

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

October 14, 2026

GMS
Governmental
Management Services

Talis Park
Community Development District
Special Meeting 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.)	

Wednesday
October 14, 2026
9:00 a.m.

Vyne House
16665 Toscana Circle, Naples, Florida 34410
Join the meeting now
Meeting ID: 224 200 508 775 627and Passcode: Hi3Jt3YK
1 872-240-4685 and Phone Conference ID: 569 906 233#

1. Roll Call

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

3. Approval of the Minutes of the March 24, 2026 Meeting **– Page 3**

4. Consideration of:
   A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 37**

   B. Second Amendment to District Management Agreement with Talis Park CDD and Governmental Management Services – South Florida, LLC **– Page 42**

   C. Interior Berm Landscape Project Proposal and Renderings from Blue Landscape & Outdoor Solutions **– Page 64**

5. Discussion of Watercourse Lake Maintenance

6. Staff Reports
   A. Attorney

   B. Engineer

   C. Field Manager – Lake Bank Repair Work Proposal with Crosscreek Environmental **– Page 78**

   D. Manager – Number of Registered Voters in the District **– 684 – Page 80**

7. Financial Reports
   A. Approval of Check Register **– Page 81**

   B. Approval 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 special meeting of the Board of Supervisors of the Talis Park Community Development District was held on Tuesday, March 24, 2026, 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
Barry Sinoway	Assistant Secretary
Michael Smale	Assistant Secretary
Barbara Hurt-Simmons	Assistant Secretary

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
Several Residents	

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)*

Mr. Winkeljohn: If there are any comments from the general public now is the time if you have anything in general you want to say to the District Board, otherwise we'll proceed through our agenda.

Mr. Weiss: Yes, so we have some friends and neighbors here also, I just wanted to review the discussion that started back in November concerning the littorals and the erosion

around the lakes from the middle of December Patrick and I, along with one of our other neighbors and the horticulturist with the CDD went around ponds with the idea of developing a plan which was recommended by the field manager at the November meeting. In January as you recall, I had some other neighbors and friends come by and talk about erosion, safety and just the overall appearance as it affects everyone in the community, and I was just wondering if there were any updates.

Mr. Winkeljohn: Specifically since our last meeting there's nothing new.

Mr. Weiss: Any plans to share?

Mr. Winkeljohn: One of the things we've been working on is sort of a general narrative and description of our policy and that's been circulated to all residents, that was prepared in the last month or so. The general policy adopted by the Board is to work with any association that wants to upgrade or change their environment past what we're regulatorily expected to do. The Board went through that, I think you were in one or more of those meetings but, there's been no directive to change anything. Patrick did you have any expirations or anything you're working on for those lakes?

Mr. Burgess: No.

Mr. Winkeljohn: We had a few topics.

Mr. Burgess: Yes, we met and we haven't obtained proposals or anything but, it's up to the Board if you would like me to do that now.

Mr. Wishner: Is the association in Corsica planning on doing any plantings to increase screening or anything like that?

Mr. Weiss: Not at the present time but, we just thinking about the responsibility of the CDD, so online if you look at the responsibilities there are three parts, one is the infrastructure you're talking about right now. The second one is public meetings, which we're in right now, and the third part, and let me read it for us, it's community services that enhance the quality of life for residents including maintaining parks, recreational facilities and other community amenities, so it is a three part, and that comes right from your charter originally.

Mr. Winkeljohn: Yes, Chapter 190.

Ms. Hurt-Simmons: Can you say those three again?

Mr. Weiss: Sure.

Ms. Hurt-Simmons: Not everything, I'm sorry, the three bullet points.

Mr. Weiss: Sure, infrastructure is the first bullet point, second bullet point is public meetings, and I'm just summarizing, but the last one, is community services that enhance the quality of life for residents, including maintaining parks, recreational facilities, and other community amenities.

Mr. Winkeljohn: And just for the Board's purposes, the lakes system is part of your stormwater management, which is not a recreational entity, many times it's perceived as one but, it is not, it's clearly stated in our permits that they are not for recreational use from that perspective.

