



Talis Park Community Development District

<http://www.talisparkcdd.com>

James Proctor – Chairman

Steven Wishner – Vice Chairman

Barry Sinoway – Assistant Secretary

Michael Smale – Assistant Secretary

Barbara Hurt-Simmons – Assistant Secretary

January 20, 2026



Talis Park Community Development District

Agenda

Seat 4: James Proctor – (C.)	
Seat 1: Steven Wishner – (V.C.)	
Seat 3: Barry Sinoway – (A.S.)	
Seat 5: Michael Smale – (A.S.)	
Seat 2: Barbara Hurt-Simmons – (A.S.)	

Tuesday
January 20, 2026
10:00 a.m.

Vyne House
16665 Toscana Circle, Naples, Florida 34410
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Meeting ID: 279 624 824 909 and Passcode: u3Bf3225
1 872-240-4685 and Phone Conference ID: 158 551 763#

1. Roll Call
2. Audience Comments (*Related to Right to Speak Statute Changes*)
3. Approval of the Minutes of the November 18, 2025 Meeting – **Page 4**
4. Consideration of **Resolution #2026-01** Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing – **Page 34**
5. Acceptance of Audit for Fiscal Year Ending on September 30, 2025 – **Page 51**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - D. Manager
 - 1) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694 – **Page 86**
 - 2) Discussion of Requests for Services or Improvement to Lakes
7. Financial Reports
 - A. Approval of Check Register – **Page 91**
 - B. Acceptance of Unaudited Financials – **Page 102**
8. Supervisors Requests
9. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://talisparkcdd.com>

**MINUTES OF MEETING
TALIS PARK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Talis Park Community Development District was held on Tuesday, November 18, 2025, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor	Chairman
Steven Wishner	Vice Chairman
Michael Smale	Assistant Secretary
Barbara Hurt-Simmons	Assistant Secretary (by phone)

Also present were:

Paul Winkeljohn	District Manager
Patrick Burgess	Governmental Management Services
Alyssa Willson	District Counsel (by phone)
Josh Evans	District Engineer
Alan Weiss	Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

Audience Comments (*Related to Right to Speak Statute Changes*)

At the beginning of the meeting if we have any public comments, now is the time for general public comment, and we do have a member of the public here. You're welcome to speak now or in concert with the meeting on any other item but, general comments would be now.

Mr. Weiss: Ok, thank you very much for that courtesy, let me just pass these down which I took yesterday, and one subject is the perimeter of the two ponds behind Corsica

and just to reference I live at 16328 Corsica Drive, unit 202 along with 63 other homeowners. So, with the fluctuation of the water in the pond the perimeter, and you can see it on the top picture reveals that it's not as attractive a lake as everything else in the community and in the area, and we just had a big conversation last week about what we can do perhaps to mitigate that in terms of plantings. The bottom picture is another shot taken yesterday of just some of the overgrowth that had died basically, so it's not as attractive as it clearly should be. The bigger concern would be to try to mitigate the changes in the water during the dry season, and some of the golf course water seems to be higher than this pond and I understand the difference between the lined and unlined pond. I think the easiest and least expensive idea would be just to try to get some plants that can survive both the wet condition and the dry condition, and I'm told that Josh is the expert so I'm so happy he's here.

Mr. Evans: I'm not a biologist of the planting part, so I'm not an expert in plants but, there are definitely plants that people put along the lake bank to kind of hide basically the lake bank. So, just taking a step back, and you of the understanding that the lake is not lined and all the other lakes except for this newest lake, which has already been exposed to different issues where the water table dropped because this particular area has a higher water table fluctuation than most and it's been there since 1998 and I was the engineer for Mediterra for example, and in this area has sometimes up to 5 to 7 feet of vertical water tables of variation, and it's just the geological formation that causes that to do that. So, when you have 5, 6, 7 feet you can count on the 4 to 1 slope which might be 30 or 40 feet of lake bank there, so that's why the original developer decided to line the lakes. The reason this lake and the other lake was just a choice by the developer to save money basically because it functions still from a water table standpoint. So, Patrick is probably better than I as far as know what types of plants that you plant on the lake banks but, that's the only really good solution for hiding that, other than lining the lake which is hard to do after construction.

Mr. Smale: Josh you mentioned Mediterra, at one point somebody told me none of their lakes were lined.

Mr. Evans: Oh they're not.

Mr. Smale: So, do they have a similar fluctuation as we do here?

Mr. Evans: They do, and it's looks really bad.

Ms. Hurt-Simmons: So, if I could make a comment, I look out at hole T-box 8, and you know it looks like your first picture, and I actually started to take pictures around the

community and the lakes are low, and they don't look good but, it is what it is, right. I mean this bottom picture, and some of this can get fixed because I remember when I first moved here and I've been here 11 years, and I remember they were planting the vegetation in and around some of the lakes up front, and so is it something we could do even around all the lakes, a little bit more of that?

Mr. Evans: You could, so what we're showing there, it's not more than a foot or two, and you're have that by natural evaporation, so what you see, you want to see a lake that's actually mimicking the water table like when you come to the entrance, it's going to get to where there's no water, and it probably has about 30 feet of lake bank. So, this is still getting recharged a little bit from the land lake system because in Fair Groves, and this is predating me but, in Fair Groves they actually have a little weir between us and Fair Groves to make sure that they chose not to spend the money on the liner, and we don't want it to derogate our lake system, so it has a weir, an elevation that no longer will drain the rest of the lakes. This one is connected by pipes and the lowest point is actually pretty low, so it's still getting a little bit of water into Corsica. So, if you didn't have that and you had the control structure that we have in Fair Groves, this would be a lot lower so you're really fortunate that it's connected with the pipe.

Mr. Weiss: Well, they should have lined the new section while they were doing the building.

Mr. Evans: Yes, they should have.

Mr. Winkeljohn: The builders would have had that opportunity.

Mr. Evans: We actually recommended that.

Mr. Winkeljohn: Right, we played a lot of cards to get that done and it all failed.

Mr. Evans: Yes.

Mr. Smale: And I don't know who, and maybe you know, does the responsibility lay with Kitson as the developer or with Front Door?

Mr. Winkeljohn: Whoever the private business entities were, it's a subjective decision on their part, it's not a requirement so they made a choice, no, we're not doing it.

Mr. Smale: So, then both of them made the choice.

Mr. Winkeljohn: Right, and anyone at the table could have said, let's put another \$500,000 into this lake.

Mr. Evans: But theoretically those homes were less expensive because of that, or they would have built that cost into the sale.

Mr. Smale: Well, if they had lined the lakes, for example this lake at Corsica, what would have been the cost to line that lake?

Mr. Evans: How many acres is in that lake, I'm not sure, maybe an acre and a half at the most.

Mr. Smale: Fair Groves is exactly 1.0 acres.

Mr. Evans: Ok, so it would probably be a couple of hundred thousand dollars to line it.

Mr. Smale: And you keep referring to while it's under construction, can it be retooled in any way?

Mr. Evans: So, we've been doing this for years and so there was a cheap way to do it when they spray bentonite clay in and it does a great job for about 2 years, and it lines it but as soon as it evaporates the clay cracks, and the next year it builds up and those cracks leak and it really doesn't work after about 2 years. So, in order to put in a HDPE plastic liner, they have to put that in dry, so they have to be able to complete dewater that hole and then you have to put this in all the way around it where you pump water out, and you have to have somewhere for that water to go, and you have to be able to install that liner in a completely dry environment. So, depending on the depth of the lake, and your opportunity with a really dry season, and you time it just right, you can do it but, you can't put in a liner when it's wet because it floats.

Mr. Proctor: I remember when the lakes were relined, I think it was early 2013, and I think it was in maybe 2014 or 2015 because WCI put the liners in and they were not working, so Kitson actually got a quarter of a million dollar bond to do the relining of those lakes and I just remember, for example if you take hole 4, they would dam up half of the lake so it's dry, and put the liner in then move the water over.

Mr. Evans: From one side to the other and you just keep shifting that.

Mr. Proctor: Yes.

Mr. Weiss: Well, we have two ponds there, you could pond from one to the other but, I'm thinking an easier and less expensive solution would be to somehow get a plant that would survive.

Mr. Winkeljohn: Yes, because it's a visual element you're shooting for.

Mr. Weiss: But the interesting thing is, it's not this bad all the way around, the side that you don't see, it's sort of hidden when you look over it, it's not bad.

Mr. Proctor: Is it east or west?

Mr. Weiss: Well, I'm talking about the west ponds right now, but these ponds are the same.

Mr. Proctor: Well the west ponds, and I'll let Patrick get involved in this discussion as well but, Josh, you and I were there a couple of years ago, and the west pond there was a lot growth and it was removed and there was plantings done on the far west end.

Ms. Hurt-Simmons: That was last year.

Mr. Proctor: Ok, so we paid to have that material cut on we spent quite a bit of money, I don't know what the number was, maybe \$30,000 or something maybe, more or less, and that's really immaterial but there was considerable plantings done on the west end of that pond.

Ms. Hurt-Simmons: So it was planted inside, or this is them?

Mr. Weiss: This is them and some of them are still there, if you look at these little stubby plants in the top picture, those are plantings, I think when they were planted, I remember when the folks were there trying to plant, they planted them when it was super dry, and I think a lot of them died, and I don't know if you had a guarantee on them or anything like that.

Ms. Hurt-Simmons: So, he's saying do we have a plant guarantee.

Mr. Winkeljohn: No, not usually, and littoral planting is particularly fail prone, usually it's like a 25% survival rate which is not unusual because that littoral is that flat area when it's dry or near the shore when it's wet. So, there's some solutions out there, and I've been doing this 40 years practically so I've failed at it a lot.

Mr. Proctor: I'd still like to know what the acreage is for the Corsica lakes are, how many acres do we have?

Mr. Evans: I can find out.

Mr. Winkeljohn: So, the idea is a la carte, you put all the best plants that could survive and a mixture of types of materials and the one winner that I find gives you the best value are some sort of tree material, particularly cypress trees. Now they have another affect, is they're deciduous so they drop their leaves a couple of times a year, and I'm going why did that try die, and you have to deal with that but, they also have those knees in their

root system that stabilize banks and in a District world it is a money saver because you're not having to recondition and reshape that lake bank every 15 or 20 years, and I know that's a long time span but, that's the cycle of these lakes. So after 15, 20 or 25 years, you're reconstituting that 4 to 1 slope by permit, you're required to, and I found that if you spot in mixtures of plants with an anchor like a cypress and there's a few other types of materials out there that has a similar affect, it stabilizes the bank, it gives the other plant material to hold to and they do better, and it's native and you get some native points for them and you get some wildlife that would normally be somewhere else which will come here, particularly the birds. So, it has a lot of long term values, and they're not terribly expensive and once they're in they propagate themselves.

Ms. Hurt-Simmons: Do you think that would be the way to go because obviously we need something to change the visual, more plantings of some sort?

Mr. Smale: Can I back up before that and say, assuming you could find something to make this better, who's responsibility is it to fix it? Well, the developer is off the chart, he's gone more or less, so there's us, and there's the Corsica Homeowners Association.

Mr. Winkeljohn: Right.

Mr. Smale: So, where does the responsibility actually lay?

Mr. Winkeljohn: Well, the obligation to do this today is zero right now from this Board, you could choose to do nothing and you would not be in violation of anything. My argument to you would be some contribution may be valuable to produce a long term stabilization to the bank, and so you could justify shared perhaps participation at the most.

Mr. Smale: But the developer is completely off the hook.

Mr. Winkeljohn: No involvement whatsoever.

Mr. Evans: They had the requirement to do some level of littoral planting, they did the minimum and that was it, so the things we've done in the past have been purely for aesthetics and what we need last year for example. Patrick pulled up our GIS database and it's a 3 ½ acre lake.

Mr. Proctor: So, Josh had did some homework on the Fair Grove lake and I can share those numbers, the cost for material is between \$1 and \$2 at 10 center per square foot, actually that's the cost of material, the installation is \$1.50 to \$2.00 per square foot, so you have a range of \$3.50 to \$4.10 per square foot. So, on a 1 acre lake the range is \$109,000 rounded to \$179,000 per acre, so if you take the \$180,000 time 3 ½ acres, you

have about \$630,000 to do it. So, my thought would be, you should share that number with your Board, and see what the residents feel about it, I mean if they really want to solve the problem, the lake probably should be lined.

Ms. Hurt-Simmons: Well, it doesn't really solve the problem because I'm looking at my lake across the way and it's not close, and your lakes are close to your homes, and it's not pretty right now.

Mr. Evans: You're going to have a couple feet of drop from evaporation, you can't do anything about that unless you have a well there to recharge it.

Mr. Proctor: Our annual rainfall through November 1st was 47.4 inches, the average rainfall is 56 inches.

Ms. Hurt-Simmons: We came back and it was low.

Mr. Smale: So, based on Jim's estimate it's about \$10,000 a unit, and I can't imagine you would get any approval for that. I mean I think our only next step is to figure, or have somebody who knows something about plants and say this works because we can speculate all we want around the table here but we have to think about that.

Mr. Winkeljohn: And it's still trial and error.

Mr. Evans: And it's going to require continue maintenance too, like Paul was saying littoral plants can die pretty quickly and so it requires continuous replanting, it's a plant and a process, not just a one-time planting.

Mr. Winkeljohn: Right, it's a lifetime commitment.

Mr. Evans: We did this last year, and we're here again.

Mr. Smale: And whatever issues that we resolve with regard to Corsica we can plan on having Fair Grove lake follow that.

Mr. Winkeljohn: Right, and the one piece of my description earlier is not everybody likes what I just described, like it's a little intimidating.

Mr. Evans: You get complaints that they can't see the lake anymore.

Mr. Winkeljohn: That's the other thing, is there's perception battles also.

Mr. Proctor: Mike, there's a third lake too that's not lined, it's behind Carrera and the driving range.

Mr. Smale: Oh that little one.

Mr. Proctor: Because I had discussion with a couple of residents there and they want to put some type of a fountain in or an aerator and so I gave them the information for Cross Creek to kind of see what their options were.

Mr. Winkeljohn: And the last piece as a District manager, my advice back to the Board is you don't have an obligation for aesthetics, you have an obligation for your permit and permit requirements and you also would want to consider, I know you've already thought of this but, I'm just saying it out loud as your manager, you want to consider the precedent that you can live with all 3 lakes.

Mr. Smale: And that's where I was going.

Mr. Winkeljohn: So, that's the hard work.

Mr. Proctor: I would be uncomfortable, I mean you're talking about over a million dollars, I would be uncomfortable going to the other 450 residents or whatever it is and doing an assessment to increase the fee.

Mr. Smale: To get that assessment we would also need to put it to a vote.

Mr. Winkeljohn: So, if the District would say this is a special service area, and Alyssa would have to nudge me if it's not allowable here but, in some Districts we can segregate a special assessment area and a special service area because of a unique requirement and we could assess just those areas for their ongoing costs. I don't know that you could borrow like a traditional bond type borrowing, you probably could go to a bank loan and then get that repaid by those residents and then the ongoing maintenance, you could have a tiered maintenance assessment, ongoing, so the mechanics are there.

