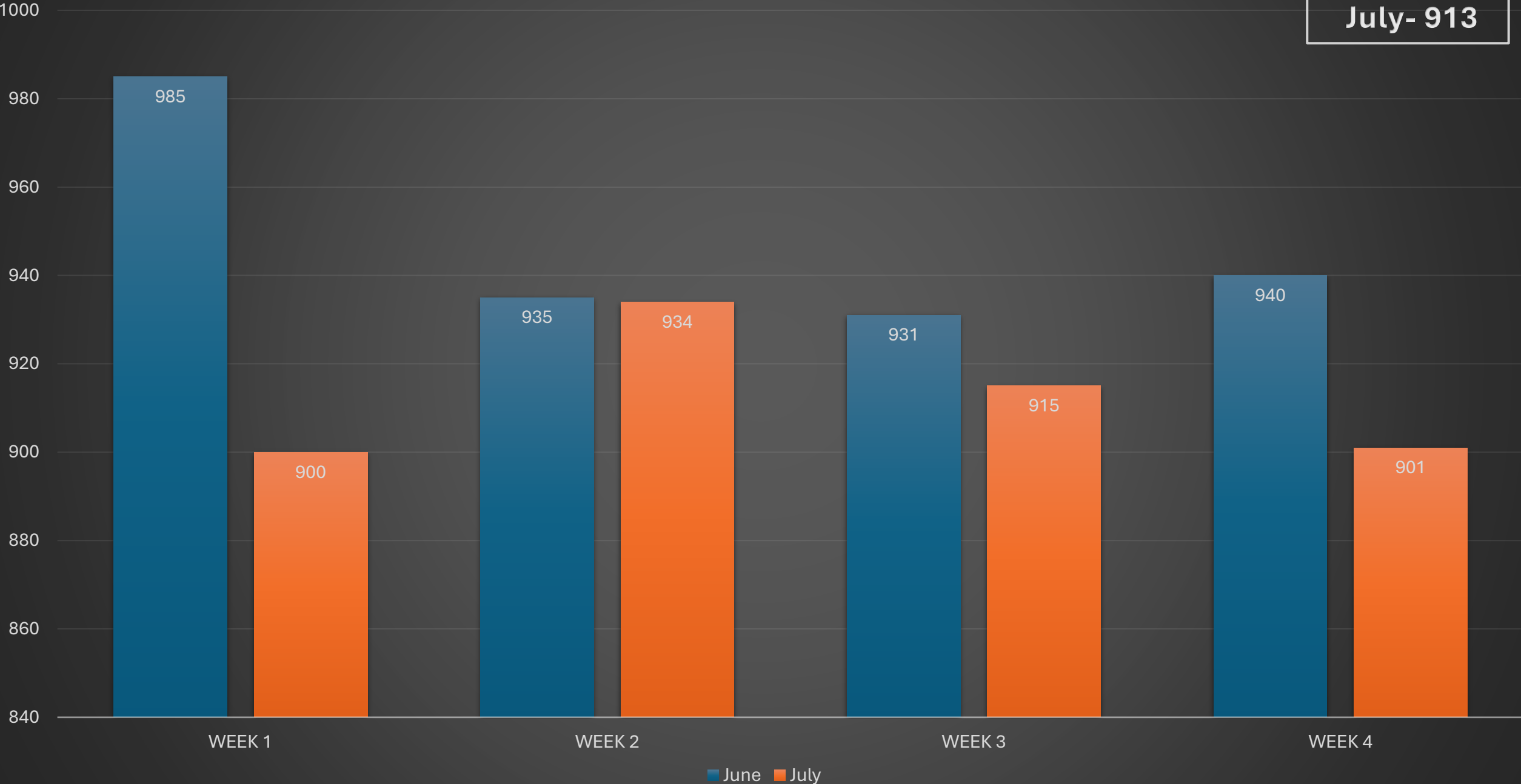
WE ARE NOT FIRST RESPONDERS, ALWAYS CALL 911 FOR
AN EMERGENCY

THEN CALL COMMUNITY PATROL TO INFORM THEM OF THE
INCIDENT

Occupancy Report: June-July 2025

June- 948

July- 913

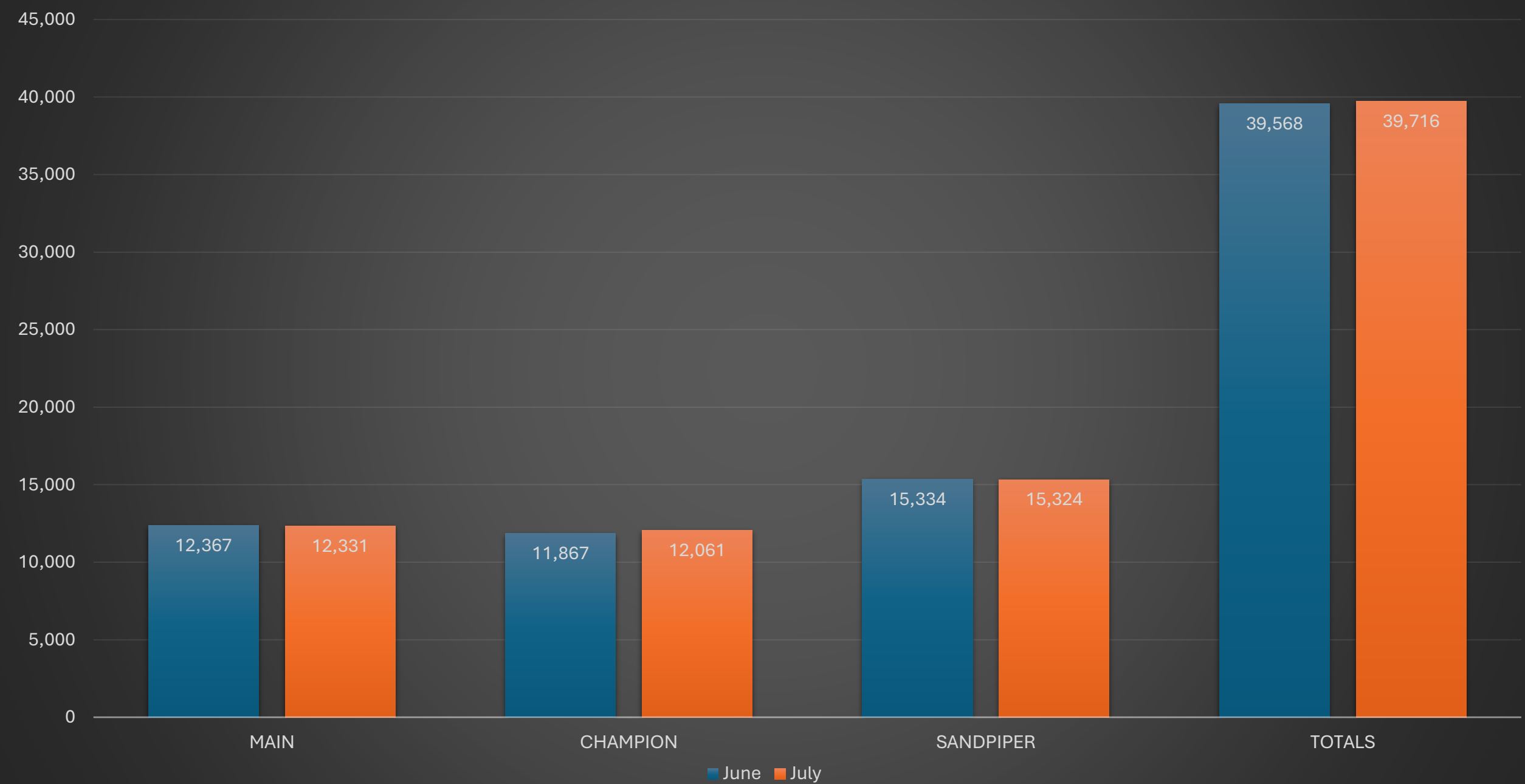


GATEHOUSES and PATROLS

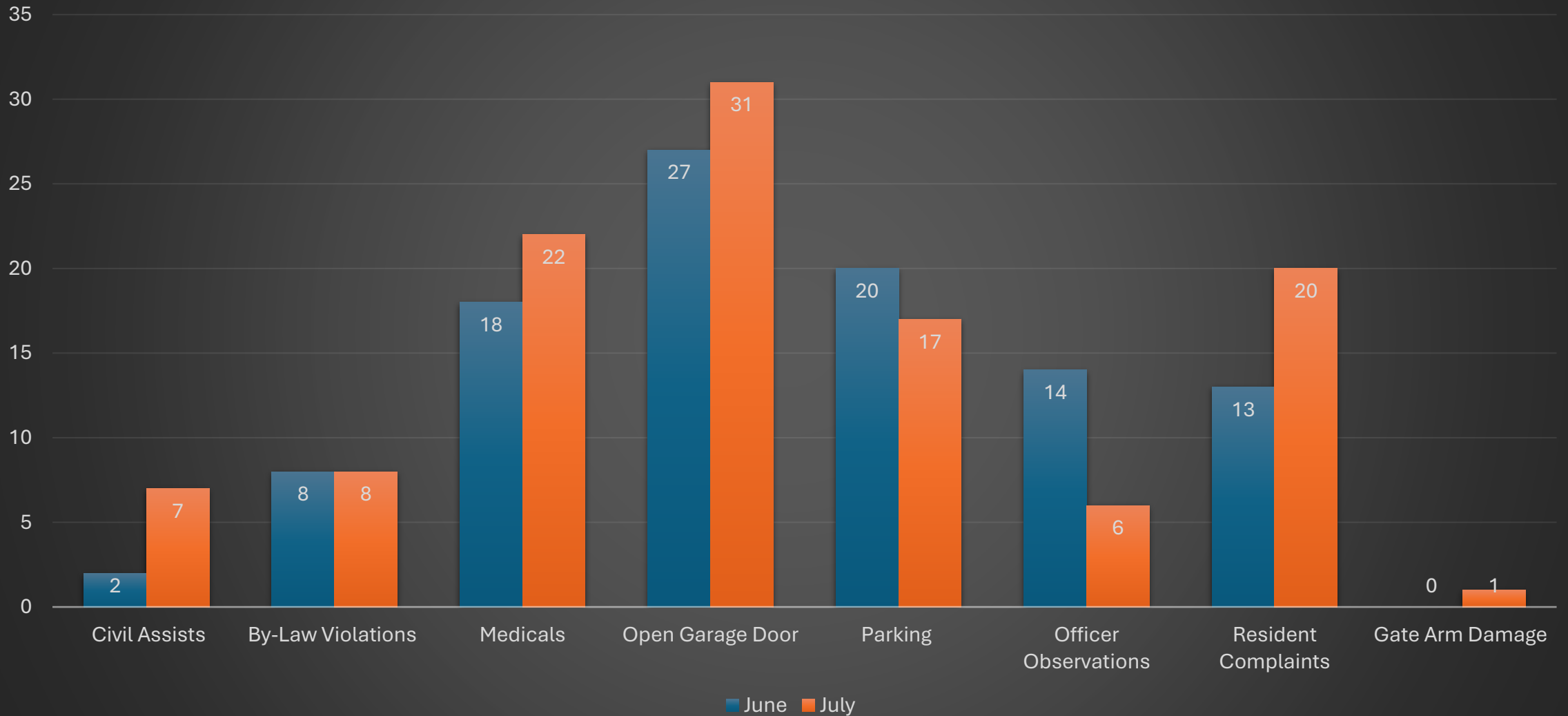
- Sandpiper, Championship, Main (24/7)
- 2 Patrols per shift (24/7)



GATE HOUSE ACTIVITY: June-July 2025



Incident Reports: June-July 2025

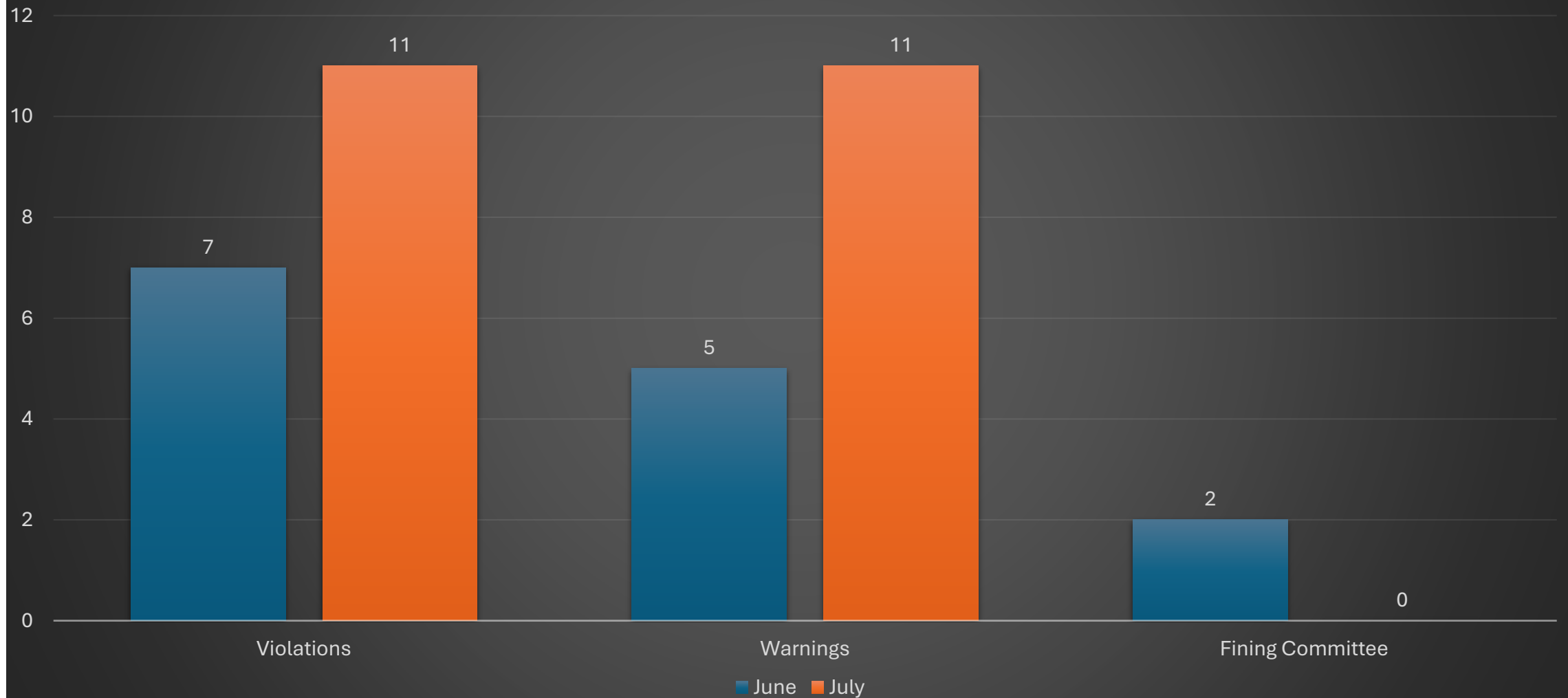


SPEED DETECTION and ENFORCEMENT

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



Traffic Hawk Speeding Violations: June-July 2025



Fiddler's Creek

CCSO Statistics

July 2025



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

QUESTIONS?

- Thank you



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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memo

To: Fiddler's Creek CDD #1
From: John C. Baker, P.E.
CC:
Date: 08/19/2025
Re: Golf Course Access Restoration

Comments: Bowman Consulting was tasked with inspecting the golf course access along Mulberry Lane, Club Center Blvd., and Runaway Lane used for recent work on the course – these access points were disturbed in the construction process and in need of restoration at completion of work.

Please accept this memorandum as Bowman's assurance that the accesses were fully restored, as confirmed during a site inspection on August 13th, 2025. During this inspection it was noted that the access created on Runaway Ln. has been stabilized, but work remains in progress on the golf course nearby. We will perform a followup inspection when the golf course work is complete.

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

9A

KYLE CONSTRUCTION, INC.

3636 PROSPECT AVENUE

NAPLES, FL 34104

Ph: 643-7059

Fax: 643-4679

PROPOSAL

DATE

7/16/25

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

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

PRICE INCLUDES: ALL LABOR, EQUIPMENT, & MATERIAL.

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

9B



PROPOSAL

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

Fiddlers Creek CDD2

PROPOSAL SUBMITTED TO:

4/29/2025

DATE

25025FL

PROPOSAL #

9220 Bonita Beach Rd, Suite 214

STREET

Lou Gaudio

SALES REPRESENTATIVE

Bonita Springs, FL 34135

CITY, STATE, ZIP

Fiddlers Creek Pump House 2 – Pipe Repair

JOB NAME

Cleo Adams, District Manager

ATTN.:

Naples, FL

JOB LOCATION

PHONE NO.

FAX NO.