Ms. Willson: That's correct. (inaudible comment) So, Chapter 190 gives the crux of what the District may do, and then there's other items like what is specifically chosen to be funded with your bonds and your other operation and maintenance special assessments which are public funds. So, when you chose to pay on certain items with an inundated community like yours, if it were to provide recreational services, it would certainly be within your power to do so, obviously with modifications to your permit and whatnot. However, if you were to do that you would be required to then charge a non-resident user fee and allow people that are not residents to come in and enjoy the facilities as well, so that's an important component of using those public funds.

Mr. Winkeljohn: That's a great point, thanks.

Ms. Hurt-Simmons: So, the recap on that is?

Mr. Winkeljohn: If you had a recreational facility, and given his list, if any of those entities were something this District were choosing to have in place to allow, you would open up your gates to public access as well, and that's certainly not the intent of this community, that's why the roads are private, that's why you have what's called a hard gate, which restricts access to the community. The amenities or the improvements is really what they're called, that were funded through bond documents which are public in nature have no public visitation or access elements to them, and that's why that fits together perfectly.

Ms. Hurt-Simmons: Right.

Mr. Winkeljohn: If you were to start getting into the business, say you had some open land for a dog park or something like that, that dog park would be eligible and open to everyone or anyone who wanted to come see it because of the public nature, so the public/private balance that this community has struck would be at risk if you were to explore those types of options.

Mr. Weiss: Can I just go back to the beginning of the community service that enhances the qualify of life for residents.

Mr. Winkeljohn: So, that's an option, it's a thing you can do. The District has not funded or operated anything intended for that for the public, or for the residents.

Mr. Weiss: And I'm referring to the residents, and the last word is actually residents, the quality of life for residents.

Mr. Winkeljohn: Right, it may do those things, yes.

Resident: Can I ask a question, I'm sorry I'm new to this.

Mr. Winkeljohn: That's ok, it's public comment portion, go ahead sir.

Resident: Yes, just a question, I'm a homeowner, I live on Corsica and I look at the ponds, and the question I have is, they're clearly eroding, they're slowly eroding down into the ponds, you can see it coming apart, and I'm just curious to know whose responsibility it is to fix that because it's going to keep eroding and it's going to get worse, it's not going to get better, so I'm just asking the question, as I'm trying to understand it because I look at it every year and it's getting worse and worse and I'm sure all that soil has gone down into the drainage system and it's not a healthy environment that way, so whose responsibility is it to fix that, I was under the impression it was the CDD.

Mr. Winkeljohn: So, there's a whole long answer to all of those questions but, in short, the District in terms of its lakes performs inspections, to your left is our District engineer, and his firms helps give us the technical skills to verify what the lake have to look like, what they're supposed to look like, and what the existing condition is, as those conditions reach a certain threshold the Board would take action. Some of what appears to be erosion may not be erosion in a negative sense from the District's standpoint, the District likes and I'm being general in nature with this statement, we have littoral shelf plantings, to a District it's a very blind environmental regulatory process, not a golfer, resident, perspective. What may look attractive, what may look like erosion may not be the same thing for us, so they're not always in harmony but, obviously, this Board sees it as residents because they're resident driven. So, we've had numerous areas where we've taken on the project in coordination with homeowner association groups, for instance, some piping for instance, it's not part of the District's drainage system but, somebody had ran some drainage into the lake and it was washing out the lake and so we worked through a solution to improve that as an example but, generally speaking the District handles that, it observes that but it

works in coordination with the golf course folks, with the different residential groups, depending on the nature of it.

Resident: So, having said that, what was your assessment, is it eroding?

