

# Fiddler's Creek Community Development District #2

Basic Financial Statements  
For the Year Ended September 30, 2020



## Fiddler's Creek Community Development District #2

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Fiddler's Creek Community Development District #2 (the "District"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2020, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis on pages 3 through 6 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 28, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District’s internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
April 28, 2021

**Fiddler's Creek Community Development District #2  
Management's Discussion and Analysis  
September 30, 2020**

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Our discussion and analysis of Fiddler's Creek Community Development District #2's (the "District") financial performance provides an overview of the District's financial activities for the years ended September 30, 2020 and 2019. Please read it in conjunction with the District's basic financial statements, which immediately follow this discussion.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2020:

- The District's total liabilities and deferred inflows of resources exceeded its assets at September 30, 2020 by \$ 2,667,599 (deficit) (net position).
- The District's total revenues were \$ 21,246,723 from non-ad valorem assessments, \$ 33,442 from miscellaneous income, \$ 53,763 from interest income, \$ 149,919 from forgiveness of debt, and \$ 1,529,146 from settlement of debt. The District's expenses for the year were \$ 6,622,193. This resulted in a \$ 16,390,800 increase in net position.
- At the close of the current fiscal year, the District's governmental funds reported combined fund balances of \$ 5,626,373, an increase of \$ 1,557,076 in comparison with the prior year.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements.

**Government-Wide Financial Statements:** The government-wide financial statements, which consist of the following two statements, are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private sector business.

The statement of net position (deficit) presents information on all the District's assets and liabilities, with the difference between the two reported as net position (deficit). Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 7 and 8 of this report.

**Fund Financial Statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has only one fund type: governmental funds.

**Fiddler's Creek Community Development District #2  
Management's Discussion and Analysis  
September 30, 2020**

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Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

The governmental fund financial statements can be found on pages 9 through 15 of this report.

**Notes to Basic Financial Statements:** The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 16 through 29 of this report.

**Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of financial position. The following table reflects the condensed government-wide statement of net position (deficit) as of September 30, 2020 and 2019:

	2020	2019
Assets:		
Current and other assets	\$ 5,984,961	\$ 9,061,102
Capital assets, net	40,169,461	41,023,455
Total assets	46,154,422	50,084,557
Liabilities:		
Other liabilities	1,573,913	6,603,959
Long-term liabilities	47,122,811	62,406,299
Total liabilities	48,696,724	69,010,258
Total deferred inflows of resources	125,297	132,698
Net Position (Deficit):		
Net investment in capital assets	3,535,380	(11,743,248)
Restricted for debt service	759,531	143,569
Restricted for capital projects	1,063,310	-
Unrestricted	(8,025,820)	(7,458,720)
Total net position (deficit)	\$ (2,667,599)	\$ (19,058,399)

**Fiddler's Creek Community Development District #2  
Management's Discussion and Analysis  
September 30, 2020**

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The significant decrease in long-term liabilities is mainly due to the payment to Series 2014 bondholders in excess of \$ 14,000,000.

**Governmental Activities:** Governmental activities for the year ended September 30, 2020 decreased the District's net position (deficit) by \$ 16,390,800, as reflected in the table below:

Fiddler's Creek Community Development District #2  
Statement of Activities

	<u>2020</u>	<u>2019</u>
Revenues:		
Program revenue:		
Non-ad valorem assessments	\$ 21,246,723	\$ 9,993,698
Operating grants and contributions	-	100,000
General revenue:		
Interest income	53,763	352,400
Miscellaneous income	33,442	9,469
Forgiveness of debt	149,919	-
Gain on legal settlement of debt	1,529,146	404,168
Total revenues	<u>23,012,993</u>	<u>10,859,735</u>
Expenses:		
Interest expense	3,321,235	2,875,238
Physical environment	2,880,394	3,822,376
General government	420,564	1,152,632
Total expenses	<u>6,622,193</u>	<u>7,850,246</u>
Change in net position	16,390,800	3,009,489
Net Position (Deficit), Beginning of Year	<u>(19,058,399)</u>	<u>(22,067,888)</u>
Net Position (Deficit), End of Year	\$ <u><u>(2,667,599)</u></u>	\$ <u><u>(19,058,399)</u></u>

The significant increase in revenues is mainly due to approximately \$ 13.6 million in prepayment of assessments in the Series 2014 Debt Service Fund.

**Analysis of the Governmental Funds**

As noted earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year. The General, Debt Service and Capital Project Funds comprise the total governmental funds. As of the end of the most current fiscal year, the District's governmental funds reported combined ending fund balance of \$ 5,626,373.

### **Capital Assets and Debt Administration**

The District's investment in capital assets for its governmental activities as of September 30, 2020 amounts to \$ 40,169,461 net of accumulated depreciation and consists of land and improvements, construction in progress, infrastructure, buildings and improvements and equipment. At the end of the year, the District had total bonded debt outstanding of \$ 47,122,811. The District's debt represents bonds secured solely by a specified revenue source (i.e., revenue bonds).

Additional information on the District's long-term debt can be found in Note 5 on pages 22 through 27 of this report.

### **General Fund Budgetary Highlights**

There were no changes to the September 30, 2020 budget. Actual revenues were over the budget while actual expenditures were under budget which resulted in a positive \$ 336,398 variance to budget.

### **Economic Factors and Next Year's Budget**

Revenues and expenditures for the fiscal year 2021 adopted budget for the General Fund of the District total \$ 2,115,311.