Mr. Smale: But even that way you're suggestion is that those residents are responsible for it.

Mr. Winkeljohn: Absolutely because the other residents paid their purchase price on their home in the District acquired by fee simple basically a lake that was lined, and so ultimately they're different, they would qualify as a methodology person as a different assessment level, I could make that argument.

Mr. Smale: So, what's the solution for today, investigate plantings?

Mr. Winkeljohn: Well, I think we could serve in an advisory role, that would be my suggested contribution to their request is to allow our staff to be available to them to answer questions, provide contact information, and knowledge, identify some plantings that would

be acceptable to the District that may work for their goals, so like a cooperative role but, I wouldn't go any further personally.

Mr. Smale: But let's say that we did that and they found some plant that works, it would be within our scope to contribute something if we wanted to.

Mr. Winkeljohn: Yes, and I made the argument that if it sustains the bank which it most likely would and helps prevent future costs that the District would have to incur then that would be a very valid sharing of expenses.

Ms. Hurt-Simmons: Well, how soon could we have some proposals to them?

Mr. Burgess: As soon as I could meet with them, I don't know if there's a person that wants to meet from the CDD Board with the Corsica Board representative.

Ms. Hurt-Simmons: I mean if I'm available I could go and several of us could go if we're available.

Mr. Winkeljohn: We prefer only one Board member.

Ms. Hurt-Simmons: Oh, that's right, the Sunshine Law.

Mr. Burgess: We did plantings at the beginning of this year, so you guys approved three different plant materials to be installed, the prior year you removed a lot of them.

Ms. Hurt-Simmons: I thought we planted last March or April, your group was here remember Alan, you guys were here it was about a year ago or January.

Mr. Weiss: Yes.

Mr. Proctor: I think we really better do our homework on these plantings because I think it's nothing more than putting money down a black hole.

Mr. Winkeljohn: Right, and remember, it's ala carte, meaning you get a list of all the probably plants that would survive and then the survival range can be 50 feet apart, it won't work there, but it will work there, and so it's trial and error most times.

Mr. Smale: And then any precedent we set is going to get repeated for two other lakes.

Mr. Winkeljohn: Right, so you feel like you're throwing money into a hole.

Mr. Evans: Right, and most of your residents come back in November, and if there was a planting plan, I would suggest you plant it right at the end of October so it looks nice for the season but, don't expect those plants to be there when you get back, it's the best way to really do it because to keep the alive throughout the year you're going to have to plant them multiple times a year.

Mr. Proctor: Josh, can you provide your findings that you prepared for Fair Groves to Mr. Weiss.

Mr. Evans: Yes, I was just telling him I think that would be a good idea.

Mr. Proctor: At least you have the numbers.

Mr. Evans: Yes sir, will do, and then when you were talking about the methodology, if they did a lining project, the CDD did a lining project for each one of those lakes, do they have specific assessment to those?

Mr. Winkeljohn: See I couldn't get through the requirement, the value, it has to be a public benefit to the District and I don't think we could pass that threshold because it's really an aesthetic argument. You'd have to say this is the less expensive way to fix the lake, if the lake weren't performing per permit which I know isn't true and you know that, so we wouldn't be able to pass the straight base test in a trial.

Mr. Weiss: Is there any non-plant perimeter rocks?

Mr. Winkeljohn: Yes you could do rip raps you could do some boulder solutions, those are terrible but, they're expensive.

Mr. Evans: It works but what happens the water hits the rocks and I've done that before, and I guess the people don't like the way the rip rap looks after it gets flooded two or three times because it has like a brown mossy looking stain on it, if it stayed really clean and white it would be great. What we've done at Arborwood in Fort Myers, the golf course is done in about half rock along the edges, and that's a really nice permanent looking thing that goes around a lot of their drains, that's a hardscape look and it looks good.

Ms. Hurt-Simmons: Can you get prices for that and pictures?

Mr. Evans: For the that?

Ms. Hurt-Simmons: Yes.

Mr. Evans: Yes, I can ask them.

Ms. Hurt-Simmons: Because it's like permanent and it's not going to die.

Mr. Weiss: And we're sensitive to everyone's tax dollars and everybody else.

Mr. Winkeljohn: Right, and you can hear in our words that we've suffered through these challenges a few times and it's a universal issue, South Florida, all my communities are welcoming people who are not from South Florida often and they expect one thing in the lake and the correct look of the lake is to look like a marsh, almost swamp like, that is the correct look of a Florida lake by definition. So, that's the ongoing battle and this is what you

want it to look like and what it can look like are never the same thing but, we can get closer, no doubt.

Mr. Evans: Ok, so I'll get some things for Corsica and then I'll try to get some costs for the other items.

Mr. Smale: And in the meantime Patrick, can you find out about the plantings that would be appropriate.

Mr. Burgess: Yes, I do that.

Mr. Winkeljohn: And if you consider my idea with the interval with the cypress type trees, that gives you and kind of saves you some of the hardships that we described so I'd like him to price a few of those also, the red cypress or some of the other ones.

Ms. Hurt-Simmons: And we would need to, or what did we decide?

Mr. Winkeljohn: Nothing about cost for sharing or anything.

Mr. Smale: We're doing the investigation as a cooperating with them, we're not committing any money or anything like that.

Mr. Winkeljohn: Right.

Mr. Proctor: Paul, this might be a good time to bring up Cross Creek's estimate with Patrick here.

Mr. Winkeljohn: Yes, we can jump to that, good idea.

Mr. Weiss: So, thank you very much.

Mr. Proctor: And this affects Corsica right.

Mr. Burgess: It is in Corsica yes.

Mr. Winkeljohn: Related to Corsica definitely.

Ms. Hurt-Simmons: Where is this on the agenda?

Mr. Burgess: I got it late, they had to adjust the pricing as best as they could.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: It's one of our open topics but we just got some pricing we were waiting on. The original estimate came in quite a bit higher.

Mr. Proctor: So Patrick why don't you explain what the proposal is.

Mr. Burgess: Yes, so on the field report I put two pictures, pictures I could take that looked good, and that's on page 65. So, I was told that there was a bridge between the center piece between the Corsica lakes and it turns out it was an irrigation line break that washed away all the soil in that area, so it's essentially, there's a small canal between the

two ponds there. So, I met with Cross Creek and in order to repair that and get the soil back to where it should be and to the original layout their proposing is what you see here, it's \$8,750 for installing a Geotech bag around the bottom of the bridge, just basically pulling the material out that washed away and replacing some of the plant material there but, we just don't want it to get worse.

Mr. Proctor: And it will, I'm trying to find it in the agenda.

Mr. Burgess: It's page 65.

Mr. Wishner: So, this is the estimate after we've gone back to them or someone else?

Mr. Burgess: Yes, I just reached out to them because they were proposing \$10,000 and we thought that was high, so I just told them to sharpen your pencil as best you can and this is what they came back with because they've done lake bank erosion work, plenty of work like that so they're capable but it's a weird area. It's on the south side of the property, so it's just a weird access area and a good amount of washout happened. The picture doesn't really do it too much justice but, it's a pretty big area.

Mr. Wishner: And how do we feel about this quote?

Mr. Burgess: I mean I could ask other contenders, I asked Blue Landscapers and they won't do it because it's in the water basically, it's not their scope of work. I don't know any other vendors here that I could reach out to but, if Josh or somebody knows I could ask.

Mr. Proctor: Well, it's an opinion, it's your opinion or yours and Josh's that this needs to be done.

Mr. Evans: Yes, it has to be done.

Mr. Proctor: Ok, so I move that we approve this estimate.

Ms. Hurt-Simmons: I second it.

Mr. Wishner: Before we vote on that, can I just ask if we're comfortable that the estimate is reasonable for the work.

Mr. Evans: Unfortunately, it's not what I would have expected to do that type of fix where they take the bag and they take the silt out of the lake like a dredge.

Mr. Wishner: Ok.

Mr. Winkeljohn: And it was almost \$3,000 more and we negotiated a little bit to pressure them back down and this I think is reasonable.

Mr. Evans: And if you're interested, it's kind of weird right here, you have this 3 acre lake and then a berm that runs through the middle of it, it's not to separate it from a flood

protection standpoint, there's a thing called treatment training, and South Florida requires to have water on one side of it and the problem is if it goes in here and it goes to the next lake and it has this dual affect of improving the water.

Mr. Wishner: No, I have no objection of the repair, I just want to be comfortable about the pricing.

Mr. Winkeljohn: Great question, and yes we feel comfortable.

Mr. Wishner: Ok.

On MOTION by Mr. Proctor seconded by Ms. Hurt-Simmons with all in favor, accepting the proposal in the amount of \$8,750 to install a Geotech bag between the Corsica lake bridge and Cross Creek was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 22, 2025 Meeting

Mr. Winkeljohn: Alright, back to our agenda, moving to item No. 3, the minutes from your April 22nd meeting have been circulated, if those are in order, a motion is appreciated.

On MOTION by Mr. Proctor seconded by Mr. Smale with all in favor, the Minutes of the April 22, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal year Ending September 30, 2025

Mr. Winkeljohn: The annual kickoff for your audit is item No. 4, a motion to authorize the execution of your engagement letter with your auditor would be in order.

Ms. Hurt-Simmons: Is this a new company?

Mr. Winkeljohn: No, we hired them for a long period of time and that was just a couple meetings ago.

Ms. Hurt-Simmons: Ok, that's what I thought.

Mr. Wishner: And could you just refresh our memory as to how that audit proceeds and who oversees them.

Mr. Winkeljohn: Ok, so annually your audit is conducted, it starts after October 1st, which are past that. It's due to the state by I believe March 31st is the deadline, so we start it now. The oversight is, well they're an independent auditor so that's obvious but, our accounting staff has worked with all these auditors for a long time, so they flow right into our server system, they can pull and test all of the documents remotely, so it's very efficient and very common practice, and you've had nothing but great audits since the default days.

Mr. Wishner: Ok, alright, and what does the audit run in terms of cost?

Mr. Winkeljohn: \$3,000 to \$4,000, yours is a little bit more because you have lots of bonds so it might be \$6,000 at the most and then the last time I think they gave us an 8 year window of pricing they we had confirmed on, and they're about less than \$200 difference per year.

Mr. Wishner: Ok.

Mr. Proctor: And we have one less bond now because of it.

Mr. Winkeljohn: Right. Are there any other questions on the auditor? Is there a motion to authorize the engagement letter?

On MOTION by Mr. Wishner seconded by Mr. Smale with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2025 was approved.

FIFTH ORDER OF BUSINESS

Approval of:

A. Berm Upgrade and Discussion – Landscape Architect Professional Services Proposal and Agreement (046-25) with Outside Production, Inc.

Mr. Winkeljohn: That brings us to item No. 5A.

Mr. Proctor: Why don't we save that for last Paul.

Mr. Winkeljohn: Ok, so we can pass on that and do you want to cover the lake transfer discussion now, item 5B?

Mr. Proctor: Ok.

B. Lake Transfer Discussion – American Land Title Association Commitment

Mr. Winkeljohn: So, as you guys remember, we've been pushing and having issues with the swift transfer of that lake land easement to the District. We passed it off to our engineer.

Mr. Wishner: I'm sorry, are we talking about the Fair Groves?

Mr. Winkeljohn: Yes, Fair Groves, thank you, and our engineer has been working through that process and I believe he's here today to report the status and the viability of the transfer.

Mr. Evans: Yes, so it's all been certified, it meets all the specifications of the South Florida Water Management District of Collier County. The late issue that came up when they tried to do it originally was that Lennar, the vertical builder, put into these drainage pipes that connect to the roof drains, and they made the up way too high, so that they were exposed. At that time we had them put them about a foot below the water which is now below that, so they're really low and we went back out and reinspected those and they were installed properly and it's what we asked them to do, so that was the last remaining item on my list to verify that.

Mr. Wishner: So, from an engineering perspective you're comfortable that the transfer is appropriate.

Mr. Evans: Yes.

Mr. Winkeljohn: And we also have on our call Alyssa, your District counsel, and Alyssa would you opine as to the legal status of this transfer?

Ms. Willson: Yes, absolutely we received a request from the developer regarding the real property, we've reviewed it and the only item that have been updated since the initial request is that they did provide the updated title commitment which is included in your agenda package, there's nothing here listed on the title commitment that would negatively impact the District facility to utilize this property for the lake stormwater system so we are recommending approval of this conveyance as well.

Mr. Winkeljohn: Thank you, and nothing additional from District staff other than recommended approval.

Mr. Smale: So we pretty much have no choice.

Mr. Winkeljohn: Not a pleasant one.

Ms. Willson: Correct.

Mr. Wishner: And the gate that we have between this and our other lakes to ensure the fact that this is not a lined lake will not adversely affect the rest of our lakes, that gating is all appropriate, working properly.

Mr. Evans: Yes, it's working great, in fact can see it.

Ms. Hurt-Simmons: Do they have a homeowners Board there yet?

Mr. Evans: I'm sure they do.

Mr. Winkeljohn: Yes.

Mr. Proctor: Their president has contacted us.

Mr. Evans: And to answer your question, we're already having the same conservation we're having with Corsica with these guys.

Mr. Winkeljohn: And I like helping them, it's a good cooperative community, the answer is not always what you ask for things, so it's not unusual. Is there a motion to authorize the lake transfer as discussed.

On MOTION by Mr. Wishner seconded by Ms. Hurt-Simmons with all in favor, authorizing the lake transfer with American Land Title Association was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: That brings us to our staff reports, Madam attorney?

A. Attorney

Ms. Willson: Nothing to report other than to make sure we are completing our ethics training requirement which must be completed by the end of this calendar year for reporting on your next Form 1 cycle. So, if you need links to any of those trainings, Paul or my office can circulate those if needed, other wise nothing specific to report.

Mr. Winkeljohn: And they're on your website also, so your 4 hours ethics training needs to be done annually but, I'll send the email again.

Ms. Hurt-Simmons: I did mine.

Mr. Smale: I think I did mine in July.

Mr. Wishner: So, anything since June is for what?

Mr. Winkeljohn: It's for next year's filing of your Form 1, so it's January 1st to December 31st for the ethics cycle, and your filing cycle is June to June. Thank you Alyssa, I think you said that was all you had.

Ms. Willson: Correct, otherwise I'm available to answer any questions.

Mr. Winkeljohn: I appreciate that.

B. Engineer – Inspection Report

Mr. Winkeljohn: Josh, anything else for our friends today?

Mr. Evans: I don't have anything additional.

Mr. Winkeljohn: I was going to mention something, I've been on these calls with the basin mitigation program, the state has passed a new law where anyone who is contributing to a water basin has to start a program ultimately where they're challenged to reduce nutrients from the stormwater system, and Josh mentioned a couple of tricks to the trade, the delayed weir system, or the little travel path of water, retention time is what that relates to, and a bunch of other stuff. You're not on the list but, I'm not surprised if we will be on the list at one point in time. Josh and I have it for a couple other communities that we both manage and he consults with, so we'll know the easy way through it if it does come to you but, just to let you know.

