

NAPLES RESERVE

COMMUNITY DEVELOPMENT

DISTRICT

August 8, 2024

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Naples Reserve Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 1, 2024

Board of Supervisors
Naples Reserve Community Development District

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

Dear Board Members:

The Board of Supervisors of the Naples Reserve Community Development District will hold a Regular Meeting on August 8, 2024 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Chair's Opening Remarks
4. Presentation of Annual Quality Assurance Audit: Lake Maintenance
 - Discussion: Lake Bank Easement
 - Discussion: Fence at 14880 Edgewater Circle
5. Continued Discussion: Lake Littorals Management – Spike Rush and Other Littorals
6. Continued Discussion: Shoreline Erosion at 14695 Kelson Circle
7. Discussion: 14775 Dockside Lane Reimbursement
8. Discussion: Lake 24 Repair Agreement
9. Consideration of Lake Bank Restoration Proposals
10. Discussion: Resident Communications Transmitted from CDD
11. Consideration of FL GIS Solutions, LLC Professional Services Agreement Lake Number 2 (Pipes and Structure) Inspection of Stormwater Management Drainage System
12. Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2023, Prepared by Carr, Riggs & Ingram, LLC

13. Consideration of Resolution 2024-04, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023
14. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
15. Acceptance of Unaudited Financial Statements as of June 30, 2024
16. Approval of June 13, 2024 Regular Meeting Minutes
17. Other Business

18. Staff Reports

A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

- Draft Stormwater Management Rules and Policies

B. District Engineer: *Bowman Consulting Group LTD*

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

- Monthly Report

D. District Manager: *Wrathell, Hunt and Associates, LLC*

- 1,360 Registered Voters in District as of April 15, 2024
- NEXT MEETING DATE: September 12, 2024 at 10:00 AM [Adoption of FY2025 Budget]

○ QUORUM CHECK

SEAT 1	LISA WILD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS MARQUARDT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DEBORAH LEE GODFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREGORY INEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANNA HARMON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

19. Public Comments
20. Supervisors' Requests
21. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

4

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
OFFICE OF THE DISTRICT MANAGER
2300 Glades Rd., Suite #410w
Boca Raton, FL 33431

MEMORANDUM

Date: May 13, 2024
To: Naples Reserve Board of Supervisors
From: Shane Willis – Operations Manager
Subject: Quality Assurance Audit – Lake Maintenance
Cc: File

Management recently conducted an on-site audit to review District owned Lakes. The audit was conducted on May 13th 2024.

Included in this report are the following:

- Evaluation Sheets for each Lake
- Pictures of each Lake
- Map of each Lake (previously provided)

There are (22) District owned Lakes , totaling 214.76 acres.

There is an Evaluation Sheet for each lake included - Please note the below observations, which may/may not require Board discussion and action for resolution:

- **Aeration System:** During the lake audit the aeration system was operating, there are multiple fountains in a number of lakes across the District.
- **Lake Bank Remediation (LBR):** The following have been identified for bank remediation projects:
 - **Lakes:**
24/25 Budget year: 10, 13, 16, & 17
2-3 years: 5, 14, 21W, & 24E
3-5 years: 1, 6, 7, 19, 24W
Monitor: 12

Action Required: Proposals for bank remediation will be sourced and presented to the Board at a future meeting based upon Board guidance.

Management observed the following lakes had some type of issue of concern with bank weeds, Torpedo Grasses and Algae.

- **Minor compliance issues that require a work order:** 6, 9, 10, & 11
- **Lakes Out of Compliance:** 7 & 13

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During the time of this inspection Management observed wildlife in and around the stormwater system that included Florida Mottled Ducks, Anhinga, Turtles, Bass, Pan Fish, Mosquito Fish, Herons, Ibis, Oscars, Shad, Alligators & Dragonflies.

Additionally, it is the recommendation of Management that the CDD implement a yearly program to install Littoral Shelf plants to ensure Lake Bank stabilization, this will help minimize Lake Bank erosion.

In conclusion, it is determined that the district's lakes are healthy ecosystems that are home to a wide variety of wildlife and with the proper maintenance moving forward it will remain so for the foreseeable future.

LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

1



Photo 1



Photo 2



Photo 3

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
The littoral shelf is very bare	
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Alligator, mosquito fish, turtles	
Does the overall body of the stormwater lake appear healthy?	Yes

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
There are a number of areas greater than 8 inches, this lake should be scheduled for LBR in 3 to 5 years	
Does the slope exceeded a 4:1 ratio?	No
Are the control structures and sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

2

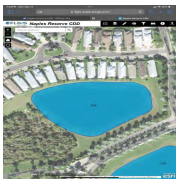


Photo 1



Photo 2



Photo 3



Photo 4

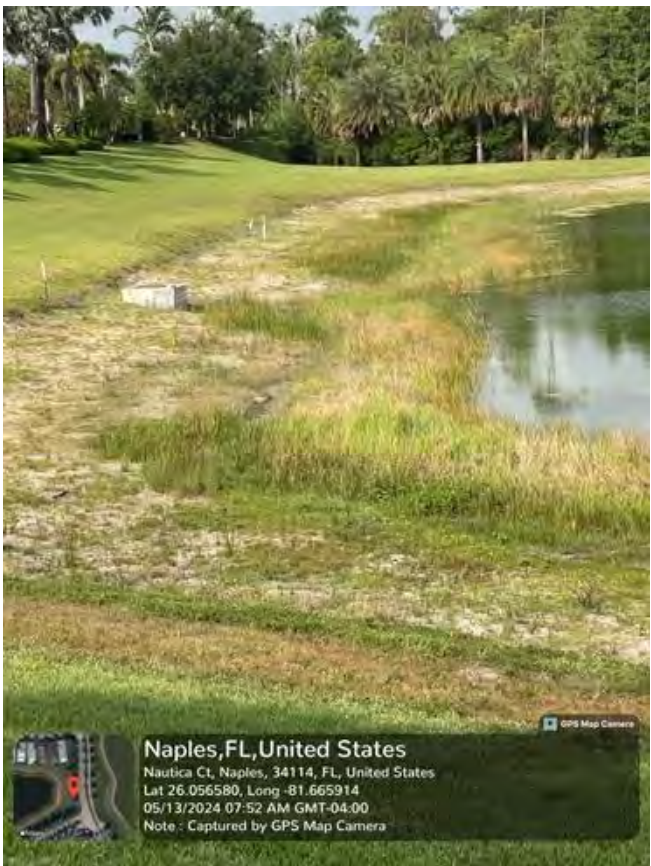
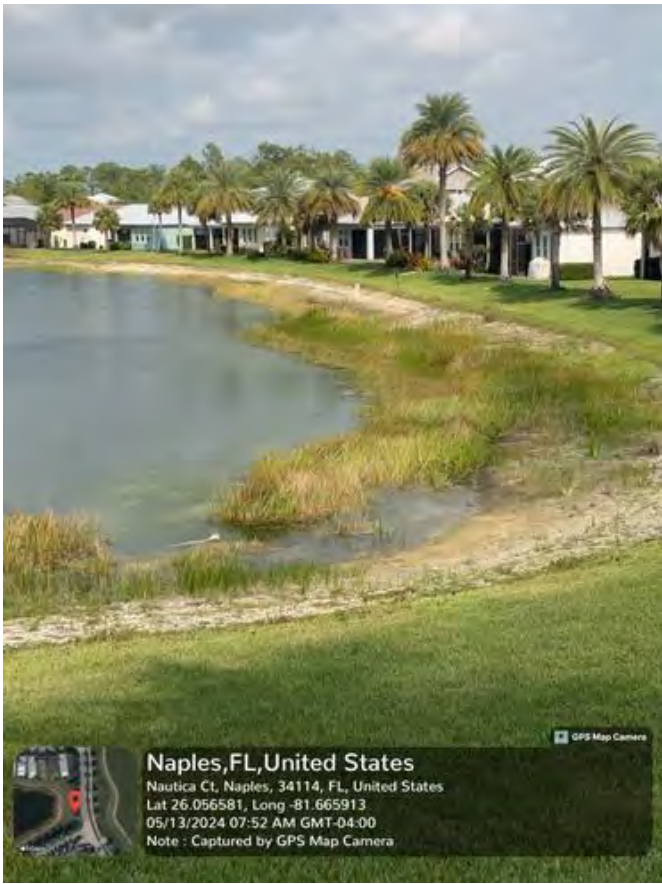
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Bass, alligator	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

3

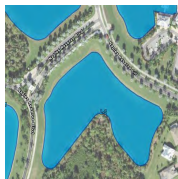


Photo 1



Photo 2



Photo 3

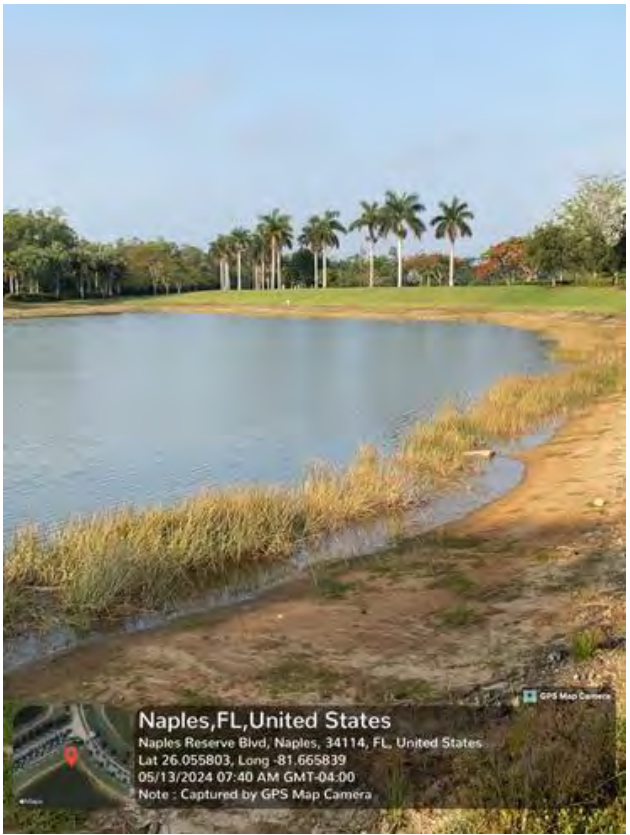
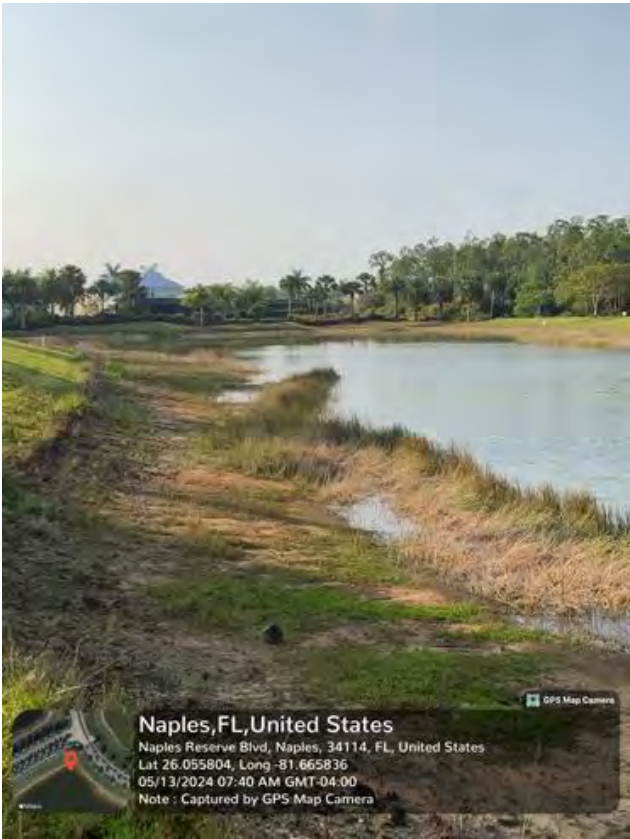
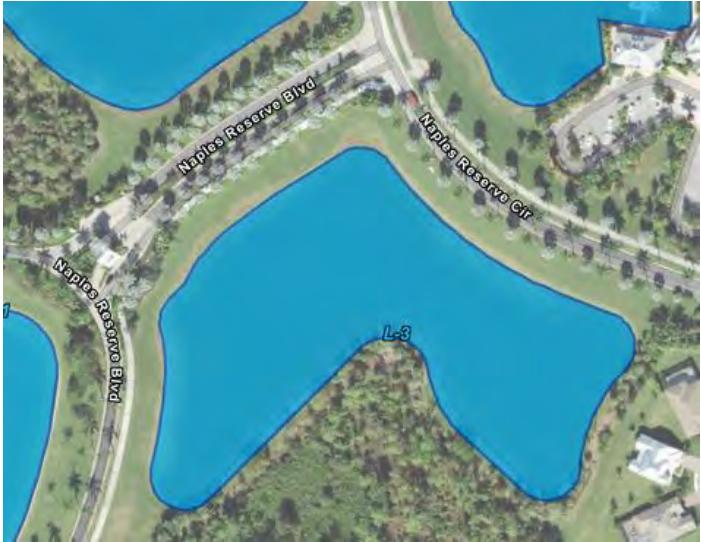
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Minor lake Bank weeds	
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Anhinga, minnows, ducks, bass	
Does the overall body of the stormwater lake appear healthy?	Yes
Water levels very low	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	No
Does the slope exceeded a 4:1 ratio?	No
Are the control structures and sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

4



Photo 1



Photo 2



Photo 3

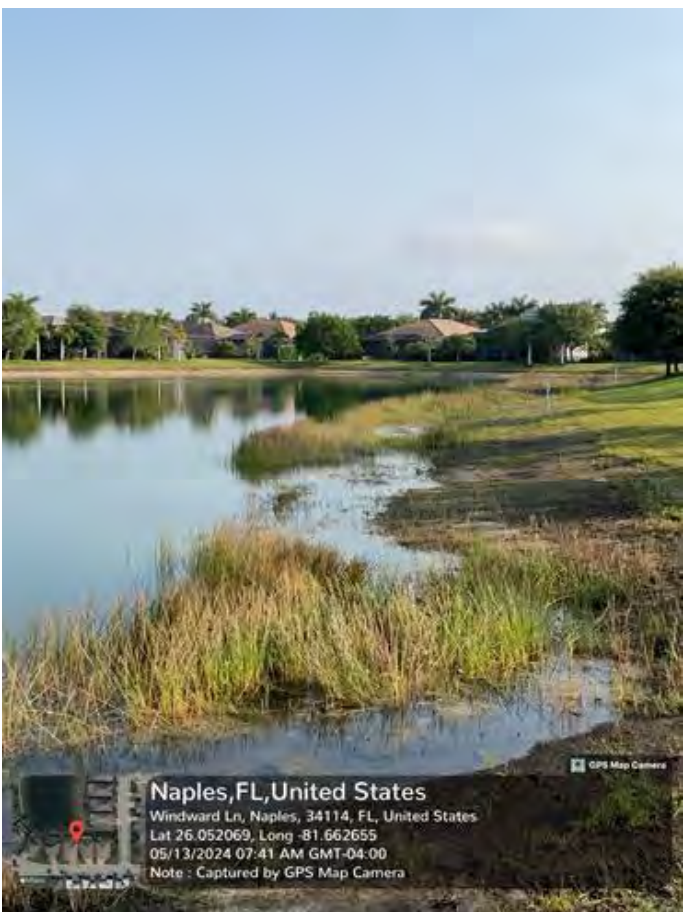
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Mosquito fish, bass, turtles	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
N/A	
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	Yes
How many are present?	1
Is the aerator or fountain operating?	Yes
Are the hoses and cords properly secured or screened?	Yes
Do the pumps and motor sound like they are operating properly?	Yes
Are the electrical and/or mechanical boxes in good condition?	Yes
Are the boxes/enclosures secured properly?	Yes

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

5

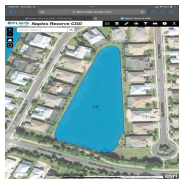


Photo 1



Photo 2



Photo 3

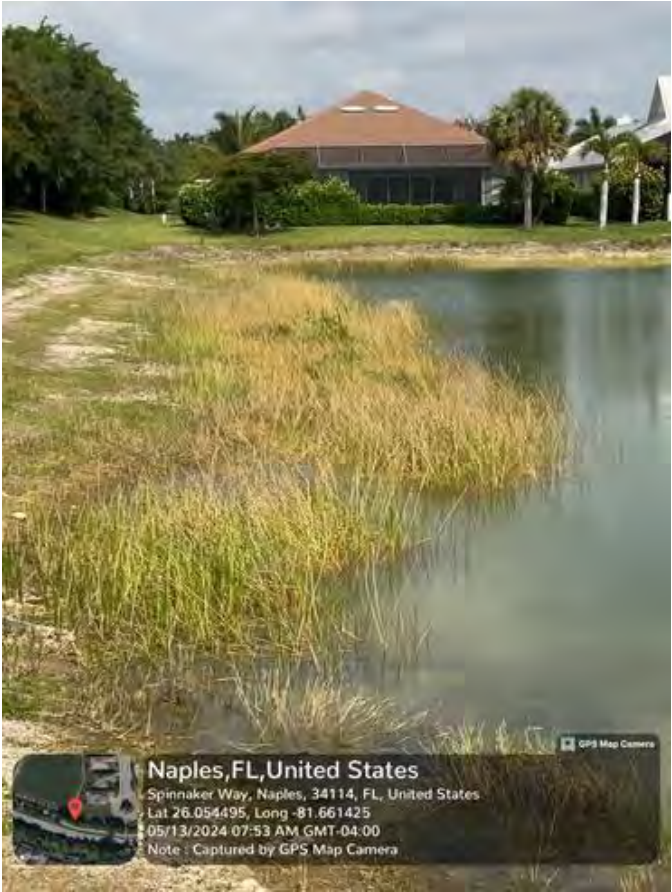
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Alligator, Bass, Dragonflies, Anhinga	
Does the overall body of the stormwater lake appear healthy?	Yes

Is the stormwater lake/Lake Bank absent any significant washouts?	No
There are a couple of point erosion spots	
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	Yes
Schedule for LBR in 2-3 years	
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

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May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

6



Photo 1



Photo 2



Photo 3

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Excessive torpedo grass	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Very wide littoral shelf	
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Alligator, bass, minnows, mosquito fish	
Does the overall body of the stormwater lake appear healthy?	Yes

Is the stormwater lake/Lake Bank absent any significant washouts? There are multiple point runoff erosion areas	No
Is the slope breakpoint absent significant drop offs greater than 8 inches? Runoff erosion has caused a number of dropoffs	No
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

Is there a CDD owned aerator or fountain present?

No

Staff gauge has been removed and placed on the bank, Work order will be put in to replace.

Is the aerator or fountain operating?

N/A

Are the hoses and cords properly secured or screened?