### **Requests for Information**

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



# BASIC FINANCIAL STATEMENTS

**Fiddler's Creek Community Development District #2**  
**Statement of Net Position (Deficit)**  
**September 30, 2020**

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	<b>Governmental Activities</b>
<b>Assets:</b>	
Current assets:	
Cash, cash equivalents and investments	\$ 5,932,616
Accounts receivable	3,116
Assessment receivable	47,996
Due from other governments	1,233
	<u>5,984,961</u>
Total current assets	
Noncurrent assets:	
Capital assets:	
Non-depreciable	16,559,945
Depreciable, net	23,609,516
	<u>40,169,461</u>
Total noncurrent assets	
Total assets	
	<u>46,154,422</u>
<b>Liabilities:</b>	
Current liabilities:	
Accounts payable	326,381
Due to other governments	21,471
Due to Developer	10,736
Accrued interest payable	1,215,325
	<u>1,573,913</u>
Total current liabilities	
Noncurrent liabilities	
Bonds payable, due within one year	1,595,000
Bonds payable, due in more than one year	45,527,811
	<u>47,122,811</u>
Total noncurrent liabilities	
Total liabilities	
	<u>48,696,724</u>
<b>Deferred Inflows of Resources:</b>	
Deferred charge on exchange of bonds	125,297
	<u>125,297</u>
<b>Net Position (Deficit):</b>	
Net investment in capital assets	3,535,380
Restricted for debt service	759,531
Restricted for capital projects	1,063,310
Unrestricted (deficit)	(8,025,820)
	<u>(8,025,820)</u>
Total net position (deficit)	
	\$ <u><u>(2,667,599)</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Fiddler's Creek Community Development District #2**  
**Statement of Activities**  
**For the Year Ended September 30, 2020**

	<u>Expenses</u>	<u>Program Revenues</u>			<u>Governmental</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Activities Net Revenues (Expenses) and Change in Net Position (Deficit)</u>
<b>Functions/Programs:</b>					
Governmental activities:					
Interest expense and other debt service costs	\$ 3,321,235	\$ 18,888,303	\$ -	\$ -	\$ 15,567,068
Physical environment	2,880,394	1,946,069	-	-	(934,325)
General government	<u>420,564</u>	<u>412,351</u>	<u>-</u>	<u>-</u>	<u>(8,213)</u>
 Total governmental activities	 \$ <u>6,622,193</u>	 \$ <u>21,246,723</u>	 \$ <u>-</u>	 \$ <u>-</u>	 <u>14,624,530</u>
General revenues:					
Miscellaneous income					33,442
Forgiveness of debt					149,919
Interest income					53,763
Gain on legal settlement of debt					<u>1,529,146</u>
 Change in net position					 16,390,800
Net position (deficit), October 1, 2019					<u>(19,058,399)</u>
Net position (deficit), September 30, 2020					\$ <u>(2,667,599)</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Fiddler's Creek Community Development District #2**  
**Balance Sheet - Governmental Funds**  
**September 30, 2020**

	<u>General Fund</u>	<u>Series 2003 Debt Service Fund</u>	<u>Series 2004 Debt Service Fund</u>	<u>Series 2005 Debt Service Fund</u>	<u>Series 2014 Debt Service Fund</u>
<b>Assets:</b>					
Cash, cash equivalents and investments	\$ 1,536,248	\$ -	\$ 171,196	\$ 241,004	\$ 800,081
Accounts receivable	3,116	-	-	-	-
Assessments receivable	34,588	-	308	1,850	7,978
Due from other governments	1,233	-	-	-	-
Due from other funds	<u>2,295</u>	<u>-</u>	<u>-</u>	<u>25,559</u>	<u>-</u>
Total assets	<u>\$ 1,577,480</u>	<u>\$ -</u>	<u>\$ 171,504</u>	<u>\$ 268,413</u>	<u>\$ 808,059</u>
<b>Liabilities:</b>					
Accounts payable	\$ 154,484	\$ -	\$ -	\$ -	\$ -
Due to other governments	21,471	-	-	-	-
Due to other funds	45,434	-	25,559	-	2,295
Due to Developer	<u>10,736</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>232,125</u>	<u>-</u>	<u>25,559</u>	<u>-</u>	<u>2,295</u>
<b>Fund Balances:</b>					
Restricted for debt service	-	-	145,945	268,413	805,764
Restricted for capital projects	-	-	-	-	-
Unassigned	<u>1,345,355</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balance	<u>1,345,355</u>	<u>-</u>	<u>145,945</u>	<u>268,413</u>	<u>805,764</u>
Total liabilities and fund balances	<u>\$ 1,577,480</u>	<u>\$ -</u>	<u>\$ 171,504</u>	<u>\$ 268,413</u>	<u>\$ 808,059</u>

<u>Series 2015 Debt Service Fund</u>	<u>Series 2019 Debt Service Fund</u>	<u>Series 2014 Capital Projects Fund</u>	<u>Series 2015 Capital Projects Fund</u>	<u>Total Governmental Funds</u>
\$ 854,178	\$ 811,382	\$ 1,234,949	\$ 283,578	\$ 5,932,616
-	-	-	-	3,116
3,272	-	-	-	47,996
-	-	-	-	1,233
<u>-</u>	<u>45,434</u>	<u>-</u>	<u>-</u>	<u>73,288</u>
<u>\$ 857,450</u>	<u>\$ 856,816</u>	<u>\$ 1,234,949</u>	<u>\$ 283,578</u>	<u>\$ 6,058,249</u>
\$ -	\$ -	\$ 171,639	\$ 258	\$ 326,381
-	-	-	-	21,471
-	-	-	-	73,288
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,736</u>
<u>-</u>	<u>-</u>	<u>171,639</u>	<u>258</u>	<u>431,876</u>
857,450	856,816	-	-	2,934,388
-	-	1,063,310	283,320	1,346,630
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,345,355</u>
<u>857,450</u>	<u>856,816</u>	<u>1,063,310</u>	<u>283,320</u>	<u>5,626,373</u>
<u>\$ 857,450</u>	<u>\$ 856,816</u>	<u>\$ 1,234,949</u>	<u>\$ 283,578</u>	<u>\$ 6,058,249</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Fiddler's Creek Community Development District #2  
 Reconciliation of the Balance Sheet of Governmental Funds  
 to the Statement of Net Position (Deficit)  
 September 30, 2020**