Ms. Hurt-Simmons: And what's the program called?

Mr. Winkeljohn: It's a stormwater nutrient removal program.

Mr. Evans: And we are on the list as it relates to the golf course because all golf course have to be included.

Mr. Winkeljohn: That's interesting.

Mr. Evans: And I'm trying to help Kevin on the side to make sure.

Mr. Winkeljohn: So, that's why it didn't come to the District because we have a unique permit that is for the golf course, and so they're hit for them regardless, because fertilizers are the number one cause, so a lot of these Districts are being pulled into it, saying hey what can you do, you do enough now and if you're not, what are you going to do to do enough, and the magic number, what is enough is in court and being litigated right now. So, we've been through all the programs where they said, we can't tell you what it is yet but it's coming.

Mr. Evans: They're checking the golf course but, we're the permittee so when they don't do it right, we would get the violation.

Mr. Winkeljohn: So, it's coming theoretically.

Mr. Evans: But I'm just kind of observing right now.

Mr. Winkeljohn: Right, so I put it out here for you guys just to keep in the back of your minds so that if I start talking Chinese about these lakes, it's because of this. So, you're all set unless you have anything else?

Mr. Evans: Nothing else.

Mr. Winkeljohn: And just a little piece of the history, about 4 or 5 years ago, all Districts had to submit a baseline of their lake situation, their lake maintenance costs, what they were spending, and you could tell where they were going because they get the baseline, the regulatory world gets a baseline of some facts, and then they start asking you to report, and they keep crunching more and more data, and then a rule comes out, and it takes the rest of our lifetime probably for it to get meaningful but it's coming.

C. Field Manager

- 1) **FY25 Annual CDD Highlight Report**
- 2) **Monthly Report**
- 3) **Interior Berm Planting Renderings from Blue Landscaping**
 - a) **Rendering 1**
 - b) **Rendering 2**
- 4) **Proposal for Sidewalk Repairs on Veterans Memorial Blvd. with Florida Sidewalk Solutions**

Mr. Winkeljohn: Under field manager's report, your annual, like I said, these data crunch requirements you have this performance measurement annual report, so we took care of that. I'm sorry, I misspoke the one I'm talking about is the one that the Board asked us to produce. So, what we did was we took our last two months of the summer report, and consolidated the previous reports into one master report for you guys which was then shared with the HOA crowd to distribute as an update on the District. Everybody got a copy of the draft, and most of you gave us input and I thank Patrick for birddogging that one, I think it came out really well this year.

Ms. Hurt-Simmons: Did we get any feedback? I didn't get any.

Mr. Wishner: Oh, I got a lot of feedback, all favorable.

Ms. Hurt-Simmons: Ok, good.

Mr. Winkeljohn: So, on behalf of the community, thank you for your service and the report looked beautiful.

Ms. Hurt-Simmons: Yes, it looked really nice Patrick did a good job.

Ms. Wishner: The comments were in the tone of wow, you guys did a lot, we didn't realize how much you did.

Mr. Proctor: Well, actually I did get one positive comment.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: So, I anticipate that cycle to repeat because when we have slow period, and we don't meet, there may not be a monthly report so I like the way we used our time which was we used that month to create the annual report.

Ms. Hurt-Simmons: And I will say, and you and I talked about it on the phone but, we haven't met since April, and I was hoping that we get some reports, and in the summer we got nothing, so people were asking what we were doing when I got back, and you can refer to a monthly report but, it's just nice, I mean this is a packed agenda.

Mr. Winkeljohn: A little bit, yes.

Ms. Hurt-Simmons: So, can we in the future have some kind of a report.

Mr. Winkeljohn: Yes, we've committed to do monthly report.

Ms. Hurt-Simmons: You will?

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: What about the months that we don't meet?

Mr. Winkeljohn: Exactly, it doesn't matter whether we meet or not, he's going to do his field inspections, he's still going to do a report, if I have anything I'll throw it in there.

Ms. Hurt-Simmons: But we'll still get his comments.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: That would be great, that would be nice.

Mr. Winkeljohn: No doubt, and the only reason we didn't do one like in June or July is because we just did the annual report and consolidated that but, we'll still do it.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: So, Patrick anything else under your normal monthly report?

Mr. Burgess: Let me see, under the monthly report.

Mr. Winkeljohn: And obviously it's in your packets, and we sort of bounced around a little bit with our guest at the beginning and so we've covered a lot of it.

Mr. Burgess: Yes, so starting on page 61, what we did work on a lot was, I mentioned in the past on Veterans Memorial Blvd., across from the golf maintenance entrance there's a lot of brazilian pepper that's coming from The Strand, we did approve Vision Landscape to push it back to not have it encroaching on the sidewalk area and then also to relieve the drainage ditch that leads from Corsica down towards the FPL easement. Kevin was worried about it and they did it in the past apparently but, with Vision Landscape being a new vendor

and it isn't in their monthly scope of work but, you can see the pictures that they did clear it, and it's a lot.

Mr. Wishner: So, it was The Strand that did this?

Mr. Burgess: No, our vendor, Vision Landscape did this.

Mr. Wishner: Shouldn't The Strand be doing this?

Mr. Burgess: I met with the superintendent of the golf course there and asked them how they would be able to work with us because if you look on the other side of the buttonwoods, they removed a lot of dead trees, their fence fell down, so they replaced their fence, put clusia hedge in but, this area they left. So, I asked them if they had plans to remove or do anything here and they said no.

Mr. Wishner: But that's not my question, my question is it their responsibility to do anything?

Mr. Burgess: No, it's coming on to our property.

Mr. Winkeljohn: And this is that line between aesthetics and function, and we have the obligation for function, aesthetics is the next question, and the argument Patrick tried to present to them is, look you guys, this makes you look bad if we don't work together because we'll just butcher cut it and say we're sorry, so that's the relationship. So, ultimately if we had a stronger, over time, some kind of cooperative relationship, and they should participate in it because it's really theirs.

Ms. Hurt-Simmons: Well, who are you talking to, are talking to their CDD or their HOA?

Mr. Burgess: I talked to the golf course superintendent because their complex is right on the other side of that, it's a weird property line, like their fence is in the middle of that hedge, and Jim and I looked at it recently and the fence is torn down there, there's big brazilian pepper trees falling on it, and it's a pretty big project.

Mr. Proctor: There's a couple pretty big size trees that I suggested we have removed that's actually on the other side of the fence, so they're encroaching on that side but, to an earlier point, Kevin really wanted that open ditch cleared so the water could flow in our direction.

Ms. Hurt-Simmons: So that was a good thing.

Mr. Proctor: Yes.

Ms. Hurt-Simmons: Does Kevin know the superintendent over there?

Mr. Burgess: He's new, he just started this year.

Ms. Hurt-Simmons: So, is it a problem or do we need to reach out to their HOA or the general manager?

Mr. Burgess: Well, we definitely want to keep the ditch clear for stormwater flow.

Ms. Hurt-Simmons: And they don't have a problem with that, they just want us to do it.

Mr. Burgess: Yes, and we're going to do that.

Mr. Winkeljohn: We have to.

Mr. Burgess: But the issue is that you can see, like give it a month or two, it's going to be growing back really fast, like that brazilian pepper is really invasive, and it's not a native plant so it just grows like wild.

Ms. Hurt-Simmons: Is there something we could do through our channels to talk with them?

Mr. Winkeljohn: That would be great.

Ms. Hurt-Simmons: We would want them to cut that back because it's their aesthetics.

Mr. Winkeljohn: Right, and it's going to keep tearing their fence down, and they have issues on their side, and we'd like them to evolve their maintenance strategy a little bit to be a little bit more long term thinking, like treat some of the pepper trees, remove the larger one.

Mr. Smale: It sounds to me like it's the golf course property, not their HOA or anything like that, so that's really where we'd have to look, because what I'm thinking about it over the, the hole is right there, and I would be surprised if it's not just the golf course guys, it doesn't mean we can't approach them but, I think that's who we have to talk to.

Mr. Winkeljohn: But if you have any contact, or if anyone does with their HOA or a resident.

Mr. Hurt-Simmons: Well, do you want us to pursue that?

Mr. Winkeljohn: It can't hurt.

Mr. Wishner: I don't know anyone over there.

Ms. Hurt-Simmon: I mean I have friends over there in The Strand. Jim, what do you think? Do you want to go over there with me and talk to somebody?

Mr. Proctor: If you want me.

Mr. Wishner: We should get from your friends, we should get the name of the general manager, we should start there.

Ms. Hurt-Simmons: We can do that, yes.

Mr. Winkeljohn: That would be helpful.

Ms. Hurt-Simmons: Ok, Steven and I are on it.

Mr. Winkeljohn: Alright.

Mr. Proctor: Just one thing about Veterans there, Patrick and spoke this summer that the silver buttons, they wanted to trim them excessively, and it turned out great because they grew back and they really look nice now. They didn't look good for a few weeks, but they look really good now.

Mr. Winkeljohn: That was a good investment, no doubt.

Mr. Burgess: Right, and they did that at no cost, and on the south side they hard cut them, so they looked really bare but, it was a good time to do it but, it worked out really well, they didn't charge you, it was a lot of work, they had a whole crew out there for a few days, so I think they did a really good job.

Mr. Winkeljohn: Awesome. So, item #3 under the field, the interior berm, our favorite project.

Mr. Burgess: Yes, so starting on page 66 is rendering 1 and then on page 67 is rendering 2 from Blue Landscaping that they provided for the interior berm project, I know the silver button that was left in there are at their end life basically, and a lot of them have fallen, and we spent a lot of money standing them back up and a lot of labor after the storms. So, I asked Blue to provide renderings and I think they gave you guys a really good visual, and it kind of goes back to the landscape architect proposal where I don't feel that is necessary right now for you guys to consider given that's \$10,000. I think Blue is capable of giving you renderings and at least allowing us to go get pricing from there.

Mr. Wishner: Are there costs associated with these two various renderings?

Mr. Burgess: No, not as of now because I wanted to kind of get an idea started for them to then move on to the next step to it because this would be, and I'm waiting like a width or a length of how these buttonwoods would break up. If you look, like the buttonwoods would be kind of your dividers, so I wanted to know how long that would be to have more of an idea of how it would look, and they're working on that but, there's no cost yet. I wanted them to give us ideas and I know you guys like the copperleaf on I think it's on the backdrop.

Mr. Proctor: Well, we had the proposals back in March.

Mr. Burgess: Well, that was for the buttonwood, and then installing buttonwoods, so that was what we had originally thought of.

Mr. Winkeljohn: This is more of a mixed landscape buffer style to it.

Mr. Wishner: I like both of these, the question to my mind, are they similarly priced or is one materially different than the other.

Mr. Winkeljohn: My reaction is, I think this is a golf course goal, not a CDD goal, I know whose land it is but, that's my reaction.

Mr. Smale: Probably true, they want to make it look nice.

Ms. Hurt-Simmons: I agree.

Mr. Proctor: Well, once we finalize the renderings we need to get more than one estimate.

Mr. Winkeljohn: Right.

Mr. Proctor: Because I brought this up and it's actually in the minutes, we just approved from last April, Blue's estimate on March 26th to do the silver buttonwood, 15 gallons was \$116 per, and I checked with our HOA landscape chairman because those same silver buttonwoods were put on Talis Park Drive, and if you compare the numbers, they increase the price \$43,000 in the 12 month period when they did that.

Ms. Hurt-Simmons: Same company?

Mr. Proctor: Yes.

Mr. Winkeljohn: So, there's some negotiating, absolutely.

Mr. Wishner: But I think the more relevant point is, if this is a golf course issue, why are we even talking about it?

Mr. Winkeljohn: It's an argument I would make as your manager, and again, I'm a little bit of a broken record but, you have a maintenance and mechanical role, a utility role, versus an aesthetic role and this cost difference of just swapping out the plants, keeping the berm, and tiers structurally fine and making the buffer requirements, is one cost, and then this I think is going to be a much bigger cost because we're fitting in who's looking at it, while you're looking at it.

Mr. Proctor: But we're doing the maintenance on it.

Mr. Winkeljohn: Right, so we have a choice, do we want to put something in that we can afford to maintain or something that's going to have to increase the budget a little bit because this is not a small area, I mean this is just a part of it right, Patrick?

Mr. Burgess: Yes.

Mr. Winkeljohn: This is to give you the planting rhythm and look when we see the number with it and then what it's going to add to the maintenance annual amount, I think there's a higher level of negotiation and discussion required.

Mr. Smale: Well, that's a really good point, I hadn't thought about the maintenance aspect of it because if we commit to something it's not just one investment, we're committing to annual maintenance budget.

Mr. Winkeljohn: And there's some economy of it.

Mr. Proctor: And that's part of our berm contract that maintenance that's included.

Mr. Winkeljohn: Yes.

Mr. Proctor: I asked Patrick to do a little research on the buttonwood stakings after the damage in 2019 it was \$841.50, in 2024 it was \$300, in 2025 it was, \$10,000 or \$20 and Milton did it for \$15,281, so we spent \$25,000 in change in 2025 because of those two hurricanes. Otherwise, the staking really hasn't cost us.

Mr. Winkeljohn: Right, it wouldn't be anything.

Mr. Burgess: We had a lot of them fall over in the past two hurricanes.

Mr. Winkeljohn: Right, and the buttonwoods, we've gone through having a benefit at the beginning of their life, and new development, but they're not particularly suited to be a shrub, and they want to be a tree.

Mr. Wishner: Right, and I recall that's why we were looking at this before to discuss alternatives to the buttonwoods.

Mr. Winkeljohn: Right you can use a few of them like this design suggests, that's an appropriate amount.

Mr. Wishner: It seems to me that we need to more intensely involve the golf course because they need, I think, they need to make the decision on what they want to spend to improve this from an aesthetic point of view.

Mr. Winkeljohn: Right, I would recommend one Board member from the District meet with somebody from that entity, and Patrick is here, or I can attend or participate if you want

but, you all are pretty savvy business people so I don't think you need more people, I think you can handle it.

Ms. Hurt-Simmons: Well, Jim is that you as chairman?

Mr. Proctor: I'd be glad to.

Mr. Winkeljohn: I think you can make it pretty clear that we could spend \$10 or we could spend \$100,000 but we don't have to spend \$100,000, we can spend \$10, those are the lines, and you can put it in better terms than I just did but, that's the logic.

Ms. Hurt-Simmons: When is the ideal planting season?

Mr. Winkeljohn: The spring.

Mr. Burgess: Yes.

Ms. Hurt-Simmons: So, we have now until the spring to figure this out.

Mr. Winkeljohn: Yes.

Mr. Burgess: Right because it seems like the dry season already.

Mr. Winkeljohn: Yes, so late spring.

Mr. Proctor: And we talked about three different phases potentially doing this one from the first hole to the first hole waterfall green. The second one would be north of the driving range back to the T-box, and third phase would be starting at the two T-box going south.