N/A

Do the pumps and motor sound like they are operating properly?

N/A

Are the electrical and/or mechanical boxes in good condition?

N/A

Are the boxes/enclosures secured properly?

N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

7

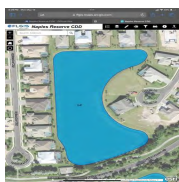


Photo 1



Photo 2



Photo 3



Photo 4

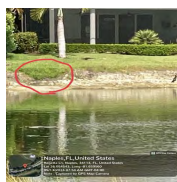


Photo 5

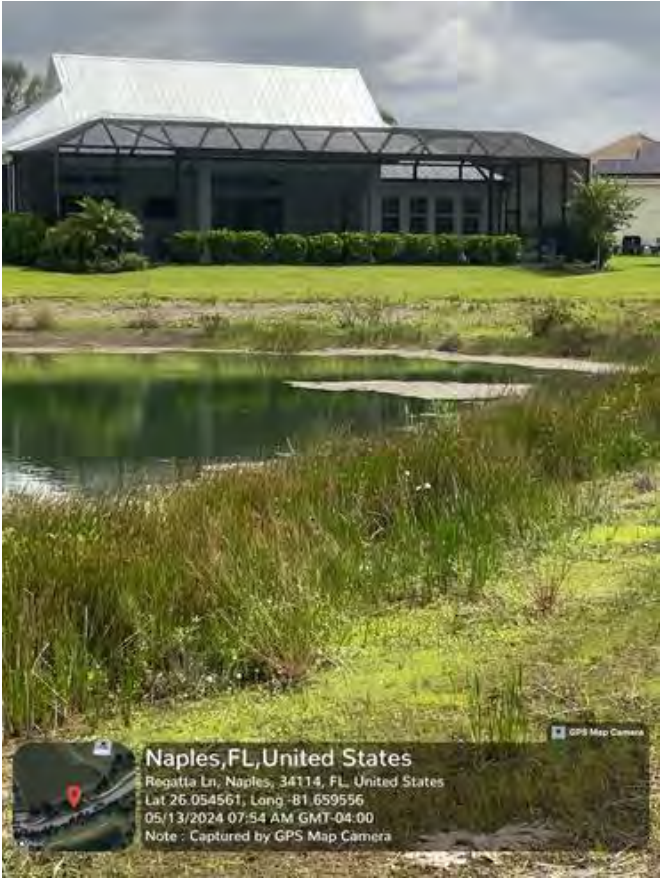
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds, vines in littorals, pennywort	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Alligator, dragonflies, fish	
Does the overall body of the stormwater lake appear healthy?	No
Algae bloom in progress, work order placed with Superior	

Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Numerous runoff off point erosion spots on the west side of the lake, schedule for repairs	
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
This lake will need restoration in 3-5 years	
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary





LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

8



Photo 1



Photo 2



Photo 3

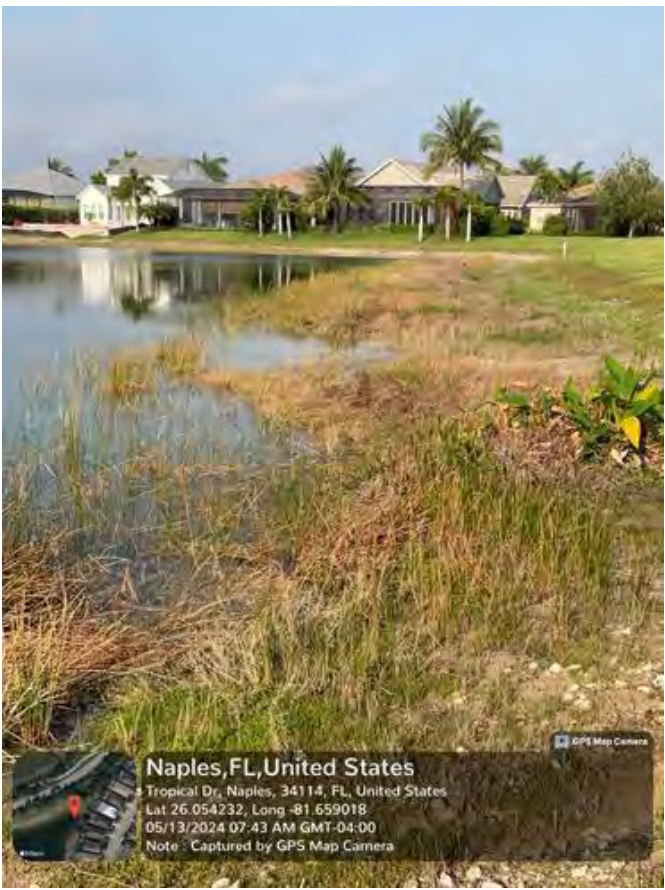
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds, minor torpedo grass	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Mosquito fish, Dragonflies, turtles, alligator	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

9

Are the invasive and undesirable plant control measures meeting contract specifications? Excessive bank weeds, pennywort	Yes
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Mosquito fish, turtles	
Does the overall body of the stormwater lake appear healthy?	Yes
Water levels very low and very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes
Only one easement was open, the rest were blocked	

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

10

Added photograph of sign present in some lakes but not all



Photo 1



Photo 2



Photo 3



Photo 4

Are the invasive and undesirable plant control measures meeting contract specifications? Vines in littorals, excessive torpedo grass Work Order placed with Superior	Yes
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Anhinga, turtles, fish, alligator	
Does the overall body of the stormwater lake appear healthy?	Yes

Is the stormwater lake/Lake Bank absent any significant washouts?	No
Numerous areas of point runoff erosion, add this lake to next year's Lake bank restoration	
Is the slope breakpoint absent significant drop offs greater than 8 inches?	No
Numerous drop offs due to point runoff erosion	
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

11

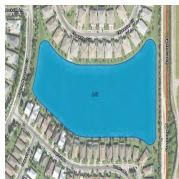


Photo 1



Photo 2



Photo 3

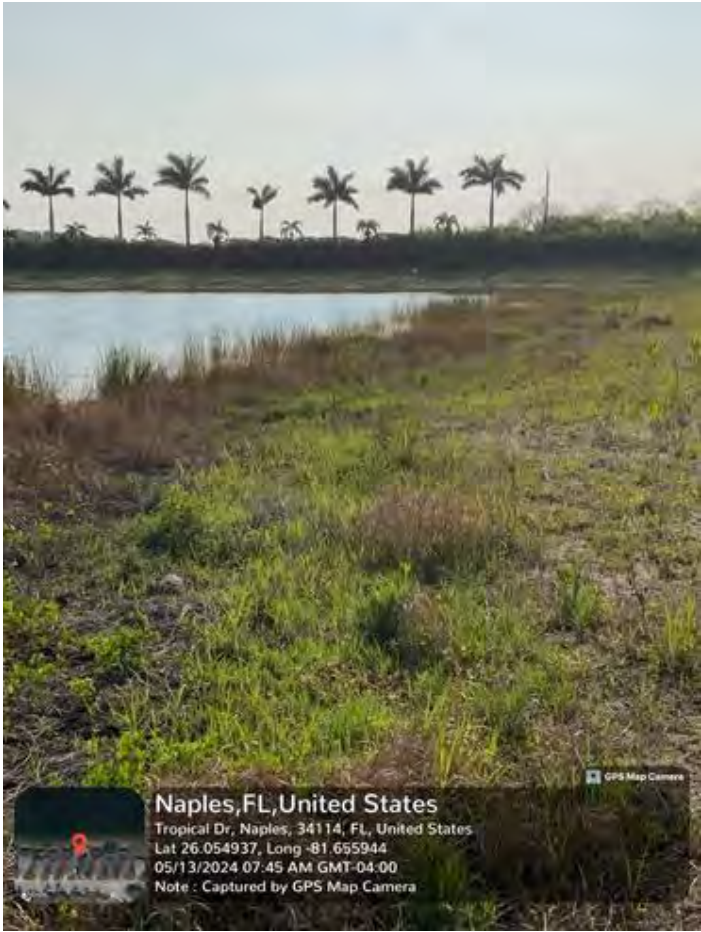
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Excessive bank weeds, vines in the littorals	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Spike rush ribbon needs to be trimmed back to 12 to 15 feet	
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Anhinga, dragonflies, turtles, fish	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

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Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

12

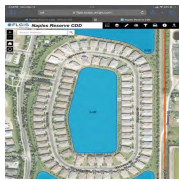


Photo 1



Photo 2



Photo 3

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds, minor torpedo grass, Dogfennel stems need to be removed	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Fish	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
There are some point runoff, erosion areas, monitor for future restoration	
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

Is there a CDD owned aerator or fountain present?	No
There are two fountains in this lake	
Is the aerator or fountain operating?	Yes
Are the hoses and cords properly secured or screened?	Yes
Do the pumps and motor sound like they are operating properly?	Yes
Are the electrical and/or mechanical boxes in good condition?	Yes
Are the boxes/enclosures secured properly?	Yes

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

13

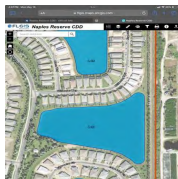


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

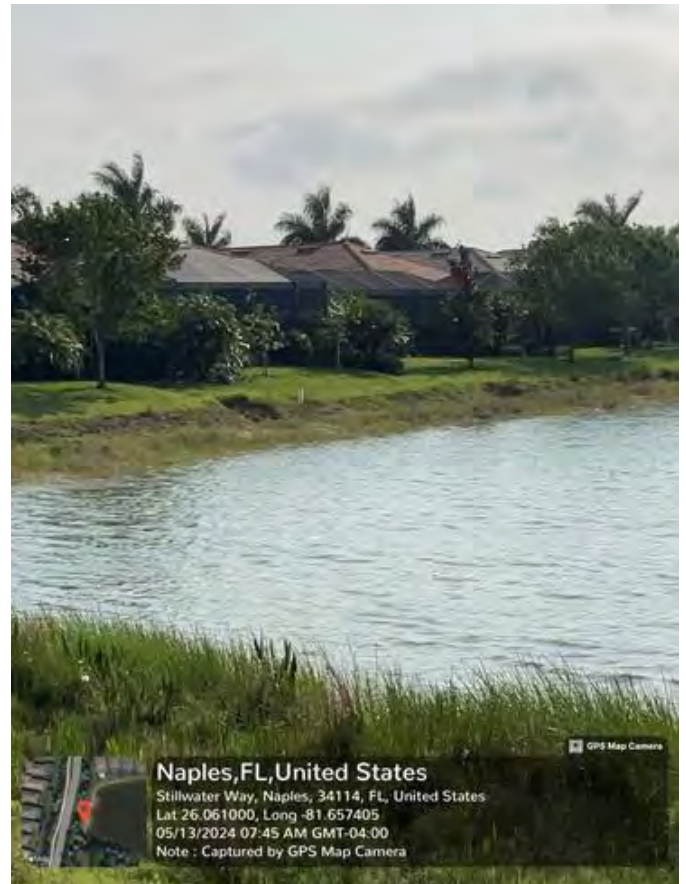
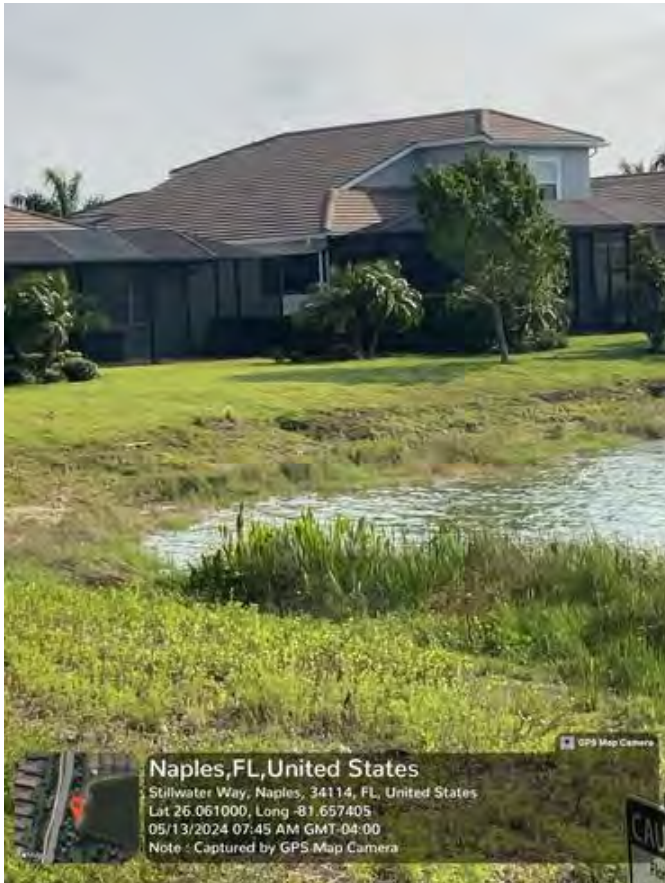
Are the invasive and undesirable plant control measures meeting contract specifications? Excessive bank weeds , excessive torpedo grass, excessive dogfennel LAKE IS OUT OF COMPLIANCE, WORK ORDER PLACED WITH SUPERIOR	No
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy? Spike rush ribbon needs to be trimmed back to 12 to 15 feet	Yes
Is the lake absent any trash?	Yes

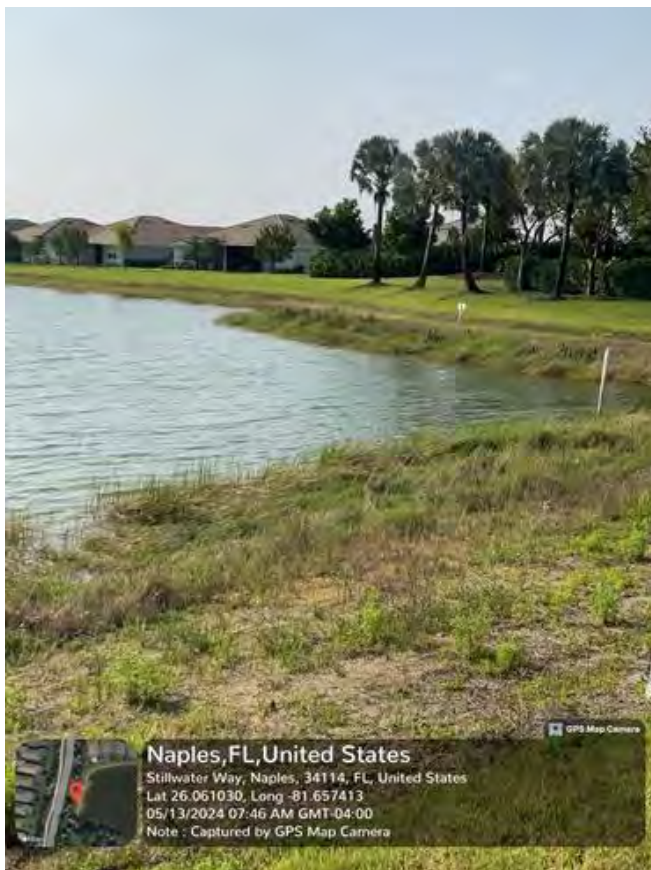
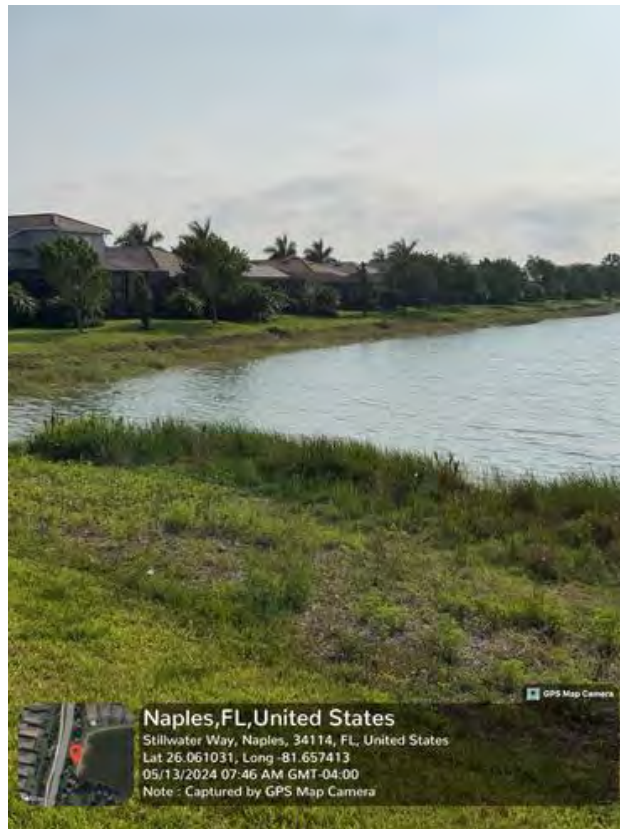
Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Ducks, minnows, turtles	
Does the overall body of the stormwater lake appear healthy?	Yes

Is the stormwater lake/Lake Bank absent any significant washouts?	No
Significant point runoff erosion near the homeowners side of the lake, add that area to next year restoration work	
Is the slope breakpoint absent significant drop offs greater than 8 inches?	No
See the areas around the point runoff erosion	
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary





LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

14

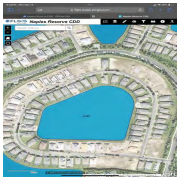


Photo 1



Photo 2



Photo 3

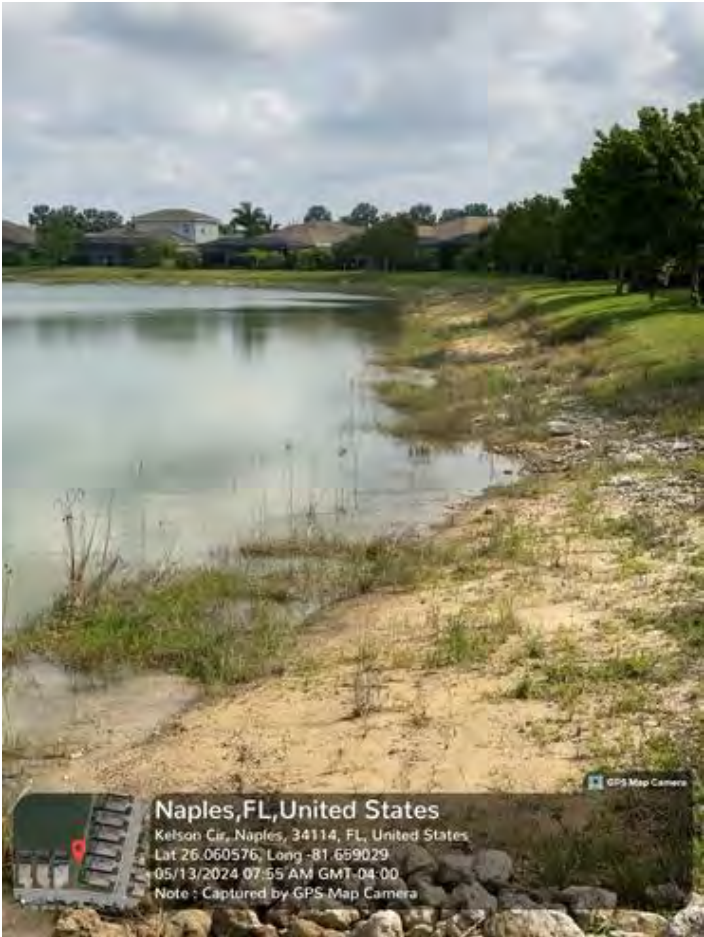
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor torpedo grass	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Turtles, dragonflies, fish, bass	
Does the overall body of the stormwater lake appear healthy?	Yes

Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Numerous washout areas, consider for restoration work next year or the year after	
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

15

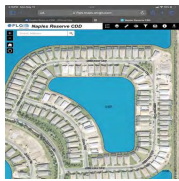


Photo 1



Photo 2



Photo 3

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Willow stems need to be removed, littorals were recently treated	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Bass, mosquito fish, anhinga	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

16

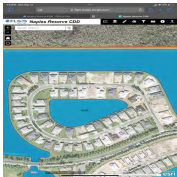


Photo 1



Photo 2



Photo 3



Photo 4

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Minnows, bass, oscars	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	Yes
Significant lake Bank erosion add this lake to the restoration project next year	
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

17



Photo 1



Photo 2



Photo 3



Photo 4

Are the invasive and undesirable plant control measures meeting contract specifications? Minor bank weeds, dogfennel	Yes
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Dragonflies, bass, oscar mosquito fish	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

Is the stormwater lake/Lake Bank absent any significant washouts?	No
Numerous washout areas, add this lake to the restoration project next year	
Is the slope breakpoint absent significant drop offs greater than 8 inches?	No
Numerous drop off areas due to erosion	
Does the slope exceed a 4:1 ratio?	Yes
Lake Bank restoration work needed	
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

18



Photo 1



Photo 2



Photo 3

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Alligator , bass, mosquito fish, pan fish, shad	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

19



Photo 1



Photo 2



Photo 3



Photo 4

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds, torpedo grass	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Bass, Dragonflies, Turtles	
Does the overall body of the stormwater lake appear healthy?	Yes

Is the stormwater lake/Lake Bank absent any significant washouts?	No
Numerous point erosion spots, lake will need restoration in 3-5 years	
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

Is there a CDD owned aerator or fountain present?	No
There is a fountain present	
Is the aerator or fountain operating?	Yes
Are the hoses and cords properly secured or screened?	Yes
Do the pumps and motor sound like they are operating properly?	Yes
Are the electrical and/or mechanical boxes in good condition?	Yes
Are the boxes/enclosures secured properly?	Yes

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

20

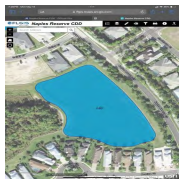


Photo 1



Photo 2



Photo 3



Photo 4

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes
Water clear	

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Anhinga, ducks	
Does the overall body of the stormwater lake appear healthy?	Yes

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

21 Center



Photo 1



Photo 2



Photo 3



Photo 4

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor torpedo grass	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Ducks, sparrows, dragonflies, mosquito fish	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



Naples,FL,United States
Neptune Ave, Naples, 34114, FL, United States
Lat 26.065428, Long -81.662680
05/13/2024 07:49 AM GMT-04:00
Note : Captured by GPS Map Camera



Naples,FL,United States
Neptune Ave, Naples, 34114, FL, United States
Lat 26.065429, Long -81.662682
05/13/2024 07:49 AM GMT-04:00
Note : Captured by GPS Map Camera



Naples,FL,United States
Laguna Springs Ln, Naples, 34114, FL, United States
Lat 26.062855, Long -81.664907
05/13/2024 07:49 AM GMT-04:00
Note : Captured by GPS Map Camera

LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

21 East



Photo 1



Photo 2



Photo 3

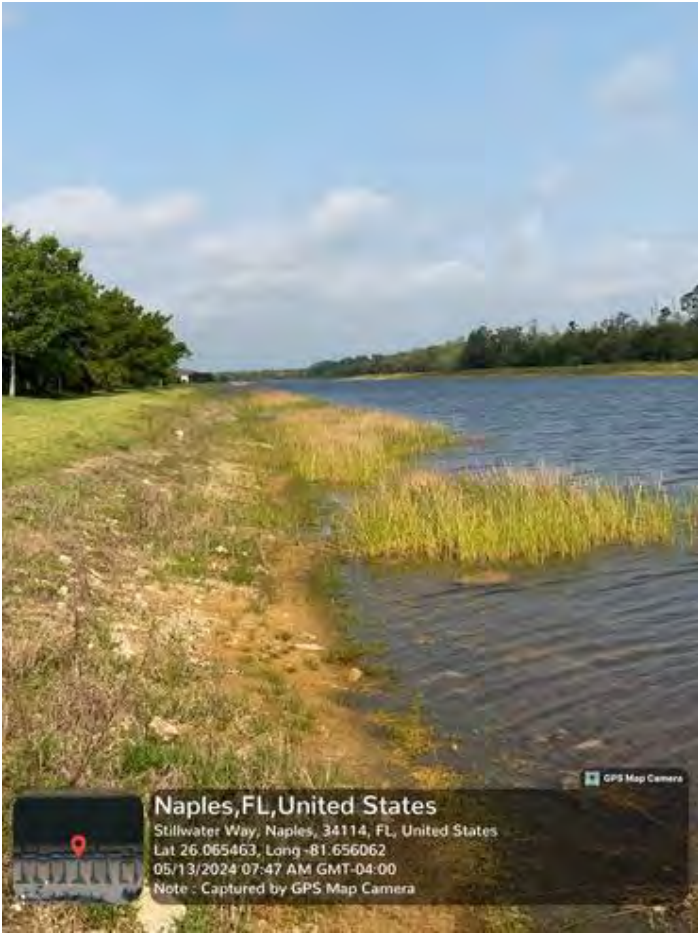
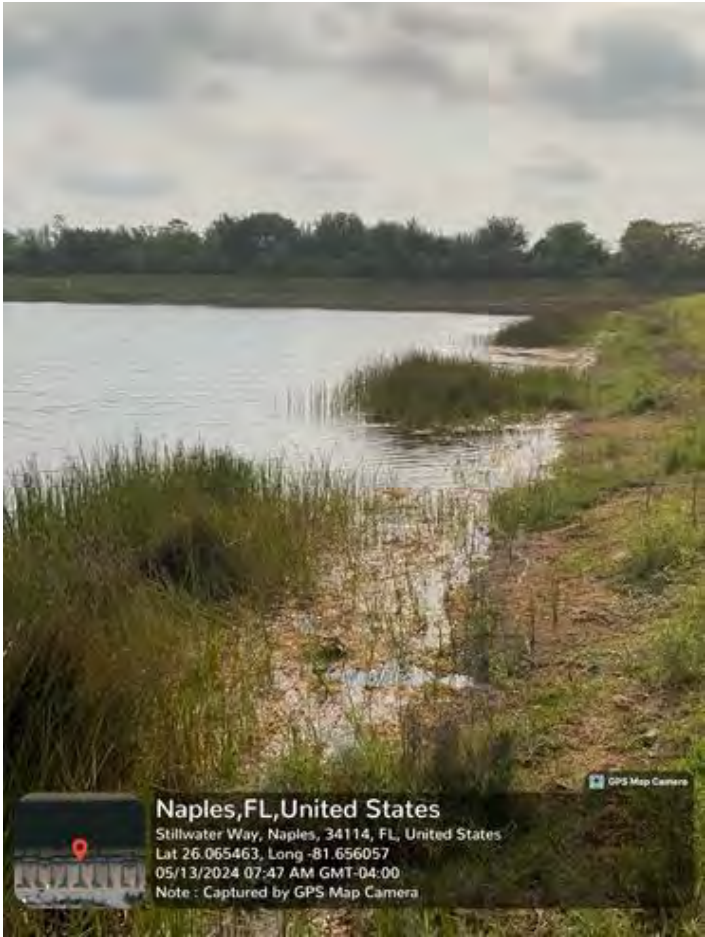
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor lake bank weeds, minor torpedo grass, chara	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Minnows, bass, alligator, anhinga	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

21 West



Photo 1



Photo 2



Photo 3

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Mosquito fish, Ibis, Ducks, Alligator	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	Yes
This lake will need restoration work in the next 2 to 3 years	
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

24 East

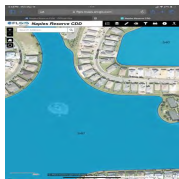


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

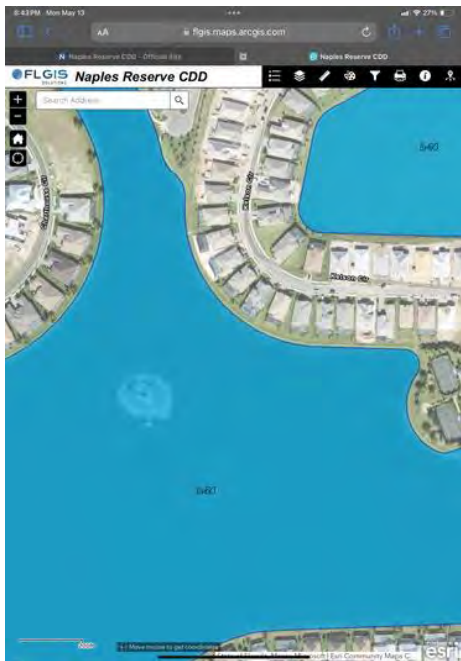
Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Anhinga, bass, minnows	
Does the overall body of the stormwater lake appear healthy?	Yes

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	Yes
Erosion has begun in multiple areas, this side of the lake will need restoration work in 2-3 years	
Are the control structures in sound condition?	Yes
Note the erosion beginning around this structure	
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary





LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

24 North

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Minor bank weeds	
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Fish, Anhinga, Turtles	
Does the overall body of the stormwater lake appear healthy?	Yes
High water weeds present, needs to be scheduled for trimming	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A



LAKE AUDIT REPORT

Complete

Client / Site

NAPLES RESERVE CDD

Conducted on

May 13, 2024

Prepared by

Shane Willis

LAKE NUMBER

24 West

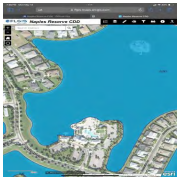


Photo 1



Photo 2



Photo 3

Are the invasive and undesirable plant control measures meeting contract specifications?	Yes
Does beneficial plant population meet regulatory requirements?	Yes
Are the existing beneficial plants, healthy?	Yes
Minimal littoral plantings	
Is the lake absent any trash?	Yes

Is the stormwater lake surface absent in the oil grease or gas sheen?	Yes
Were there birds or fish observed?	Yes
Mosquito fish, minnows, anhinga	
Does the overall body of the stormwater lake appear healthy?	Yes
Water is very clear	

STRUCTURAL INTEGRITY	
Is the stormwater lake/Lake Bank absent any significant washouts?	Yes
Is the slope breakpoint absent significant drop offs greater than 8 inches?	Yes
Does the slope exceed a 4:1 ratio?	No
Erosion is beginning to occur, lake will need restoration in 3-5 years	
Are the control structures in sound condition?	Yes
Is there a maintenance easement open?	Yes

AERATION/FOUNTAINS	
Is there a CDD owned aerator or fountain present?	No
Is the aerator or fountain operating?	N/A
Are the hoses and cords properly secured or screened?	N/A
Do the pumps and motor sound like they are operating properly?	N/A
Are the electrical and/or mechanical boxes in good condition?	N/A
Are the boxes/enclosures secured properly?	N/A

Media summary



From: [Julie Concannon](#)
To: [Jamie Sanchez](#)
Cc: president@naplesreservehoa.com; [Debbie Godfrey](#)
Subject: Naples Reserve - Lake bank easement
Date: Friday, May 31, 2024 11:18:03 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Jamie,

Good morning! I hope you've had a good week so far. To combat some of our gate access issues, we recently had fence extensions to the front gate installed that go all the way down to the lakes on both sides. I sincerely apologize as it was a complete oversight on our part not requesting an easement in advance, but we are wondering what we can do at this point to get an easement from the CDD for these fences?

I appreciate your time, help, and advice. Thank you and have a great weekend!

Best regards,

Julie Concannon, LCAM

General Manager

Naples Reserve HOA



A GREAT team delivering GREAT services!

KW PROPERTY MANAGEMENT & CONSULTING

14885 Naples Reserve Circle

Naples, FL 34114

(239) 231-4188

jconcannon@kwpmc.com

www.NaplesReserveHOA.com

[Web](#) | [Facebook](#) | [LinkedIn](#) | [Instagram](#) | [YouTube](#)

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT COMMUNITY DEVELOPMENT | BUSINESS CENTER
2800 N. Horseshoe Drive, Naples FL 34104 | Phone (239) 252-2400

**Easement Use Agreement
Required Documentation**

July 09, 2024

Andrea Locke

14884 Edgewater CIR, Naples

RE:

Permit Number: PRFW20240624693

Description: Install 61 LF of 4' high aluminum open picket fence with 1 gate
14884 Edgewater CIR, Naples

The following documents are required for approval of the Easement Use Agreement. Please visit the GMD Public Portal to upload all required documents to the Easement Use Agreement Request condition to continue the review process.

<https://cvportal.colliercountyfl.gov/cityviewweb>

Missing LONO from THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT (see plat)

LONO (Letter of No Objection) Letter Template Example:

The letter must be on letterhead and contain the following information, at minimum:

- Property Address
- Reference to all easements the improvement encroaches upon
- Statement of no objection to the improvement within the easement(s)
- A formal signature block:

Example: Entity Name,

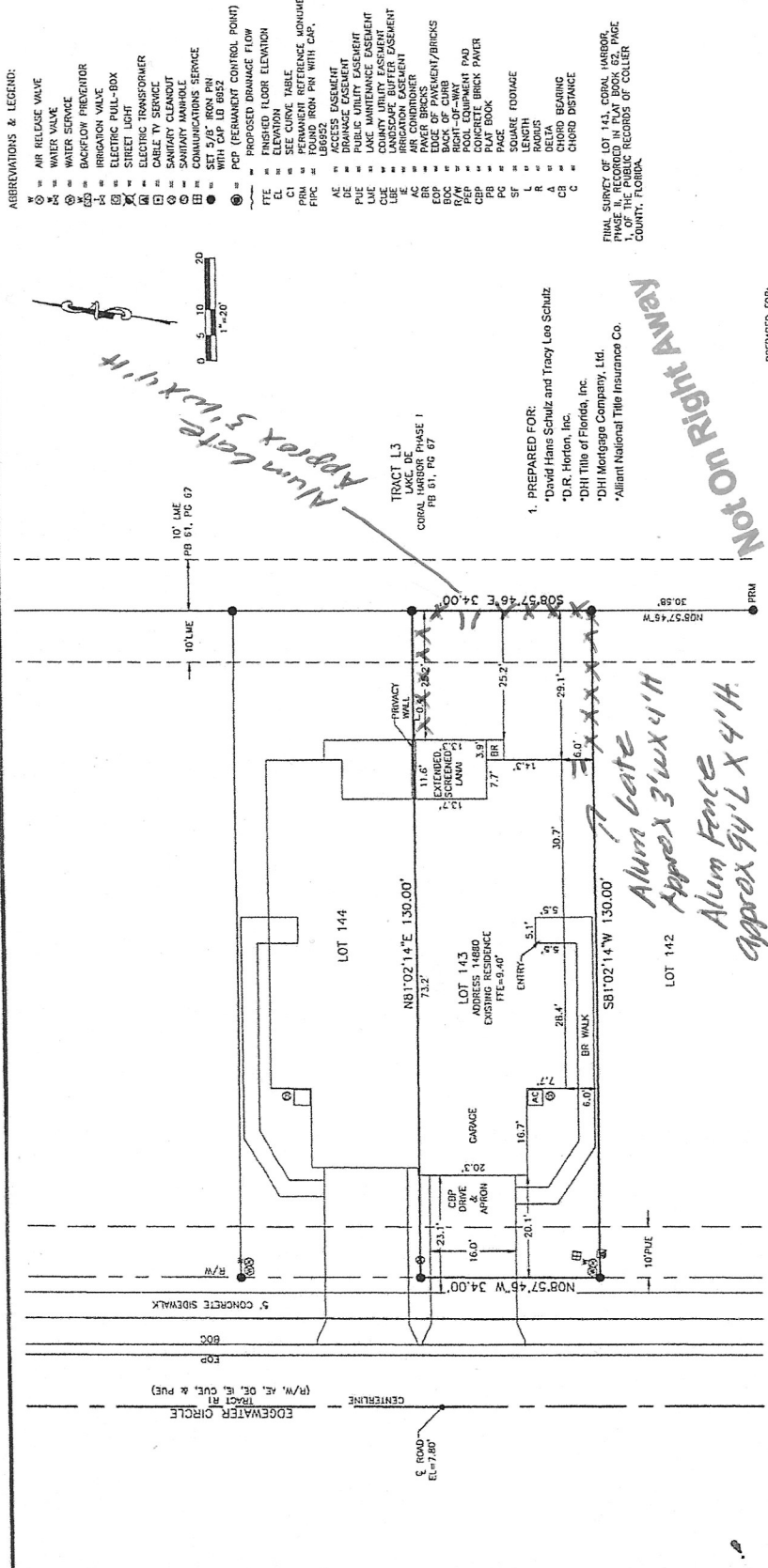
By: [Signature]

Name of person signing, Title Date

- Provide the **Sunbiz** Detail referencing the Officer/Registered Agent signing the Letter of No Objection.

Please note the permit can only be issued after the Easement Use Agreement has been approved.

Job Site Address
14880 Edgewater



GENERAL NOTES

- UNLESS A COMPANION IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONAL TIES ARE PERPENDICULAR TO RELATIVE PARCEL BOUNDARY LINE.
- THIS SURVEY IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES, ABSTRACT OF TITLE, EASEMENTS, OR OTHER MATTERS.
- THE F.E.M.A. FLOOD ZONE INFORMATION HAS BEEN REMOVED FROM THE PLAT. THE F.E.M.A. FLOOD ZONE INFORMATION IS AVAILABLE FROM THE F.E.M.A. FLOOD ZONE INFORMATION MAP.
- THE F.E.M.A. FLOOD ZONE INFORMATION IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND THE F.E.M.A. FLOOD ZONE INFORMATION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF LAST FIELD WORK: 5/17/18.

PREPARED FOR:
D.R. HORTON, INC.

DATE: 5/17/18

SCALE: 1"=20'

PROJECT: CORAL HARBOR, PHASE II

CLIENT: D.R. HORTON, INC.