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**Total Fund Balances of Governmental Funds, Page 10**

Amounts reported for governmental activities in the statement of net position (deficit) are different because:	\$ 5,626,373
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:	
The cost of capital assets is	60,268,775
Less accumulated depreciation	(20,099,314)
Deferrals on exchanges are not financial resources and, therefore are not reported as applicable assets or liabilities in the governmental funds:	
Deferred charge on exchange of Series 2004 and Series 2005 Bonds	(125,297)
Certain liabilities are not due and payable in the current period, and therefore are not reported in the governmental funds:	
Accrued interest payable	(1,215,325)
Governmental revenue bonds payable	<u>(47,122,811)</u>
<b>Net Position (Deficit) of Governmental Activities, Page 7</b>	<b>\$ <u><u>(2,667,599)</u></u></b>

The accompanying notes to basic financial statements are an integral part of these statements.

**Fiddler's Creek Community Development District #2**  
**Statement of Revenues, Expenditures and**  
**Changes in Fund Balances - Governmental Funds**  
**For the Year Ended September 30, 2020**

	<u>General Fund</u>	<u>Series 2003 Debt Service Fund</u>	<u>Series 2004 Debt Service Fund</u>	<u>Series 2005 Debt Service Fund</u>	<u>Series 2014 Debt Service Fund</u>
<b>Revenues:</b>					
Non-ad valorem assessments	\$ 2,358,420	\$ 1,518,930	\$ 33,781	\$ 236,251	\$ 16,031,755
Interest income	881	24,638	3,260	1,411	7,718
Miscellaneous income	2,708	30,734	-	-	-
Total revenues	<u>2,362,009</u>	<u>1,574,302</u>	<u>37,041</u>	<u>237,662</u>	<u>16,039,473</u>
<b>Expenditures:</b>					
Current:					
General government	347,454	51,601	495	2,967	12,800
Physical environment	1,635,891	-	-	-	-
Capital outlay	57,340	-	-	-	-
Debt service:					
Principal	-	-	155,000	60,000	14,015,000
Interest	-	-	21,938	125,700	1,972,356
Bond issuance costs	-	-	-	-	-
Total expenditures	<u>2,040,685</u>	<u>51,601</u>	<u>177,433</u>	<u>188,667</u>	<u>16,000,156</u>
Excess (deficiency) of revenues over (under) expenditures	<u>321,324</u>	<u>1,522,701</u>	<u>(140,392)</u>	<u>48,995</u>	<u>39,317</u>
<b>Other Financing Sources (Uses):</b>					
Payment to bond escrow agent	-	-	-	-	-
Issuance of bonds	-	-	-	-	-
Bond premium	-	-	-	-	-
Forgiveness of debt	-	149,919	-	-	-
Gain on legal settlement of debt	-	179,146	-	-	-
Transfers out	-	(2,638,586)	(140,000)	-	(1,204)
Transfers in	15,074	220,000	-	-	-
Net change in fund balances	336,398	(566,820)	(280,392)	48,995	38,113
<b>Fund Balances, October 1, 2019</b>	<u>1,008,957</u>	<u>566,820</u>	<u>426,337</u>	<u>219,418</u>	<u>767,651</u>
<b>Fund Balances, September 30, 2020</b>	<u>\$ 1,345,355</u>	<u>\$ -</u>	<u>\$ 145,945</u>	<u>\$ 268,413</u>	<u>\$ 805,764</u>

<u>Series 2015 Debt Service Fund</u>	<u>Series 2019 Debt Service Fund</u>	<u>Series 2014 Capital Projects Fund</u>	<u>Series 2015 Capital Projects Fund</u>	<u>Total Governmental Funds</u>
\$ 797,640	\$ 269,946	\$ -	\$ -	\$ 21,246,723
5,807	3,525	4,405	2,118	53,763
-	-	-	-	33,442
<u>803,447</u>	<u>273,471</u>	<u>4,405</u>	<u>2,118</u>	<u>21,333,928</u>
5,247	-	-	-	420,564
-	-	-	-	1,635,891
-	-	325,904	7,265	390,509
305,000	830,000	-	-	15,365,000
392,588	794,302	-	-	3,306,884
-	457,490	-	-	457,490
<u>702,835</u>	<u>2,081,792</u>	<u>325,904</u>	<u>7,265</u>	<u>21,576,338</u>
<u>100,612</u>	<u>(1,808,321)</u>	<u>(321,499)</u>	<u>(5,147)</u>	<u>(242,410)</u>
-	(15,025,000)	-	-	(15,025,000)
-	14,245,000	-	-	14,245,000
-	900,421	-	-	900,421
-	-	-	-	149,919
-	-	1,350,000	-	1,529,146
-	(80,000)	-	-	(2,859,790)
-	2,624,716	-	-	2,859,790
100,612	856,816	1,028,501	(5,147)	1,557,076
<u>756,838</u>	<u>-</u>	<u>34,809</u>	<u>288,467</u>	<u>4,069,297</u>
<u>\$ 857,450</u>	<u>\$ 856,816</u>	<u>\$ 1,063,310</u>	<u>\$ 283,320</u>	<u>\$ 5,626,373</u>

The accompanying notes to basic financial statements are an integral part of these statements.



**Fiddler's Creek Community Development District #2  
 Reconciliation of the Statement of Revenues,  
 Expenditures and Changes in Fund Balances  
 of Governmental Funds to the Statement of Activities  
 For the Year Ended September 30, 2020**

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**Net Changes in Fund Balances - Total Governmental Funds, Page 13** \$ 1,557,076

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives:

Expenditures for capital assets	390,509
Less current year provision for depreciation	(1,228,803)
Less loss on disposal of equipment	(15,700)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal consumes the current financial resources of governmental funds:

Principal repayments	15,365,000
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Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This is the amount by which proceeds exceeded repayment.