Ms. Hurt-Simmons: And there has to be budget consideration for them, right?

Mr. Proctor: Yes, but that's how it was quoted back in March.

Ms. Hurt-Simmons: Do you think they had more pressure to get that price down with people they work with?

Mr. Winkeljohn: That was where I was headed, is that they use Blue internally, or you all do, and we don't as much.

Mr. Proctor: I think unless you have competitive bidding, you're not going to get the price down.

Mr. Winkeljohn: Right, and they have a little bit of pro shop right now with the contractor, but you could use that as leverage the other way, is how I always approached it, is like you're here, do you want me to bring somebody else in or do you want to give a good price, they usually fall to that pretty quickly but, when we ask them for a price, we don't get the cooperation frankly, we've been getting their highest price, like we just went through.

Ms. Hurt-Simmons: I'm sorry, we're trying to get Bluestream to come out, and we have Bluestream at our house right now, and I need to go fix this with my husband.

Mr. Winkeljohn: Good luck, very well. So, there's no action on item #3 but we have some new information and ultimately you might want to hold off on pricing, maybe not get that.

Mr. Proctor: I think we should think about maybe who else would potentially give us a rendering.

Mr. Winkeljohn: You said Vision could do it?

Mr. Burgess: I haven't asked Vision.

Mr. Winkeljohn: It wouldn't hurt.

Mr. Burgess: We can definitely ask them, the proposal for the landscape architect, that would be \$10,000 and they provide their services but, I think looking at what Blue provided for free, I think Vision or any vendor that is capable can do that and save you guys a lot of money, so I can definitely ask Vision.

Mr. Winkeljohn: Alright, and if we wanted to get a third, I have a relationship with BrightView still in this area, and they could do a rendering as well and a price.

Mr. Proctor: Well, obviously getting more ideas is good, and that actually would be helpful, maybe even before we met with the HOA Board.

Mr. Winkeljohn: Ok, so let's do that. So, item #4, the sidewalk repairs.

Mr. Burgess: Yes, so this is some work that you've had done in the past year is shaving down some sidewalk hazards and there's just a few more areas that we need to get done.

Mr. Wishner: This is on Veterans?

Mr. Burgess: Correct.

Mr. Wishner: And have we done this work on Veterans in the past?

Mr. Winkeljohn: Yes.

Mr. Wishner: And are we happy with the vendor we used?

Mr. Burgess: Yes, I think they do a great job, they primarily do the sidewalk shaving, basically grinding it down so it's ADA compliant they don't do replacements but, what they do I think for the price they are proposing is well worth the investment.

Mr. Winkeljohn: Yes.

Mr. Wishner: And are they the same vendor that's used internally here in Talis Park to do the sidewalk maintenance?

Mr. Burgess: I'm not sure, I don't know.

Mr. Winkeljohn: I wouldn't know.

Mr. Wishner: Ok, because I'm just curious as to whether they're as cost effective as whatever Talis Park uses.

Mr. Winkeljohn: I don't know that Talis Park has one.

Mr. Wishner: Yes, the sidewalks are being maintained.

Mr. Winkeljohn: Are they being repaired regularly?

Mr. Wishner: Yes.

Mr. Winkeljohn: We could probably ask Kevin and see if he knows who does it.

Mr. Burgess: Yes, I can ask Diana, she probably knows as well.

Mr. Winkeljohn: Ok, and if the price is still within if they're a similar price, I would ask that you authorize it, and if it's a lower price we can go with the lower one.

Mr. Wishner: Sure, I'm fine authorizing the spend subject to the discussion of which vendor is preferred and the most cost effective.

Mr. Winkeljohn: The most competitive.

On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, authorizing staff to proceed with the sidewalk repairs on Veterans Memorial Blvd. subject to the most cost effective vendor for the project was approved.

D. Manager

- 1) Number of Registered Voters in the District - 668**
- 2) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards**
- 3) Consideration of FY2025-FY2026 Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Winkeljohn: Under the manager's report, just some housekeeping items, you have 668 registered voters, I just have to tell you that. Item #2 is the performance measures and standards, and I had mistakenly mentioned that earlier but, annually we have this requirement to have performance measures, you've adopted them annually and then we have to issue a final report, which is what this is, and the report gets accepted by motion. Is there a motion to accept the report?

Mr. Wishner: Have I seen this, or have we seen this?

Mr. Proctor: We reviewed that.

Mr. Winkeljohn: Right, when we first produce them it's a list of a couple of pages of pre-generic requirements of the District, I checked the box that we did our requirements, and that's it.

Mr. Wishner: So, this is not new news.

Mr. Winkeljohn: No, it's a wonderful requirement that came out of nowhere.

Mr. Wishner: Got it.

Mr. Smale: I remember part of the discussion was to make it relatively easy to fly by so we can kind of keep matters for ourselves.

Mr. Winkeljohn: Yes, and we have enough reports that we do for you that are appropriate and this is ancillary and it almost got removed this last summer by legislature but, it actually was put back in. Is there a motion to approve?

On MOTION by Mr. Smale seconded by Mr. Wishner with all in favor, the final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

Mr. Winkeljohn: Alright, and item #3, is just what we discuss, this is the next year's performance measures and standards which is identical to the prior year, except we updated the year.

On MOTION by Mr. Smale seconded by Mr. Wishner with all in favor, accepting FY2025-FY2026 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: And the last action item for you today is your check register and your unaudited financials. I have nothing of note to bring to your attention other than you've had a really good year, is there a motion to approve?

Mr. Wishner: Where do we stand with our reserves?

Mr. Winkeljohn: Ok, let me check that, just a second. So these financials, we could have done in October, and you would have had one month's financials but, instead of that I did them through September 30th because I was anticipating that question. So, at the beginning of your budget is your balance sheet, and that's page 104, and there's columns for general fund and capital fund, you still do have \$40,000 in that capital fund, we did not exhaust it by the way, we rounded it up a little bit, so if any of these projects are qualified, which some of them would be like one of these lake plantings or something like that, we could draw from there but, aside from that your general fund had an end of the year fund balance of \$415,000. Just to give you an idea, that's just short of two thirds of the entire year's annual operating service, of \$670,000, so that's pretty good, that's what we were hoping for, and it will grow a little bit again this year because we flow money into it, so you finished last year with a solid number and you're going to replenish it so it will go up to probably, I'm going to guess \$550,000, another \$100,000.

Mr. Wishner: Ok.

Mr. Winkeljohn: So, we're on pace with what we were looking for.

Mr. Smale: So, that is a result of our increased amount.

Mr. Winkeljohn: Correct, and this current year the residents will enjoy a lower debt service payment as well because of that refinancing.

Mr. Smale: So, that's a lot better than we were looking at a year ago.

Mr. Winkeljohn: Yes, you're fixed but, you did it on purpose, the increase, you chose a higher increase to accelerate some of these savings but, also so you could bite off these annual projects out of nowhere that you don't always anticipate, and you're right where you should be. Is there a motion to approve?

Mr. Proctor: I have one additional thing, assuming that we're going to meet in December or are we not going to meet?

Mr. Winkeljohn: Probably not.

Mr. Proctor: Ok, so based upon that the vendor agreement list that you provide which was helpful, Vision's contract goes through February 28, 2026, and it requires a written renewal.

Mr. Winkeljohn: Ok.

Mr. Proctor: So, my opinion is I think they've done a really good job at their cost number that we saved, so if it's appropriate I move that we continue with them for the following year.

Mr. Smale: Are they going to give us a new number?

Mr. Winkeljohn: It's in their contract just to renew.

Mr. Smale: Ok.

Mr. Winkeljohn: Is there a second?

On MOTION by Mr. Proctor seconded by Mr. Smale with all in favor, authorizing staff to renew in writing Vision Landscaping contract for next year was approved.

Mr. Winkeljohn: And I'll give you just sort of behind the scenes how we, and I appreciate you bringing that up, when we adopt the budget that is implicit that any renewal items in the contracts are automatically renewed unless they're brought up separately, that's sort of how it goes, so that's implied. Like what you just did, I appreciate it but, if there's ever a contract, and you say, hey that one, let's talk about that, we earmark it and we put it back in front of you.

Mr. Proctor: Ok, so here again, I think we're satisfied with what they're doing on the berm and there hasn't been any irrigation issues to my knowledge.

Mr. Winkeljohn: Ok, so it's a statement of no objection type of scenario. So, we do need a motion on the financials.

On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, the Check Register and the acceptance of the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winkeljohn: Are there any other Supervisor's requests?

Mr. Wishner: No, and just for awareness, if we're not meeting in December, and there is an intention to meet in January, I'm out of the country the second half of January.

Mr. Winkeljohn: Ok.

Mr. Wishner: So, I'm only available the first half of that month.

Mr. Winkeljohn: And you're back in February?

Mr. Wishner: Yes.

Mr. Winkeljohn: I wouldn't be surprised that's when we meet and we can do a lot of stuff then, we usually try to hit four per year.

NINTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn: Is there a motion to adjourn?

On MOTION by Mr. Smale seconded by Mr. Wishner with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TALIS PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Talis Park Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TALIS PARK COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: 10:00 AM

LOCATION: Vyne House
16665 Toscana Circle
Naples, Florida 34410

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

**TALIS PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

Exhibit A

Fiscal Year 2026/2027 Proposed Budget

Talis Park
Community Development District

Proposed Budget
FY 2027



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Talis Park
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 12/31/25	Projected Next 9 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 677,332	\$ 554,734	\$ 122,598	\$ 677,332	\$ 677,332
Interest income	10,000	3,888	16,112	20,000	15,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$ 687,332	\$ 558,623	\$ 138,710	\$ 697,332	\$ 692,332
<u>EXPENDITURES:</u>					
<u>Administrative</u>					
Engineering	\$ 25,000	\$ 5,387	\$ 19,613	\$ 25,000	\$ 25,000
Attorney	25,000	1,134	23,867	25,000	25,000
Annual Audit	3,600	3,600	-	3,600	3,700
Assessment Administration	7,950	7,950	-	7,950	8,427
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,575	644	1,931	2,575	2,730
Trustee Fees	8,000	4,445	3,555	8,000	8,500
Management Fees	51,373	12,843	38,530	51,373	54,455
Information Technology	1,092	273	819	1,092	1,158
Website Maintenance	1,092	273	819	1,092	1,158
Telephone	50	-	50	50	50
Postage & Delivery	350	17	333	350	350
Rental & Leases	2,400	600	1,800	2,400	2,400
Insurance General Liability	8,609	8,295	-	8,295	9,125
Printing & Binding	650	-	500	500	500
Legal Advertising	4,000	194	1,806	2,000	2,000
Other Current Charges	1,000	143	857	1,000	1,000
Office Supplies	175	-	50	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 143,690	\$ 45,973	\$ 95,129	\$ 141,102	\$ 146,376
<u>Operations & Maintenance</u>					
<u>Field Maintenance</u>					
Field Management	\$ 12,000	\$ 3,000	\$ 9,000	\$ 12,000	\$ 12,720
Electric Services	3,000	748	3,888	4,636	5,000
Lake Maintenance	31,800	7,950	23,850	31,800	31,800
Preserve Maintenance	13,188	3,297	9,891	13,188	13,188
Landscape Maintenance - Veterans ROW	66,198	16,550	49,649	66,198	66,198
Repairs/Replacement - Veterans ROW	10,000	5,706	4,294	10,000	10,000
Landscape Maintenance -175 Berm	148,306	37,077	111,231	148,308	148,306
Repairs/Replacement - 175 Berm	15,000	8,750	20,000	28,750	15,000
Pine Straw	50,000	-	50,000	50,000	50,000
Irrigation Repairs	10,000	107	9,893	10,000	10,000
Repairs/Replacement	20,000	-	20,000	20,000	20,000
Repair Lake Solar Aeration Systems	50,000	-	50,000	50,000	50,000
Contingency	19,150	-	16,351	16,351	23,744
Lake Bank Reserves	10,000	-	10,000	10,000	10,000
Emergency Reserves (hurricane clean up)	10,000	-	10,000	10,000	10,000
Berm/Landscape Replacement Reserves	20,000	-	20,000	20,000	20,000
Special Projects	55,000	-	55,000	55,000	50,000
Total Field Maintenance	\$ 543,642	\$ 83,184	\$ 473,046	\$ 556,231	\$ 545,956
TOTAL EXPENDITURES	\$ 687,332	\$ 129,157	\$ 568,175	\$ 697,332	\$ 692,332
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 429,466	\$ (429,466)	\$ -	\$ -

Talis Park
Community Development District
Proposed Budget
General Fund

Assessment Table

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Brightling - 55'	17	\$ 21,877.45	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Brightling - 65'	16	\$ 20,590.54	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Corsica - 65'	8	\$ 10,295.27	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Corsica - 75'	16	\$ 20,590.54	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Corsica - Villa 1	64	\$ 82,362.18	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Fairgrove - 55'	1	\$ 1,286.91	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Fairgrove - 65'	6	\$ 7,721.45	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Fairgrove - 75'	17	\$ 21,877.45	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Seneca - 75'	29	\$ 37,320.36	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Seneca - 90'	12	\$ 15,442.91	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Seneca - 100'	2	\$ 2,573.82	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Tuscany Reserve - 75'	18	\$ 23,164.36	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Tuscany Reserve - 125'	24	\$ 30,885.82	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Tuscany Reserve - 200'	13	\$ 16,729.82	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Watercourse - Villa 1	29	\$ 37,320.36	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Isola Bella - New Villa 1A	17	\$ 21,877.45	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Toscana I - Villa 1A	12	\$ 15,442.91	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Toscana I - Condominiums * - Rev Villa 1A	18	\$ 23,164.36	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Carrara - 10/acre Condominium	90	\$ 115,821.81	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Coach Homes at Viansa - 10/acre Condominium	12	\$ 15,442.91	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Penthouse Homes - 10/acre Condominium	54	\$ 69,493.09	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Terrace Homes - 10/acre Condominium	48	\$ 61,771.63	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Coach Homes at Viansa - Rev 10/acre Condomini	28	\$ 36,033.45	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Clubhouse	18	\$ 23,164.36	\$ 1,286.91	\$ 1,286.91	\$ 0.00
Total Gross assessments	569	\$ 732,251.22			
Less: Discounts & Collections 7.5%		54,918.84			
Net Assessments		<u>677,332.38</u>			

Talis Park
Community Development District
Exhibit "A"

Allocation of Fund Balances

AVAILABLE FUNDS

Beginning Fund Balance - Fiscal Year 2025	\$ 385,677
Net change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Addition	40,000
Total Funds Available (Estimated) - 9/30/26	425,677

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital ⁽¹⁾	\$ 133,677
Reserves:	
Lake Bank Reserves	FY24 30,000
	FY25 10,000
	FY26 10,000
	FY27 10,000 <u>60,000</u>
Emergency Reserves	FY24 30,000
	FY25 (15,502)
	FY26 10,000
	FY27 10,000 <u>34,498</u>
Berm/Landscape Repl Reserves	FY24 30,000
	FY25 20,000
	FY26 20,000
	FY27 20,000 <u>90,000</u>

Total Allocation of Available Funds	318,175
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Total Unassigned (undesignated) Cash	<u>107,502</u>
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Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

Talis Park
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Talis Park
Community Development District
Budget Narrative

FY 2027

Expenditures - Administrative (continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field Maintenance

Field Management

The District currently contracts with GMS-SF, LLC to operate the Property and its contractors.