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

Scope:

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

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

Bid Total: \$ 46,185.00

CUSTOMER – SIGNATURE & DATE

QUALITY ENTERPRISES USA, INC. – SIGNATURE & DATE

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

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

11A

Serial Number
25-01159C

Business Observer

Published Weekly
Naples, Collier County, Florida

COUNTY OF COLLIER

STATE OF FLORIDA

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

being a Notice of Public Hearing

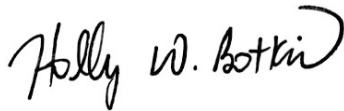
in the matter of Notice of public hearing to consider adoption of fiscal year 2026 proposed budget(s) et al

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

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

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

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



Holly Botkin

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

15th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



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

**FIDDLER'S CREEK COMMUNITY
DEVELOPMENT DISTRICT #1
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of Fiddler's Creek Community Development District #1 ("District") will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025
TIME: 8:00 a.m.
LOCATION:
Fiddler's Creek Club and Spa
3470 Club Center Boulevard
Naples, Florida 34114

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

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

Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

August 8, 15, 2025

25-01159C

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

11B

RESOLUTION 2025-05

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

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Fiddler's Creek Community Development District #1 a proposed budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes (**“Adopted Budget”**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Fiddler’s Creek Community Development District #1 for the Fiscal Year Ending September 30, 2026”.
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$7,123,517 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND 001	\$5,007,400
TOTAL DEBT SERVICES FUND – SERIES 2014-1	\$ 374,647
TOTAL DEBT SERVICES FUND – SERIES 2014-2A	\$ 366,594
TOTAL DEBT SERVICES FUND – SERIES 2014-2B	\$ 151,776
TOTAL DEBT SERVICES FUND – SERIES 2014-3	\$ 592,700
TOTAL DEBT SERVICES FUND – SERIES 2014-4	<u>\$ 630,400</u>
TOTAL ALL FUNDS	\$7,123,517

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

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

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
PROPOSED BUDGET
FISCAL YEAR 2026**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	2,859,667				\$ 2,859,671
Allowable discounts (4%)	(114,387)				(114,387)
Assessment levy: on-roll - net	2,745,280	\$ 2,605,605	\$ 139,675	\$ 2,745,280	2,745,284
Assessment levy: off-roll	422,395	211,198	211,197	422,395	422,396
Interest	50,000	52,683	20,000	72,683	50,000
Total revenues	3,217,675	2,869,486	370,872	3,240,358	3,217,680
EXPENDITURES					
Professional and administrative					
Supervisors	12,918	5,167	7,751	12,918	12,918
Management	60,525	30,263	30,262	60,525	60,525
Assessment roll preparation	25,490	12,745	12,745	25,490	25,490
Accounting services	19,764	9,882	9,882	19,764	19,764
Audit	15,400	-	15,400	15,400	15,400
Legal	25,000	8,074	16,926	25,000	25,000
Legal - special counsel	-	5,245	-	5,245	-
Legal - litigation	-	4,531	-	4,531	-
Engineering	75,000	27,032	47,968	75,000	75,000
Telephone	897	449	448	897	928
Postage	2,300	1,177	1,123	2,300	2,300
Insurance	24,586	25,116	-	25,116	27,500
Printing and binding	659	330	329	659	659
Legal advertising	2,000	998	1,002	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	524	2,000	2,524	4,000
Website/ADA	920	210	710	920	920
Dissemination agent	11,828	5,914	5,914	11,828	11,828
Total professional and administrative	301,712	137,832	172,710	310,542	304,657
Field management					
Field management services	26,237	13,119	13,118	26,237	26,237
Total field management	26,237	13,119	13,118	26,237	26,237
Water management					
Other contractual	317,858	175,869	141,989	317,858	542,858
Fountains	90,000	142,701	20,000	162,701	93,000
Total water management	407,858	318,570	161,989	480,559	635,858

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Street lighting					
Contractual services	15,000	6,151	8,849	15,000	15,000
Electricity	36,000	15,858	20,142	36,000	36,000
Holiday lighting program	16,500	16,500	-	16,500	16,500
Miscellaneous - including insurance	17,500	-	17,500	17,500	17,500
Total street lighting	<u>85,000</u>	<u>38,509</u>	<u>46,491</u>	<u>85,000</u>	<u>85,000</u>
Landscaping					
Other contractual - landscape maint.	924,355	485,492	438,863	924,355	974,000
Other contractual - flowers	52,000	33,057	18,943	52,000	54,000
Improvements and renovations	250,000	159,123	90,877	250,000	250,000
Contingencies	15,000	-	15,000	15,000	15,000
Total landscaping services	<u>1,241,355</u>	<u>677,672</u>	<u>563,683</u>	<u>1,241,355</u>	<u>1,293,000</u>
Roadway services					
Roadway maintenance	100,000	92,663	25,000	117,663	150,000
Capital outlay	760,000	7,567	730,000	737,567	-
Total roadway services	<u>860,000</u>	<u>100,230</u>	<u>755,000</u>	<u>855,230</u>	<u>150,000</u>
Irrigation supply					
Electricity	750	316	434	750	750
Repairs and maintenance	1,234,000	5,734	200,000	205,734	1,311,560
Other contractual - water manager	55,000	28,251	26,749	55,000	58,000
Supply system	1,115,675	84,009	200,000	284,009	1,042,250
Capital outlay	-	106,334	-	106,334	-
Total irrigation supply services	<u>2,405,425</u>	<u>224,644</u>	<u>427,183</u>	<u>651,827</u>	<u>2,412,560</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Other fees and charges					
Property appraiser	42,895	10,026	32,869	42,895	42,895
Tax collector	57,193	52,072	5,121	57,193	57,193
Total fees and charges	100,088	62,098	37,990	100,088	100,088
Total expenditures	5,427,675	1,572,674	2,178,164	3,750,838	5,007,400
 Excess/(deficiency) of revenues over/(under) expenditures	 (2,210,000)	 1,296,812	 (1,807,292)	 (510,480)	 (1,789,720)
 Fund balance - beginning (unaudited)	 3,104,008	 3,266,100	 4,562,912	 3,266,100	 2,755,620
Assigned					
Working capital	804,419	804,419	804,419	804,419	804,420
Future Irr. mainline breaks	100,000	100,000	100,000	100,000	150,000
Unassigned	(10,411)	3,658,493	1,851,201	1,851,201	11,480
Fund balance - ending (projected)	<u>\$ 894,008</u>	<u>\$ 4,562,912</u>	<u>\$ 2,755,620</u>	<u>\$ 2,755,620</u>	<u>\$ 965,900</u>

Assessment Summary				
	ERU's	FY 2025	FY 2026	Total
		Assessment	Assessment	Revenue
On-roll: other	1,622	1,736.29	1,736.29	2,816,264
On-roll: Developer	25	1,736.29	1,736.29	43,407
Off-roll	263	1,606.07	1,606.07	422,396
	1,910			3,282,067

**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, Wrathell, Hunt and Associates, LLC., 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	75,000
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	928
Telephone and fax machine.	
Postage	2,300
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	27,500
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	542,858
The District has a contract with SOLitude Lake Management, Inc., for monthly service within the lake and wetland areas. For fiscal year 2025 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 "irrigation supply services".	

	<u>CDD #1</u>	<u>CDD #2</u>
Lake Maintenance Contract	176,000	
Lake Bank Erosion	325,000	
Aquatic Plant Maintenance	5,000	
Belle Meade Pres.	36,858	30,142
Total	542,858	

Fountains	93,000
These expenditures relate to the decorative and floating fountains located at the main entrance.	
Utilities (Electric)	43,000
Maintenance	40,000
Insurance	10,000

**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	36,000
The District is charged on a monthly basis per street light for electric service.	
Holiday lighting program	16,500
The District subcontracts to install and maintain holiday lighting at the 951 entrance and the gatehouse.	
Miscellaneous	17,500
Covers unforeseen costs.	

Landscaping

Other contractual - landscape maint.	974,000
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	929,000
Mulch	45,000
	<hr/> 974,000
Other contractual - flowers	54,000
Anticipates 4 flower change outs per year at the main entrance and gatehouse.	
Improvements and renovations	250,000
Provides for the replacement and renovation of landscape material and irrigation systems.	
Contingencies	15,000
Covers unforeseen costs.	

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

EXPENDITURES (continued)

Roadway services

Roadway maintenance 150,000

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 -

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 2027, which will include Championship Dr.

Irrigation supply

Electricity 750

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

Repairs and maintenance 1,311,560

The category covers the costs of repairs and maintenance to the community's central computerized irrigation controller. For 2026 it is anticipated that certain isolation valves will be replaced, as well as capital reinvestment in the central computerized irrigation controller system and on-going transmission line valve replacement.

Other contractual - water manager 58,000

The District has entered into an agreement with the Foundation for irrigation management services which will include but not be limited to managing and monitoring the District's irrigation central controller system, satellites and transmission lines as well as monitoring and reporting sprinkler system leaks and other observable deficiencies.