TITLE: FINAL SURVEY

DATE: 5/17/18

SCALE: 1"=20'

PROJECT NO.: D40125.1B.16

SHEET NUMBER: 1 OF 1

FILE NAME: 143_144

SWISS REFERENCE: D40125.1B.16

DATE: 5/17/18

SCALE: 1"=20'

PROJECT NO.: D40125.1B.16

SHEET NUMBER: 1 OF 1

FILE NAME: 143_144

Gate World Corp.
361 15th ST SW
Naples, FL 34117
239-455-4885

Build It
Collier County

Reviewed for Code
Compliance
PRBD20191251807



FIELD REPORT

9 Jul 2024

Complete

District Name	Naples Reserve CDD
Site conducted	14884 Edgewater Cir Naples FL 34114 United States (26.057418111112703, - 81.6570462846745)
Conducted on	July 9, 2024
Prepared by	Shane Willis

REASON FOR VISIT:

Resident called about installing a fence in his backyard to match his neighbor's fence



DESCRIPTION OF FINDINGS:

Neighbor has already installed a fence that appears to be within the maintenance easement

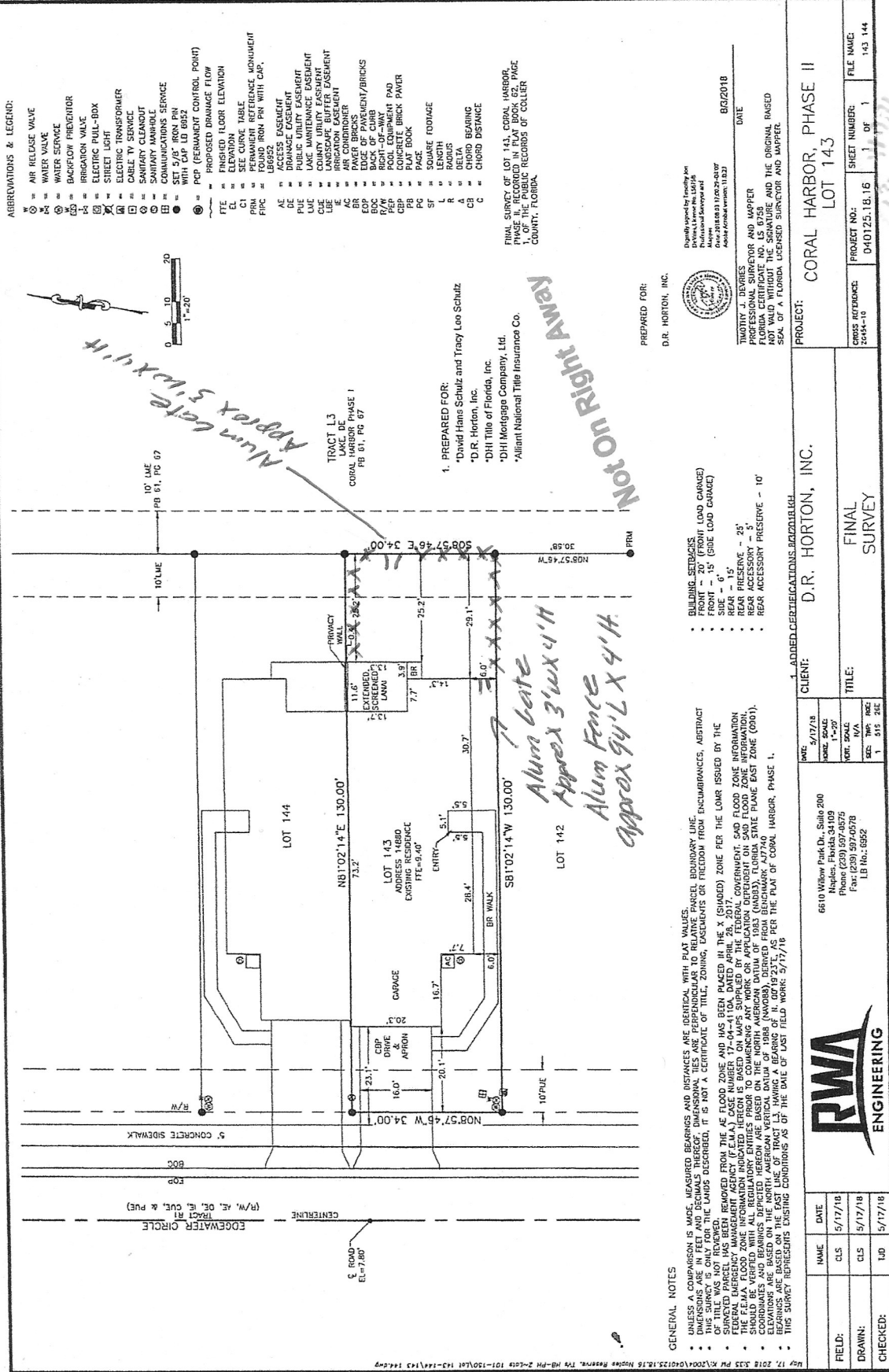
IS THERE A POSSIBLE SFWMD PERMIT ISSUE?

No

Media summary



Job Site Address
14880 Edgewater



Gate World Corp.
361 15th ST SW
Naples, FL 34117
239-455-4885

[Print](#)[Tax Bills](#)[Change of Address](#)[Property Summary](#)[Property Detail](#)[Sketches](#)[Trim Notices](#)Parcel ID **27746003687**Site Address [*Disclaimer](#) **14880 EDGEWATER CIR**Site City **NAPLES**Site Zone [*Note](#) **34114**

Name / Address

DAPRILE FAMILY TRUST**14880 EDGEWATER CIR**City **NAPLES**State **FL**Zip **34114****Permits (Provided for reference purposes only. [*Full Disclaimer.](#))**

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
2019	COUNTY	PRBD20170729158	06/12/18			SCREEN ENCLOSURE
2019	COUNTY	PRBD20171250025	06/12/18			SCREEN ENCLOSURE
2021	COUNTY	PRBD20191251807	01/23/20			FENCE

Land

#	Calc Code	Units
10	SQUARE FOOT	4356

Building/Extra Features

#	Year Built	Description	Area	Adj Area
10	2018	SINGLE FAMILY RESIDENCE	1515	1892
20	2018	SCREEN ENCLOSURE	232	232
30	2018	BRICK DECKING	56	56

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

9



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
7/8/2024	11911

Name / Address
Naples Reserve C/O Shane Willis 9220 Bonita Beach Road Suite #214 Bonita Springs, FL 33912

Description	Qty	Rate	Total
NAPLES RESERVE			
Revenue needed for the following lake bank repair of four (4) lakes, (SEE MAP) Repair areas marked with red lines.			
SCOPE OF WORK			
Use Menzi Muck machine to pull up soil from lake bottom, stack soil and let dry out. Then grade dried soil to 4-1 slope, cover new slope with coconut fabric. Cover all repair areas with new Floratam sod, "Owners to water". Install 6' wide aquatic planting mix of Golden Canna, Arrow head, Pickerel weed, and Spike rush.			
L-10 1,090 Lnft	1,090	50.00	54,500.00
L-13 North side 800 Lnft	800	50.00	40,000.00
L-13 South side 925 Lnft	925	50.00	46,250.00
L-16 1,635 Lnft	1,635	50.00	81,750.00
L-17 2,350 Lnft	2,350	50.00	117,500.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Sales Tax		6.50%	0.00
Please sign and return if accepted		Total	\$340,000.00
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com

www.crosscreekenvironmental.com



From: [Jeffrey Moding](#)
To: [shane willis](#)
Cc: [Mason Maher](#)
Subject: Re: Naples Reserve RFP
Date: Wednesday, July 10, 2024 1:00:15 PM
Attachments: [NaplesReserve_Estimate Shoreline Repair.pdf](#)

Hello Shane, I spoke with our team members, and have attached an estimate using 6' Dredge SOX. Our Team Operations manager says we can make it work. I do still believe that a lakebank regrading would be a better solution for a majority of the sites in this case. My subcontractor has not replied to several attempts to see if he would be interested in bidding on this project. I believe if you set this \$\$ amount for a goal for your reserves it will be more than enough to cover that type of work in 2025.

I will be glad to revisit this project when we have more time to present the lake bank regrading as the solution.

If you have any questions feel free to contact me.

Sincerely Jeff Moding

Jeff Moding

Senior Business Development Consultant



C: 239.229.8284 | P: 888.480.5253 | F: 888.358.0088
www.solitudelakemanagement.com

[Follow Us on Social Media](#)

On Thu, Jun 27, 2024 at 9:35 AM shane willis <williss@whhassociates.com> wrote:

Good Morning,

Please see the attached and provide a proposal via email no later than 7/19/24, thank you!

Respectfully,

Shane Willis

Operations Manager



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME:

Naples Reserve HOA

SOLitude Contact:

Jeff Moding

239-229-8284
jmoding@solitudelake.com

LOCATION:

14891 Naples Reserve Circle, Naples, FL 34114

Estimate Date:

July 10, 2024

Expires On:

September 10, 2024

Grand Total (USD):

\$506,843.00

PRODUCT / SERVICE

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: 7,332 linear feet, and 29,328 square feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™, Filtrexx® or similar) anchored into firm ground
 - Includes:
 - Geotextile, technical grade mesh material with rip-stop technology
 - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with sediment dredged from the pond if suitable and/or imported fill as required
- Sod installation INCLUDED once the system is installed

SPECIAL PROJECT / SITE NOTES

- Service includes a 6' SOX system for Lake #10 1,790', Lake #13 1,515', Lake #16 1,605', and Lake #17 2,422'.

CUSTOMER RESPONSIBILITIES

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

WARRANTY

- Geotextile material is warrantied for five (5) years
- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to 'acts of God' such as floods, hurricanes or other catastrophic events, vandalism or theft.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

-
- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

ACCEPTANCE OF ESTIMATE

- Customer signature to this non-binding estimate, gives SOLitude's operations team approval to access the property to conduct a site survey to verify site conditions, equipment access and other project logistics.
- Following the operations site survey, a formal contract document will be forwarded for signature. Any adjustments to the project cost will be made prior to submitting the formal contract and will be discussed with the Customer at that time.

Signature

Date

Notes / Terms

This estimate is for the work scope and materials as described above. Modifications, additional or inclusions will be at an additional cost to the customer.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

11



Mr. Shane Willis
Naples Reserve Community Development District
c/o Wrathell, Hunt, and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

**RE: Professional Services Agreement between FL GIS Solutions, LLC and
Naples Reserve Community Development District**

Dear Shane:

We at FL GIS Solutions, LLC are excited to work with Naples Reserve Community Development District ("NRCDD"). Services performed by consultant will include an inspection of the stormwater management drainage system for lake number 2 (pipes and structures) utilizing an ROV (remote operated vehicle – visual camera robot) to inspect the pipes and drainage structures. The consultant will also design and create a new GIS layer for the stormwater drainage inspection.

Scope of Services:

I. Task 2.0 Stormwater ROV Inspection & GIS Services

1. Stormwater ROV Inspection for approximately 815 LF for Lake number 2:
 - Inspection Report (results and recommendations)
 - Video and/or pictorial documentation (pending water clarity)

2. Stormwater ROV Inspection GIS database layer:
 - Percentage of blockage from debris/sediment
 - Results / Recommendations
 - Hyperlink to report
 - Date





FL GIS SOLUTIONS

- II. **Compensation**– “NRCDD” will pay FL GIS Solutions, LLC the sum of \$2,230.00 for Task 2.0. FL GIS Solutions, LLC will provide a monthly invoice to Naples Reserve Community Development District (“NRCDD”) on the 1st and or 15th of the month, with payment expected within 15 days.

Task	Description	Amount
2.0	Stormwater ROV Inspection	\$1,630.00
	Stormwater ROV Inspection GIS database layer	\$ 600.00
	Total	\$2,230.00

If you are in agreement with these conditions, please countersign below and send us a signed copy for our records.

Thank you.

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905

Naples Reserve CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Felipe Lemus
Owner

Date

Shane Willis
District Manager

Date



**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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Naples Reserve Community Development District

FINANCIAL STATEMENTS

September 30, 2023



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Naples Reserve Community Development District
Collier County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Naples Reserve Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards and Government Auditing Standards, we:

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

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

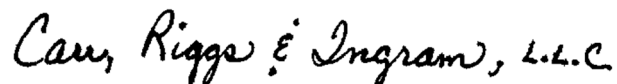
Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4 - 8 and 25 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our

inquiries, the basic financial statements, and other knowledge 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 June 21, 2024, on our consideration of the District's internal control over financial reporting and 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 the 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.

A handwritten signature in black ink that reads "Carr, Riggs & Ingram, L.L.C." in a cursive script.

CARR, RIGGS & INGRAM, LLC

Fort Walton Beach, Florida
June 21, 2024

Management's Discussion And Analysis

Naples Reserve Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Naples Reserve Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's financial statements, which begin on page 9.

FINANCIAL HIGHLIGHTS

- At September 30, 2023, the assets of the District exceeded its liabilities by approximately \$902,000.
- During the fiscal year ended September 30, 2023, the District incurred approximately \$764,000 of interest expenditures and repaid \$335,000 of outstanding long-term principal.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 9 – 10 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 11. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 5. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Naples Reserve Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 7. The fund financial statements begin on page 11 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2023	2022	Change
Assets			
Current and other assets	\$ 1,924,105	\$ 1,960,307	\$ (36,202)
Capital assets, net	13,809,375	14,374,175	(564,800)
Total assets	\$ 15,733,480	\$ 16,334,482	\$ (601,002)
Liabilities			
Current liabilities	\$ 680,422	\$ 655,755	\$ 24,667
Other liabilities	14,151,048	14,491,289	(340,241)
Total liabilities	14,831,470	15,147,044	(315,574)
Net position			
Net investment in capital assets	12,229,431	12,465,435	(236,004)
Restricted for:			
Debt service	569,813	527,973	41,840
Unrestricted (deficit)	(11,897,234)	(11,805,970)	(91,264)
Total net position	902,010	1,187,438	(285,428)
Total liabilities and net position	\$ 15,733,480	\$ 16,334,482	\$ (601,002)

For more detailed information, see the accompanying Statement of Net Position.

Naples Reserve Community Development District Management's Discussion and Analysis

During the fiscal year ended September 30, 2023, total assets and liabilities decreased by approximately \$601,000 and \$316,000, respectively, from the prior fiscal year. The decrease in assets is primarily due to current year depreciation of capital assets. The decrease in liabilities is primarily due to the repayment of outstanding long-term principal.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>For the year ended September 30,</i>	2023	2022	Change
Revenue:			
Program revenue:			
Charges for services	\$ 1,589,663	\$ 1,586,478	\$ 3,185
Grants and contributions	27,102	2,333,361	(2,306,259)
General revenue:			
Interest and other revenue	22,666	2,556	20,110
Total revenue	1,639,431	3,922,395	(2,282,964)
Expenses:			
General government	184,877	166,824	18,053
Unallocated depreciation	564,800	564,800	-
Maintenance and operations	412,319	84,838	327,481
Conveyance of capital assets	-	4,956,150	(4,956,150)
Interest	762,863	777,870	(15,007)
Total expenses	1,924,859	6,550,482	(4,625,623)
Change in net position	(285,428)	(2,628,087)	2,342,659
Net position, beginning of year	1,187,438	3,815,525	(2,628,087)
Net position, end of year	\$ 902,010	\$ 1,187,438	\$ (285,428)

For more detailed information, see the accompanying Statement of Activities.

Revenue and expenses decreased by approximately \$2.3 million and \$4.6 million, respectively, from the prior fiscal year. The decrease in revenue is primarily due to the Developer contributing certain completed infrastructure to the District in the prior year. The decrease in expenses is primarily due to the conveyance of capital assets to the County in the prior year. The overall result was a \$285,428 decrease in net position for fiscal year 2023.

Naples Reserve Community Development District Management's Discussion and Analysis

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 11) reported a combined fund balance of approximately \$1.87 Million, which is a decrease from last year's balance that totaled approximately \$1.93 Million. Significant transactions are discussed below.

- During the fiscal year ended September 30, 2023, the District incurred approximately \$764,000 of interest expenditures and repaid \$335,000 of outstanding long-term principal.

The overall decrease in fund balance for the year ended September 30, 2023 totaled approximately \$57,000.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 25.

The District experienced a favorable variance in revenue and an unfavorable variance in expenditures as compared to the budget in the amount of \$26,361 and \$262,621, respectively. The variance in revenue occurred primarily due to unbudgeted interest and other fees charged to owners. The variance in expenditures is primarily due to the budget shortfall for lake bank erosion repairs and shoreline restoration costs.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had approximately \$13.8 million invested in capital assets (net of depreciation). This amount represents a net decrease of approximately \$565,000 from the fiscal year 2022 total.

A listing of capital assets by major category for the current and prior year is as follows.

<i>September 30,</i>	2023	2022	Change
Capital assets being depreciated	\$ 16,944,000	\$ 16,944,000	\$ -
Accumulated depreciation	(3,134,625)	(2,569,825)	(564,800)
Net capital assets	\$ 13,809,375	\$ 14,374,175	\$ (564,800)

Naples Reserve Community Development District Management's Discussion and Analysis

More information about the District's capital assets is presented in Note 4 to the financial statements.

Debt

At September 30, 2023, the District had approximately \$14.6 million of bonds outstanding. This amount represents a decrease of \$335,000 from the fiscal year 2022 total.

A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	2023	2022	Change
Series 2014 bonds	\$ 6,620,000	\$ 6,800,000	\$ (180,000)
Series 2018 bonds	7,955,000	8,110,000	(155,000)
Total	\$ 14,575,000	\$ 14,910,000	\$ (335,000)

More information about the District's long-term debt is presented in Note 5 to the financial statements.