Description	Vendor	monthly	Total Amount
Property Management	GMS-SF, LLC	\$ 1,060	\$ 12,720

Electric Services

The cost of electricity for the Veterans Memorial Blvd. Street Lights with FPL.

Lake Maintenance

The District has contracted with Crosscreek Environment to maintain the water quality of the 15 ponds at Talis Park Community Development District.

Description	Vendor	monthly	Total Amount
Aquatic management	Crosscreek	\$ 2,000	\$ 24,000
Trim and remove debris	Crosscreek	\$ 650	\$ 7,800
	Total		\$ 31,800

Preserve Maintenance

Represents funds needed for the maintenance of the community and it also includes contract with Aquatic Weed Control and Crosscreek Environment for the quarterly testing of Lakes.

Description	Vendor	monthly/ quarterly	Total Amount
Solar Aeration	Crosscreek	\$ 154	\$ 1,848
Wetland Maintenance	Aquatic Weed Control	\$ 2,835	\$ 11,340
	Total		\$ 13,188

Landscape Maintenance - Veterans ROW

The District will contract with Vison Landscaping a Landscape company for the maintenance of Veterans ROW.

Description	Vendor	monthly	Total Amount
Landscape Maintenance	Vison Landscaping	\$ 5,517	\$ 66,198

Repairs/Replacement - Veterans ROW

The District will contract with a Landscape company for the repairs and replacement of plants throughout Veterans ROW.

Talis Park
Community Development District
Budget Narrative

FY 2027

Expenditures - Field Maintenance (continued)

Landscape Maintenance - I75 Berm

The District has contracted with Mariani of Florida, LLC a d/b/a Blue Landscape & Outdoor Solutions for the maintenance of I75 Bern.

Description	Vendor	monthly	Total Amount
Landscape Maintenance	Blue Landscape	\$ 12,359	\$ 148,306

Repairs/Replacement - I75 Berm

The District has contract with Crosscreek Environmental Service for the repairs and replacement of plants throughout I75 Bern.

Pine Straw

The District has contracted with Everglades Pinestraw, Inc. for the replacement of the pine straw on the I75 Bern and Veterans. Budget based on previous years expenses.

Irrigation Repairs

The District will contract with a landscape company for irrigation services.

Repairs/Replacement

This reserve funding is for any other related capital repairs and replacement within the District assets.

Repair Lake Aeration/Solar Systems

This represents repairs to the lake Solar Aeration Systems.

Contingency

Unscheduled expenses related to the maintenance expenditures of the District.

Lake Bank Reserves

Reserve for future lake bank restorations

Emergency Reserves

Reserve for future hurricane clean ups.

Berm/Landscape Replacement Reserves

Reserve for future replacement and restore the berms.

Special Projects

Special projects that related to the maintenance expenditures of the District.

Talis Park
Community Development District
Proposed Budget
Debt Service Series 2016-1/2 Capital Improvement Refunding Bonds

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Proposed Budget
	FY2026	12/31/25	9 Months	9/30/26	FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 585,770	\$ 479,141	\$ 106,629	\$ 585,770	\$ 585,770
Special Assessments - Direct	37,602	-	37,602	37,602	37,602
Interest Income	20,000	6,547	13,453	20,000	20,000
Carry Forward Balance	409,297	434,284	-	434,284	461,056
TOTAL REVENUES	\$ 1,052,669	\$ 919,972	\$ 157,684	\$ 1,077,656	\$ 1,104,428
EXPENDITURES:					
SERIES 2016A-1					
Interest - 11/1	\$ 49,700	\$ 49,700	\$ -	\$ 49,700	\$ 46,700
Principal - 11/1	200,000	-	200,000	200,000	210,000
Interest - 5/1	49,700	-	49,700	49,700	46,700
SERIES 2016A-2					
Interest - 11/1	\$ 56,100	\$ 56,100	\$ -	\$ 56,100	\$ 52,256
Principal - 11/1	205,000	-	205,000	205,000	215,000
Interest - 5/1	56,100	-	56,100	56,100	52,256
TOTAL EXPENDITURES	\$ 616,600	\$ 105,800	\$ 510,800	\$ 616,600	\$ 622,913
EXCESS REVENUES (EXPENDITURES)	\$ 436,069	\$ 814,172	\$ (353,116)	\$ 461,056	\$ 481,516
			Interest - 11/1/27 - 1	\$ 43,025	
			Interest - 11/1/27 - 2	<u>\$ 47,956</u>	
				<u>\$ 90,981</u>	
Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Brightling - 55'	17	\$ 18,575.73	\$ 1,092.69	\$ 1,092.69	\$ -
Brightling - 65'	16	\$ 19,242.56	\$ 1,202.66	\$ 1,202.66	\$ -
Corsica - 65'	8	\$ 9,621.28	\$ 1,202.66	\$ 1,202.66	\$ -
Corsica - 75'	15	\$ 19,963.50	\$ 1,330.90	\$ 1,330.90	\$ -
Corsica - Villa 1	64	\$ 59,380.48	\$ 927.82	\$ 927.82	\$ -
Fairgrove - 55'	1	\$ 1,092.69	\$ 1,092.69	\$ 1,092.69	\$ -
Fairgrove - 65'	6	\$ 7,215.96	\$ 1,202.66	\$ 1,202.66	\$ -
Fairgrove - 75'	17	\$ 22,625.30	\$ 1,330.90	\$ 1,330.90	\$ -
Seneca - 75'	29	\$ 38,596.10	\$ 1,330.90	\$ 1,330.90	\$ -
Seneca - 90'	12	\$ 18,309.36	\$ 1,525.78	\$ 1,525.78	\$ -
Seneca - 100'	2	\$ 3,291.32	\$ 1,645.66	\$ 1,645.66	\$ -
Tuscany Reserve - 75'	18	\$ 23,956.20	\$ 1,330.90	\$ 1,330.90	\$ -
Tuscany Reserve - 125'	24	\$ 46,935.36	\$ 1,955.64	\$ 1,955.64	\$ -
Tuscany Reserve - 200'	13	\$ 49,244.52	\$ 3,788.04	\$ 3,788.04	\$ -
Watercourse - Villa 1	29	\$ 26,906.78	\$ 927.82	\$ 927.82	\$ -
Isola Bella - New Villa 1A	17	\$ 48,025.00	\$ 2,825.00	\$ 2,825.00	\$ -
Toscana I - Villa 1A	12	\$ 12,013.20	\$ 1,001.10	\$ 1,001.10	\$ -
Carrara - 10/acre Condominium	90	\$ 76,059.90	\$ 845.11	\$ 845.11	\$ -
Coach Homes at Viansa - 10/acre Condominium	12	\$ 10,141.32	\$ 845.11	\$ 845.11	\$ -
Penthouse Homes - 10/acre Condominium	54	\$ 45,635.94	\$ 845.11	\$ 845.11	\$ -
Terrace Homes - 10/acre Condominium	48	\$ 40,565.28	\$ 845.11	\$ 845.11	\$ -
Coach Homes at Viansa - Rev 10/acre Condominium	28	\$ 28,420.00	\$ 1,015.00	\$ 1,015.00	\$ -
Clubhouse	18	\$ 7,446.96	\$ 413.72	\$ 413.72	\$ -
Total Gross Assessments	550	\$ 633,264.74			
Less: Discounts & Collections 7.5%		47,495			
Net Assessments		\$ 585,770			

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Toscana I - Condominiums * - Rev Villa 1A	18	\$ 40,650.81	\$ 2,258.38	\$ 2,258.38	\$ -
Less: Discounts & Collections 7.5%		3,049			
Net Assessments		\$ 37,602			

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Talis Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016-1 Capital Improvement Refunding Bonds

Period		Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$	4,335,000	2.000%	\$ -	\$ -	\$ -
05/01/17		4,335,000	2.000%	160,000	73,593	
11/01/17		4,175,000	2.000%	-	67,394	300,987
05/01/18		4,175,000	2.000%	170,000	67,394	
11/01/18		4,005,000	2.000%	-	65,694	303,088
05/01/19		4,005,000	2.000%	175,000	65,694	
11/01/19		3,830,000	2.000%	-	63,944	304,638
05/01/20		3,830,000	2.000%	175,000	63,944	
11/01/20		3,655,000	2.000%	-	62,194	301,138
05/01/21		3,655,000	2.250%	180,000	62,194	
11/01/21		3,475,000	2.250%	-	60,169	302,363
05/01/22		3,475,000	2.250%	185,000	60,169	
11/01/22		3,290,000	2.250%	-	58,088	303,256
05/01/23		3,290,000	2.500%	230,000	58,088	
11/01/23		3,060,000	2.500%	-	55,000	343,088
05/01/24		3,060,000	2.500%	190,000	55,000	
11/01/24		2,870,000	2.250%	-	52,625	297,625
05/01/25		2,870,000	3.000%	195,000	52,625	
11/01/25		2,675,000	3.000%	-	49,700	297,325
05/01/26		2,675,000	3.000%	200,000	49,700	
11/01/26		2,475,000	3.000%	-	46,700	296,400
05/01/27		2,475,000	3.500%	210,000	46,700	
11/01/27		2,265,000	3.500%	-	43,025	299,725
05/01/28		2,265,000	3.500%	215,000	43,025	
11/01/28		2,050,000	3.500%	-	39,263	297,288
05/01/29		2,050,000	3.500%	225,000	39,263	
11/01/29		1,825,000	3.500%	-	35,325	299,588
05/01/30		1,825,000	3.500%	230,000	35,325	
11/01/30		1,595,000	3.500%	-	31,300	296,625
05/01/31		1,595,000	3.500%	240,000	31,300	
11/01/31		1,355,000	4.000%	-	27,100	298,400
05/01/32		1,355,000	4.000%	250,000	27,100	
11/01/32		1,105,000	4.000%	-	22,100	299,200
05/01/33		1,105,000	4.000%	260,000	22,100	
11/01/33		845,000	4.000%	-	16,900	299,000
05/01/34		845,000	4.000%	270,000	16,900	
11/01/34		575,000	4.000%	-	11,500	298,400
05/01/35		575,000	4.000%	280,000	11,500	
11/01/35		295,000	4.000%	-	5,900	297,400
05/01/36		295,000	4.000%	295,000	5,900	300,900
Total		\$ 4,335,000		\$ 1,701,431		\$ 6,036,431

Talis Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2016-2 Capital Improvement Refunding Bonds

Period		Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/16	\$	4,440,000	3.250%	\$ -	\$ -	-
05/01/17		4,440,000	3.250%	150,000	90,743	-
11/01/17		4,290,000	3.250%	-	82,634	323,378
05/01/18		4,290,000	3.250%	195,000	82,634	
11/01/18		4,095,000	3.250%	-	79,294	356,928
05/01/19		4,095,000	3.250%	160,000	79,294	
11/01/19		3,935,000	3.250%	-	76,694	315,988
05/01/20		3,935,000	3.250%	175,000	76,763	
11/01/20		3,760,000	3.250%	-	73,900	325,663
05/01/21		3,760,000	3.250%	175,000	73,900	
11/01/21		3,585,000	3.750%	-	71,056	319,956
05/01/22		3,585,000	3.750%	180,000	71,056	
11/01/22		3,405,000	3.750%	-	67,681	318,738
05/01/23		3,405,000	3.750%	225,000	67,681	
11/01/23		3,180,000	3.750%	-	63,413	356,094
05/01/24		3,180,000	3.750%	190,000	63,413	
11/01/24		2,990,000	3.750%	-	59,850	313,263
05/01/25		2,990,000	3.750%	200,000	59,850	
11/01/25		2,790,000	3.750%	-	56,100	315,950
05/01/26		2,790,000	3.750%	205,000	56,100	
11/01/26		2,585,000	4.000%	-	52,256	313,356
05/01/27		2,585,000	4.000%	215,000	52,256	
11/01/27		2,370,000	4.000%	-	47,956	315,213
05/01/28		2,370,000	4.000%	225,000	47,956	
11/01/28		2,145,000	4.000%	-	43,456	316,413
05/01/29		2,145,000	4.000%	230,000	43,456	
11/01/29		1,915,000	4.000%	-	38,856	312,313
05/01/30		1,915,000	4.000%	240,000	38,856	
11/01/30		1,675,000	4.000%	-	34,056	312,913
05/01/31		1,675,000	4.000%	250,000	34,056	
11/01/31		1,425,000	4.000%	-	29,056	313,113
05/01/32		1,425,000	4.000%	260,000	29,056	
11/01/32		1,165,000	4.000%	-	23,856	312,913
05/01/33		1,165,000	4.000%	275,000	23,856	
11/01/33		890,000	4.125%	-	18,356	317,213
05/01/34		890,000	4.125%	285,000	18,356	
11/01/34		605,000	4.125%	-	12,478	315,834
05/01/35		605,000	4.125%	295,000	12,478	
11/01/35		310,000	4.125%	-	6,394	313,872
05/01/36		310,000	4.125%	310,000	6,394	316,394
Total		\$ 4,440,000		\$ 1,965,500		\$ 6,405,500