Bond proceeds	(14,245,000)
Payment to escrow agent for refunded bonds	15,025,000
Premium on bonds issued	(900,421)

Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:

Change in accrued interest payable	396,829
Provision for amortization of original bond discount	(14,300)
Provision for amortization of original bond premium	53,209
Provision for amortization of deferred charge on exchange of bonds	7,401
	7,401

**Change in Net Position of Governmental Activities, Page 8** \$ 16,390,800

The accompanying notes to basic financial statements are an integral part of these statements.

**Fiddler's Creek Community Development District #2**  
**Statement of Revenues, Expenditures and Changes in Fund**  
**Balance - Budget and Actual - General Fund**  
**For the Year Ended September 30, 2020**

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	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>			
Non-ad valorem assessments	\$ 2,344,776	\$ 2,358,420	\$ 13,644
Interest income	7,500	881	(6,619)
Miscellaneous income	-	2,708	2,708
	<u>2,352,276</u>	<u>2,362,009</u>	<u>9,733</u>
Total revenues	<u>2,352,276</u>	<u>2,362,009</u>	<u>9,733</u>
<b>Expenditures:</b>			
Current:			
General government	411,277	347,454	63,823
Physical environment	1,878,750	1,635,891	242,859
Capital outlay	62,249	57,340	4,909
	<u>2,352,276</u>	<u>2,040,685</u>	<u>311,591</u>
Total expenditures	<u>2,352,276</u>	<u>2,040,685</u>	<u>311,591</u>
Excess of revenues over expenditures	-	321,324	321,324
<b>Other Financing Sources:</b>			
Transfer in	-	15,074	15,074
	<u>-</u>	<u>15,074</u>	<u>15,074</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 336,398</u>	<u>\$ 336,398</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Note 1 - Organization and Operations**

Fiddler's Creek Community Development District #2 (the "District") was established November 19, 2002 under the provisions of Chapter 190 of the Florida Statutes by the Collier County Board of County Commissioners. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Fiddler's Creek Community Development District #2. The District is governed by a five-member Board of Supervisors (the "Board") who are elected for four-year terms.

**Note 2 - Summary of Significant Accounting Policies**

The basic financial statements of the District have been prepared in conformity with generally accepted accounting principles as applied to governmental units. The District's more significant accounting policies are described below:

**The financial reporting entity:** The governmental reporting entity consists of the District and its component units. Component units are legally separate organizations for which the Board is financially accountable or other organizations whose nature and significant relationship with the District are such that exclusion would cause the District's financial statements to be misleading. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and (i) either the District's ability to impose its will on the organization or (ii) there is a potential for the organization to provide benefit or impose a financial burden on the District. Based upon these criteria, there were no component units.

**Basis of presentation:**

**Financial Statements - Government-Wide Statements:** The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. All of the District's activities are classified as governmental activities.

In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis, if applicable, and is reported on a full-accrual, economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations, when and if applicable.

The government-wide statement of activities reports both the gross and net cost of each of the District's functions. The net costs, by function, are also supported by general revenues, other revenue, etc. The statement of activities reduces gross expenses by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflect capital-specific grants. For the year ended September 30, 2020, the District had \$ 21,246,723 in program revenues.

This government-wide focus is more on the ability to sustain the District as an entity and the change in the District's net position resulting from the current year's activities.

**Note 2 - Summary of Significant Accounting Policies (continued)**

**Financial Statements - Fund Financial Statements:** The accounts of the District are organized on the basis of funds. The operations of the funds are accounted for with separate self-balancing accounts that comprise their assets, liabilities, fund equity, revenues and expenditures.

The District reports the following major governmental funds:

**General Fund** - This fund is used to account for all operating activities of the District. At this time, revenues are derived principally from non-ad valorem assessments and interest income.

**Debt Service Fund** - These funds are used to account for the accumulation of resources for and the payment of long-term debt principal and interest.

**Capital Projects Fund** - These funds are used to account for financial resources segregated for the acquisition or construction of capital facilities other than those financed by enterprise operations, if applicable.

**Measurement focus, basis of accounting, and presentation:** Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the basic financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied. Governmental funds use the current financial resources measurement focus and the government-wide statements use the economic resources measurement focus.

Governmental activity in the government-wide financial statements is presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

The governmental fund financial statements are presented on the modified accrual basis of accounting under which revenue is recognized in the accounting period in which it becomes susceptible to accrual (i.e., when it becomes both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within sixty days of the end of the current year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

**Budget:** A budget is adopted for the General Fund and Debt Service Funds on an annual basis. Appropriations lapse at fiscal year-end. Changes or amendments to the total budgeted expenditures of the District must be approved by the District Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- a. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b. Public hearings are conducted to obtain taxpayer comments.

**Note 2 - Summary of Significant Accounting Policies (continued)**

- c. Prior to October 1, the budget is legally adopted by the District Board.
- d. The budgets are adopted on a basis consistent with generally accepted accounting principles.

**Cash and cash equivalents:** Cash and cash equivalents are defined as demand deposits, money market accounts, and short-term investments with original maturities of three months or less from the date of acquisition.

**Investments:** Investments, if held, are stated at their fair value, which is based on quoted market prices. Unrealized gains and losses in fair value are recognized. Certain money market investments are stated at amortized cost if they have a remaining maturity of one year or less when purchased.

**Capital assets:** Capital assets are reported in the governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$ 750 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

**Assessments:** Assessments are non-ad valorem assessments on all property within the District. Assessments are levied each November 1 on property as of the previous January 1. Certain assessments are collected upon closing on each lot sold and are used to prepay a portion of the Bonds outstanding. In addition, annual assessments are levied and collected to provide funds for the debt service on the portion of the Bonds which are not paid for from the prepaid assessments and to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with a maximum discount available for payments through February 28 and become delinquent on April 1.

Assessments on all non-platted lots within the District are directly billed to the Developer.