FUTURE FINANCIAL FACTORS

Naples Reserve Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2024 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Naples Reserve Community Development District's management company, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Basic Financial Statements

Naples Reserve Community Development District
Statement of Net Position

<i>September 30,</i>	2023
	Governmental Activities
Assets	
Cash and cash equivalents	\$ 1,172,209
Investments	721,543
Accounts receivable	23,193
Prepaid expenses	7,160
Capital assets:	
Depreciable	13,809,375
Total assets	15,733,480
Liabilities	
Accounts payable	37,848
Accrued interest payable	315,373
Retainage payable	10,701
Developer advances	1,500
Non-current liabilities:	
Due within one year	315,000
Due in more than one year	14,151,048
Total liabilities	14,831,470
Net position	
Net investment in capital assets	12,229,431
Restricted for:	
Debt service	569,813
Unrestricted (deficit)	(11,897,234)
Total net position	\$ 902,010

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

Naples Reserve Community Development District Statement of Activities

For the year ended September 30,

2023

				Net (Expense) Revenue and Changes in <u>Program Revenue</u> <u>Net Position</u>
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ (184,877)	\$ 463,548	\$ -	\$ 278,671
Maintenance and operations	(412,319)	-	-	(412,319)
Unallocated depreciation	(564,800)	-	-	(564,800)
Interest	(762,863)	1,126,115	27,102	390,354
Total governmental activities	\$ (1,924,859)	\$ 1,589,663	\$ 27,102	(308,094)

General revenue

Interest and other revenue	22,666
Change in net assets	(285,428)
Net position - beginning of year	1,187,438
Net position - end of year	\$ 902,010

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

Naples Reserve Community Development District Balance Sheet – Governmental Funds

September 30,

2023

					Total Governmental Funds
	General Fund	Debt Service			
Assets					
Cash and cash equivalents	\$ 228,122	\$ 944,087	\$		1,172,209
Investments	-	721,543			721,543
Accounts receivable	6,990	16,203			23,193
Prepaid expenditures	7,160	-			7,160
Total assets	\$ 242,272	\$ 1,681,833	\$		1,924,105
Liabilities and Fund Balances					
Liabilities					
Accounts payable	\$ 37,848	\$ -	\$		37,848
Retainage payable	10,701	-			10,701
Developer advances	1,500	-			1,500
Total liabilities	50,049	-			50,049
Fund balances					
Nonspendable	7,160	-			7,160
Restricted for debt service	-	1,681,833			1,681,833
Assigned for lake bank remediation	260,000	-			260,000
Assigned for working capital	84,119	-			84,119
Unassigned	(159,056)	-			(159,056)
Total fund balances	192,223	1,681,833			1,874,056
Total liabilities and fund balances	\$ 242,272	\$ 1,681,833	\$		1,924,105

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

Naples Reserve Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of
Net Position

<i>September 30,</i>	2023
Total fund balances, governmental funds	\$ 1,874,056
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level statements.	13,809,375
Liabilities not due and payable from current resources are not reported in the fund level statements.	(14,781,421)
Total net position - governmental activities	\$ 902,010

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

Naples Reserve Community Development District
Statement of Revenue, Expenditures and Changes in Fund Balances –
Governmental Funds

For the year ended September 30,

2023

	General Fund		Debt Service		Total Governmental
Revenue					
Assessments	\$	463,548	\$	1,126,115	\$ 1,589,663
Prepayment revenue		-		112	112
Interest and other revenue		22,666		26,990	49,656
Total revenue		486,214		1,153,217	1,639,431
Expenditures					
Current:					
General government		165,159		19,718	184,877
Maintenance and operations		412,319		-	412,319
Debt service:					
Principal		-		335,000	335,000
Interest		-		764,341	764,341
Total expenditures		577,478		1,119,059	1,696,537
Excess (deficit) of revenue over expenditures					
		(91,264)		34,158	(57,106)
Fund balances, beginning of year		283,487		1,647,675	1,931,162
Fund balances, end of year	\$	192,223	\$	1,681,833	\$ 1,874,056

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

Naples Reserve Community Development District
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund
Balances of Governmental Funds to the Statement of Activities

<i>For the year ended September 30,</i>	2023
Net change in fund balances - governmental funds	\$ (57,106)
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.	(564,800)
Amortization of original issue discounts is not recognized in the governmental funds statement but is reported as an expense in the Statement of Activities.	(4,759)
Governmental funds report principal payments on bonds when debt is paid, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in bonds payable in the Statement of Net Position.	335,000
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.	6,237
Change in net position of governmental activities	\$ (285,428)

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

The Naples Reserve Community Development District (the "District") was established on July 22, 2008 pursuant to Chapter 190, Florida Statutes, by Collier County Ordinance No. 08-37. The District has among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and the power to levy ad valorem taxes and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Certain supervisors are affiliated with the developer of the District, iStar Financial, Inc., or affiliated entities (collectively referred to as the "Developer"). The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2023, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

For the year ended September 30, 2023, the District does not report any proprietary funds.

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

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, and then unassigned resources as needed.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others direct obligations of the U.S. Treasury; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of 2 years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market 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. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives: Infrastructure, 30 years.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometime include 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 of this type of item at September 30, 2023.

In addition to liabilities, the Statement of Net Position or Balance Sheet – Governmental Funds 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 or revenue that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2023.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

General fund expenditures exceed budgeted appropriations during the year ended September 30, 2023.

Subsequent Events

Management has evaluated subsequent events through the date the financial statements were available to be issued, June 21, 2024, and determined there were no events that occurred that required disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

NOTE 3: INVESTMENTS

All investments held at September 30, 2023 consist of money market funds in which shares are owned in the fund rather than the underlying investments. In accordance with GASB 72, *Fair Value Measurement and Application*, these amounts are reported at amortized cost.

The following is a summary of the District's investments:

<i>September 30,</i>	2023	Credit Risk	Weighted Average Maturities
<u>Short-term Money Market Funds</u>	<u>\$ 721,543</u>	S&P AAAm	43 days

Concentration risk – The District's investment policy requires diversification, but does not specify limits on types of investments.

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2023, none of the investments listed above are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 3: INVESTMENTS (Continued)

Interest rate risk – The District does not have a formal policy for addressing interest rate risk; however, investments are made with discretion, to seek reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

NOTE 4: CAPITAL ASSETS

The District was developed in two phases. The District completed Phase I of the project in fiscal year 2016 at a total cost of approximately \$26 million. The Developer estimated the total cost to develop Phase 2, planned for 591 residential lots, to be approximately \$17 million, inclusive of the Series 2018 Project. The District issued the Series 2018 Bonds during a previous fiscal year to fund a portion of the Series 2018 Project. The Developer funded the remaining costs associated with the development of Phase 2, which are included in Developer contributed capital assets in the accompanying Statement of Activities. The Series 2018 project was completed in October 2021.

The following is a summary of changes in the capital assets for the year ended September 30, 2023.

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
Governmental Activities:				
<i>Capital assets being depreciated:</i>				
Earthwork and clearing	10,200,960	-	-	10,200,960
Stormwater management system	6,743,040	-	-	6,743,040
Total capital assets, being depreciated	16,944,000	-	-	16,944,000
<i>Less accumulated depreciation for:</i>				
Earthwork and clearing	2,040,192	340,032	-	2,380,224
Stormwater management system	529,633	224,768	-	754,401
Total accumulated depreciation	2,569,825	564,800	-	3,134,625
Governmental activities capital assets, net	\$ 14,374,175	\$ (564,800)	\$ -	\$ 13,809,375

Depreciation of \$564,800 was unallocated on the accompanying Statement of Activities.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 5: BONDS PAYABLE

On August 28, 2014, the District issued \$7,680,000 of Special Assessment Bonds, Series 2014 consisting of \$1,425,000 2014 Term Bonds due on November 1, 2025 with a fixed interest rate of 4.75%, \$2,315,000 of 2014 Term Bonds due on November 1, 2035 with a fixed interest rate of 5.25%, and \$3,940,000 of 2014 Term Bonds due on November 1, 2045 with a fixed interest rate of 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on November 1, 2016, November 1, 2026, and November 1, 2036.

On May 22, 2018, the District issued \$8,550,000 of Special Assessment Bonds, Series 2018 consisting of \$740,000 2018 Term Bonds due on November 1, 2023 with a fixed interest rate of 4.00%, \$1,120,000 of 2018 Term Bonds due on November 1, 2029 with a fixed interest rate of 4.625%, \$2,405,000 of 2018 Term Bonds due on November 1, 2038 with a fixed interest rate of 5.00%, and \$4,285,000 of 2018 Term Bonds due on November 1, 2048 with a fixed interest rate of 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is paid semiannually on each May 1 and November 1. Principal is paid serially commencing on November 1, 2019, November 1, 2024, November 1, 2030, and November 1, 2039.

The bond indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the debt service reserve requirement. The District is in compliance with the requirements of the bond indentures.

The bond indentures require that the District maintain adequate funds in the reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met for the fiscal year ended September 30, 2023.

Long-term liability activity for the year ended September 30, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Bonds Payable:					
Series 2014	\$ 6,800,000	\$ -	\$ 180,000	\$ 6,620,000	\$ 155,000
Series 2018	8,110,000	-	155,000	7,955,000	160,000
	<u>\$ 14,910,000</u>	<u>\$ -</u>	<u>\$ 335,000</u>	<u>\$ 14,575,000</u>	<u>\$ 315,000</u>

Naples Reserve Community Development District Notes to Financial Statements

NOTE 5: BONDS PAYABLE (Continued)

At September 30, 2023, the scheduled debt service requirements on long-term debt were as follows:

Year Ending September 30,	Principal	Interest	Total Debt Service
2024	\$ 315,000	\$ 750,013	\$ 1,065,013
2025	330,000	735,397	1,065,397
2026	335,000	719,815	1,054,815
2027	360,000	703,081	1,063,081
2028	380,000	684,813	1,064,813
2029 - 2033	2,210,000	3,111,138	5,321,138
2034 - 2038	2,820,000	2,468,901	5,288,901
2039 - 2043	3,665,000	1,606,047	5,271,047
2044 - 2048	3,645,000	551,797	4,196,797
2049	515,000	13,197	528,197
	\$ 14,575,000	\$ 11,344,199	\$ 25,919,199

The balance of the Series 2014 and Series 2018 Bonds at September 30, 2023 is summarized as follows:

<i>September 30,</i>	2023
Bond principal balance	\$ 14,575,000
Less unamortized bond discounts	(108,952)
Net balance	\$ 14,466,048

NOTE 6: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. The District has not filed any claims under this commercial coverage during the last three years.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 7: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8: CONCENTRATIONS

A significant portion of the District's future activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations. For the year ended September 30, 2023, the Developer was assessed \$39,871 for operations and maintenance and debt service through the local tax collector.

The District also directly assessed a significant landowner \$226,705 for operations and debt service through the local tax collector, which represents approximately 14% of total assessments for the year ended September 30, 2023.

**Required Supplemental Information
(Other Than MD&A)**

Naples Reserve Community Development District Budget to Actual Comparison Schedule – General Fund

For the year ended September 30,

2023

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenue			
Assessments	\$ 459,853	\$ 463,548	\$ 3,695
Interest and other revenue	-	22,666	22,666
Total revenue	459,853	486,214	26,361
Expenditures			
General government	153,421	165,159	(11,738)
Maintenance and operations	161,436	412,319	(250,883)
Total expenditures	314,857	577,478	(262,621)
 Excess (deficit) of revenue over expenditures	 \$ 144,996	 \$ (91,264)	 \$ (236,260)

**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
Naples Reserve Community Development District
Collier County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Naples Reserve Community Development District (hereinafter referred to as the “District”), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated June 21, 2024.

Report on 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 entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

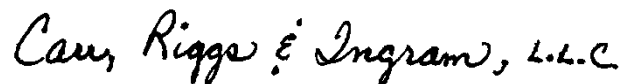
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from 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.

A handwritten signature in black ink that reads "Carr, Riggs & Ingram, L.L.C." in a cursive script.

CARR, RIGGS & INGRAM, LLC

Fort Walton Beach, Florida
June 21, 2024

MANAGEMENT LETTER

To the Board of Supervisors
Naples Reserve Community Development District
Collier County, Florida

Report on the Financial Statements

We have audited the financial statements of Naples Reserve Community Development District ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 21, 2024.

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 on 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 these reports, which are dated June 21, 2024, 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 recommendations made in the preceding annual audit report.

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 information required is disclosed in the notes to the financial statements.

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 local governmental entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of 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. 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 address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Naples Reserve Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Naples Reserve Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as \$440 per unit for operations and maintenance, and ranging from \$708 to \$1,458 per unit for debt service.

- b. The total amount of special assessments collected by or on behalf of the District as \$1,589,663.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as \$14,575,000. The terms of these bonds are disclosed in Note 5 to the financial statements.

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 which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

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

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Fort Walton Beach, Florida
June 21, 2024

INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Supervisors
Naples Reserve Community Development District
Collier County, Florida

We have examined Naples Reserve Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2023. Management 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 whether 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

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 aforementioned requirements for the year ended September 30, 2023.

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.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Fort Walton Beach, Florida
June 21, 2024

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

13

RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NAPLES
RESERVE COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING
THE AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Carr, Riggs & Ingram, LLC, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Statements for Fiscal Year 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Statements for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Financial Statements for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST, 2024.

ATTEST:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

14

Memorandum

To: Board of Supervisors

From: District Management

Date: August 8, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

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

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 677,094	\$ -	\$ -	\$ 677,094
Investments				
Reserve	-	517,100	275,987	793,087
Revenue	-	439,956	483,660	923,616
Prepayment	-	117	1,208	1,325
Due from general fund	-	8,979	9,699	18,678
Due from debt service fund - series 2014	-	-	38,728	38,728
Due from other	320	-	-	320
Total assets	<u>\$ 677,414</u>	<u>\$ 966,152</u>	<u>\$ 809,282</u>	<u>\$ 2,452,848</u>
LIABILITIES				
Liabilities:				
Accounts payable	25,698	-	-	25,698
Due to debt service fund - series 2014	8,979	-	-	8,979
Due to debt service fund - series 2018	9,699	38,728	-	48,427
Retainage payable	10,701	-	-	10,701
Developer advance	1,500	-	-	1,500
Total liabilities	<u>56,577</u>	<u>38,728</u>	<u>-</u>	<u>95,305</u>
FUND BALANCES:				
Restricted for				
Debt service	-	927,424	809,282	1,736,706
Assigned				
3 months working capital	109,825	-	-	109,825
Lake bank remediation	243,013	-	-	243,013
Unassigned	267,999	-	-	267,999
Total fund balances	<u>620,837</u>	<u>927,424</u>	<u>809,282</u>	<u>2,357,543</u>
Total liabilities and fund balances	<u>\$ 677,414</u>	<u>\$ 966,152</u>	<u>\$ 809,282</u>	<u>\$ 2,452,848</u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 4,470	\$ 592,537	\$ 591,583	100%
Miscellaneous income	2,461	23,416	-	N/A
Total revenues	<u>6,931</u>	<u>615,953</u>	<u>591,583</u>	104%
EXPENDITURES				
Administrative				
Engineering	503	10,637	40,000	27%
Audit	500	7,950	7,200	110%
Legal	928	6,320	20,000	32%
Management, accounting, recording	4,080	36,720	48,960	75%
Debt service fund accounting	458	4,125	5,500	75%
Postage	8	265	500	53%
Insurance	-	7,160	7,574	95%
Trustee	-	5,053	5,300	95%
Trustee - second bond series	4,031	4,031	5,300	76%
Arbitrage rebate calculation	-	500	1,500	33%
Dissemination agent	167	1,500	2,000	75%
Telephone	4	37	50	74%
Printing & binding	29	262	350	75%
Legal advertising	190	445	1,200	37%
Annual district filing fee	-	175	175	100%
Contingencies	-	-	500	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser	-	2,207	9,243	24%
Tax collector	89	11,838	12,325	96%
Total administration expenses	<u>10,987</u>	<u>99,930</u>	<u>168,592</u>	59%
Field Operations				
Operations management	625	5,625	7,500	75%
GIS Solutions	-	12,500	12,000	104%
Drainage / catch basin maintenance	6,800	6,800	6,500	105%
Other repairs and maintenance	-	13,326	150,000	9%
Lake maintenance / water quality	6,375	49,158	71,987	68%
Total field operations expenses	<u>13,800</u>	<u>87,409</u>	<u>247,987</u>	35%
Total expenditures	<u>24,787</u>	<u>187,339</u>	<u>416,579</u>	45%
Excess (deficiency) of revenues over/(under) expenditures	(17,856)	428,614	175,004	
Fund balance - beginning	638,693	192,223	184,143	
Fund balance - ending				
Assigned				
3 months working capital	109,825	109,825	109,825	
Lake bank remediation	243,013	243,013	243,013	
Unassigned	267,999	267,999	6,309	
Fund balance - ending	<u>\$620,837</u>	<u>\$620,837</u>	<u>\$359,147</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2014
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 4,058	\$ 537,865	\$ 537,000	100%
Interest	5	40	-	N/A
Total revenues	<u>4,063</u>	<u>537,905</u>	<u>537,000</u>	100%
EXPENDITURES				
Debt service				
Principal	-	155,000	155,000	100%
Interest	-	355,881	355,881	100%
Total debt service	<u>-</u>	<u>510,881</u>	<u>510,881</u>	100%
Other fees and charges				
Tax collector	80	10,746	11,188	96%
Property appraiser	-	2,003	8,391	24%
Total other fees and charges	<u>80</u>	<u>12,749</u>	<u>19,579</u>	65%
Total expenditures	<u>80</u>	<u>523,630</u>	<u>530,460</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	3,983	14,275	6,540	
Fund balances - beginning	923,441	913,149	900,022	
Fund balances - ending	<u>\$ 927,424</u>	<u>\$ 927,424</u>	<u>\$906,562</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 4,383	\$ 580,996	\$ 580,060	100%
Interest	3,164	27,452	-	N/A
Total revenues	<u>7,547</u>	<u>608,448</u>	<u>580,060</u>	105%
EXPENDITURES				
Debt service				
Principal	-	160,000	160,000	100%
Interest	-	394,094	394,094	100%
Total debt service	<u>-</u>	<u>554,094</u>	<u>554,094</u>	100%
Other fees and charges				
Property appraiser	-	2,149	9,063	24%
Tax collector	87	11,608	12,085	96%
Total other fees and charges	<u>87</u>	<u>13,757</u>	<u>21,148</u>	65%
Total expenditures	<u>87</u>	<u>567,851</u>	<u>575,242</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	7,460	40,597	4,818	
Fund balances - beginning	<u>801,822</u>	<u>768,685</u>	<u>735,618</u>	
Fund balances - ending	<u><u>\$809,282</u></u>	<u><u>\$ 809,282</u></u>	<u><u>\$740,436</u></u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on June 13, 2024 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present were:

Deborah Godfrey	Vice Chair
Anna Harmon	Assistant Secretary
Lisa Wild	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Shane Willis	Operations Manager
Meagan Magaldi	District Counsel
Terry Cole (via telephone)	District Engineer
Andy Nott	Superior Waterways
Mark Sandler	Resident
Heidi Devlin	Resident & Naples Reserve HOA President
Heidi McIntyre	Resident
Chris Doyle	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m.

Supervisors Godfrey, Harmon and Wild were present. Supervisors Marquardt and Inez were absent.

SECOND ORDER OF BUSINESS

Public Comments

Resident Mark Sandler stated that he and three of his neighbors shared the cost to install 69' of rip rap along Lake 24 to address erosion issues, after the Board advised that there were no funds in the Fiscal Year 2024 budget for the project. He recalled that the Board stated

it might consider this project in Fiscal Year 2025. Now that the Fiscal Year 2025 budget season is about to start, he asked if the Board will consider reimbursing all four residents.

Discussion ensued regarding the discussions in September, protocol for CDDs reimbursing residents/property owners, current remediation projects, the budget, advising residents/homeowners that it is the CDD Board's responsibility to approve projects that are not in compliance with the permit, rather than approving projects just for aesthetic reasons.