Talis Park
Community Development District
Proposed Budget
Debt Service Series 2024 Capital Improvement Refunding Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 12/31/25	Projected Next 9 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 264,891	\$ 216,673	\$ 48,219	\$ 264,891	\$ 264,891
Special Assessments - Direct	16,984	-	16,984	16,984	16,984
Interest Income	1,000	1,546	4,454	6,000	3,000
Carry Forward Balance ⁽¹⁾	210,928	188,503	-	188,503	195,129
TOTAL REVENUES	\$ 493,803	\$ 406,722	\$ 69,657	\$ 476,379	\$ 480,004
EXPENDITURES:					
Interest - 11/1	\$ 85,625	\$ 85,625	\$ -	\$ 85,625	\$ 82,875
Principal - 5/1	110,000	-	110,000	110,000	115,000
Interest - 5/1	85,625	-	85,625	85,625	82,875
TOTAL EXPENDITURES	\$ 281,250	\$ 85,625	\$ 195,625	\$ 281,250	\$ 280,750
TOTAL EXPENDITURES	\$ 281,250	\$ 85,625	\$ 195,625	\$ 281,250	\$ 280,750
EXCESS REVENUES (EXPENDITURES)	\$ 212,553	\$ 321,097	\$ (125,968)	\$ 195,129	\$ 199,254
⁽¹⁾ Carry forward surplus is net of the reserve requirement			Interest - 11/1/27	\$ 80,000	
			Gross Assessments	\$ 304,730	
			Less: Discounts & Collections 7.5%	22,855	
			Net Assessments	\$ 281,876	
Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Brightling - 55'	15	\$ 8,236.05	\$ 549.07	\$ 549.07	\$ -
Brightling - 65'	15	\$ 8,236.05	\$ 549.07	\$ 549.07	\$ -
Corsica - 65'	8	\$ 4,392.56	\$ 549.07	\$ 549.07	\$ -
Corsica - 75'	16	\$ 8,785.12	\$ 549.07	\$ 549.07	\$ -
Corsica - Villa 1	64	\$ 35,140.48	\$ 549.07	\$ 549.07	\$ -
Fairgrove - 55'	0	\$ -	\$ 549.07	\$ 549.07	\$ -
Fairgrove - 65'	3	\$ 1,647.21	\$ 549.07	\$ 549.07	\$ -
Fairgrove - 75'	17	\$ 9,334.19	\$ 549.07	\$ 549.07	\$ -
Seneca - 75'	15	\$ 8,236.05	\$ 549.07	\$ 549.07	\$ -
Seneca - 90'	12	\$ 6,588.84	\$ 549.07	\$ 549.07	\$ -
Seneca - 100'	2	\$ 1,098.14	\$ 549.07	\$ 549.07	\$ -
Tuscany Reserve - 75'	14	\$ 7,686.98	\$ 549.07	\$ 549.07	\$ -
Tuscany Reserve - 125'	11	\$ 6,039.77	\$ 549.07	\$ 549.07	\$ -
Tuscany Reserve - 200'	12	\$ 6,588.84	\$ 549.07	\$ 549.07	\$ -
Watercourse - Villa 1	27	\$ 14,824.89	\$ 549.07	\$ 549.07	\$ -
Isola Bella - New Villa 1A	17	\$ 23,974.76	\$ 1,410.28	\$ 1,410.28	\$ -
Toscana I - Villa 1A	2	\$ 1,098.14	\$ 549.07	\$ 549.07	\$ -
Carrara - 10/acre Condominium	90	\$ 49,416.30	\$ 549.07	\$ 549.07	\$ -
Coach Homes at Viansa - 10/acre Condominium	12	\$ 6,588.84	\$ 549.07	\$ 549.07	\$ -
Penthouse Homes - 10/acre Condominium	54	\$ 29,649.78	\$ 549.07	\$ 549.07	\$ -
Terrace Homes - 10/acre Condominium	48	\$ 26,355.36	\$ 549.07	\$ 549.07	\$ -
Coach Homes at Viansa - Rev 10/acre Condominium	28	\$ 20,803.16	\$ 742.97	\$ 742.97	\$ -
Clubhouse	3	\$ 1,647.21	\$ 549.07	\$ 549.07	\$ -
Total	485	\$ 286,368.72			
Less: Discounts & Collections 7.5%		21,478			
Net Assessments		\$ 264,891			

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Toscana I - Condominiums * - Rev Villa 1A	18	\$ 18,361.62	\$ 1,020.09	\$ 1,020.09	\$ -
Less: Discounts & Collections 7.5%		1,377			
Net Assessments		\$ 16,984			

Talis Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2024 Capital Improvement Refunding Revenue Bonds

Period		Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	\$	3,520,000	5.000%	\$ 95,000	\$ 71,867	\$ -
11/01/25		3,425,000	5.000%	-	85,625	252,492
05/01/26		3,425,000	5.000%	110,000	85,625	
11/01/26		3,315,000	5.000%	-	82,875	278,500
05/01/27		3,315,000	5.000%	115,000	82,875	
11/01/27		3,200,000	5.000%	-	80,000	277,875
05/01/28		3,200,000	5.000%	125,000	80,000	
11/01/28		3,075,000	5.000%	-	76,875	281,875
05/01/29		3,075,000	5.000%	130,000	76,875	
11/01/29		2,945,000	5.000%	-	73,625	280,500
05/01/30		2,945,000	5.000%	135,000	73,625	
11/01/30		2,810,000	5.000%	-	70,250	278,875
05/01/31		2,810,000	5.000%	140,000	70,250	
11/01/31		2,670,000	5.000%	-	66,750	277,000
05/01/32		2,670,000	5.000%	150,000	66,750	
11/01/32		2,520,000	5.000%	-	63,000	279,750
05/01/33		2,520,000	5.000%	155,000	63,000	
11/01/33		2,365,000	5.000%	-	59,125	277,125
05/01/34		2,365,000	5.000%	165,000	59,125	
11/01/34		2,200,000	5.000%	-	55,000	279,125
05/01/35		2,200,000	5.000%	175,000	55,000	
11/01/35		2,025,000	5.000%	-	50,625	280,625
05/01/36		2,025,000	5.000%	185,000	50,625	
11/01/36		1,840,000	5.000%	-	46,000	281,625
05/01/37		1,840,000	5.000%	190,000	46,000	
11/01/37		1,650,000	5.000%	-	41,250	277,250
05/01/38		1,650,000	5.000%	200,000	41,250	
11/01/38		1,450,000	5.000%	-	36,250	277,500
05/01/39		1,450,000	5.000%	210,000	36,250	
11/01/39		1,240,000	5.000%	-	31,000	277,250
05/01/40		1,240,000	5.000%	225,000	31,000	
11/01/40		1,015,000	5.000%	-	25,375	281,375
05/01/41		1,015,000	5.000%	235,000	25,375	
11/01/41		780,000	5.000%	-	19,500	279,875
05/01/42		780,000	5.000%	245,000	19,500	
11/01/42		535,000	5.000%	-	13,375	277,875
05/01/43		535,000	5.000%	260,000	13,375	
11/01/43		275,000	5.000%	-	6,875	280,250
05/01/44		275,000	5.000%	275,000	6,875	281,875
TOTAL		\$ 3,520,000		\$ 2,038,617		\$ 5,558,617

Talis Park
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	Lot size	O&M Units	Bonds Units	Bonds Units	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit	
					FY 2027	FY2026	Increase/ (decrease) in \$	FY 2027			FY2026			FY 2027	
Neighborhood	Lot size	O&M Units	Bonds 2024 Units	Bonds 2016 Units	O&M	O&M	O&M	Series 2024	Series 2016	Total	Series 2024	Series 2016	Total	Total	Total Increase
Brightling	55'	17	15	17	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,092.69	\$1,641.76	\$549.07	\$1,092.69	\$1,641.76	\$2,928.67	\$0.00
Brightling	65'	16	15	16	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,202.66	\$1,751.73	\$549.07	\$1,202.66	\$1,751.73	\$3,038.64	\$0.00
Corsica	65'	8	8	8	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,202.66	\$1,751.73	\$549.07	\$1,202.66	\$1,751.73	\$3,038.64	\$0.00
Corsica	75'	16	16	15	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,330.90	\$1,879.97	\$549.07	\$1,330.90	\$1,879.97	\$3,166.88	\$0.00
Corsica	Villa 1	64	64	64	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$927.82	\$1,476.89	\$549.07	\$927.82	\$1,476.89	\$2,763.80	\$0.00
Fairgrove	55'	1	0	1	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,092.69	\$1,641.76	\$549.07	\$1,092.69	\$1,641.76	\$2,928.67	\$0.00
Fairgrove	65'	6	3	6	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,202.66	\$1,751.73	\$549.07	\$1,202.66	\$1,751.73	\$3,038.64	\$0.00
Fairgrove	75'	17	17	17	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,330.90	\$1,879.97	\$549.07	\$1,330.90	\$1,879.97	\$3,166.88	\$0.00
Seneca	75'	29	15	29	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,330.90	\$1,879.97	\$549.07	\$1,330.90	\$1,879.97	\$3,166.88	\$0.00
Seneca	90'	12	12	12	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,525.78	\$2,074.85	\$549.07	\$1,525.78	\$2,074.85	\$3,361.76	\$0.00
Seneca	100'	2	2	2	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,645.66	\$2,194.73	\$549.07	\$1,645.66	\$2,194.73	\$3,481.64	\$0.00
Tuscany Reserve	75'	18	14	18	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,330.90	\$1,879.97	\$549.07	\$1,330.90	\$1,879.97	\$3,166.88	\$0.00
Tuscany Reserve	125'	24	11	24	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,955.64	\$2,504.71	\$549.07	\$1,955.64	\$2,504.71	\$3,791.62	\$0.00
Tuscany Reserve	200'	13	12	13	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$3,788.04	\$4,337.11	\$549.07	\$3,788.04	\$4,337.11	\$5,624.02	\$0.00
Watercourse	Villa 1	29	27	29	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$927.82	\$1,476.89	\$549.07	\$927.82	\$1,476.89	\$2,763.80	\$0.00
Isola Bella	New Villa 1A	17	17	17	\$1,286.91	\$1,286.91	\$0.00	\$1,410.28	\$2,825.00	\$4,235.28	\$1,410.28	\$2,825.00	\$4,235.28	\$5,522.19	\$0.00
Toscana I	Villa 1A	12	2	12	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,001.10	\$1,550.17	\$549.07	\$1,001.10	\$1,550.17	\$2,837.08	\$0.00
Toscana I - Condominiums *	Rev Villa 1A	18	0	0	\$1,286.91	\$1,286.91	\$0.00	\$1,020.09	\$2,258.38	\$3,278.47	\$1,020.09	\$2,234.22	\$3,254.31	\$4,565.38	\$24.16
Carrara	10/acre Condominium	90	90	90	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$845.11	\$1,394.18	\$549.07	\$845.11	\$1,394.18	\$2,681.09	\$0.00
Coach Homes at Viansa	10/acre Condominium	12	12	12	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$845.11	\$1,394.18	\$549.07	\$845.11	\$1,394.18	\$2,681.09	\$0.00
Penthouse Homes	10/acre Condominium	54	54	54	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$845.11	\$1,394.18	\$549.07	\$845.11	\$1,394.18	\$2,681.09	\$0.00
Terrace Homes	10/acre Condominium	48	48	48	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$845.11	\$1,394.18	\$549.07	\$845.11	\$1,394.18	\$2,681.09	\$0.00
Coach Homes at Viansa	Rev 10/acre Condominium	28	28	28	\$1,286.91	\$1,286.91	\$0.00	\$742.97	\$1,015.00	\$1,757.97	\$742.97	\$1,015.00	\$1,757.97	\$3,044.88	\$0.00
Clubhouse	Clubhouse	18	3	18	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$413.72	\$962.79	\$549.07	\$413.72	\$962.79	\$2,249.70	\$0.00

* Debt is direct billed



December 2, 2025

To the Board of Supervisors
Talis Park Community Development District
Collier County, Florida

We have audited the financial statements of Talis Park Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 2, 2025. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

Grau & Associates

**TALIS PARK
COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Talis Park Community Development District
Collier County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Talis Park Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, 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, 2025, and the respective changes in financial position thereof for the fiscal 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 (GAAS) 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

The District's management is responsible for the preparation and fair presentation of the 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 GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, 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 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 Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 2, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

December 2, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Talis Park Community Development District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,722,874.
- The change in the District's total net position in comparison with the prior fiscal year was (\$106,039), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,369,558, a decrease of (\$297,647) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 1,399,345	\$ 1,831,236
Capital assets	10,503,392	10,981,411
Total assets	11,902,737	12,812,647
Current liabilities	189,308	345,890
Long-term liabilities	8,990,555	9,637,844
Total liabilities	9,179,863	9,983,734
Net position		
Net investment in capital assets	1,552,902	1,373,770
Restricted	784,295	1,211,034
Unrestricted	385,677	244,109
Total net position	\$ 2,722,874	\$ 2,828,913

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,682,384	\$ 1,504,968
Operating grants and contributions	49,347	71,592
Capital grants and contributions	4,428	1,189
General revenues		
Unrestricted investment earnings	21,025	32,004
Total revenues	<u>1,757,184</u>	<u>1,609,753</u>
Expenses:		
General government	108,036	123,783
Maintenance and operations	1,165,952	957,943
Interest	392,810	439,099
Bond issue costs	196,425	-
Total expenses	<u>1,863,223</u>	<u>1,520,825</u>
Change in net position	<u>(106,039)</u>	<u>88,928</u>
Net position - beginning	<u>2,828,913</u>	<u>2,739,985</u>
Net position - ending	<u>\$ 2,722,874</u>	<u>\$ 2,828,913</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,863,223. The costs of the District's activities were paid primarily by program revenues. Program revenues are comprised of assessments and interest income. Assessments increased in the current year due to an increase in assessments per unit. In total, expenses increased from the prior fiscal year, mainly because of the Series 2024 Refunding Bonds issuance costs incurred during the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$17,707,188 invested in capital assets. In the government-wide financial statements, depreciation of \$7,203,796 has been taken which resulted in a net book value of \$10,503,392. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$8,890,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Talis Park Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	\$ 19,043
Investments	380,353
Assessments receivable	34,579
Prepaid items	8,295
Restricted assets:	
Investments	957,075
Capital assets:	
Nondepreciable	3,366,601
Depreciable, net	7,136,791
Total assets	<u><u>11,902,737</u></u>
LIABILITIES	
Accounts payable	29,787
Accrued interest payable	159,521
Non-current liabilities:	
Due within one year	515,000
Due in more than one year	8,475,555
Total liabilities	<u><u>9,179,863</u></u>
NET POSITION	
Net investment in capital assets	1,552,902
Restricted for debt service	784,295
Unrestricted	385,677
Total net position	<u><u>\$ 2,722,874</u></u>

See notes to the financial statements

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Program Revenues</u>				<u>Net (Expense) Revenue and Changes in Net Position</u>
	<u>Charges for Services Expenses</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>	
Primary government:					
Governmental activities:					
General government	\$ 108,036	\$ 108,036	\$ -	\$ -	\$ -
Maintenance and operations	1,165,952	591,078	-	4,428	(570,446)
Interest on long-term debt	392,810	983,270	49,347	-	639,807
Bond Issuance Costs	196,425	-	-	-	(196,425)
Total governmental activities	1,863,223	1,682,384	49,347	4,428	(127,064)
General revenues:					
Unrestricted investment earnings					21,025
Total general revenues					21,025
Change in net position					(106,039)
Net position - beginning					2,828,913
Net position - ending					\$ 2,722,874

See notes to the financial statements

TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 19,043	\$ -	\$ -	\$ 19,043
Investments	380,353	917,010	40,065	1,337,428
Assessments receivable	7,773	26,806	-	34,579
Prepaid items	8,295	-	-	8,295
Total assets	\$ 415,464	\$ 943,816	\$ 40,065	\$ 1,399,345
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 29,787	\$ -	\$ -	\$ 29,787
Total liabilities	29,787	-	-	29,787
Fund balances:				
Nonspendable:				
Prepaid items	8,295	-	-	8,295
Restricted for:				
Debt service	-	943,816	-	943,816
Capital projects	-	-	40,065	40,065
Unassigned	377,382	-	-	377,382
Total fund balances	385,677	943,816	40,065	1,369,558
Total liabilities and fund balances	\$ 415,464	\$ 943,816	\$ 40,065	\$ 1,399,345

See notes to the financial statements

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA**
RECONCILIATION OF BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