**Deferred outflows/inflows of resources:** In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. It is a deferred gain on exchange that results from the difference in the carrying value of the exchanged debt and its reacquisition price. This amount is deferred and amortized over the life of the exchanged debt.

**Note 2 - Summary of Significant Accounting Policies (continued)**

**Equity classifications:**

**Government-wide statements:** Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. Restricted net position - consists of net position with constraints placed on the use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - all other net position that do not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**Fund statements:** GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* requires that governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The District classifies prepaid items and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed: This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the District Board of Supervisors. These amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

**Note 2 - Summary of Significant Accounting Policies (continued)**

Assigned: This classification includes amounts that are constrained by the District's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the Board or through the Board delegating this responsibility to the District Manager through the budgetary process. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund. The District classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.

Unassigned: This classification includes the residual fund balance for the General Fund.

The District would typically use restricted fund balances first, followed by committed fund balances, assigned fund balances, and finally unassigned fund balances.

**Date of management review**: Subsequent events have been evaluated through April 28, 2021, which is the date the financial statements were available to be issued.

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

**Note 3 - Deposits and Investments**

**Deposits**: The District's deposits must be placed with banks and savings and loans which are qualified as public depositories prior to receipt of public monies under Chapter 280, Florida Statutes. These deposits are insured by the FDIC up to \$ 250,000. Monies deposited in amounts greater than the insurance coverage are secured by the banks pledging securities with the State Treasurer in the collateral pool. At year end, the carrying amount of the District's General Fund deposits was \$ 1,536,248 and the bank balance was \$ 1,662,954.

**Investments**: The investment of funds is authorized by Florida Statutes, which allows the District to invest in the Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, SEC registered money market funds with the highest credit quality rating, interest-bearing time deposits or savings accounts in qualified public depositories and direct obligations of the U.S. Treasury. Investments of the Debt Service and Capital Projects Funds are governed by the Bond Indentures.

Investments as of September 30, 2020 of \$ 4,396,368 were in money market mutual funds. These investments are stated at fair value which approximates amortized cost.

**Credit risk**: Florida Statutes require the money market mutual funds held by the District to have the highest credit quality rating from a nationally recognized rating agency. The money market mutual funds held by the District are rated AAAM by Standard and Poor's.

**Interest rate risk**: Florida Statutes state that the investment portfolio be structured in such manner as to provide sufficient liquidity to pay obligations as they come due. The funds in the money market accounts held by the District can be withdrawn at any time.

**Fiddler's Creek Community Development District #2**  
**Notes to Basic Financial Statements**  
**September 30, 2020**

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**Note 3 - Deposits and Investments (continued)**

**Custodial credit risk:** For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, the District's investments were not subject to custodial credit risk.

**Note 4 - Capital Assets**

Capital asset activity for the year ended September 30, 2020 was as follows:

	Balance at October 1, 2019	Additions	Deletions and Transfers	Balance at September 30, 2020
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	\$ 16,226,776	\$ -	\$ -	\$ 16,226,776
Construction-in-progress	<u>                    -</u>	<u>          333,169</u>	<u>                    -</u>	<u>          333,169</u>
Total capital assets, not being depreciated	<u>16,226,776</u>	<u>          333,169</u>	<u>                    -</u>	<u>16,559,945</u>
Capital assets, being depreciated:				
Infrastructure	30,583,184	-	-	30,583,184
Buildings and improvements	12,760,696	-	-	12,760,696
Equipment	<u>          347,683</u>	<u>          57,340</u>	<u>         (40,073)</u>	<u>          364,950</u>
Total capital assets, being depreciated	<u>43,691,563</u>	<u>          57,340</u>	<u>         (40,073)</u>	<u>43,708,830</u>
Total capital assets	<u>59,918,339</u>	<u>          390,509</u>	<u>         (40,073)</u>	<u>60,268,775</u>
Less accumulated depreciation for:				
Infrastructure	8,620,283	1,035,317	-	9,655,600
Equipment	90,382	26,618	(24,373)	92,627
Buildings and improvements	<u>10,184,219</u>	<u>         166,868</u>	<u>                    -</u>	<u>10,351,087</u>
Total accumulated depreciation	<u>18,894,884</u>	<u>         1,228,803</u>	<u>         (24,373)</u>	<u>20,099,314</u>
Total capital assets, being depreciated, net	<u>24,796,679</u>	<u>         (1,171,463)</u>	<u>         (15,700)</u>	<u>23,609,516</u>
Governmental activities capital assets, net	<u>\$ 41,023,455</u>	<u>\$ (838,294)</u>	<u>\$ (15,700)</u>	<u>\$ 40,169,461</u>

Provision for depreciation was charged to functions as follows:

Governmental Activities:	
Physical environment	\$ <u>1,228,803</u>



**Note 5 - Long-Term Debt**

a. Summary of Long-Term Debt of Governmental Activities

Long-term debt of the governmental activities at September 30, 2020 is comprised of the following bond issues:

Special Assessment Revenue Bonds, Series 2004; due in annual installments through May 2037; interest payable semiannually at 6.75%.	\$ 245,000
Special Assessment Revenue Bonds, Series 2005; due in annual installments through May 2038; interest payable semiannually at 6.00%.	2,035,000
Special Assessment Revenue Bonds, Series 2014-1A; due in annual installments through May 2037; interest payable semiannually at 6.75%.	2,780,000
Special Assessment Revenue Bonds, Series 2014-1B; due in annual installments through May 2037; interest payable semiannually at 6.75%.	3,575,000
Special Assessment Revenue Bonds, Series 2014-2A; due in annual installments through May 2038; interest payable semiannually at 6.00%.	5,860,000
Special Assessment Revenue Bonds, Series 2014-2B; due in annual installments through May 2038; interest payable semiannually at 6.00%.	4,480,000
Special Assessment Revenue Bonds, Series 2014-3; due in annual installments through May 2038; interest payable semiannually at 6.00%.	7,760,000
Capital Improvement Bonds, Series 2015A-1, due in annual installments through May 2045; interest payable semiannually at rates that range from 5.00% to 6.00% (net of unamortized bond discount of \$ 101,783 as of September 30, 2020).	3,148,217
Special Assessment Revenue Refunding Bonds, Series 2015A-2, due in annual installments through May 2038; interest payable semiannually at rates ranging from 5.00% to 6.00% (net of unamortized bond discount of \$ 23,570 as of September 30, 2020).	891,430
Special Assessment Revenue Refunding Bonds, Series 2015B, due in a balloon payment May 2025; interest payable at 6.250% (net of unamortized bond discount of \$ 39,048 as of September 30, 2020).	2,085,952
Special Assessment Revenue Refunding Bonds, Series 2019, due in annual installments through May 2035; interest payable semiannually at rates that range from 3.25% to 5.00% (inclusive of unamortized bond premium of \$ 847,212 as of September 30, 2020).	<u>14,262,212</u>
	<u>\$ 47,122,811</u>

**Fiddler's Creek Community Development District #2**  
**Notes to Basic Financial Statements**  
**September 30, 2020**

**Note 5 - Long-Term Debt (continued)**

The following is a summary of changes in governmental activities long-term debt for the year ended September 30, 2020:

	Balance October 1, 2019	Exchange	Additions	Deletions	Amortization	Balance September 30, 2020	Due Within One Year
Direct borrowings and private placements:							
Special Assessment Revenue Bonds, Series 2003A	\$ 15,025,000	\$ -	\$ -	\$ 15,025,000	\$ -	\$ -	\$ -
Special Assessment Revenue Bonds, Series 2003B	3,765,000	-	-	3,765,000	-	-	-
Special Assessment Revenue Bonds, Series 2004	400,000	-	-	155,000	-	245,000	5,000
Special Assessment Revenue Bonds, Series 2005	2,095,000	-	-	60,000	-	2,035,000	65,000
Special Assessment Revenue Bonds, Series 2014-1A	3,890,000	-	-	1,110,000	-	2,780,000	90,000
Special Assessment Revenue Bonds, Series 2014-1B	3,685,000	-	-	110,000	-	3,575,000	115,000
Special Assessment Revenue Bonds, Series 2014-2A	8,400,000	-	-	2,540,000	-	5,860,000	185,000
Special Assessment Revenue Bonds, Series 2014-2B	4,705,000	-	-	225,000	-	4,480,000	140,000
Special Assessment Revenue Bonds, Series 2014-3	7,990,000	-	-	230,000	-	7,760,000	245,000
Special Assessment Revenue Bonds, Series 2014-4	9,800,000	-	-	9,800,000	-	-	-
Capital Improvement Bonds, Series 2015A-1	3,475,000	-	-	225,000	-	3,250,000	60,000
Series 2015A-1 discount	(105,945)	-	-	-	4,162	(101,783)	-
Special Assessment Revenue Refunding Bonds, Series 2015A-2	995,000	-	-	80,000	-	915,000	30,000
Series 2015A-2 discount	(24,920)	-	-	-	1,350	(23,570)	-
Special Assessment Revenue Refunding Bonds, Series 2015B	2,125,000	-	-	-	-	2,125,000	-
Series 2015B discount	(47,837)	-	-	-	8,789	(39,048)	-
Special Assessment Revenue Refunding Bonds, Series 2019	-	-	14,245,000	830,000	-	13,415,000	660,000
Series 2019 premium	-	-	900,421	-	(53,209)	847,212	-
	<u>\$ 66,171,298</u>	<u>\$ -</u>	<u>\$ 15,145,421</u>	<u>\$ 34,155,000</u>	<u>\$ (38,908)</u>	<u>\$ 47,122,811</u>	<u>\$ 1,595,000</u>

**Note 5 - Long-Term Debt (continued)**

b. Summary of Significant Debt Terms of Governmental Activities

**Special Assessment Revenue Bonds, Series 2004** - The District previously issued \$ 13,145,000 in Special Assessment Revenue Bonds, Series 2004 for the purpose of funding certain projects within the boundaries of the District. The District previously exchanged a portion of the Series 2004 for the Series 2014-1 Bonds. After the consummation of the exchange, \$ 3,510,000 of Series 2004 Bonds remained outstanding. The Bonds are payable in annual principal installments through May 2037. Interest at 6.75% is payable semiannually on the first day of each May and November.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bond Issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as they become due.

The Bonds are subject to mandatory redemption at par plus accrued interest to the date of redemption on a schedule of annual redemptions through May 2037, the maturity date. The District is required to redeem the Bonds at par prior to the schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture. The Bonds are subject to redemption at the option of the District at par on or after May 1, 2016.

The Bond Indenture requires a reserve fund equal to \$ 50,000. As of September 30, 2020, the reserve fund account balance was sufficient to satisfy this requirement.

**Special Assessment Revenue Bonds, Series 2005** - The District previously issued \$ 38,850,000 in Special Assessment Revenue Bonds, Series 2005 for the purpose of funding certain projects within the boundaries of the District. The District previously exchanged a portion of the Series 2005 for the Series 2014-2, 2014-3 and 2014-4 Bonds. After the consummation of the exchange, \$ 2,685,000 of Series 2005 Bonds remained outstanding. The Bonds are payable in annual principal installments through May 2038. Interest at 6.00% is payable semiannually on the first day of each May and November.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bond Issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as they become due.

The Bonds are subject to mandatory redemption at par plus accrued interest to the date of redemption on a schedule of annual redemptions through May 2038, the maturity date. The District is required to redeem the Bonds at par prior to the schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture. The Bonds are subject to redemption at the option of the District at par on or after May 1, 2017.

The Bond Indenture requires a reserve fund equal to \$ 50,000. As of September 30, 2020, the reserve fund account balance was sufficient to satisfy this requirement.