Supply system 1,042,250

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	1,543	45%	
Total	3,453	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), pmpse roof, hatches, valves, distr. line replace	891,000	729,000	1,620,000
Insurance	19,250	15,750	35,000
Total	1,042,250	852,750	1,895,000

Other fees and charges

Property appraiser 42,895

The property appraiser charges 1.5% of the assessments collected.

Tax collector 57,193

The tax collector charges 2% of the assessments collected.

Total expenditures \$ 5,007,400

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2014 - 1 (REFUNDED SERIES 2002B)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 397,800				\$ 387,600
Allowable discounts (4%)	(15,912)				(15,504)
Assessment levy: on-roll - net	381,888	\$ 353,081	\$ 28,807	\$ 381,888	372,096
Interest	-	7,167	-	7,167	-
Total revenues & proceeds	381,888	360,248	28,807	389,055	372,096
EXPENDITURES					
Debt service					
Principal	200,000	-	200,000	200,000	215,000
Principal prepayment	-	30,000	-	30,000	-
Interest	161,319	80,659	80,660	161,319	146,081
Total debt service & cost of issuance	361,319	110,659	280,660	391,319	361,081
Other fees & charges					
Property appraiser	5,967	-	5,967	5,967	5,814
Tax collector	7,956	7,055	901	7,956	7,752
Total other fees & charges	13,923	7,055	6,868	13,923	13,566
Total expenditures	375,242	117,714	287,528	405,242	374,647
Excess/(deficiency) of revenues over/(under) expenditures	6,646	242,534	(258,721)	(16,187)	(2,551)
Beginning fund balance (unaudited)	298,658	359,236	601,770	359,236	343,049
Ending fund balance (projected)	\$ 305,304	\$ 601,770	\$ 343,049	\$ 343,049	340,498
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2026					(65,919)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 274,579

Fiddler's Creek # 1

Community Development District
Series 2014-1

Debt Service Schedule

Date	Principal	Prepayment	Coupon	Interest	Total P+I
11/01/2025	-		-	73,040.63	73,040.63
05/01/2026	215,000.00		6.625%	73,040.63	288,040.63
11/01/2026	-		-	65,918.75	65,918.75
05/01/2027	230,000.00		6.625%	65,918.75	295,918.75
11/01/2027	-		-	58,300.00	58,300.00
05/01/2028	245,000.00		6.625%	58,300.00	303,300.00
11/01/2028	-		-	50,184.38	50,184.38
05/01/2029	265,000.00		6.625%	50,184.38	315,184.38
11/01/2029	-		-	41,406.25	41,406.25
05/01/2030	280,000.00		6.625%	41,406.25	321,406.25
11/01/2030	-		-	32,131.25	32,131.25
05/01/2031	300,000.00		6.625%	32,131.25	332,131.25
11/01/2031	-		-	22,193.75	22,193.75
05/01/2032	325,000.00		6.625%	22,193.75	347,193.75
11/01/2032	-		-	11,428.13	11,428.13
05/01/2033	345,000.00		6.625%	11,428.13	356,428.13
Total	\$2,405,000.00			\$869,531.26	\$3,274,531.26

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2014 - 2A (REFUNDED SERIES 2002A)
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ 365,344	\$ -	\$ 365,344	\$ 365,344	\$ 359,203
Interest	-	125	-	125	-
Total revenues	<u>365,344</u>	<u>125</u>	<u>365,344</u>	<u>365,469</u>	<u>359,203</u>
EXPENDITURES					
Debt service					
Principal	200,000	-	200,000	200,000	215,000
Interest	165,344	82,672	82,672	165,344	151,594
Total expenditures	<u>365,344</u>	<u>82,672</u>	<u>282,672</u>	<u>365,344</u>	<u>366,594</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(82,547)	82,672	125	(7,391)
Fund balance:					
Beginning fund balance (unaudited)	81,785	84,161	1,614	84,161	84,286
Ending fund balance (projected)	<u>\$ 81,785</u>	<u>\$ 1,614</u>	<u>\$ 84,286</u>	<u>\$ 84,286</u>	<u>76,895</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2026					(68,406)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 8,489</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
11/01/2025	-	-	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	\$2,590,000.00	-	\$2,372,218.75	\$3,669,375.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET SERIES - 2014-2B (REFUNDED SERIES 2002A)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 173,400				\$ 158,100
Allowable discounts (4%)	(6,936)				(6,324)
Assessment levy: on-roll - net	166,464	\$ 143,964	\$ 22,500	\$ 166,464	151,776
Interest	-	9,224	-	9,224	-
Total revenues	166,464	153,188	22,500	175,688	151,776
EXPENDITURES					
Debt service					
Principal	85,000	-	85,000	85,000	80,000
Principal prepayment	-	95,000	10,000	105,000	-
Interest	71,156	35,578	35,578	71,156	58,094
Total debt service	156,156	130,578	130,578	261,156	138,094
Other fees & charges					
Property appraiser	2,601	-	2,601	2,601	2,372
Tax collector	3,468	2,877	591	3,468	3,162
Total other fees & charges	6,069	2,877	3,192	6,069	5,534
Total expenditures	162,225	133,455	133,770	267,225	143,628
Excess/(deficiency) of revenues over/(under) expenditures	4,239	19,733	(111,270)	(91,537)	8,148
Beginning fund balance (unaudited)	429,590	498,679	518,412	498,679	407,142
Ending fund balance (projected)	<u>\$ 433,829</u>	<u>\$ 518,412</u>	<u>\$ 407,142</u>	<u>\$ 407,142</u>	<u>415,290</u>
Use of fund balance:					
Debt service reserve account balance					(100,000)
Interest expense - November 1, 2026					(26,297)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 288,993</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
11/01/2025	-	-	29,046.88	29,046.88
05/01/2026	80,000.00	6.875%	29,046.88	109,046.88
11/01/2026	-	-	26,296.88	26,296.88
05/01/2027	85,000.00	6.875%	26,296.88	111,296.88
11/01/2027	-	-	23,375.00	23,375.00
05/01/2028	95,000.00	6.875%	23,375.00	118,375.00
11/01/2028	-	-	20,109.38	20,109.38
05/01/2029	100,000.00	6.875%	20,109.38	120,109.38
11/01/2029	-	-	16,671.88	16,671.88
05/01/2030	110,000.00	6.875%	16,671.88	126,671.88
11/01/2030	-	-	12,890.63	12,890.63
05/01/2031	115,000.00	6.875%	12,890.63	127,890.63
11/01/2031	-	-	8,937.50	8,937.50
05/01/2032	125,000.00	6.875%	8,937.50	133,937.50
11/01/2032	-	-	4,640.63	4,640.63
05/01/2033	135,000.00	6.875%	4,640.63	139,640.63
Total	845,000.00		283,937.50	1,128,937.50

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2014 - 3 (REFUNDED SERIES 2005)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 593,300	\$ -	\$ 593,300	\$ 593,300	\$ 584,450
Interest	-	201	-	201	-
Total revenues	<u>593,300</u>	<u>201</u>	<u>593,300</u>	<u>593,501</u>	<u>584,450</u>
EXPENDITURES					
Debt service					
Principal	260,000	-	260,000	260,000	275,000
Interest	333,300	166,650	166,650	333,300	317,700
Total expenditures	<u>593,300</u>	<u>166,650</u>	<u>426,650</u>	<u>593,300</u>	<u>592,700</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(166,449)	166,650	201	(8,250)
Beginning fund balance (unaudited)	166,846	167,336	887	167,336	167,537
Ending fund balance (projected)	<u>\$ 166,846</u>	<u>\$ 887</u>	<u>\$ 167,537</u>	<u>\$ 167,537</u>	<u>159,287</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2026					(150,600)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 8,687</u>

Fiddler's Creek # 1

Community Development District

Series 2014-3

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	5,295,000.00		2,487,900.00	7,782,900.00

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
DEBT SERVICE FUND BUDGET - SERIES 2014 - 4 (REFUNDED SERIES 2005)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ 626,900	\$ -	\$ 626,900	\$ 626,900	\$ 621,550
Interest	-	209	-	209	-
Total revenues & proceeds	<u>626,900</u>	<u>209</u>	<u>626,900</u>	<u>627,109</u>	<u>621,550</u>
EXPENDITURES					
Debt service					
Principal	275,000	-	275,000	275,000	295,000
Interest	351,900	175,950	175,950	351,900	335,400
Total expenditures	<u>626,900</u>	<u>175,950</u>	<u>450,950</u>	<u>626,900</u>	<u>630,400</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(175,741)	175,950	209	(8,850)
Fund balance:					
Beginning fund balance (unaudited)	177,505	176,517	776	176,517	176,726
Ending fund balance (projected)	<u>\$ 177,505</u>	<u>\$ 776</u>	<u>\$ 176,726</u>	<u>\$ 176,726</u>	<u>167,876</u>
Use of fund balance:					
Debt service reserve account balance					-
Interest expense - November 1, 2026					(158,850)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 9,026</u>