Mr. Evans: There was like one rill where there was erosion, and it was really because there a pipe that was placed in there to avoid erosion, and it wasn't placed deep enough but, I think that a lot of the areas that I think generally were referred to as erosion is just exposed lake bank that's not sod, so that lake has a, and it's what we've been really talking about since the beginning, that lake has a greater fluctuation of water table, so every foot of water table you have 4' to 6' more of exposed lake bank. So, when that lake gets down to its lowest elevation, you almost have no water in the bottom of the lake so you have exposed dirt, that's not necessarily erosion that's just exposed dirt. So, what we've been trying to do is where aesthetically necessary, putting in littoral plantings that kind of cover that dirt so it isn't brown, as the water table drops it exposes less of that lake bank. So, really when we did our inspection there was just one spot where it actually eroded and when we look at erosion we have a criteria. So, there's two types of erosion, there's rills where you see like a little creek, and that's 6" or so deeper, and we look at that as something that needs to be repaired and we repair that through a couple of different methods, one is we take dirt from the lake and fill back the rill and then put sod onto it, and then where we have continuous repetitive erosion which is usually in things like between two buildings where a lot of times you'll have a couple of roof drainings for example and it points towards that discharge and then you'll have repetitive erosion. You had that on your most westerly building, and you guys had it in a couple of inlets there from back in the parking lot on the west side, around maybe two more inlets and I bet that's going to solve that erosion from occurring in the future. The only thing that's eroded there really is just because the pipe was placed in there with probably an inch of dirt on the top of it so it washed up and around that pipe that's in an area that actually would be submerged once the water table comes back up. So, well below we had some control elevation which is your wet season water table where the water gets to the wet season, and once that water comes back up that won't even exposed. So, that would be a luxury one where we would fix it because it looks bad during the dry season but, it's doesn't really fit the criteria of erosion.

Mr. Wishner: And I presume that you are aware that the lakes on Corsica are among the few lakes within the community that are not lined.

Resident: Yes, I'm aware of that.

Mr. Wishner: And that is the reason why the lakes there look the way they do as opposed to other lakes because the other lakes are lined, and would be up to the Corsica Community Association to decide whether they wanted to go forward and work with us in funding, you funding the lining of those lakes. We accepted them unlined from the developer, as we did with Fairgrove for example, even though we nearly begged Fairgrove to line their lake before they turned it over to us and they chose not to. Your developer chose not to, should you as an association chose to fund the lining of the lakes we'd be happy to have our engineers work with you to make sure that was done properly so that your lakes did not look the way they do in the future but, that would be a decision for you and assessment for the Corsica community to fund should you chose to do so.

Mr. Proctor: And question for you Alan, I mean Josh Evans prepared a cost estimate as far as the relining, did you share that with the entire community or just your Board?

Mr. Weiss: Just locally, just with the neighbors, nothing formal.

Mr. Wishner: So your Board has not addressed this?

Mr. Weiss: That's correct.

Mr. Proctor: Would it be prudent to share that with all the residents?

Mr. Weiss: I'm not on the Board but I can certainly ask the folks who are on the Board.

Mr. Proctor: Ok.

Resident: I have one question, so you talked about shelf plantings?

Mr. Winkeljohn: Littoral plantings.

Mr. Wishner: Littoral plantings.

Resident: It seems to me, if you survey the bank there's fewer areas without plantings than with plantings, so the question is why can't we fill that out, why wouldn't that be a responsibility to do that in a way that is thorough and just more aesthetically pleasing to our shareholders?

Mr. Evans: Well, that's a business decision for you guys but I can explain why you just can't necessarily plant the entire thing. So, these are wetland plants and they all live within a certain hydrology, and the hydrology meaning, it goes up and down so much throughout the year and all of these plants have a certain hydrology that they live within. So, different periods of the year you could plant that whole thing and they would survive until