**Note 5 - Long-Term Debt (continued)**

**Special Assessment Revenue Bonds, Series 2014** - The District previously issued \$ 9,560,000 in Special Assessment Revenue Bonds Series 2014-1 for the purpose of exchanging a portion of the Special Assessment Revenue Bonds, Series 2004. The Bonds are payable in annual principal installments through May 2037. Interest at 6.75% is payable semiannually on the first day of each May and November. In June 2018, the Series 2014-1 were exchanged into Series 2014-1A at \$ 4,000,000 and Series 2014-1B at \$ 3,815,000. There were no changes to the par amounts, boundaries, yield or maturity of these bonds.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bond Issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as they become due.

The Bonds are subject to mandatory redemption at par plus accrued interest to the date of redemption on a schedule of annual redemptions through May 2037, the maturity date. The District is required to redeem the Bonds at par prior to the schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture. The Bonds are subject to redemption at the option of the District at par on or after May 1, 2021.

The District also previously issued \$ 43,335,000 in Special Assessment Revenue Bonds Series 2014-2, 2014-3 and 2014-4 for the purpose of exchanging a portion of the Special Assessment Revenue Bonds, Series 2005. The Bonds are payable in annual principal installments through May 2038. Interest at 6.00% is payable semiannually on the first day of each May and November. In June 2018, the Series 2014-2 were also exchanged into Series 2014-2A at \$ 8,635,000 and Series 2014-2B at \$ 4,835,000. There were no changes to the par amounts, boundaries, yield or maturity of these bonds. In October 2019, the remaining principal balance of \$ 9,800,000 for the Series 2014-4 Bonds was paid in full.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bond Issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as they become due.

The Bonds are subject to mandatory redemption at par plus accrued interest to the date of redemption on a schedule of annual redemptions through May 2038, the maturity date. The District is required to redeem the Bonds at par prior to the schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture. The Bonds are subject to redemption at the option of the District at par on or after May 1, 2021.

The Series 2014-1B and Series 2014-2B require reserve funds equal to \$ 125,000 each. As of September 30, 2020, the reserve fund account balances were sufficient to satisfy this requirement.

**Note 5 - Long-Term Debt (continued)**

**Capital Improvement and Special Assessment Revenue Refunding Bonds, Series 2015** - The District previously issued \$ 6,050,000 in Capital Improvement Bonds 2015A-1 for the purpose of financing the costs of the 2015 Improvements. The bonds are split between two issuances of \$ 1,160,000 and \$ 4,890,000, payable in annual principal installments through May 2026 and May 2045, respectively. Interest at 5.00% through May 2026, thereafter at 6.00% is payable semiannually on the first day of each May and November.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bond Issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as they become due.

The Bonds are subject to mandatory redemption at par plus accrued interest to the date of redemption on a schedule of annual redemptions. The Bonds maturing May 2045 are also subject to redemption at the option of the District at the redemption price on or after May 1, 2028. The District is required to redeem the Bonds at the redemption price prior to the schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture.

The District previously also issued \$ 7,725,000 in Special Assessment Revenue Refunding Bonds Series 2015A-2 and Series 2015B for the purpose of refunding a portion of the Series 2014-3 Bonds. The Series 2015A-2 Bonds are split between two issuances of \$ 595,000 and \$ 1,215,000, payable in annual principal installments through May 2026 and May 2038, respectively. Interest at 5.00% through May 2026, thereafter at 6.00% is payable semiannually on the first day of each May and November. The \$ 5,915,000 Series 2015B Bonds are payable in a balloon payment on May 1, 2025 with interest at 6.25% payable semiannually on the first day of each May and November.

The District refunded a portion of the Series 2014-3 Bonds and replaced them with a portion of the 2015A-2 and the 2015B Bonds for the purpose of reallocating the Bonds from non-plated property to plated property. The defeasement resulted in a minimal economic gain.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bond Issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as they become due.

The Bonds are subject to mandatory redemption at the redemption price plus accrued interest to the date of redemption on a schedule of annual redemptions. The Bonds maturing May 2038 are also subject to redemption at the option of the District at the redemption price on or after May 1, 2028. The District is required to redeem the Bonds at the redemption price prior to the schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture. The 2015B Bonds are not subject to any optional redemption.

**Fiddler's Creek Community Development District #2**  
**Notes to Basic Financial Statements**  
**September 30, 2020**

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**Note 5 - Long-Term Debt (continued)**

The 2015 Bond Indentures require reserve funds equal to \$ 329,594. As of September 30, 2020, the reserve fund account balances were sufficient to satisfy this requirement.

**Special Assessment Revenue Refunding Bonds, Series 2019** - During the year, the District issued \$ 14,245,000 in Special Assessment Revenue Refunding Bonds, Series 2019 for the purpose of refunding the Series 2003A Bonds. The retirement of the Series 2003A Bond will reduce the District's debt service payments over the next sixteen years by \$ 4,200,445 with an economic gain (difference between the present value of the debt service payments on the old and new debt) of \$ 2,254,242. The Bonds are payable in annual principal installments through May 2035 with interest payable semiannually at rates that range from 3.25% to 5.00% on the first day of May and November.

The District is required by the Bond Indenture to levy and collect special assessments pursuant to Florida Statutes, Section 190.022. The collection of these assessments is restricted and applied to the debt service requirements of the Bond Issue. Further, the District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the Bonds as they become due.

The Bonds are subject to mandatory redemption at par plus accrued interest to the date of redemption on a schedule of annual redemptions through May 2035, the maturity date. The District is required to redeem the Bonds at par prior to the schedule from the proceeds of any assessments prepaid or if certain events occur as outlined in the Bond Indenture. The Bonds are subject to redemption at the option of the District at par on or after May 1, 2029.

The 2019 Bond Indenture requires reserve funds equal to \$ 150,000. As of September 30, 2020, the reserve fund account balance were sufficient to satisfy this requirement.