Fiddler's Creek # 1

Community Development District

Series 2014-4

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	7,875,000.00		2,977,800.00	8,842,800.00

**Fiddler's Creek
Community Development District
2025 - 2026 Preliminary Assessments**

***** PRELIMINARY*****

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

2013-2 Series Bond Issue (REFINANCED 2006)					Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	General Fund#1 O & M Assessment	Total Assessment	
Isla Del Sol	ESTATE SF	\$ -	\$ 1,736.29	\$ 1,736.29	PAID IN FULL
Isla Del Sol II	ESTATE SF 2	\$ -	1,736.29	1,736.29	PAID IN FULL
Mulberry Row I	SF	\$ -	1,736.29	1,736.29	PAID IN FULL
Mulberry Row II	SF 1	\$ -	1,736.29	1,736.29	PAID IN FULL
Mallard Landing	SF 2	\$ -	1,736.29	1,736.29	PAID IN FULL
Bellagio	PATIO 2	\$ -	1,736.29	1,736.29	PAID IN FULL
Bellagio II	PATIO 3	\$ -	1,736.29	1,736.29	PAID IN FULL
Pepper Tree	PATIO	\$ -	1,736.29	1,736.29	PAID IN FULL
Cotton Green	PATIO	\$ -	1,736.29	1,736.29	PAID IN FULL
Cotton Green II	PATIO 4	\$ -	1,736.29	1,736.29	PAID IN FULL
Cascada	VILLA 2	\$ -	1,736.29	1,736.29	PAID IN FULL
Bent Creek	VILLA	\$ -	1,736.29	1,736.29	PAID IN FULL
Cardinal Cove	VILLA	\$ -	1,736.29	1,736.29	PAID IN FULL
Deer Crossing II	MF 2	\$ -	1,736.29	1,736.29	PAID IN FULL
Deer Crossing I	MF	\$ -	1,736.29	1,736.29	PAID IN FULL
Whisper Trace	MF	\$ -	1,736.29	1,736.29	PAID IN FULL
Hawks Nest	MF	\$ -	1,736.29	1,736.29	PAID IN FULL

Fiscal year 2024 - 2025 Assessments:	ESTATE SF	\$ -	\$ 1,736.29	\$ 1,736.29	PAID IN FULL
	ESTATE SF 2	\$ -	1,736.29	1,736.29	PAID IN FULL
	SF	\$ -	1,736.29	1,736.29	PAID IN FULL
	SF 1	\$ -	1,736.29	1,736.29	PAID IN FULL
	SF 2	\$ -	1,736.29	1,736.29	PAID IN FULL
	PATIO 4	\$ -	1,736.29	1,736.29	PAID IN FULL
	PATIO 3	\$ -	1,736.29	1,736.29	PAID IN FULL
	PATIO 2	\$ -	1,736.29	1,736.29	PAID IN FULL
	PATIO	\$ -	1,736.29	1,736.29	PAID IN FULL
	VILLA 2	\$ -	1,736.29	1,736.29	PAID IN FULL
	VILLA	\$ -	1,736.29	1,736.29	PAID IN FULL
	MF 2	\$ -	1,736.29	1,736.29	PAID IN FULL
	MF	\$ -	1,736.29	1,736.29	PAID IN FULL

**Fiddler's Creek
Community Development District
2025 - 2026 Preliminary Assessments**

***** PRELIMINARY*****

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

2013-1 Series Bond Issue (REFINANCED 1999)					Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	General Fund#1 O & M Assessment	Total Assessment	
Sauvignon II	SF IV	\$ -	\$ 1,736.29	\$ 1,736.29	PAID IN FULL
Sauvignon	SF III	\$ -	1,736.29	1,736.29	PAID IN FULL
Mahogany Bend	SF II	\$ -	1,736.29	1,736.29	PAID IN FULL
Mahogany Bend II (unsold)	SF IV	\$ -	1,736.29	1,736.29	PAID IN FULL
Cranberry Crossing	SF I	\$ -	1,736.29	1,736.29	PAID IN FULL
Cranberry Crossing III	SF IV	\$ -	1,736.29	1,736.29	PAID IN FULL
Runaway Bay	SF V	\$ -	1,736.29	1,736.29	PAID IN FULL
Majorca	PATIO I	\$ -	1,736.29	1,736.29	PAID IN FULL
Majorca II (unsold)	PATIO II	\$ -	1,736.29	1,736.29	PAID IN FULL
Montreux	QUAD I	\$ -	1,736.29	1,736.29	PAID IN FULL
Cherry Oaks	QUAD II	\$ -	1,736.29	1,736.29	PAID IN FULL
Foundation Club/Spa	Amenity	\$ -	86,814.54	86,814.54	PAID IN FULL
Fiscal year 2024 - 2025 Assessments:					
	SF V	\$ -	\$ 1,736.29	\$ 1,736.29	PAID IN FULL
	SF IV	\$ -	1,736.29	1,736.29	PAID IN FULL
	SF III	\$ -	1,736.29	1,736.29	PAID IN FULL
	SF II	\$ -	1,736.29	1,736.29	PAID IN FULL
	SF I	\$ -	1,736.29	1,736.29	PAID IN FULL
	PATIO I	\$ -	1,736.29	1,736.29	PAID IN FULL
	PATIO II	\$ -	1,736.29	1,736.29	PAID IN FULL
	QUAD I	\$ -	1,736.29	1,736.29	PAID IN FULL
	QUAD II	\$ -	1,736.29	1,736.29	PAID IN FULL
	Amenity	\$ -	86,814.41	86,814.41	PAID IN FULL

**Fiddler's Creek
Community Development District
2025 - 2026 Preliminary Assessments**

***** PRELIMINARY*****

**Collier County
8 years remaining**

RESTRUCTURED Series 2014-1 Bond Issue Marsh Cove Phase 1					Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	General Fund#1 O & M Assessment	Total Assessment	
Block A	SF	\$ 5,100.00	\$ 1,736.29	\$ 6,836.29	\$ 25,834.98
Block B	SF	\$ 5,100.00	1,736.29	6,836.29	25,834.98
Block C	SF	\$ 5,100.00	1,736.29	6,836.29	25,834.98
Block D	SF	\$ 5,100.00	1,736.29	6,836.29	25,834.98
Fiscal year 2024 - 2025 Assessments:					
	SF sold	\$ 5,100.00	\$ 1,736.29	\$ 6,836.29	\$ 29,015.67

**Fiddler's Creek
Community Development District
2025 - 2026 Preliminary Assessments**

***** PRELIMINARY*****

**Collier County
8 years remaining**

RESTRUCTURED Series 2014-2B Bond Issue Marsh Cove Phase 2					Outstanding Principal after 2025-2026 tax payment
Residential Neighborhoods (per unit)	Bond Designation	Debt Service Assessment	General Fund#1 O & M Assessment	Total Assessment	
Block A	SF	\$ 5,100.00	\$ 1,736.29	\$ 6,836.29	\$ 22,985.72
Block B	SF	\$ 5,100.00	\$ 1,736.29	\$ 6,836.29	22,985.72
Block C	SF	\$ 5,100.00	\$ 1,736.29	\$ 6,836.29	22,985.72
Block D	SF	\$ 5,100.00	\$ 1,736.29	\$ 6,836.29	22,985.72
Fiscal year 2024 - 2025 Assessments:					
	SF	\$ 5,100.00	\$ 1,736.29	\$ 6,836.29	\$ 28,544.36

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

12

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1
MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL
ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE
COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS;
CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR
AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Fiddler’s Creek Community Development District #1 (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

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

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Fiddler's Creek Community Development District #1.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Fiddler's Creek Community Development District #1.