The Board consensus is to defer a decision until the proposed Fiscal Year 2025 budget is presented.

THIRD ORDER OF BUSINESS

Chair's Opening Remarks

This item was deferred.

FOURTH ORDER OF BUSINESS

Presentation of Annual Quality Assurance Audit: Lake Maintenance

Mr. Willis presented the first Annual Quality Assurance Lake Maintenance Audit that District Management produced for the CDD. Its purpose is to provide a historical document of CDD-owned lakes, along with evaluation sheets, photographs and a map for each lake. He reported the following:

➤ Lake Bank Remediation (LBR) related to the entire shoreline of the lake or whatever area is non-compliant; whereas, a Lake Bank Easement (LBE) is typically comprised of the area behind residences.

➤ If the four lakes identified as LBR projects in Fiscal Year 2025 are approved, it will likely deplete the proposed Fiscal Year 2025 budget amount.

Mr. Willis will provide proposals defining each project scope and updated Geographic Information System (GIS) maps at the next meeting.

Regarding access issues, Mr. Willis stated that most of this is either due to the Developer planting trees or homeowners adding vegetation or fences. Mr. Nott stated that most of the lakes have multiple access points but some lakes have not been accessed due to low water levels. Mr. Willis was asked to add the access areas for each lake to the Report.

Mr. Willis explained the differences between being out of compliance with the service contract versus being out of compliance with the permit and imposing fines. He stated that the lakes are for stormwater collection, not for pleasure or for an aesthetic purpose; however, part of the CDD's responsibility is to make them as aesthetically pleasing as possible.

➤ Per Management's recommendation, this fall, Mr. Nott will be looking into installing littoral shelf plants next year for lake bank stabilization and to help minimize lake bank erosion. Spike rush is the most effective plant to use as it spreads easily and filters water most effectively; it will be planted with other aquatics to make it aesthetically pleasing.

Mr. Willis requested permission to speak with Mr. Cole and Ms. Sanchez to implement a restoration plan for the four lakes identified as LBR projects in Fiscal Year 2025, to commence during the dry season from November 2024 to March 2025. The Board agreed to Mr. Willis obtaining proposals. It was noted that costs might increase 5% to 6% since the project will commence early next year.

Asked about residents observing crews not spraying certain areas, Mr. Nott discussed the criteria for spot spraying versus spraying an entire area. Mr. Willis stated that Ms. Sanchez responded to a recent concern about the product and clarified the contractor does not use Roundup®; rather, it is a derivative herbicide that is approved by the Environmental Protection Agency (EPA), The Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD). Mr. Nott discussed the treatment protocol and using Roundup® custom, which is a very specific blend for aquatics that is also approved by the various governing entities.

This item will remain on the agenda.

- **Discussion: Lake Bank Easement**

Ms. Sanchez read Ms. Julie Concannon's email into the record, as follows:

THE FOLLOWING SECTION WAS TRANSCRIBED VERBATIM

"Hi Jamie,

Good morning! I hope you had a good week so far. To combat some of our gate access issues, we recently had fence extensions to the front gate installed that go all the way down to the lakes on both sides. I sincerely apologize as it was a complete oversight on our part not

requesting an easement in advance, but we are wondering what we can do at this point to get an easement from the CDD for these fences?

I appreciate your time, help, and advice. Thank you and have a great weekend!

Best regards, Julie Concannon”

SUMMARY TRANSCRIPTION RESUMED

Ms. Sanchez stated that District Counsel suggested the CDD review the plat to ensure that no property rights already exist, confirm that the encroachment of fence improvements do not interfere with the CDD’s ability to access and maintain the stormwater system and have the HOA pay for the cost of a survey. District Counsel concurred with Ms. Sanchez’s summary of the suggestion.

Discussion ensued regarding whether the CDD should obtain the survey and bill the HOA, the option for the CDD having to remove the fence or to execute an Easement Agreement. It was noted that the HOA Security vendor encouraged installing fencing to deter access.

Ms. Godfrey will follow-up with the HOA and advise Ms. Sanchez regarding who will initiate the survey. This item will remain on the agenda.

FIFTH ORDER OF BUSINESS

Continued Discussion: Removal of Grasses

Ms. Sanchez recalled that Mr. Marquardt asked for an agenda item about the entry road being a dry retention area (DRA). This item was deferred until Mr. Marquardt is present.

SIXTH ORDER OF BUSINESS

Continued Discussion: Spike Rush

Due to Mr. Willis’ earlier comment about the effectiveness of spike rush, the Board agreed with his recommendation to maintain spike rush no larger than 10’ to 15’, which is the typical rule in other CDDs. Residents must attend a CDD meeting to request any change.

This item will remain on the agenda.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal

Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Sanchez reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. She recalled the Board's direction at the last meeting to increase assessments; Page 9 shows the Projected Fiscal Year 2025 Operations and Maintenance (O&M) Assessments increasing \$100.69 per unit.

Ms. Godfrey stated that she reviewed the proposed Fiscal Year 2025 budget in detail and she did not see any categories where the budget can be reduced, while still maintaining the integrity of each budget line item. Ms. Sanchez agreed and voice her opinion that the amounts being budgeted are fair and consistent with what has been budgeted in the past. The two absent Board Members did not send any comments or changes.

On MOTION by Ms. Godfrey and seconded by Ms. Harmon, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on September 12, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

On MOTION by Ms. Godfrey and seconded by Ms. Wild, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Ratification of Encroachment Agreement
for 14159 Nautica Court**

Discussion ensued regarding clarifying language in future Encroachment Agreements due to the confusion about whether the Agreement was for a fence or a concrete pad extending the lanai. Mr. Cole confirmed and noted on the Exhibit that the Easement is for concrete/air conditioning pads.

On MOTION by Ms. Wild and seconded by Ms. Harmon, with all in favor, the Encroachment Agreement for 14159 Nautica Court, was ratified.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of April 30, 2024**

Ms. Sanchez presented the Unaudited Financial Statements as of April 30, 2024.

Staff discussed the recently approved drainage slope repair projects that will not show up on the statements until work commences, which is expected to run from July 1 to July 14, 2024, weather permitting.

It was noted that Ms. Sanchez is working with the Chair to determine the process for informing effected residents of projects. M.R.I. Construction Inc., completed the project to clean and replace the rip rap at the drainage structure on Stern Way and, upon inspection, Staff determined that the internal drains looked good.

On MOTION by Ms. Harmon and seconded by Ms. Wild, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of May 9, 2024 Regular Meeting
Minutes**

The following changes were made:

Line 45: Change “approximate” to “proximate”

Line 143: Insert "line item" after "agenda"

On MOTION by Ms. Godfrey and seconded by Ms. Harmon, with all in favor, the May 9, 2024 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Other Business

Ms. Sanchez distributed and presented Mr. Marquardt's email and backup documentation about the severe, ongoing lake bank erosion issues at a home. Mr. Marquardt's suggestion is to add this property to the list of shoreline repairs, at the next meeting. She will forward the email to the Board and place this item on the next agenda.

Ms. Harmon discussed an incident of unruly children fishing outside of the designated areas and being defiant when asked to move to the designated areas. She thinks the Board should discuss whether "No Fishing Beyond This Point" signage is needed. She noted the problem of non-residents accessing the CDD and vandalizing property. Ms. Godfrey advised Ms. Harmon to speak to the HOA about these matter; she thinks this warrants the CDD, in conjunction with the HOA, prepare a joint communication.

Mr. Willis stated that, aside from stormwater management, CDDs typically leave it to the HOA to enforce and manage anything related to fishing or accessing the lakes.

Ms. Harmon stated another issue to discuss with the HOA is residents leaving furniture on the dock and it going into the lake during a storm.

Ms. Godfrey suggested inviting the Design Review Committee (DRC) to the next meeting, as the DRC asked her for direction about the proposed downspouts and gutter standards. Mr. Willis stated that, if the Board decides to continue spot repairs, it will affect the CDD budget and the CDD should require the homeowner to correct the cause of the runoff.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester, P.A.

- Draft Stormwater Management Rules and Policies**

This item was included for informational purposes and will remain on the agenda.

B. District Engineer: Bowman Consulting Group LTD

Mr. Cole stated that Mr. Willis did a nice job on the Annual Quality Assurance Lake Audit Report. He will coordinate with Mr. Willis regarding which specific areas need to be repaired in Fiscal Year 2025 and obtain proposals.

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

- **Monthly Report**

The Annual Quality Assurance Lake Audit Report was the monthly report.

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

- **NEXT MEETING DATE: August 8, 2024 at 10:00 AM**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Sandler stated his understanding that the lakes are public but the access to them is private and, per the HOA regulations, fishing is allowed only in Lake 24 and nowhere else, not even behind the resident's own house. Referring to Mr. Willis' comment about the CDD's responsibility to make things as aesthetically pleasing as possible, he thinks the work done behind the four residences fall under the category of spot repairs. Regarding his earlier statement, Mr. Willis clarified that the CDD's stormwater system work is focused on stormwater management and, in the process of that stormwater management, the CDD will try to make things as aesthetically pleasing as possible; however, the work that the four homeowners had done behind their homes was requested by the homeowner but it was not deemed a stormwater-related repair, at that time.

Ms. Godrey voiced her opposition to reimbursing those homeowners because the areas that were fixed were not broken and were not a budgeted CDD expense. She thinks there are a lot of other items that need to be repaired. The Board consensus was to defer a decision about reimbursement until after reviewing the meeting minutes. Ms. Sanchez will provide emails about this matter, as well. This will be a discussion item on the next agenda.

Resident Chris Doyle, one of the four homeowners, stated the work that was done on either side of his home was done so well that his lot became a funnel for the water to go during

the last hurricane, due to the lack of dirt, sod and rip rap. Since the homeowners paid for the improvements, that is no longer happening and it looks better. Regarding the vandalism reported earlier, he believes the same children damaged the pickleball courts, which is why a fence was installed at match point to discourage access and further damage to the property.

FIFTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Wild and seconded by Ms. Godfrey, with all in favor, the meeting adjourned at 11:38 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
A

**STORMWATER MANAGEMENT
RULES AND POLICIES
FOR
NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT**

Section 1. Short Title, Authority and Applicability

a. This document shall be known and may be cited as the “Stormwater Management Rules and Policies for Naples Reserve Community Development District”.

b. The Board of Supervisors (the “**Board**”) of Naples Reserve Community Development District (the “**District**”) has the authority to adopt rules and policies pursuant to Chapter 190 of the Florida Statutes, as amended.

c. These rules and policies shall be applicable to all those property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the master stormwater management system operated by the District.

d. It is intended that these Rules will be administered in conjunction with the Gutter, Downspout, and Drainage Standards (the “**Standards**”) published and enforced by the Design Review Committee of the Naples Reserve Homeowners Association, Inc., as may be amended from time to time. The Standards have been developed jointly by the Naples Reserve Homeowners Association, Inc. (the “**Association**”) and the District to meet both the aesthetic needs of the Association as well as the functional needs required by the District to significantly limit erosion and washout to lake banks which may affect the proper operation of the Master Stormwater System (defined herein). A copy of the Standards may be obtained on the District’s website at naplesreservecdd.net.

Section 2. Background, Intent, Findings and Purpose

a. The District was created pursuant to the provisions of Chapter 190, Florida Statutes (the “**Act**”) and was established to provide for ownership, operation, maintenance, and provision of various public improvements, facilities and services within its jurisdiction. The purpose of these rules and policies (individually, each a “**Rule**” and collectively, the “**Rules**”) is to describe the various policies of the District relating to stormwater management.

b. Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.

c. A Rule of the District shall be effective upon adoption by affirmative vote of the Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

d. The District is the operating entity responsible for the long-term operation and maintenance of the master stormwater management system servicing the property located within the boundaries of the District (the “**Master Stormwater System**”). The District owns certain real property and other improvements that comprise the Master Stormwater System. Stormwater lakes (or ponds), control structures, lake interconnect piping, littoral plantings and natural wetlands are all integral parts of the Master Stormwater System. The owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly. The failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes with the District.

e. The Master Stormwater System is permitted through South Florida Water Management District (“**SFWMD**”) and Collier County (“**County**”), and the regulations of such governmental bodies control the design, operation and use of the Master Stormwater System. Notwithstanding the same, consistent with the regulations of such entities there are certain practices and actions that can be controlled to enhance the effectiveness of the Master Stormwater System and improve the overall function and aesthetic value of the Master Stormwater System.

f. Runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters and downspouts, may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System. Based upon prior experiences of the District, undertaking corrective action for such events may result in the District expending significant sums of money to restore the Master Stormwater System (including lake banks) to maintain compliance with applicable permits and ensure public safety. These Rules are intended to establish rules and policies relating to the following installation and use of gutters and downspouts and other forms of drainage on privately owned property within the District (collectively, “**Lot Drainage Improvements**”) that are discharging either via overland flow or directly into the District’s lakes and wetlands. These Rules are intended to serve the following goals: (1) reduce and/or spread the volume of water flowing from an owner’s property toward the lakes and wetlands within the District; (2) reduce the velocity of water flowing from an owner’s property toward the lakes and wetlands; and (3) maintain compliance with applicable SFWMD and County permits and regulations.

Section 3. Lot Drainage Improvements (Including Gutters and Downspouts)

a. Installation or Modification of Lot Drainage Improvements Generally.

i. Drainage patterns for each property within the District shall be consistent with the approved SFWMD permit for the subject property. Each property owner within the District shall be obligated to comply with all applicable SFWMD and County permits pertaining to drainage. In the event the drainage pattern, direction or outfall from a particular property is proposed to be altered or is currently inconsistent with the approved SFWMD permit and all appurtenant permit modifications, then a modification to the applicable SFWMD permit would be required by the applicable owner. All permitted cross sections and grade elevations shall be maintained per the applicable SFWMD permit unless and until a modification is approved.

ii. The installation or modification of Lot Drainage Improvements on a home, condominium building or other structure (any, a “**Structure**”) within the District shall be subject to the Rules set forth herein and also subject to the Standards. Any owner requesting to install or modify Lot Drainage Improvements (including gutters or downspouts on a Structure) that are located on a property designated as a Drainage Property (defined below) and/or requesting to connect Lot Drainage Improvements to District Outfall Improvements (defined below) (a “**Requesting Party**”) must follow the procedures and rules set forth herein and shall be responsible for the applicable fees and costs set forth herein. In such a case, the plan for the Lot Drainage Improvements must first be approved by the District to allow for piping of the discharge directly into the adjacent lake in the manner set forth herein.

iii. In order to prevent erosion and washouts upon the banks and shorelines of the District’s stormwater detention lakes caused by stormwater runoff emanating from Lot Drainage Improvements (including gutter and downspout discharge), or runoff from any impervious structure or improvement including, but not limited to, roof-tops, driveways, patios, or outbuildings, any Lot Drainage Improvements on a property that is designated a Drainage Property (defined below) shall, to the extent required by the District to avoid erosion and washouts, be designed such that all water runoff will be collected and routed to pipes, collection boxes and other drainage improvements located on property of the District (“**District Outfall Improvements**,” and together with the Lot Drainage Improvements the “**Outfall Improvements**”) by a method consistent with the Standards and applicable permitting. Attached hereto and made a part hereof as **Exhibit “A”** are example concepts showing various authorized methods within the District of collecting stormwater runoff and illustrating the intrusion of the outfall into the adjacent lake to discharge the stormwater. As reflected in each of the attached examples, all outfalls from the Outfall Improvements into the lake shall be installed below the control elevation of the lake. All drainage design plans for Outfall Improvements shall be consistent and compliant with existing permits, rules and regulations. As the District is the owner of the adjacent lake property, no intrusion of Outfall Improvements into a lake shall be permitted without the prior review and approval of the District. Further, each example of Outfall Improvements has a defined connection point (the “**Connection Point**”) to delineate the separation of maintenance responsibility of the District and the owner. The District will be responsible for the maintenance of improvements below the Connection Point and the owner will be responsible for the maintenance of improvements above the Connection Point.

iv. The District may periodically identify properties within its boundary (each a “**Drainage Property**” and collectively, the “**Drainage Properties**”) on which the installation and/or modification of Lot Drainage Improvements or connections to District Outfall Improvements are determined to be necessary in order to significantly limit washouts and erosion to lake banks which may affect the proper operation of the Master Stormwater System. The initial designation by the District of the Drainage Properties is attached hereto as **Exhibit “B”**; provided, however, that the District may modify such designations from time to time without updating these Rules. The Association has agreed to use diligent efforts and applicable enforcement mechanisms at its disposal to facilitate the installation and/or modification of Lot Drainage Improvements on the Drainage Properties in accordance with these Rules.

b. Properties Identified as Drainage Properties.