As of September 30, 2020, the annual debt service requirements for the Series 2004, 2005 and 2014 Special Assessment Revenue Bonds, Series 2015 Capital Improvement and Special Assessment Revenue Refunding Bonds and Series 2019 Special Assessment Revenue Refunding Bonds are approximately as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 1,595,000	\$ 2,628,363	\$ 4,223,363
2022	1,690,000	2,550,138	4,240,138
2023	1,775,000	2,466,663	4,241,663
2024	1,855,000	2,378,675	4,233,675
2025	4,090,000	2,279,250	6,369,250
2026-2030	11,620,000	9,013,938	20,633,938
2031-2035	15,455,000	5,330,425	20,785,425
2036-2040	7,275,000	1,243,500	8,518,500
2041-2045	1,085,000	203,400	1,288,400
	<u>\$ 46,440,000</u>	<u>\$ 28,094,352</u>	<u>\$ 74,534,352</u>

**Fiddler's Creek Community Development District #2**  
**Notes to Basic Financial Statements**  
**September 30, 2020**

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**Note 6 - Risk Management**

The District purchased an insurance policy that provided coverage of up to a \$ 1,000,000 maximum for each general liability occurrence in combination with a maximum annual aggregate coverage of approximately \$ 2,000,000 for the policy year ending September 30, 2020. Other insurance policies carried by the District during the year included public official's liability and employment practices liability. Settlement amounts have not exceeded insurance coverage during the last three (3) fiscal years.

**Note 7 - Commitments**

The District has committed to acquire those portions of the improvements which have been completed by the Developer for the actual reasonable costs incurred by the Developer up to the amounts available in Series 2014 and 2015 Capital Project Funds.

**Note 8 - Interfund Receivables, Payables, and Transfers**

A summary of due to/from funds for the year ended September 30, 2020 is as follows:

	<u>Receivables</u>	<u>Payables</u>
General Fund	\$ 2,295	45,434
Series 2014 Debt Service Fund	-	2,295
Series 2004 Debt Service Fund	-	25,559
Series 2005 Debt Service Fund	25,559	-
Series 2019 Debt Service Fund	45,434	-
	<u>45,434</u>	<u>-</u>
Total	\$ <u>73,288</u>	\$ <u>73,288</u>

These balances result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting systems and (3) payments between funds are actually made.

The outstanding balance between funds results from the time lag between the dates that payment between funds is made. Transfers at September 30, 2020, consisted of the following:

	<u>Transfers In:</u>			
	<u>General Fund</u>	<u>Series 2003 Debt Service Fund</u>	<u>Series 2019 Debt Service Fund</u>	<u>Total</u>
<u>Transfers Out:</u>				
Series 2003 Debt Service Fund	\$ 13,870	\$ -	\$ 2,624,716	\$ 2,638,586
Series 2004 Debt Service Fund	-	140,000	-	140,000
Series 2014 Debt Service Fund	1,204	-	-	1,204
Series 2019 Debt Service Fund	-	80,000	-	80,000
	<u>15,074</u>	<u>220,000</u>	<u>2,624,716</u>	<u>2,859,790</u>
Total	\$ <u>15,074</u>	\$ <u>220,000</u>	\$ <u>2,624,716</u>	\$ <u>2,859,790</u>

**Note 9 - Net Position (Deficit)**

The District has a government-wide net position deficit of \$ 2,667,599 as of September 30, 2020. The deficit relates to the accrual of certain expenses, principally interest, which are not currently recorded in the fund statements. When recognized as expenditures in the fund statements, they will be recovered from the Developer or through assessment to benefitted property owners. The deficit also relates to various infrastructure improvements, such as the water and sewer lines, which have been financed through the issuance of long-term debt, but were conveyed to other governmental entities.

**Note 10 - Related Entity Transactions**

The District has cost sharing agreements with Fiddler's Creek Community Development District 1 and shares the same Developer. The District has a payable in the amount of \$ 21,471 to Fiddler's Creek Community Development District 1 for shared costs as of September 30, 2020.

**Note 11 - Risks and Uncertainties**

The coronavirus (COVID-19) outbreak has caused disruption in international and U.S. economies and markets. The coronavirus and fear of further spread has caused quarantines, cancellation of events, and overall reduction in business and economic activity. On March 11, 2020, the *World Health Organization* designated the coronavirus outbreak as a pandemic. Management and the Board of Supervisors continue to evaluate and monitor the potential adverse effect that this event may have on the District's financial position, operations and cash flows. The full impact of COVID-19 is unknown at this time and cannot be reasonably estimated as these events are still developing.



# OTHER REPORTS OF INDEPENDENT AUDITORS



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

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

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Fiddler's Creek Community Development District #2 (the "District"), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated April 28, 2021.

### Internal Control over Financial Reporting

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

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

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

**Compliance and Other Matters**

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

**Purpose of this Report**

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



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
April 28, 2021

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## INDEPENDENT AUDITOR'S REPORT TO DISTRICT MANAGEMENT

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

### Report on the Financial Statements

We have audited the financial statements of Fiddler's Creek Community Development District #2, Florida, (the "District"), as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated April 28, 2021.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 28, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The District was established on November 19, 2002 by Ordinance No. 02-61 of the Collier County Commission, pursuant to the provisions of Chapter 190, of the laws of the State of Florida. The District does not have any component units.

### **Financial Condition and Management**

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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

### **Additional Matters**

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

### **Purpose of this Letter**

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



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
April 28, 2021

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES

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

We have examined Fiddler's Creek Community Development District #2's (the "District") compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2020. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about with the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the specified requirements of Section 218.415 Florida Statutes for the year ended September 30, 2020.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

*Keefe McCullough*

KEEFE McCULLOUGH

Fort Lauderdale, Florida  
April 28, 2021

CPA's + Trusted Advisors