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

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General 001	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	\$ 325,289	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,289
Horizons Bank	306,304	-	-	-	-	-	306,304
Centennial Bank - MMA	79,128	-	-	-	-	-	79,128
Finemark - MMA	13,443	-	-	-	-	-	13,443
BankUnited ICS	2,738,733	-	-	-	-	-	2,738,733
BankUnited MMA	250,000	-	-	-	-	-	250,000
Investments							
Revenue	-	341,999	824	301,454	1,343	1,256	646,876
Reserve - series B	-	-	-	100,664	-	-	100,664
Sinking	-	43	-	-	-	-	43
Prepayment	-	-	1,110	2,378	-	-	3,488
Prepayment - 2002B exchange	-	4,217	-	-	-	-	4,217
Interest	-	-	12	-	-	-	12
Interest - 2002B exchange	-	13	-	-	-	-	13
Interest - 2005 exchange*	-	-	-	-	25	26	51
Due from general fund	-	21	-	-	-	-	21
Due from FCC Marsh	140,798	-	-	9	-	-	140,807
Due from other	5,059	-	-	-	-	-	5,059
Prepaid expense	1,263	-	-	-	-	-	1,263
Deposits	5,125	-	-	-	-	-	5,125
Total assets	<u>\$ 3,865,142</u>	<u>\$ 346,293</u>	<u>\$ 1,946</u>	<u>\$ 404,505</u>	<u>\$ 1,368</u>	<u>\$ 1,282</u>	<u>\$ 4,620,536</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 12,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,510
Due to other funds							
Debt service 2014-1	21	-	-	-	-	-	21
Debt service 2014-2	9	-	-	-	-	-	9
Total liabilities	<u>12,540</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,540</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	140,798	-	-	-	-	-	140,798
Total deferred inflows of resources	<u>140,798</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>140,798</u>
Fund balances:							
Restricted for							
Debt service	-	346,293	1,946	404,505	1,368	1,282	755,394
Unassigned	3,711,804	-	-	-	-	-	3,711,804
Total fund balances	<u>3,711,804</u>	<u>346,293</u>	<u>1,946</u>	<u>404,505</u>	<u>1,368</u>	<u>1,282</u>	<u>4,467,198</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,865,142</u>	<u>\$ 346,293</u>	<u>\$ 1,946</u>	<u>\$ 404,505</u>	<u>\$ 1,368</u>	<u>\$ 1,282</u>	<u>\$ 4,620,536</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 155	\$ 2,749,405	\$ 2,745,280	100%
Assessment levy: off-roll	-	211,198	422,395	50%
Interest	9,316	94,369	50,000	189%
Total revenues	9,471	3,054,972	3,217,675	95%
EXPENDITURES				
Administrative				
Supervisors	-	8,827	12,918	68%
Management	5,043	50,437	60,525	83%
Assessment roll preparation	2,124	21,242	25,490	83%
Accounting services	1,647	16,470	19,764	83%
Audit	-	7,650	15,400	50%
Legal	3,285	16,041	25,000	64%
Legal - litigation	-	4,531	-	N/A
Legal - special counsel	-	5,245	-	N/A
Engineering	3,870	47,682	75,000	64%
Telephone	75	747	897	83%
Postage	246	2,115	2,300	92%
Insurance	-	25,116	24,586	102%
Printing and binding	55	549	659	83%
Legal advertising	-	998	2,000	50%
Office supplies	232	232	750	31%
Annual district filing fee	-	175	175	100%
Trustee	-	14,000	15,500	90%
Arbitrage rebate calculation	-	-	4,000	0%
Contingencies	874	1,706	4,000	43%
Website/ADA website comppliance	-	210	920	23%
Dissemination agent	986	9,857	11,828	83%
Total administrative	18,437	233,830	301,712	78%
Field management				
Field management services	2,186	21,864	26,237	83%
Total field management	2,186	21,864	26,237	83%
Water management maintenance				
Other contractual	14,660	234,509	317,858	74%
Fountains	76,934	245,345	90,000	273%
Total water management maintenance	91,594	479,854	407,858	118%
Street lighting				
Contractual services	-	19,212	15,000	128%
Electricity	2,807	27,062	36,000	75%
Holiday lighting program	-	16,500	16,500	100%
Miscellaneous	-	-	17,500	0%
Total street lighting	2,807	62,774	85,000	74%

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
Landscaping				
Other contractual - landscape maintenance	139,248	764,988	924,355	83%
Other contractual - flowers	-	43,818	52,000	84%
Improvements and renovations	32,080	191,203	250,000	76%
Contingencies	-	94,808	15,000	632%
Total landscaping	<u>171,328</u>	<u>1,094,817</u>	<u>1,241,355</u>	88%
Roadway				
Roadway maintenance	40,139	180,878	100,000	181%
Capital outlay	-	7,567	760,000	1%
Total roadway	<u>40,139</u>	<u>188,445</u>	<u>860,000</u>	22%
Irrigation supply				
Electricity	40	501	750	67%
Repairs and maintenance	-	6,830	1,234,000	1%
Other contractual-irrigation manager	-	42,722	55,000	78%
Supply system	6,366	425,179	1,115,675	38%
Total irrigation supply	<u>6,406</u>	<u>475,232</u>	<u>2,405,425</u>	20%
Other fees & charges				
Property appraiser	-	10,026	42,895	23%
Tax collector	-	54,936	57,193	96%
Total other fees & charges	<u>-</u>	<u>64,962</u>	<u>100,088</u>	65%
Total expenditures	<u>332,897</u>	<u>2,621,778</u>	<u>5,427,675</u>	48%
Excess/(deficiency) of revenues over/(under) expenditures	(323,426)	433,194	(2,210,000)	
Fund balances - beginning	4,035,230	3,278,610	3,104,008	
Assigned				
Working capital	804,419	804,419	804,419	
Future Irr. mainline breaks	100,000	100,000	100,000	
Unassigned	2,807,385	2,807,385	(10,411)	
Fund balances - ending	<u>\$ 3,711,804</u>	<u>\$ 3,711,804</u>	<u>\$ 894,008</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 21	\$ 372,568	\$ 381,888	98%
Interest	1,096	12,258	-	N/A
Total revenues	<u>1,117</u>	<u>384,826</u>	<u>381,888</u>	101%
EXPENDITURES				
Debt service				
Principal	-	200,000	200,000	100%
Principal prepayment	-	30,000	-	N/A
Interest	-	160,325	161,319	99%
Total debt service	<u>-</u>	<u>390,325</u>	<u>361,319</u>	108%
Other fees & charges				
Property appraiser	-	-	5,967	0%
Tax collector	-	7,444	7,956	94%
Total other fees & charges	<u>-</u>	<u>7,444</u>	<u>13,923</u>	53%
Total expenditures	<u>-</u>	<u>397,769</u>	<u>375,242</u>	106%
Excess/(deficiency) of revenues over/(under) expenditures	1,117	(12,943)	6,646	
Fund balances - beginning	345,176	359,236	298,658	
Fund balances - ending	<u>\$ 346,293</u>	<u>\$ 346,293</u>	<u>\$ 305,304</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 282,672	\$ 365,344	77%
Interest	8	457	-	N/A
Total revenues	<u>8</u>	<u>283,129</u>	<u>365,344</u>	77%
EXPENDITURES				
Debt service				
Principal	-	200,000	200,000	100%
Interest	-	165,344	165,344	100%
Total expenditures	<u>-</u>	<u>365,344</u>	<u>365,344</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	8	(82,215)	-	
Fund balances - beginning	1,938	84,161	81,785	
Fund balances - ending	<u>\$ 1,946</u>	<u>\$ 1,946</u>	<u>\$ 81,785</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 9	\$ 151,908	\$ 166,464	91%
Interest	1,294	14,843	-	N/A
Total revenues	<u>1,303</u>	<u>166,751</u>	<u>166,464</u>	100%
EXPENDITURES				
Debt service				
Principal	-	95,000	85,000	112%
Principal prepayment	-	95,000	-	N/A
Interest	-	67,890	71,156	95%
Total debt service	<u>-</u>	<u>257,890</u>	<u>156,156</u>	165%
Other fees & charges				
Property appraiser	-	-	2,601	0%
Tax collector	-	3,035	3,468	88%
Total other fees & charges	<u>-</u>	<u>3,035</u>	<u>6,069</u>	50%
Total expenditures	<u>-</u>	<u>260,925</u>	<u>162,225</u>	161%
Excess/(deficiency) of revenues over/(under) expenditures	1,303	(94,174)	4,239	
Fund balances - beginning	<u>403,202</u>	<u>498,679</u>	<u>429,590</u>	
Fund balances - ending	<u>\$ 404,505</u>	<u>\$ 404,505</u>	<u>\$ 433,829</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 JULY 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 426,650	\$ 593,300	72%
Interest	7	682	-	N/A
Total revenues	<u>7</u>	<u>427,332</u>	<u>593,300</u>	72%
EXPENDITURES				
Debt service				
Principal	-	260,000	260,000	100%
Interest	-	333,300	333,300	100%
Total expenditures	<u>-</u>	<u>593,300</u>	<u>593,300</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	7	(165,968)	-	
Fund balances - beginning	<u>1,361</u>	<u>167,336</u>	<u>166,846</u>	
Fund balances - ending	<u>\$ 1,368</u>	<u>\$ 1,368</u>	<u>\$ 166,846</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 450,950	\$ 626,900	72%
Interest	6	715	-	N/A
Total revenues	<u>6</u>	<u>451,665</u>	<u>626,900</u>	72%
EXPENDITURES				
Debt service				
Principal	-	275,000	275,000	100%
Interest	-	351,900	351,900	100%
Total expenditures	<u>-</u>	<u>626,900</u>	<u>626,900</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	6	(175,235)	-	
Fund balances - beginning	1,276	176,517	177,505	
Fund balances - ending	<u>\$ 1,282</u>	<u>\$ 1,282</u>	<u>\$ 177,505</u>	