i. Compliant Existing Lot Drainage Improvements; Existing District Outfall Improvements; Required Connection to District Outfall Improvements. If a Drainage Property has existing Lot Drainage Improvements that meet the Standards and either (A) District Outfall Improvements have already been permitted and installed adjacent to the Drainage Property or (B) the District is in the process of permitting and installing District Outfall Improvements adjacent to the Drainage Property, the District shall coordinate with the Association, or directly with the applicable property owner, as determined by the District, and require that the existing Lot Drainage Improvements be connected to the District Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or the County is required to connect the existing Lot Drainage Improvements to the District Outfall Improvements. If additional permitting is required, then the District shall be responsible for the cost and expense of any additional planning, design, engineering and permitting required for the connection. The applicable owner of the Drainage Property will be responsible for all costs and expenses relating to connecting the existing Lot Drainage Improvements to the District Outfall Improvements. Notwithstanding the same, the District may elect to make the connection of the existing Lot Drainage Improvements to the District Outfall Improvements at the District's cost and expense if deemed in the best interest of the District. To the extent the District is performing the connection, the owner must provide written authorization to the District to enter upon the owner's property to perform the work to connect the existing Lot Drainage Improvements to the District Outfall Improvements by way of a temporary license agreement substantially in the form attached hereto as Exhibit "C" (the "License Agreement"). In either case, once the connection is made, the District shall be responsible for the maintenance of only improvements below the Connection Point and the owner of the Drainage Property (or such owner's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. Each owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

ii. Compliant Existing Lot Drainage Improvements; Request by Owner to Connect; No Established District Outfall Improvements. If (A) a Drainage Property has existing Lot Drainage Improvements that meet the Standards, (B) District Outfall Improvements have not already been permitted and installed adjacent to the Drainage Property and (c) the owner of such Drainage Property, as the Requesting Party, is seeking to connect to District Outfall Improvements, such Requesting Party shall submit a request to the Association and the District for installation of, and connection to, District Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or the County is required for such installation of, and connection to, District Outfall Improvements. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation and connection. All permitting shall be done through the District. The District will review the request and advise the Requesting Party on the manner in which the installation and connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the installation of, and connection to, the District Outfall Improvements. Notwithstanding the same, the District may elect to make the connection

of the existing Lot Drainage Improvements to the District Outfall Improvements at the District's cost and expense if deemed in the best interest of the District. The installation and connection work can either be done through the District or a contractor approved by this District for such work. All work shall be performed and completed consistent with applicable permits and approvals. To the extent the District is performing the work, the Requesting Party must provide written authorization to the District to enter upon the Requesting Party's property to perform the work by way of a License Agreement. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and functionality requirements. Once the installation and connection are made, the District will only be responsible for the maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

iii. Existing Lot Drainage Improvements Causing Damage to Lake Banks; No Established District Outfall Improvements. The District performs ongoing and periodic inspections of the lakes within Naples Reserve. If a Drainage Property has Lot Drainage Improvements (including existing gutters and downspouts) and if District Outfall Improvements have not already been permitted and installed adjacent to such Drainage Property, and the District determines that water runoff from the Drainage Property is causing damage to the lake banks, the owner of such Drainage Property will be responsible for repairing such damage to the District's property, including lake banks. Notwithstanding the same, the District may, at the District's option, initiate remedial action to install District Outfall Improvements in compliance with these Rules as well as repair the damaged District property, including lake banks. In such a case, the District will review whether any additional permitting through SFWMD and/or the County is required for such installation of, and connection to, the District Outfall Improvements. If additional permitting is required, then the District will undertake any additional planning, design, engineering and permitting required for the installation and connection. If the District elects to install District Outfall Improvements, the District will construct and install the District Outfall Improvements and the owner of the Drainage Property will be required to connect the Lot Drainage Improvements to the District Outfall Improvements. The applicable owner of the Drainage Property will be responsible for all costs and expenses relating to connecting the existing Lot Drainage Improvements to the District Outfall Improvements. Notwithstanding the same, the District may elect to make the connection of the existing Lot Drainage Improvements to the District Outfall Improvements at the District's cost and expense if deemed in the best interest of the District. To the extent the District is performing the connection work, the owner must provide written authorization to the District to enter upon the owner's property to perform the work by way of a License Agreement. Once the installation and connection are made, the District will only be responsible for the maintenance of improvements below the Connection Point and the owner (or the owner's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. The owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the owner's property or the Structure on the property. The District shall not be responsible for

any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

iv. No Existing (or Incomplete or Non-Compliant) Lot Drainage Improvements; Request for New Installation of Lot Drainage Improvements; Existing District Outfall Improvements. If a Drainage Property does not have Lot Drainage Improvements (or such Lot Drainage Improvements are incomplete or non-compliant) and if District Outfall Improvements have already been permitted and installed adjacent to such Drainage Property, the owner of such Drainage Property, as the Requesting Party, shall submit a request to the Association and the District to install Lot Drainage Improvements and to connect to such existing District Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or the County is required for the Requesting Party's connection. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the connection. All permitting shall be done through the District. If no additional permitting is required, the District will review the request and advise the Requesting Party on the manner in which the connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the connection to the District Outfall Improvements. The connection work can either be done through the District or a contractor approved by this District for such work. All work shall be performed and completed consistent with applicable permits and approvals. To the extent the District is performing the work, the Requesting Party must provide written authorization to the District to enter upon the Requesting Party's property to perform the work by way of a License Agreement. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and functionality requirements. Once the connection is made, the District will only be responsible for the maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

v. No Existing (or Incomplete or Non-Compliant) Lot Drainage Improvements; Request for New Installation of Lot Drainage Improvements; No Existing District Outfall Improvements. If a Drainage Property does not have Lot Drainage Improvements (or such Lot Drainage Improvements are incomplete or non-compliant) and if District Outfall Improvements have not already been permitted and installed adjacent to such Drainage Property, the owner of such Drainage Property, as the Requesting Party, shall submit a request to the Association and the District for installation of Lot Drainage Improvements and for the installation of, and connection to, District Outfall Improvements, if the District feels that District Outfall Improvements are necessary to protect the lake banks from any damage due to this new installation. The District will review whether any additional permitting through SFWMD and/or the County is required for such installation of, and connection to, District Outfall Improvements. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation

and connection. All permitting shall be done through the District. The District will review the request and advise the Requesting Party on the manner in which the installation and connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the installation of, and connection to, the District Outfall Improvements. The installation and connection work can either be done through the District or a contractor approved by the District for such work. All work shall be performed and completed consistent with applicable permits and approvals. To the extent the District is performing the work, the Requesting Party must provide written authorization to the District to enter upon the Requesting Party's property to perform the work by way of a License Agreement. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and functionality requirements. Once the installation and connection are made, the District will only be responsible for the maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor-in-title) will be responsible for the maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

vi. Existing Structure without Lot Drainage Improvements Causing Damage to Lake Banks. The District performs ongoing and periodic inspections of the lakes within Naples Reserve. If a Drainage Property does not have Lot Drainage Improvements (including existing gutters and downspouts) and the District determines that water runoff from such property is causing damage to the lake banks, the owner of such property will be responsible for repairing such damage to the District's property, including lake banks. If District Outfall Improvements have already been permitted and installed adjacent to such property, the District will encourage the owner to pursue the installation of Lot Drainage Improvements pursuant to subsection iv, above. If District Outfall Improvements have not already been permitted and installed adjacent to such property, the District will encourage the owner to pursue the installation of Lot Drainage Improvements and District Outfall Improvements pursuant to subsection v, above.

c. Properties Not Identified as Drainage Properties

i. Homes and Buildings Desiring Lot Drainage Improvements Not Identified as Drainage Properties. The District shall not be responsible for the costs and expenses associated with any Lot Drainage Improvements made on properties that have not been designated as Drainage Properties. If a property owner is required by the Association to install any improvements necessary to bring the Structure in compliance with the Standards, or if a property owner wishes to install said improvements on their own accord, the property owner shall be responsible for any costs associated with the improvements. This includes any cost and expense of any additional planning, design, engineering and permitting required for the installation. If the Lot Drainage Improvements include a direct connection to a previously installed District Outfall Improvement, the District will be responsible for the maintenance of only improvements below the Connection Point and the property owner (or the property owner's successor in title) will be responsible for the maintenance of improvements above the Connection Point. The property owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the property

owner's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

Section 4. Compliance with Laws

All property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the Master Stormwater System shall, in addition to these Rules, be obligated to comply with all applicable federal, state, and local laws and regulations including, without limitation, all permits issued by SFWMD for the operation and use of the Master Stormwater System.

Section 5. Enforcement

The District shall have any and all rights available under the Act and Florida law to enforce the provisions of these Rules. The District's staff including, without limitation, the District Manager shall have the authority to act on behalf of the District with respect to the enforcement of these Rules including, without limitation, taking any actions necessary to the enforcement and/or prosecution of violations of these Rules consistent with Florida law. In addition to, and not as a limitation on the District, the District shall have the right to notify SFWMD, Collier County or any other appropriate regulatory body of a violation of these Rules or any existing permits issued by any such regulatory body.

Section 6. Effective Date

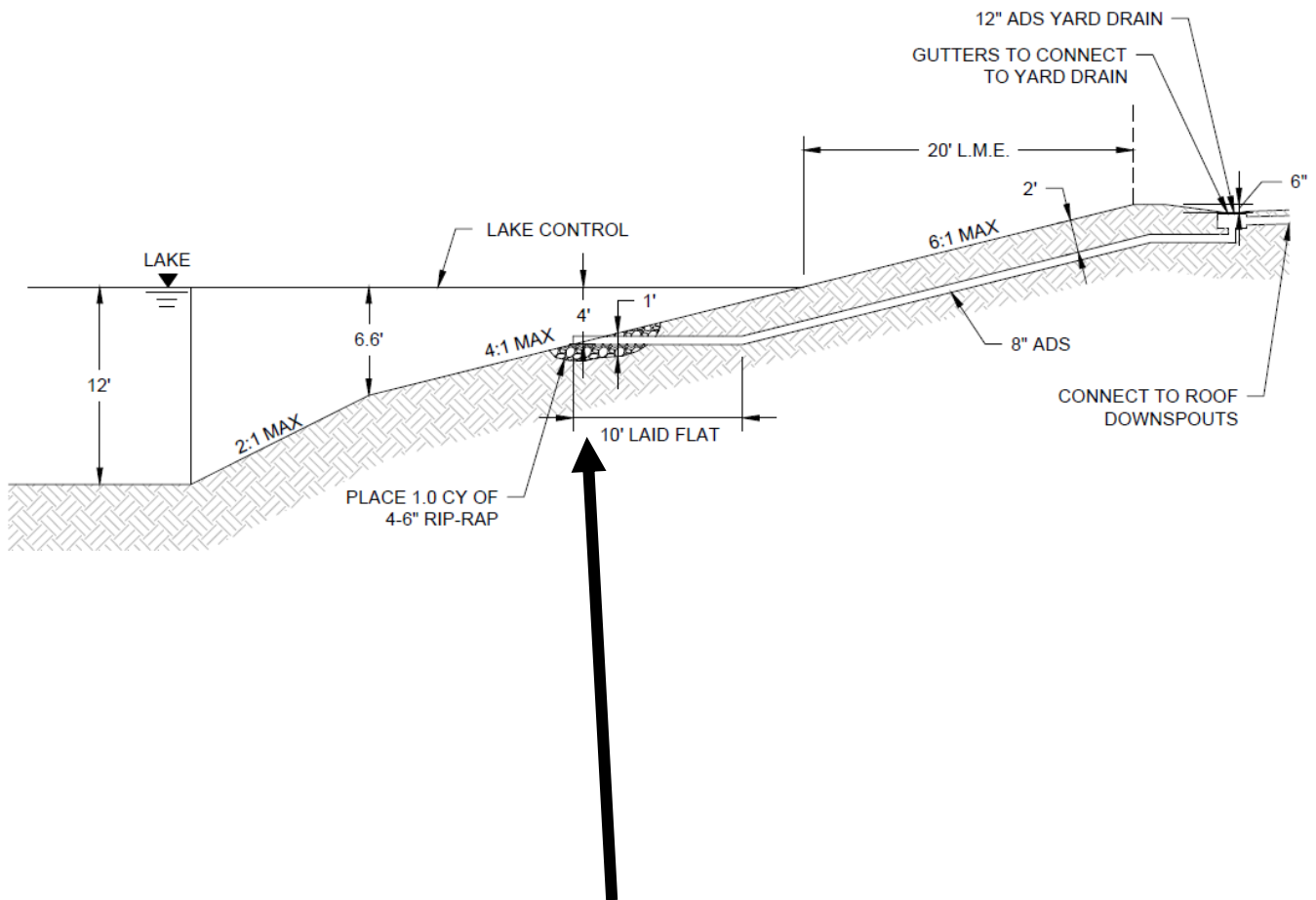
These Rules shall be effective upon their adoption.

Exhibit "A" – Stormwater Collection Illustrations

Exhibit "B" – Initial Designation of Drainage Properties

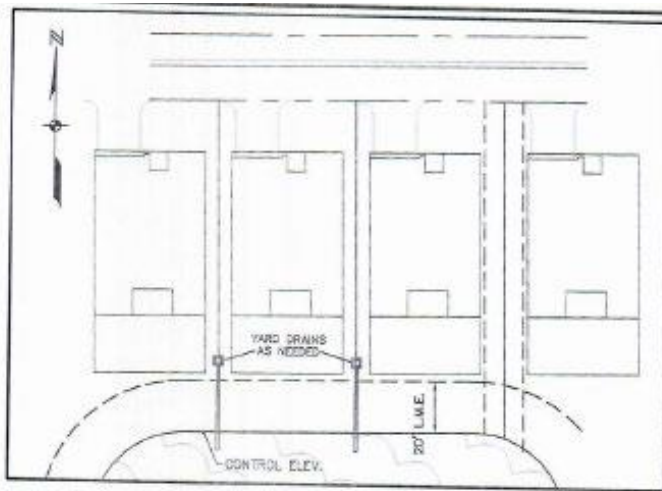
Exhibit "C" – License Agreement

Exhibit “A”



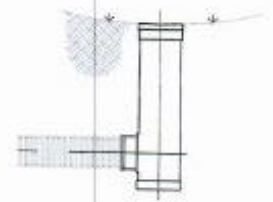
Construction fabric should be placed under the riprap at the pipe outfall into the lake. There should be 4"-6" diameter riprap 12" side around each side of the outfall.

This work is best accomplished during the dry season as it allows the vendor to properly place the outfall pipe and rip rap.



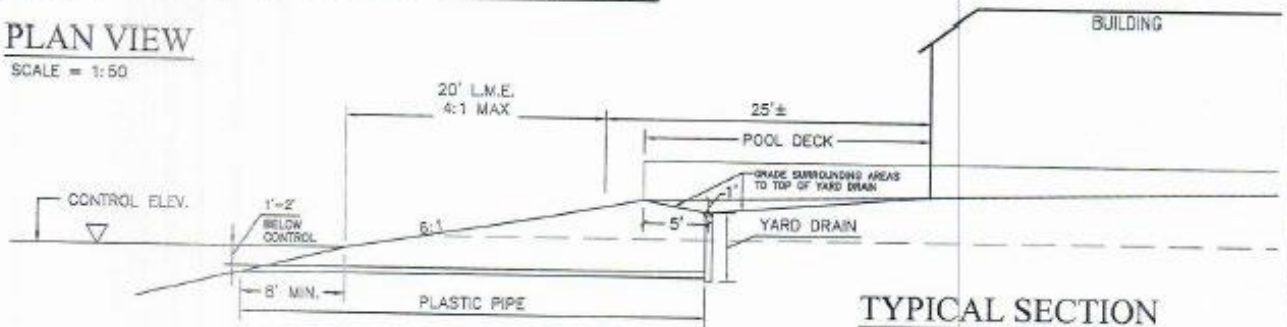
PLAN VIEW

SCALE = 1:50



TYPICAL YARD DRAIN

N.T.S.



TYPICAL SECTION

SCALE = 1:10



Exhibit “B”
Initial Designation of Drainage Properties

Exhibit "C"

LICENSE FOR ACCESS

THIS LICENSE FOR ACCESS (this "**License**") is made as of the _____ day of _____, 202____, by and between _____ ("**Licensor**") and NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes ("**Licensee**").

R E C I T A L S

WHEREAS, Licensor is the owner of certain real property located at _____ and shown on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "**Property**"); and

WHEREAS, Licensee is undertaking a project to prevent erosion and other damage to the stormwater ponds/lakes it owns located throughout the Naples Reserve residential community from surface water runoff from residential properties (the "**Project**"); and

WHEREAS, as the Project necessitates that the Licensee, in coordination with the Naples Reserve Homeowners Association, Inc. ("**Association**"), install drainage improvements including, but not limited to, gutters, downspouts and drains ("**Drainage Improvements**") in a manner which meets Association Design Review Committee and Licensee standards on certain properties; and

WHEREAS, Licensee has identified the Property as one on which Drainage Improvements are necessary in order to meet the goals of the Project; and

WHEREAS, the plans for the Drainage Improvements to be installed on the Property are attached hereto as **Exhibit "B"**; and

WHEREAS, pursuant to Article XIV, Section 2 of that certain *Amended and Restated Declaration of Covenants, Conditions and Restrictions for Naples Reserve*, recorded in the Official Records of Collier County, Florida at Official Records Book 5155, Page 661, as amended from time to time, Licensee has an easement over the property for the purpose of "ingress, egress, and access to properties and facilities of the Districts which may be created, and for the installation, maintenance, repair and replacement thereof" provided Licensee's exercise of the easement does "not include a right to enter any enclosed structure on a Unit or to unreasonably interfere with the use of any Unit" (the "**Easement**"); and

WHEREAS, notwithstanding the existence of the Easement and without intending to impact Licensee's rights under the Easement, Licensee has requested that Licensor grant Licensee the right to temporarily access the portion of the Property identified on Exhibit "A" as the "**License Area**" in connection with the completion of the Project; and

WHEREAS, in furtherance thereof, Licensee has also requested that Licenser allow Licensee's agents, contractors and consultants, access onto the License Area for purposes of installing the Drainage Improvements in accordance with Exhibit "B", and Licenser is willing to grant such access; and

WHEREAS, subsequent to the installation of the Drainage Improvements, Licenser agrees to be responsible for the maintenance of the Drainage Improvements located above the connection point to Licensee's master stormwater system.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged by Licenser, Licenser and Licensee hereby agree as follows:

1. **Recitals.** The above recitals are incorporated herein and made a part hereof.
2. **Grant of Access.** Licenser hereby grants to Licensee, for itself, its agents, contractors and consultants, a license to enter onto the License Area for the purpose of Installing the Drainage Improvements ("**License Purpose**"), subject to the further terms and provisions hereof. Licenser represents and warrants to Licensee that it has full power and authority to grant Licensee the rights described herein.
3. **License.** The rights granted herein to Licensee shall be deemed a license in favor of Licensee for the purposes as set forth herein. Notwithstanding anything to the contrary herein contained, this License shall automatically expire on the date upon which the Drainage Improvements are fully installed or, 202____, whichever occurs sooner.
4. **No Disruption.** Licensee agrees by acceptance hereof to undertake the License Purpose in a commercially reasonable manner customary and typical of similar projects so as not to unreasonably interfere with Licenser's use of the Property.
5. **Restoration.** Licensee shall repair any damage resulting from the License Purpose and restore the Property to the condition it was in prior to Licensee's use of the License Area.
6. **Maintenance.** Subsequent to the installation of the Drainage Improvements, Licenser agrees to be responsible for the maintenance of the Drainage Improvements located above the connection point to Licensee's master stormwater system
7. **Entire Agreement.** This License contains the entire understanding between the parties and shall not be amended or modified except in a writing signed by the party to be charged.
8. **Counterparts; Electronic Signatures.** This License may be executed in multiple counterparts, each of which shall be deemed an original and all of which collectively shall constitute one instrument. Further, Licenser and Licensee agree that this License may be executed and delivered by electronic signature and transmission.

{Remainder of page intentionally left blank. Signatures appear on following page(s)}.

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

LICENSOR:

Print Name: _____

LICENSEE:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Print Name: _____

Title: Chairman / Vice Chairman

EXHIBIT “A”

Depiction of the Property and License Area

(See Attached)

EXHIBIT “B”

Plan for Drainage Improvements

(See Attached)

CDD/HOA AGREEMENT

THIS CDD/HOA AGREEMENT (this “**Agreement**”) is made and entered into this _____ day of _____, 2024 by and between **NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Collier County, Florida (the “**District**”) and **NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “**Association**”). (The Association and the District are sometimes individually referred to herein as a “**Party**” and collectively as the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of the lands within its boundaries; and

WHEREAS, the District has constructed and/or acquired, certain stormwater management facilities, including stormwater lakes (or ponds) (including seawall & rip-rap shoreline protection), storm inlets, drains, pipes, water quality swales, weirs, and other water control structures, lake interconnect piping, littoral plantings and natural wetlands (collectively the “**Master Stormwater System**”); and

WHEREAS, the District is obligated to operate and maintain these assets for the purpose of satisfying South Florida Water Management District (“**SFWMD**”) permitting requirements, and satisfying obligations under the District’s bond indentures to reasonably maintain assets funded with tax-exempt bond proceeds; and.