Total fund balances - governmental funds	\$ 1,369,558
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.	
Cost of capital assets	17,707,188
Accumulated depreciation	<u>(7,203,796)</u>
	10,503,392
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.	
Accrued interest payable	(159,521)
Original issue premium, net	(100,555)
Bonds payable	<u>(8,890,000)</u>
	<u>(9,150,076)</u>
Net position of governmental activities	<u><u>\$ 2,722,874</u></u>

See notes to the financial statements

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 699,114	\$ 983,270	\$ -	\$ 1,682,384
Interest and other income	21,025	49,347	4,428	74,800
Total revenues	<u>720,139</u>	<u>1,032,617</u>	<u>4,428</u>	<u>1,757,184</u>
EXPENDITURES				
Current:				
General government	108,036	-	-	108,036
Maintenance and operations	470,535	-	-	470,535
Debt service:				
Principal	-	4,210,000	-	4,210,000
Interest	-	422,148	-	422,148
Bond issuance costs	-	-	196,425	196,425
Capital outlay	-	-	217,398	217,398
Total expenditures	<u>578,571</u>	<u>4,632,148</u>	<u>413,823</u>	<u>5,624,542</u>
Excess (deficiency) of revenues over (under) expenditures	141,568	(3,599,531)	(409,395)	(3,867,358)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	30,566	(30,566)	-
Bond issuance	-	3,119,888	400,112	3,520,000
Original issue premium	-	-	49,711	49,711
Total other financing sources (uses)	<u>-</u>	<u>3,150,454</u>	<u>419,257</u>	<u>3,569,711</u>
Net change in fund balances	141,568	(449,077)	9,862	(297,647)
Fund balances - beginning	<u>244,109</u>	<u>1,392,893</u>	<u>30,203</u>	<u>1,667,205</u>
Fund balances - ending	<u>\$ 385,677</u>	<u>\$ 943,816</u>	<u>\$ 40,065</u>	<u>\$ 1,369,558</u>

See notes to the financial statements

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA**
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (297,647)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(478,019)
Governmental funds report Bond proceeds when debt is first issued, whereas these proceeds are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(3,520,000)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	4,210,000
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(49,711)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	7,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	22,338
Change in net position of governmental activities	<u>\$ (106,039)</u>

See notes to the financial statements

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Tuscany Reserve Community Development District ("District") was created on August 5, 2002 by Ordinance 02-42 of Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. On August 3, 2012, by way of Collier County Ordinance No. 12-27 the name of the District was changed from Tuscany Reserve Community Development District to Talis Park Community Development District. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy 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 the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by general election by the qualified electors residing within the District. Pursuant to Chapter 190, Florida Statutes, a qualified elector means any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the supervisor of elections in the county in which the district land is located. The Board of Supervisors of the District exercise 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.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement 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 related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund 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 for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – water management & roadways	30

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.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

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. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of 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.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain 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) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fund 3763	\$ 957,075	S&P AAAm	Weighted average of the fund portfolio: 45 days
Investment in Local Government Surplus			Weighted average days
Funds Trust Fund (Florida PRIME)	380,353	S&P AAAm	to maturity: 47 days
	<u>\$ 1,337,428</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

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

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ 30,566	\$ -
Capital projects	-	30,566
Total	\$ 30,566	\$ 30,566

Transfers in the current fiscal year were all related District refunding Series 2013 Bonds with Series 2024 Bonds. Transfer from the capital project fund to debt service fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,366,601	\$ -	\$ -	\$ 3,366,601
Total capital assets, not being depreciated	3,366,601	-	-	3,366,601
Capital assets, being depreciated				
Infrastructure - water management	13,526,140	-	-	13,526,140
Infrastructure - roadways & other	814,447	-	-	814,447
Total capital assets, being depreciated	14,340,587	-	-	14,340,587
Less accumulated depreciation for:				
Infrastructure - water management	6,371,105	450,871	-	6,821,976
Infrastructure - roadways & other	354,672	27,148	-	381,820
Total accumulated depreciation	6,725,777	478,019	-	7,203,796
Total capital assets, being depreciated, net	7,614,810	(478,019)	-	7,136,791
Governmental activities capital assets, net	\$ 10,981,411	\$ (478,019)	\$ -	\$ 10,503,392

NOTE 6 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to the maintenance and operation function.

NOTE 7 – LONG TERM LIABILITIES

Series 2013

On July 3, 2013, the District issued \$4,525,000 of Capital Improvement Revenue Bonds, Series 2013, consisting of \$790,000 term Bonds due on November 1, 2024 with an interest rate of 4.25%, \$1,370,000 term Bonds due on November 1, 2034 with an interest rate of 5.25%, and \$2,365,000 term Bonds due on November 1, 2044 with an interest rate of 6%. The Bonds were issued to fund costs of the Series 2013 project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2044.

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity as outlined in the Bond Indenture. This occurred during the current fiscal year as the District issued Series 2024 Refunding Bonds to refund Series 2013 Bonds.

Series 2016

On October 5, 2016, the District issued \$4,335,000 of Senior Capital Improvement Refunding Revenue Bonds, Series 2016A-1. The Bonds consist of \$1,135,000 Term Series 2016A-1 due May 1, 2031 with a fixed interest rate of 3.50% and \$1,135,000 Term Series 2016A-1 due May 1, 2036 with a fixed interest rate of 4.0%. Additionally, the District issued \$4,440,000 of Subordinate Capital Improvement Refunding Revenue Bonds, Series 2016A-2. The Bonds consist of \$820,000 Term Series 2016A-2 due May 1, 2021 with a fixed interest rate of 3.25%, \$975,000 Term Series 2016A-2 due May 1, 2026 with a fixed interest rate of 3.75%, \$1,740,000 Term Series 2016A-2 due May 1, 2033 with a fixed interest rate of 4%, and \$905,000 Term Series 2016A-2 due May 1, 2036 with a fixed interest rate of 4.125%. The Bonds were issued to provide funds, together with prior bond funds, to currently refund and redeem all of the District's outstanding Capital Revenue Bonds, Series 2005A.

The Series 2016 Bonds are subject to optional redemption at the option of the District prior to their maturity. In addition, the Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2024

On November 4, 2024, the District issued \$3,520,000 of Capital Improvement Refunding Revenue Bonds Series 2024 comprised of Term Bonds with due dates from May 1, 2030 to May 1, 2044 and fixed interest rates of 5%. The Bonds were issued to refund a portion of the District's outstanding Capital Improvements Revenue Bonds, Series 2013 (the "Refunded Bonds"), acquire and construct certain assessable improvements (the "Series 2024 Project"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2025 through May 1, 2044.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2024 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Refunded Bonds

The District refunded the Series 2013 Capital Improvement Revenue Bonds, which had an outstanding balance of \$3,620,000 at the time of the refunding with the proceeds from the Series 2024 Bonds available on hand. The refunding was a current refunding and resulted in a difference in cash flows of \$142,034 and an economic gain of \$119,835. The refunded Bonds have been paid off as of September 30, 2025.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 3,720,000	\$ -	\$ 3,720,000	\$ -	\$ -
Series 2016 A-1	2,870,000	-	195,000	2,675,000	200,000
Plus: original issuance premium	59,659	-	4,971	54,688	-
Series 2016 A-2	2,990,000	-	200,000	2,790,000	205,000
Less: original issuance discount	1,815	-	151	1,664	-
Series 2024	-	3,520,000	95,000	3,425,000	110,000
Plus: original issuance premium	-	49,711	2,180	47,531	-
Total	\$ 9,637,844	\$ 3,569,711	\$ 4,217,000	\$ 8,990,555	\$ 515,000

At

September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 515,000	\$ 382,850	\$ 897,850
2027	540,000	363,663	903,663
2028	565,000	341,963	906,963
2029	585,000	319,188	904,188
2030	605,000	295,613	900,613
2031-2035	3,450,000	1,081,656	4,531,656
2036-2040	1,615,000	434,838	2,049,838
2041-2044	1,015,000	130,250	1,145,250
Total	\$ 8,890,000	\$ 3,350,021	\$ 12,240,021

NOTE 8 – RIGHT-OF-WAY MAINTENANCE AGREEMENT

In a prior fiscal year, the District entered into an agreement with Collier County (“County”) whereby the District would be responsible for maintaining a right-of-way and certain road improvements owned by the County.

NOTE 9 – 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 of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – 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 has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA**
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND**
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 677,332	\$ 699,114	\$ 21,782
Interest	10,000	21,025	11,025
Total revenues	<u>687,332</u>	<u>720,139</u>	<u>32,807</u>
EXPENDITURES			
Current:			
General government	140,628	108,036	32,592
Maintenance and operations	546,704	470,535	76,169
Total expenditures	<u>687,332</u>	<u>578,571</u>	<u>108,761</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>141,568</u>	<u>\$ 141,568</u>
Fund balances - beginning		<u>244,109</u>	
Fund balance - ending		<u>\$ 385,677</u>	

See notes to required supplementary information

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**TALIS PARK COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	\$0
Independent contractor compensation	\$714,761
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	General Fund - \$1,286.91
	Debt service - \$413.72 - \$3,788.04
Special assessments collected - General Fund	\$699,114
Special assessments collected - Debt Service Fund	\$983,270
Outstanding Bonds:	
Series 2016A-1, due May 1, 2036, see Note 7 for details	\$2,675,000
Series 2016A-2, due May 1, 2036, see Note 7 for details	\$2,790,000
Series 2024, due May 1, 2044, see Note 7 for details	\$3,425,000



**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
Talis Park 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 Talis Park Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 2, 2025.

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) to determine the 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 or significant deficiencies may exist that were not 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 agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

December 2, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Talis Park Community Development District
Collier County, Florida

We have examined Talis Park Community Development District, Collier County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance 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 in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Talis Park Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

December 2, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Talis Park Community Development District
Collier County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Talis Park Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 2, 2025.

Auditor's Responsibility

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

Other 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 Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 2, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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

We wish to thank Talis Park Community Development District, Collier County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

December 2, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. 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.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor 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.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



Memorandum

To: Board of Supervisors

From: District Management

Date: January 20, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, 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, 2027), 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 2027 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

Talis Park Community Development District

Performance Measures/Standards &

Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three 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 three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, 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 per Florida 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: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: 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 inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one 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 & 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's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent 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 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's 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

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Talis Park Community Development District

District Manager:_____

Date:_____

Print Name:_____

Talis Park Community Development District

Talis Park
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
10/1 - 10/31/25	1930-1939	\$60,885.42
11/1 - 11/30/25	1940-1947	\$38,650.67
12/1 - 12/31/25	1948-1965	\$1,147,326.44
TOTAL CHECKS		\$ 1,185,977.11
<i>Date</i>	<i>ACH</i>	<i>Amount</i>
10/1 - 10/31/25	80003	\$248.96
11/1 - 11/30/25	80004	\$249.20
12/1 - 12/31/25	80005	\$249.20
TOTAL ACH		\$ 498.40
TOTAL		\$ 1,186,475.51

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/06/25 PAGE 1
*** CHECK DATES 10/01/2025 - 10/31/2025 *** TALIS PARK - GENERAL
BANK A TALIS PARK

TRES --TALIS PARK-- TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/06/25 PAGE 2
*** CHECK DATES 10/01/2025 - 10/31/2025 *** TALIS PARK - GENERAL
BANK A TALIS PARK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
		10/13/25	23279	202510 320-53800-46801 OCT 25 - SOLAR AERATION	CROSSCREEK ENVIRONMENT, INC	*	154.00	
							2,804.00	001936
10/21/25	00005	10/01/25	92750	202510 310-51300-54000 SPECIAL DISTRICT FEE FY26	FLORIDACOMMERCE	*	175.00	
							175.00	001937
10/21/25	00014	10/14/25	28155	202509 310-51300-31200 SER 2016 -9/30/25	GRAU & ASSOCIATES	*	600.00	
							600.00	001938
10/21/25	00064	10/02/25	12666	202510 320-53800-46210 OCT 25- LANDSC MAINT	VISION LANDSCAPE SERVICES OF FL, INC	*	5,516.50	
							5,516.50	001939
					TOTAL FOR BANK A		60,885.42	

TRES --TALIS PARK-- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#		
10/08/25	00037	9/17/25	00642-56	202508	320-53800-43000					*	248.96				
			SL 8/18-9/17/25												
									FPL (AUTO PAY)			248.96	080003		

													TOTAL FOR BANK Z	248.96	
													TOTAL FOR REGISTER	61,134.38	

TRES --TALIS PARK-- TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/16/25 PAGE 1
*** CHECK DATES 11/01/2025 - 11/30/2025 *** TALIS PARK - GENERAL
BANK A TALIS PARK

TRES --TALIS PARK-- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK... AMOUNT	#
	11/14/25	9389	202511	320-53800-46230					VISION LANDSCAPE SERVICES OF FL, INC	*	5,057.44	11,222.28	001947
			CUT BACK PEPPER TREES								38,650.67		
									TOTAL FOR BANK A				

TRES --TALIS PARK-- TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/16/25 PAGE 3
*** CHECK DATES 11/01/2025 - 11/30/2025 *** TALIS PARK - GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/07/25	00037	10/17/25	00642-56	202509	320-53800-43000					*	249.20		
			STLIGHTS	9/17-10/17/25								249.20	080004
									FPL (AUTO PAY)				

TOTAL FOR BANK Z												249.20	
TOTAL FOR REGISTER												38,899.87	

TRES --TALIS PARK-- TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE/PREPARED/COMPUTER CHECK REGISTER RUN 12/31/25 PAGE 1
*** CHECK DATES 12/01/2025 - 12/31/2025 *** TALIS PARK - GENERAL
BANK A TALIS PARK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/31/25 PAGE 2
*** CHECK DATES 12/01/2025 - 12/31/2025 *** TALIS PARK - GENERAL
BANK A TALIS PARK

TRES --TALIS PARK-- TCESSNA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 12/31/25 PAGE 3
*** CHECK DATES 12/01/2025 - 12/31/2025 *** TALIS PARK - GENERAL
BANK A TALIS PARK

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME					STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

TRES --TALIS PARK-- TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#		
12/04/25	00037	11/15/25	00642-56	202510	320-53800-43000					*	249.20				
			SL 10/17-11/15/25												
									FPL (AUTO PAY)			249.20	080005		