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

MINUTES

DRAFT

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

The Board of Supervisors of the Fiddler’s Creek Community Development District #1 held a Regular Meeting on July 23, 2025 at 8:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present:

Joseph Schmitt	Chair
Frank Weinberg	Vice Chair
Torben Christensen	Assistant Secretary
Joseph Badessa	Assistant Secretary
Joseph Mayer	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires	District Counsel
Terry Cole (via telephone)	District Engineer
John Baker III	Hole Montes, a Bowman Company
Aaron Haak	Fiddler’s Creek Deputy General Counsel
Ryan Hennessey	Fiddler’s Creek Director of Community Services
Jody Benet	The Foundation Irrigation Manager
Mike Barrow	GulfScapes Landscape Manager
Bill Kurth	Premier Lakes, Inc. (Premier)
Carlos Vidal (via telephone)	McDimit Davis
Elliot Miller	CDD #2 Board Member

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams 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.

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42 **THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by McDirmit Davis**

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This item was presented following the Sixth Order of Business.

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48 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2024**

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This item was presented following the Sixth Order of Business.

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55 **FIFTH ORDER OF BUSINESS**

**Quality Control Lake Report - Premier
Lakes, Inc. (Bill Kurth)**

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The July 2025 Quality Control Lake Report was included for informational purposes.

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71 **SIXTH ORDER OF BUSINESS**

**Health, Safety and Environment Reports
(Ryan Hennessey)**

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Mr. Hennessey presented the PowerPoint and reported the following:

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

➤ Tree Canopy Trimming: Juniper is nearly finished hardwood trimming in CDD #1. The second round of fruited palm and date palm trimming will be done next month.

A. Irrigation and Pressure Cleaning Efforts

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

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

➤ Pump Station Usage: Pump Station #3 issues were rectified. Pump Station #1 is only handling approximately 3% of the water; the issue will likely be fixed in the coming year.

➤ Irrigation Report: One communication failure occurred due to lightning damaging the satellite. Repairs were done at a cost of \$869.50 to the CDD. A modem replacement was covered by warranty and a wiring harness was repaired at no cost to the CDD.

➤ Pressure Washing: Crews completed work on Aviamar and are nearly finished with Fiddler's Creek Parkway and will move on to Sandpiper Drive. The map was reconfigured to show the next eight months of pressure washing. The schedule was moved up due to the faster pace; the new equipment is performing well.

B. Security and Safety Update

➤ Gate Access Control: Community Patrol's phone number is (239) 231-9878. Community Patrol should be called for assistance with security matters. In an emergency, 911 should be called first, followed by Community Patrol. The automated gatehouse number is (239) 529-4139; it should be called to add vendors or visitors to the list. Information can also be emailed to safety@fiddlerscreek.com.

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

➤ Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week.

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

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

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

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

▪ **Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by McDirmit Davis**

This item, previously the Third Order of Business, was presented out of order.

Mr. Vidal presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit. He noted that the assets of the District exceeded its liabilities at September 30, 2024 by approximately \$16.3 million, an increase in net position of approximately \$960,000 compared to the prior year. At September 30, 2024, the District's governmental funds reported fund balances of about \$4.5 million, an increase of approximately \$330,000 in comparison with the prior year.

▪ **Consideration of Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

This item, previously the Fourth Order of Business, was presented out of order.

On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS

Developer's Report

Mr. Haak reported the following:

- 134 ➤ Work is ongoing in the Club and Spa area, pickleball courts and parking lot.
- 135 ➤ Signs are posted and areas are cordoned off; people should be mindful and stay away
136 from those areas to avoid injury. There were some issues with people entering and trespassing.
- 137 ➤ Work is ongoing in the Runaway area.
- 138 Mr. Christensen asked for there to be cleanup after heavy truck traffic and excavation.
139 Mr. Haak will instruct construction personnel to follow up.
- 140 ➤ Last minute permitting issues regarding the next building in Dorado are being
141 addressed. Marketing efforts continue in other parts of the community.
- 142 ➤ A meeting was held with the irrigation consultant and two days were spent with Mr.
143 Benet gathering information. Mr. Cole was at another meeting where information was
144 exchanged. Mr. Haak expects to receive an initial summary report within the next few weeks.
145 An update will likely be provided at the next meeting.
- 146 Mr. Christensen asked if there is any reason to believe that the schedule will not be met.
147 Mr. Haak stated that no updates have been shared indicating further delays. A brief update was
148 posted to the Members' website last month. He suggested the Board Members check the
149 website frequently, as another update will likely be issued in the coming weeks.
- 150 Mr. Pires suggested the Board authorize the District Engineer to perform a site visit and
151 prepare a written report documenting that the work to restore the golf course was completed
152 and that access points on Mulberry and Club Center Way were restored to their prior
153 condition. Mr. Schmitt asked for the written report that the restoration work was performed
154 satisfactorily to be prepared.
- 155 Mr. Schmitt stated that Bellaggio asked if the CDD is responsible for its seawall. He
156 noted that an Easement Agreement was needed for the retaining wall along the creek
- 157 Mr. Haak stated that he and the Developer never formed the opinion that the Bellaggio
158 wall is not CDD property. The Developer will review the Plat and Agreement and work with Mr.
159 Pires to determine if something needs to be done.
- 160 Mr. Schmitt stated four lots at the end of Bellaggio, adjacent to the seawall, were found
161 not to be at the proper setback, so a retaining wall was erected. His understanding is that it is
162 an issue for the homeowner or the HOA. One property owner submitted a request to the

Design Review Committee and the CDD advised that the CDD does not own that wall; it is between the homeowner and the HOA.

Mr. Pires stated he and Mr. Cole will work with Mr. Haak; if any work is in a CDD Easement, an Easement Use Agreement (EUA) is needed. This will be added to the Action Item list. Mr. Cole stated an EUA is needed because the property is within the CDD's lake tract.

EIGHTH ORDER OF BUSINESS

Engineer's Report: Bowman Company

Mr. Baker reported the following:

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

Mr. Pires stated he is working on the Agreement.

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

➤ The signed Agreement from American Shoreline for the lake erosion repairs was received; the W-9 and certifications were not yet received. The start date is to be determined.

➤ An issue was raised regarding landscaping sight lines at various intersections, and complaints about some of the wings on the brick walls.

Mrs. Adams stated Dale Construction, the contractor for the Marsh Cove bridge, advised that they do not use E-Verify; they are not interested in the job. Mr. Baker stated inspectors were sent to verify and photograph the landscaping sight lines. Additional photos of the bridge were taken. The inspection report was received this week; proposals will be requested.

➤ He and Mr. Benet are working on the irrigation issues going forward.

➤ He created a tracking spreadsheet for all the CDD items.

Regarding the direction to create a sign inventory to determine how many "sign inserts" must be replaced, Mr. Cole stated the inspection was completed by the inspector; he prepared a spreadsheet of the locations and emailed Lykins-SignTek for a proposal. Mr. Schmitt took issue with the delay and asked for a clear understanding of the number of signs to be replaced, the cost and the schedule to be given to the Operations Manager for presentation at the next meeting. It was noted that all replacements are for "inserts" and that stop signs, directional signs, street signs, golf cart crossing signs, etc., require replacement.

Discussion ensued regarding whether the "Deer Crossing" signs can be omitted.

Mr. Cole stated that those signs were never in the CDD's sign package, so they can be removed. Mr. Schmitt directed Staff to have the signs removed. Mr. Baker will request a proposal for removal of the "Deer Crossing" and the "Bag Drop" signs.

Mr. Cole stated that Lakes 37A and 37B on the north side of Marsh Drive were evaluated for erosion. Some erosion was noted; it is not an imminent problem and has likely been in place a few years. It cannot be repaired due to water levels. Staff will continue to monitor the area and review it during dry season.

Mr. Cole stated the large horizontal mast arms on the traffic signal will be installed tomorrow night. He met with the contractor yesterday who stated he believes the signal will be operational in August; however, based on past experience and work still to be done, Mr. Cole thinks the traffic signal will most likely be operational in September or October.

NINTH ORDER OF BUSINESS

Discussion: Irrigation Action Items

It was noted that nothing is included in the agenda for this item.