WHEREAS, runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters, and downspouts as well as drainage from other sources such as pools and dry-wells may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System; and

WHEREAS, the owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly and the failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes within the District; and

WHEREAS, the Association is a Florida not-for-profit corporation which sets standards for improvements including, but not limited to, gutters, downspouts and drainage on properties within the District through the Association’s Design Review Committee; and

WHEREAS, the District seeks to coordinate with the Association to ensure that gutters, downspouts, and/or other forms of drainage on properties within the district (“**Lot Drainage Improvements**”) are installed in a manner which meets all permitting requirements and also meets both District and Association standards to help prevent erosion, washouts, or other damage to the Master Stormwater System lake banks within the district; and

WHEREAS, the District and the Association desire to define their respective obligations relative to this issue.

NOW, THEREFORE, in consideration of the recitals, agreements and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. DISTRICT OBLIGATIONS. The District shall identify properties within its boundary (“**Drainage Properties**”) on which the installation of Lot Drainage Improvements is necessary in order to significantly limit washouts and erosion to lake banks which may affect the proper operation of the Master Stormwater System. The responsibility for payment for the materials and installation for Lot Drainage Improvements on Drainage Properties shall be as set forth in the Stormwater Management Rules and Policies adopted by the District. The District shall not be responsible for the maintenance of the Lot Drainage Improvements after installation. Specifically, as to Lot Drainage Improvements that drain directly into the Master Stormwater System through a District constructed connection point, the owner of a Drainage Property shall be responsible for the maintenance of all improvements above the connection point. The District shall additionally be responsible for ensuring that alterations to the drainage patterns for Drainage Properties caused by the installation of Lot Drainage Improvements are consistent with the approved South Florida Water Management District permit for the subject property.

3. ASSOCIATION OBLIGATIONS.

a. Development of Gutter, Downspout, and Drainage Standards. The Association shall work with the District in developing a set of standards, to be titled “Gutter, Downspout, and Drainage Standards,” for Lot Drainage Improvements which meet both the aesthetic needs of the Association as well as the functional needs required by the District to significantly limit erosion and washout to lake banks which may affect the proper operation of the Master Stormwater System. The Association agrees to adopt these standards once developed and employ them through its Design Review Committee.

b. Facilitation of Installation of Lot Drainage Improvements on Drainage Properties. The Association shall use all due diligence and enforcement mechanisms at its disposal in order to facilitate the applicable installation of the Lot Drainage Improvements on the Drainage Properties.

c. Installation of Lot Drainage Improvements on Properties Not Identified as Necessary by the District. For any lot that has not been identified as a Drainage Property where a property owner desires to install Lot Drainage Improvements, the Association shall require such property owners to install the Lot Drainage Improvements in accordance with the standards developed by the District and the Association. The property owner shall be responsible for the installation and maintenance of improvements made in accordance with this subsection.

d. Maintenance of Lot Improvements. The Association shall use diligent efforts and enforcement mechanisms at its disposal to obligate property owners to maintain Lot Drainage Improvements installed on their property, provided however, that the District shall be responsible for the maintenance of improvements located below the connection point to the Master Stormwater System.

4. COMPENSATION. The District shall pay the Association the sum of Ten Dollars (\$10.00) per year for the provision of the services to be performed by the Association pursuant to the terms of this Agreement.

5. TERM. The term of this Agreement is for a period of twenty (20) years commencing on the Effective Date (the “**Initial Term**”) and shall be automatically renewed for additional ten (10) year periods, unless either party provides at least ninety (90) days written notice of its intent not to renew. The District shall have the right to terminate this Agreement effective immediately at any time due to the Association’s failure to perform in accordance with the terms of this Agreement, or upon thirty (30) days written notice without a showing of cause. The Association shall have the right, after the expiration of the Initial Term to terminate this Agreement upon thirty (30) days written notice without a showing of cause provided such notice shall be provided prior to May 1 of any calendar year after the expiration of the Initial Term.

6. PRE-SUIT MEDIATION; RECOVERY OF COSTS AND FEES. Prior to filing any action to enforce this Agreement, the Parties shall mediate the dispute with a Florida licensed mediator unless the Parties agree to waive mediation. Each Party shall be responsible for half of the mediator’s fee. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney’s fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

8. ASSIGNMENT. Neither the District nor the Association may assign this Agreement without the prior written approval of the other.

9. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

10. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

13. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to District:	Naples Reserve Community Development District Attn: District Manager 2300 Glades Road, Suite 410W Boca Raton, Florida 33431
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With copy to:	Coleman, Yovanovich & Koester, P.A. Attn: Gregory L. Urbancic, Esq. 4001 Tamiami Trail North, Suite 300 Naples, FL 34103
---------------	---

If to Association:	Naples Reserve Homeowners Association, Inc. Attn: General Manager 14885 Naples Reserve Circle Naples, FL 34114
--------------------	---

With copy to:	Varnum, LLP Attn: S. Kyla Thompson, Esq. 999 Vanderbilt Beach Road, Suite 300 Naples, FL 34108
---------------	---

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a

non- business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

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

15. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Sole and exclusive venue for any litigation shall be a court of competent jurisdiction in Collier County, Florida.

16. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

17. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all such counterparts shall constitute one agreement. The delivery of counterpart signatures by e-mail or facsimile transmission shall have the same force and effect as the delivery of a signed hard copy.

{Remainder of page intentionally left blank. Signatures appear on following page(s).}

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

ATTEST:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Chairman

**NAPLES RESERVE
HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Print Name: _____
Title: _____






NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
B



LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

	COMMUNITY DEVELOPMENT DISTRICT LANDS
	LAKE TRACTS CONVEYED TO CDD
	PRESERVE TRACTS MAINTAINED BY HOA
	DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
	LAKE LITTORAL AREA



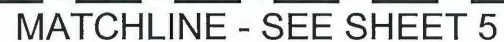
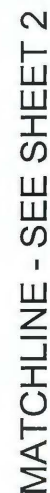
1. ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
2. THE DEVELOPMENT IS ZONED 'RPUD'.

NAPLES RESERVE

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS





THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO.	DRAWING NO.
	SEE PLOTSTAMP	2005-02
DATE _____	PROJECT NO.	SHEET NO.
	2013.030	2 OF 5

p:\2013\2013030\DW\Exhibits\2022-05-04_CDD_PRESERVE TO HQ\3030_Dm_essment.dwg Tab: 5008-02_NW May 05, 2022 - 10:16am Plotted by: ledfo



LEGEND





$$\frac{\text{L21 - NRC}}{(\text{LAKE 21})} = \frac{\text{LAKE \# PER PLAT}}{(\text{ORIGINAL LAKE \#})}$$

- | | |
|---|---|
|  | COMMUNITY DEVELOPMENT DISTRICT LANDS |
|  | LAKE TRACTS CONVEYED TO CDD |
|  | PRESERVE TRACTS MAINTAINED BY HOA |
|  | DRAINAGE EASEMENTS AND PIPES
MAINTAINED BY CDD |
|  | LAKE LITTORAL AREA |

<u>PLAT</u>	<u>REFERENCE</u>
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

NOTES:

1. ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
2. THE DEVELOPMENT IS ZONED 'RPUD'.

		
		
		
	ADDED WCS's & WQS's	5/22
LETTER	REVISIONS	DATE

NAPLES RESERVE

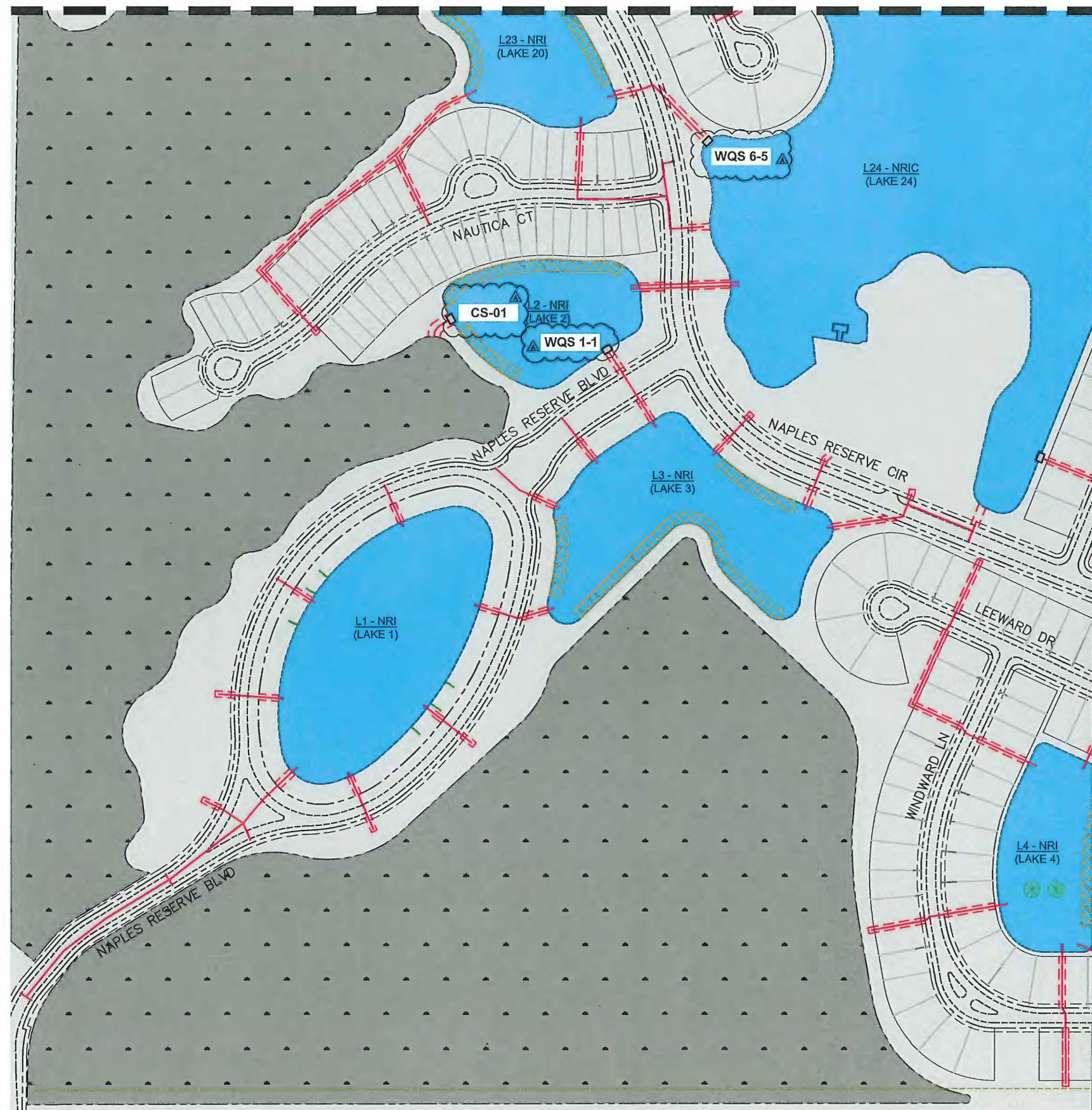
DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'




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

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW: _____ DATE _____	REFERENCE NO.	DRAWING NO.
	SEE PLOTSTAMP	5008-3
	PROJECT NO.	SHEET NO.
	2013.030	3 OF 5

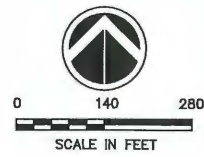

$$\frac{\text{L21 - NRC}}{(\text{LAKE 21})} = \frac{\text{LAKE \# PER PLAT}}{(\text{ORIGINAL LAKE \#})}$$

- | | |
|---|---|
|  | COMMUNITY DEVELOPMENT DISTRICT LANDS |
|  | LAKE TRACTS CONVEYED TO CDD |
|  | PRESERVE TRACTS MAINTAINED BY HOA |
|  | DRAINAGE EASEMENTS AND PIPES
MAINTAINED BY CDD |
|  | LAKE LITTORAL AREA |

<u>PLAT</u>	<u>REFERENCE</u>
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C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

1. ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
2. THE DEVELOPMENT IS ZONED 'RPUD'.

MATCHLINE - SEE SHEET 3



LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

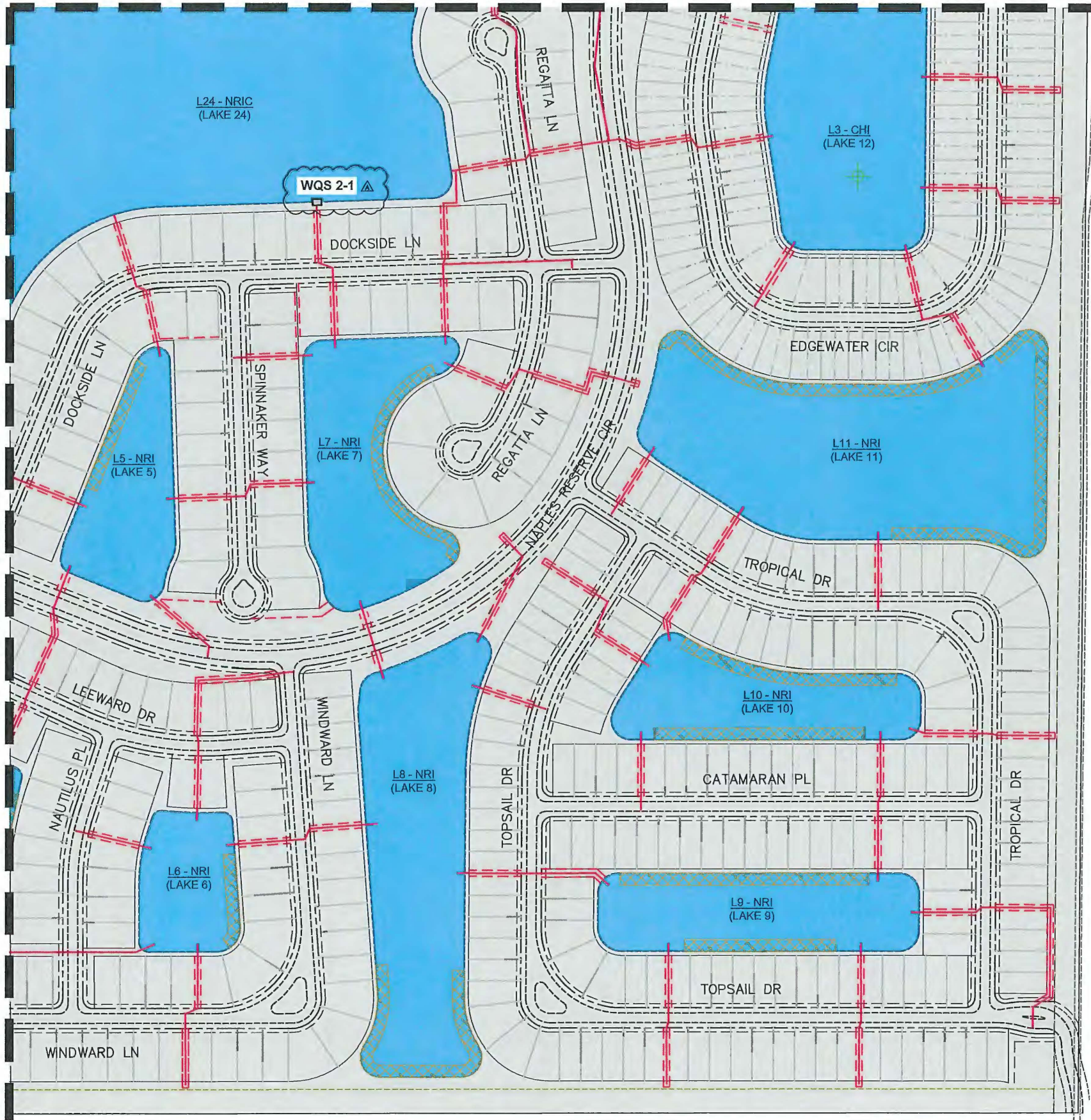
- COMMUNITY DEVELOPMENT DISTRICT LANDS
- LAKE TRACTS CONVEYED TO CDD
- PRESERVE TRACTS MAINTAINED BY HOA
- DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
- LAKE LITTORAL AREA

PLAT	REFERENCE
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

NOTES:

- ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
- THE DEVELOPMENT IS ZONED 'RPUD'.

MATCHLINE - SEE SHEET 4



LETTER	REVISIONS	DATE
1	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'



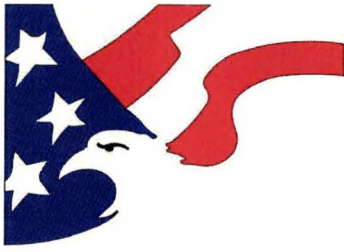
950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. SEE PLOTSTAMP	DRAWING NO. 5008-5
DATE _____	PROJECT NO. 2013.030	SHEET NO. 5 OF 5

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



Melissa R Blazier
Supervisor of Elections
Collier County, Florida

April 15, 2024

Ms Daphne Gillyard
Naples Reserve CDD
2300 Glades Rd Suite 410W
Boca Raton FL 30431

Dear Ms Gillyard,

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 1360 active registered voters residing in the Naples Reserve CDD as of April 15, 2024.

Should you have any question regarding election services for this district please feel free to contact our office.

Sincerely,

David B Carpenter
Qualifying Officer
Collier County Supervisor of Elections
3750 Enterprise Avenue
Naples FL 34104
(239) 252-8501
Dave.Carpenter@colliervotes.gov

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114</i>		
<i>¹The Outrigger, 14891 Naples Reserve Drive, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023	Regular Meeting	10:30 AM
December 7, 2023 ¹ CANCELED NO QUORUM	Regular Meeting	10:30 AM
February 1, 2024	Regular Meeting	10:30 AM
March 7, 2024 <i>rescheduled to March 14, 2024</i>	Regular Meeting	10:30 AM
March 14, 2024	Regular Meeting	10:00 AM
May 2, 2024 <i>rescheduled to May 9, 2024</i>	Regular Meeting	10:30 AM
May 9, 2024	Regular Meeting	10:00 AM
June 6, 2024 <i>rescheduled to June 13, 2024</i>	Regular Meeting	10:30 AM
June 13, 2024	Regular Meeting	10:00 AM
August 1, 2024 <i>rescheduled to August 8, 2024</i>	Regular Meeting	10:30 AM
August 8, 2024	Regular Meeting	10:00 AM
September 5, 2024 <i>rescheduled to September 12, 2024</i>	Regular Meeting	10:30 AM
September 12, 2024	Public Hearing & Regular Meeting	10:00 AM