													TOTAL FOR BANK Z	249.20	
													TOTAL FOR REGISTER	1,147,575.64	

TRES --TALIS PARK-- TCESSNA

Talis Park
Community Development District

Unaudited Financial Reporting
December 31, 2025



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1	<u>Balance Sheet</u>
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4	<u>Debt Service Fund Series 2016</u>
5	<u>Debt Service Fund Series 2024</u>
6	<u>Capital Project Fund Series 2024</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Talis Park
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 104,108	\$ -	\$ -	\$ 104,108
Due from General Fund	- -	18,975	- -	18,975
<u>Investments:</u>				
State Board Administration (SBA)	734,241	- -	- -	734,241
<u>Series 2016</u>				
Reserve A1	- -	151,856	- -	151,856
Reserve A2	- -	160,089	- -	160,089
Revenue A	- -	793,934	- -	793,934
Prepayment A1	- -	2,432	- -	2,432
Prepayment A2	- -	3,824	- -	3,824
<u>Series 2024</u>				
Reserve	- -	10,000	- -	10,000
Revenue	- -	315,188	- -	315,188
Construction	- -	- -	40,438	40,438
Cost of Issuance	- -	- -	- -	- -
Total Assets	\$ 838,349	\$ 1,456,297	\$ 40,438	\$ 2,335,085
Liabilities:				
Accounts Payable	\$ 4,231	\$ - -	\$ - -	\$ 4,231
Due to Debt Service	18,975	- -	- -	18,975
Total Liabilities	\$ 23,206	\$ - -	\$ - -	\$ 23,206
Fund Balance:				
Restricted for:				
Debt Service	\$ - -	\$ 1,456,297	\$ - -	\$ 1,456,297
Capital Project			40,438	40,438
Assigned for:				
Lake Bank Reserves	50,000	- -	- -	50,000
Emergency Reserves	24,498	- -	- -	24,498
Berm/Landscape Replacement Reserves	70,000	- -	- -	70,000
Unassigned	670,645	- -	- -	670,645
Total Fund Balances	\$ 815,143	\$ 1,456,297	\$ 40,438	\$ 2,311,879
Total Liabilities & Fund Balance	\$ 838,349	\$ 1,456,297	\$ 40,438	\$ 2,335,085

Talis Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 677,332	\$ 554,734	\$ 554,734	\$ -
Interest Income	10,000	2,500	3,888	1,388
Total Revenues	\$ 687,332	\$ 557,234	\$ 558,623	\$ 1,388
Expenditures:				
<i>General & Administrative:</i>				
Engineering	\$ 25,000	\$ 6,250	\$ 5,387	\$ 863
Attorney	25,000	6,250	1,134	5,117
Annual Audit	3,600	3,600	3,600	-
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	2,575	644	644	0
Trustee Fees	8,000	4,445	4,445	-
Management Fees	51,373	12,843	12,843	(0)
Information Technology	1,092	273	273	(0)
Website Maintenance	1,092	273	273	(0)
Telephone	50	13	-	13
Postage & Delivery	350	88	17	70
Rentals & Leases	2,400	600	600	-
Insurance General Liability	8,609	8,609	8,295	314
Printing & Binding	650	163	-	163
Legal Advertising	4,000	1,000	194	806
Other Current Charges	1,000	250	143	107
Office Supplies	175	44	-	44
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 143,690	\$ 53,467	\$ 45,973	\$ 7,495

Talis Park
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Actual Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 12,000	\$ 3,000	\$ 3,000	\$ -
Electric Services	3,000	750	748	2
Lake Maintenance	31,800	7,950	7,950	-
Preserve Maintenance	13,188	3,297	3,297	-
Landscape Maintenance - Veterans ROW	66,198	16,550	16,550	-
Repairs/Replacement - Veterans ROW	10,000	5,706	5,706	-
Landscape Maintenance - I75 Berm	148,306	37,076	37,077	(1)
Repairs/Replacement - I75 Berm	15,000	8,750	8,750	-
Pine Straw	50,000	-	-	-
Irrigation Repairs	10,000	2,500	107	2,393
Repairs/Replacement	20,000	5,000	-	5,000
Repair Lake Solar Aeration Systems	50,000	12,500	-	12,500
Contingency	19,150	4,788	-	4,788
Lake Bank Reserves	10,000	2,500	-	2,500
Emergency Reserves (hurricane clean up)	10,000	2,500	-	2,500
Berm/Landscape Replacement Reserves	20,000	5,000	-	5,000
Special Projects	55,000	13,750	-	13,750
Subtotal Field Expenditures	\$ 543,642	\$ 131,616	\$ 83,184	\$ 48,432
Total Operations & Maintenance	\$ 543,642	\$ 131,616	\$ 83,184	\$ 48,432
Total Expenditures	\$ 687,332	\$ 185,084	\$ 129,157	\$ 55,927
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 372,150	\$ 429,466	\$ 57,315
Net Change in Fund Balance	\$ -	\$ 372,150	\$ 429,466	\$ 57,315
Fund Balance - Beginning	\$ -		\$ 385,677	
Fund Balance - Ending	\$ -		\$ 815,143	

Talis Park
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 585,770	\$ 479,141	\$ 479,141	\$ -
Special Assessments - Direct	37,602	-	-	-
Interest Income	20,000	5,000	6,547	1,547
Total Revenues	\$ 643,372	\$ 484,141	\$ 485,688	\$ 1,547
Expenditures:				
SERIES 2016A-1				
Interest A1- 11/1	\$ 49,700	\$ 49,700	\$ 49,700	\$ -
Interest A1 - 5/1	49,700	-	-	-
Principal A1- 5/1	200,000	-	-	-
SERIES 2016A-2				
Interest A2- 11/1	\$ 56,100	\$ 56,100	\$ 56,100	\$ -
Interest A2- 5/1	56,100	-	-	-
Principal A2- 5/1	205,000	-	-	-
Total Expenditures	\$ 616,600	\$ 105,800	\$ 105,800	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 26,772	\$ 378,341	\$ 379,888	\$ 1,547
Net Change in Fund Balance	\$ 26,772	\$ 378,341	\$ 379,888	\$ 1,547
Fund Balance - Beginning	\$ 409,297		\$ 745,312	
Fund Balance - Ending	\$ 436,069		\$ 1,125,200	

Talis Park
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 264,891	\$ 216,673	\$ 216,673	\$ -
Special Assessments - Direct	16,984	-	-	-
Interest Income	1,000	250	1,546	1,296
Total Revenues	\$ 282,876	\$ 216,923	\$ 218,219	\$ 1,296
Expenditures:				
Interest - 11/1	\$ 85,625	\$ 85,625	\$ 85,625	\$ -
Interest - 5/1	85,625	-	-	-
Principal - 12/4	110,000	-	-	-
Total Expenditures	\$ 281,250	\$ 85,625	\$ 85,625	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,626	\$ 131,298	\$ 132,594	\$ 1,296
Net Change in Fund Balance	\$ 1,626	\$ 131,298	\$ 132,594	\$ 1,296
Fund Balance - Beginning	\$ 210,928		\$ 198,503	
Fund Balance - Ending	\$ 212,553		\$ 331,097	

Talis Park
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 373	\$ 373
Total Revenues	\$ -	\$ -	\$ 373	\$ 373
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 373	\$ 373
Net Change in Fund Balance	\$ -	\$ -	\$ 373	\$ 373
Fund Balance - Beginning			\$ 40,065	
Fund Balance - Ending			\$ 40,438	

Talis Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ 1,482	\$ 285,163	\$ 268,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554,734
Interest Income	1,258	1,130	1,500	-	-	-	-	-	-	-	-	-	3,888
Total Revenues	\$ 2,740	\$ 286,293	\$ 269,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 558,623
Expenditures:													
<i>General & Administrative:</i>													
Engineering	\$ 3,326	\$ 2,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,387
Attorney	312	822	-	-	-	-	-	-	-	-	-	-	1,134
Annual Audit	-	2,500	1,100	-	-	-	-	-	-	-	-	-	3,600
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	215	215	215	-	-	-	-	-	-	-	-	-	644
Trustee Fees	-	4,445	-	-	-	-	-	-	-	-	-	-	4,445
Management Fees	4,281	4,281	4,281	-	-	-	-	-	-	-	-	-	12,843
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	91	91	91	-	-	-	-	-	-	-	-	-	273
Website Maintenance	91	91	91	-	-	-	-	-	-	-	-	-	273
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	3	9	5	-	-	-	-	-	-	-	-	-	17
Rentals & Leases	200	200	200	-	-	-	-	-	-	-	-	-	600
Insurance General Liability	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	194	-	-	-	-	-	-	-	-	-	194
Other Current Charges	59	84	-	-	-	-	-	-	-	-	-	-	143
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 24,998	\$ 14,798	\$ 6,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,973

Talis Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Field Management	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Electric Services	249	249	249	-	-	-	-	-	-	-	-	-	748
Lake Maintenance	2,650	2,650	2,650	-	-	-	-	-	-	-	-	-	7,950
Preserve Maintenance	154	2,989	154	-	-	-	-	-	-	-	-	-	3,297
Landscape Maintenance - Veterans ROW	5,517	5,517	5,517	-	-	-	-	-	-	-	-	-	16,550
Repairs/Replacement - Veterans ROW	-	5,706	-	-	-	-	-	-	-	-	-	-	5,706
Landscape Maintenance - I75 Berm	12,359	12,359	12,359	-	-	-	-	-	-	-	-	-	37,077
Repairs/Replacement - I75 Berm	-	-	8,750	-	-	-	-	-	-	-	-	-	8,750
Pine Straw	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	107	-	-	-	-	-	-	-	-	-	107
Repairs/Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair Lake Solar Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Bank Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Reserves (hurricane clean up)	-	-	-	-	-	-	-	-	-	-	-	-	-
Berm/Landscape Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 21,929	\$ 30,469	\$ 30,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,184
Total Operations & Maintenance	\$ 21,929	\$ 30,469	\$ 30,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,184
Total Expenditures	\$ 46,927	\$ 45,267	\$ 36,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,157
Excess (Deficiency) of Revenues over Expenditures	\$ (44,187)	\$ 241,026	\$ 232,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 429,466
Net Change in Fund Balance	\$ (44,187)	\$ 241,026	\$ 232,627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 429,466

Talis Park
Community Development District
Long Term Debt Report

Series 2016A-1, Senior Capital Improvement Refunding Revenue Bonds	
Interest Rate:	2.000%, 2.250%, 2.500%, 3.000%, 3.250%, 3.500%
Maturity Date:	5/1/2036
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	151,856
Reserve Fund Balance	151,856
Bonds Issued - 10/19/2016	\$4,335,000
Less: Principal Payment - 5/1/17	(\$160,000)
Less: Principal Payment - 5/1/18	(\$170,000)
Less: Principal Payment - 5/1/19	(\$175,000)
Less: Principal Payment - 5/1/20	(\$175,000)
Less: Principal Payment - 5/1/21	(\$180,000)
Less: Principal Payment - 5/1/22	(\$185,000)
Less: Principal Payment - 5/1/23	(\$190,000)
Less: Special Call - 5/1/23	(\$40,000)
Less: Principal Payment - 5/1/24	(\$190,000)
Less: Special Call - 5/1/24	(\$5,000)
Less: Principal Payment - 5/1/25	(\$195,000)
Current Bonds Outstanding	\$2,670,000

Series 2016A-2, Subordinate Capital Improvement Refunding Revenue Bonds	
Interest Rate:	3.250%, 3.750%, 4.000%, 4.150%
Maturity Date:	5/1/2036
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	160,089
Reserve Fund Balance	160,089
Bonds Issued - 10/19/2016	\$4,440,000
Less: Principal Payment - 5/1/17	(\$150,000)
Less: Principal Payment - 5/1/18	(\$160,000)
Less: Special Call - 5/1/18	(\$35,000)
Less: Principal Payment - 5/1/19	(\$160,000)
Less: Principal Payment - 5/1/20	(\$170,000)
Less: Special Call - 5/1/20	(\$5,000)
Less: Principal Payment - 5/1/21	(\$175,000)
Less: Principal Payment - 5/1/22	(\$180,000)
Less: Principal Payment - 5/1/23	(\$185,000)
Less: Special Call - 5/1/23	(\$40,000)
Less: Principal Payment - 5/1/24	(\$190,000)
Less: Principal Payment - 5/1/25	(\$200,000)
Current Bonds Outstanding	\$2,790,000

Series 2024, Capital Improvement Refunding Revenue Bonds	
Interest Rate:	5.00%
Maturity Date:	5/1/2044
Reserve Fund Requirement	\$10,000
Reserve Fund Balance	10,000
Bonds Issued - 12/6/24	\$3,520,000
Less: Principal Payment - 5/1/25	(\$95,000)
Current Bonds Outstanding	\$3,425,000
Total Current Bonds Outstanding	\$8,885,000

Talis Park
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Collier County
Fiscal Year 2026

											Gross Assessments	\$ 732,251.79	\$ 633,264.74	\$ 286,368.72	\$ 1,651,885.25
											Net Assessments	\$ 677,332.91	\$ 585,769.88	\$ 264,891.07	\$ 1,527,993.86
ON ROLL ASSESSMENTS											allocation in %	44.33%	38.34%	17.34%	100.00%
Date	Description	Gross Amount	Discount/ Penalty	Commission	Interest	Property Appraiser	Net Receipts	O&M Portion	2016 Debt Service	2024 Debt Service					Total
10/01/25	Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 13,500.04	\$ (13,500.04)	\$ (5,596.12)	\$ (5,442.68)	\$ (2,461.24)	\$ (13,500.04)				
10/28/25	06/01-10/27/25	\$ 3,550.34	\$ 139.58	\$ 68.22		\$ -	\$ 3,342.54	\$ 1,481.69	\$ 1,281.39	\$ 579.46	\$ 3,342.54				
11/06/25	10/01-10/31/25	\$ 8,483.53	\$ 339.34	\$ 162.88		\$ -	\$ 7,981.31	\$ 3,537.97	\$ 3,059.71	\$ 1,383.63	\$ 7,981.31				
11/13/25	11/01-11/09/25	\$ 223,269.54	\$ 8,930.68	\$ 4,286.78		\$ -	\$ 210,052.08	\$ 93,112.41	\$ 80,525.31	\$ 36,414.36	\$ 210,052.08				
11/21/25	11/10-11/17/25	\$ 278,374.98	\$ 11,134.81	\$ 5,344.80		\$ -	\$ 261,895.37	\$ 116,093.63	\$ 100,399.89	\$ 45,401.85	\$ 261,895.37				
11/26/25	11/18-11/23/25	\$ 173,649.16	\$ 6,945.90	\$ 3,334.06		\$ -	\$ 163,369.20	\$ 72,418.70	\$ 62,629.02	\$ 28,321.48	\$ 163,369.20				
12/05/25	11/24-11/30/25	\$ 491,490.19	\$ 19,659.31	\$ 9,436.62		\$ -	\$ 462,394.26	\$ 204,971.27	\$ 177,262.91	\$ 80,160.08	\$ 462,394.26				
12/15/25	12/01-12/07/25	\$ 128,373.40	\$ 4,975.66	\$ 2,467.96		\$ -	\$ 120,929.78	\$ 53,606.05	\$ 46,359.49	\$ 20,964.23	\$ 120,929.77				
12/19/25	12/08-12/14/25	\$ 36,030.03	\$ 1,251.03	\$ 695.58		\$ -	\$ 34,083.42	\$ 15,108.58	\$ 13,066.18	\$ 5,908.66	\$ 34,083.42				
TOTAL		\$ 1,343,221.17	\$ 53,376.31	\$ 25,796.90		\$ 13,500.04	\$ 1,250,547.92	\$ 554,734.18	\$ 479,141.22	\$ 216,672.51	\$ 1,250,547.91				

81.31%	Percent Collected
\$ 308,664.08	Balance Remaining to Collect