The consensus was that no Board decisions or approvals are needed today. Mr. Cole will follow up and present proposals for any necessary work.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. Christensen asked if the \$105,000 due from FCC Marsh Cove will be put into an interest-bearing account. Mr. Adams stated funds can be held in an interest-bearing account.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of June 25, 2025 Regular Meeting Minutes

The following changes were made:

Line 181: Insert "not" after "are"

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

TWELFTH ORDER OF BUSINESS**Action/Agenda or Completed Items**

Items 6, 8, 11, 12, 14 and 15 were completed.

Item 2: Included in the Fiscal Year 2026 budget.

Item 4: Mrs. Adams stated the GulfScapes sod replacement proposal totals \$5,700.

On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, the GulfScapes sod replacement proposal, in the amount of \$5,700, was approved.

Item 7: Mr. Baker is working on the report.

Mr. Cole reported the following:

➤ The Bent Creek and Mulberry fence panel repairs were completed in the last month.

➤ Regarding 7-ELEVEN's fair share contribution towards the traffic signal, Mr. Cole received Trebilcock Consulting Solutions' (Trebilcock) responses to the County's questions and forwarded them to the County, who forwarded them to Jacobsen Engineering, the consultant for the County. Previously, the fair share percentage for both 7-ELEVEN and J-House was 8% each. The revised report includes new amounts of approximately 9% for J-House and approximately 16% for 7-ELEVEN, subject to review and approval by the County.

Mr. Christensen asked Mrs. Adams to review the plantings around the main gatehouse, which seem sparse.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Woodward, Pires and Lombardo, P.A.**

Mr. Pires will follow up with the Sheriff's Department regarding the Traffic Enforcement Agreement. The Legal Department forwarded the Agreement to the Sheriff for signature; from there it will be submitted to the County Commission.

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

- **NEXT MEETING DATE: August 27, 2025 at 8:00 AM [Adoption of FY2026 Budget]**

- **QUORUM CHECK**

Supervisors Badessa, Schmitt and Mayer confirmed their attendance at the August 27, 2025 meeting. Supervisor Christensen might attend. Supervisor Weinberg will not attend.

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

The Monthly Field Operations Report was included for informational purposes.

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, the meeting adjourned at 8:57 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

284
285
286
287

Secretary/Assistant Secretary

Chair/Vice Chair

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

**ACTION/AGENDA
ITEMS**

FIDDLER'S CREEK CDD #1

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.27.18	ACTION	12.09.20 – 10.23.24 CDD Boundary legal bills. Pires: Pursue settlement & Send details to Parisi & discuss. Gather docs; email pkg. Pires/Haak mtg rescheduled. 01.22.25: Mtg scheduled for 01.29.25.	X			
2	02.26.25	ACTION	Mrs. Adams: Add arboricola cut too short on Pkwy adjacent to Bent Creek to future phase of landscape removal/replacement projects.	X			
3	02.26.25	ACTION	Mr. Cole: Ensure contractor inspects ADA pads on Championship & Mulberry. 06.25.25: Under contract with Bonness.	X			
4	02.26.25	ACTION	Mr. Barrow: Once landscape project finished repair Pkwy ruts. 03.26.25: Inspect Championship-Mulberry for major ruts. Provide quote. 06.25.25: Provide quote. Mrs. Adams: Prep Work Order. 07.23.25: Approved.	X			
5	03.26.25	BOTH	Mr. Cole: Invite Irrig Consultant to BOS mtg to present RFP. Give Board draft RFP in advance. 05.28.25 Irrig System Overview, give Board cost benefit analysis, schedule, & maintenance requirements.	X			
6	05.28.25	ACTION	Mr. Cole: Inspect & report findings surrounding 4 Spears adjacent to Parkway. Inventory all sign inserts, determine which need replacing. 07.23.25: # of signs to be replaced, cost & schedule to be given to the Operations Manager for presentation at the next meeting.	X			
7	05.28.25	ACTION	Mr. Pires/Mr. Haak: Finalize docs between Developer & CDD regarding easement to build the retaining wall at old driving range.	X			
8	05.28.25	ACTION	Mr. Cole: Get water measuring device replaced in Lake 88 for Mr. Benet to provide monthly water level readings.	X			
9	06.25.25	ACTION	Mr. Baker/Mr. Benet: Review Irrigation Action Items in field.	X			
10	07.23.25	ACTION	Mr. Baker: Go on site visit & prep written report that work to restore golf course was completed & that Mulberry and Club Center Way access points were restored to their prior condition.	X			
11	07.23.25	ACTION	Mr. Pires: Draft Easement Use Agreement for 4 lots at end of Bellaggio by the seawall.	X			
12	07.23.25	ACTION	Mrs. Adams: Review plantings around main gatehouse.	X			
13	07.23.25	ACTION	Mr. Baker: Get proposal to remove Deer Crossing & Bag Drop signs.	X			

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	10.23.24	ACTION	Mr. Haak: Advise how much will be invoiced for Irrig Consultant for preparation of proposal.			X	06.25.25
2	02.26.25	ACTION	Mr. Kurth: Inspect behind homes on the creek. Confirm crews only spraying up to high-water mark. 05.28.25 Remind crews again.			X	06.25.25
3	04.22.25	BOTH	Mr. Pires: Review final version of E-bike Ordinance. Provide to Mr. Hennessey, the Board & Staff.			X	06.25.25
4	04.22.25	BOTH	Mr. Pires: Follow up with Sheriff regarding Traffic Enforcement. 05.28.25 Ask Sheriff's Department about Section 7 of Agreement on negotiating costs to the CDD.			X	06.25.25
5	05.28.25	ACTION	Staff: Hide the rat trap at the front entrance.			X	06.25.25
6	05.28.25	ACTION	Mr. Kruth: Have wetland team remove vegetation debris at Lake 43B by Par 3 and the trash in Marsh Cove.			X	06.25.25
7	05.28.25	ACTION	Mr. Cole: Send Mr. Pires email naming who County is billing for portable water line.			X	06.25.25
8	05.28.25	ACTION	Mr. Cole: Contact County Inspector to reduce flow to 175 gallons per minute. Email Board about additional costs, if any.			X	06.25.25
9	05.28.25	ACTION	Mr. Cole: Validate requirement to replace raised pavement markings for the nxt mtg.			X	06.25.25
10	05.28.25	ACTION	Mr. Cole: Email Mr. Christiansen Runaway Lane lake erosion repair locations. Research if any repairs failed and are under warranty.			X	06.25.25
11	05.28.25	ACTION	Mrs. Adams: Confirm CDD is not charged FedEx overnight shipping.			X	06.25.25
12	05.28.25	ACTION	Mr. Hennessey: Tell pressure washer not to leave tire marks on curbs.			X	06.25.25
13	06.25.25	ACTION	Mr. Nott: Check water level & turn on entry fountains.			X	06.25.25
14	02.26.25	ACTION	Mr. Barrow: Submit quote to replace dead 30' royal palm tree along Parkway between Mahogany Bend Dr & Championship Dr.			X	07.23.25
15	06.25.25	ACTION	Mr. Cole: Inspect erosion around Mr. Fiore's property on golf course side of Marsh Cove Lakes 37A & 37B and advise.			X	07.23.25
16	06.25.25	ACTION	Mr. Barrow: Provide proposal to install gravel drive at lift station on Mulberry where sod is damaged.			X	07.23.25
17	06.25.25	ACTION	Mr. Barrow: Trim Fiddler's Creek Pkwy Clusia to height of guardrail.			X	07.23.25

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

**STAFF
REPORTS**

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114</i>		
<i>¹The 19th Hole, 3470 Club Center Boulevard, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2024 CANCELED INCLEMENT WEATHER	Emergency Meeting and Attorney-Client Executive Session	1:30 PM
October 23, 2024	Regular Meeting	8:00 AM
October 29, 2024¹	Special Meeting and Attorney-Client Executive Session	10:00 AM
November 13, 2024* CANCELED	Regular Meeting	8:00 AM
December 11, 2024**	Regular Meeting	8:00 AM
January 22, 2025	Regular Meeting	8:00 AM
February 26, 2025	Regular Meeting	8:00 AM
March 26, 2025	Regular Meeting	8:00 AM
April 23, 2025	Regular Meeting	8:00 AM
May 28, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	8:00 AM
June 25, 2025	Regular Meeting	8:00 AM
July 23, 2025	Regular Meeting	8:00 AM
August 27, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	8:00 AM
September 24, 2025	Regular Meeting	8:00 AM

Exceptions

**November meeting date is two weeks earlier to accommodate the Thanksgiving holiday*

***December meeting date is two weeks earlier to accommodate the Christmas holiday*