such time that the water table goes back up and then it's going to kill everything that was submerged more than a certain period of days. So a lot of what you'd be planting would die on an annual basis and it's very expensive, so I think we tried to, or the Board went out and did some plantings in some areas that I think were acknowledging that they had a really low survival rate but, to address some complaints but, if you went in and you planted that in a higher lake bank up and down for all of the dry area, 90% of that would be dead in the next year because it would essentially flood itself out. So, one of the benefits of having a lined lake is that water table fluctuation is based on some small amount of leakage but, I'm sure it's mostly due to evaporation, so you have maybe 1 or 2 feet of vertical water change throughout the year, where you have 6 or 7 feet of vertical water change, so there's not a plant material that can survive that hydrology of it going up and down that far. So, anything that you do there's a portion of it that could be planted and it would survive but, most of it is going to die because when the water table comes back up in the wet season you drown a large part of that lake bank. One of the things that I suggested a while back was, that I've seen for situations like this because I was the engineer for Medaterra back in 2000 and they had the same water table fluctuation, and this area has one of the larger water table fluctuations in Collier County, it's just the hydrology and the way are system is with the limestone, it's got these little tunnels, little caves that move water really fast. The only way I found that you can offset that is to do something more hard like a limestone cap rock and that needs to be designed and it's a thing where you can put in some cap rock and make it look nice because as the water table goes up and down it doesn't kill the plant obviously, it's cap rock and then the top you could do some type of plantings but, you're just always bound with the hydrology.

Resident: And I'm seeing areas where it's kind of uniform in terms of height and there's plantings here, and low plantings there so, you're saying there's some sort of a 3 foot area where it's different?

Mr. Evans: No, if you had the resources you could plant all the way around the lake and then there would be some point, a vertical point where that should survive if it's irrigated properly but, it's an aesthetic thing, it's not an erosion thing. I mean it reduces the amount of erosion that occurs but, we really haven't had an erosion issue, it's more of an aesthetic issue and what it looks like by the exposed lake bank.

Mr. Weiss: And to this gentleman's point, that's like almost 10 feet from the water up to the grass, and I think that's the part that gets everybody a little bit disappointed the way it looks. So, in due respect to the lining the ponds, that's a cost prohibitive number, that's a crazy number, and the disruption to the whole community to drain the ponds, put the fabric in and fill it back up again doesn't do anybody any good, so it just doesn't make sense. I think what we're all looking for is what can be done reasonably, how do we work this out so that we can make it more attractive without cause grief to everyone, and it looks like it's a 10 foot span from the bottom to the top.

Mr. Evans: It is and that relates to about 40 foot width because of the 4 to 1 slope are every foot to vertical drop, you have 4 more feet.

Mr. Wishner: And if you look at the unlined areas at Medaterra or Quail West, they go completely dry.

Resident: But are there plantings around there?

Mr. Wishner: It's just natural.

Mr. Weiss: I just want to go back to my question, I apologize, so what I was getting to was, it is like a 10 foot span, I've never in 5 years I don't think I've seen the water ever get that high to where that grass ends right now, so I'm already, with some thought and consideration of what we could do to minimize the 10 foot gap to like 5 feet because the water never really gets all the way up there, that we can make that part more uniform and attractive, I think that would be something logical and something cost effective, and I think it's something that would ease everybody's concern about seeing 10 foot of dirt around all the pond without draining and putting a liner in, and I was under the assumption that there was going to be some plan to look at what options might be so that it could be costed out, we could look at it intelligently, and say, you know what, that's a good resolution to make everybody sort of on board, who pays for it, I'm not going to get into the argument because I don't know enough about the terminology, the CDD, and the responsibility, I'm just trying to figure out what we think would be a good resolution that we can consider as a team, that's all I was trying to answer, so I just wanted to make that point.

Resident: You make a point of the cap rock sort of solves that problem but, I'm guessing you're not talking about that because that's an expensive solution.

Mr. Evans: Yes, the cap rock, it's not too far off from the cost of lining the lake, so all these solutions are expensive.

Mr. Wishner: And requires annual maintenance.

Mr. Evans: Any you have to pressure wash it because it looks bad after it's been inundated so you need to go back and pressure wash it, so there's not a cleaning solution, and if you put the cap rock, well if you're going to go that far you're really putting lipstick on a pig when you could just line it for 20% more.

Mr. Sinoway: That was in your report was it not Josh, both of those options were in your report?

Mr. Evans: Yes, several months ago but, the next step on the cap rock was it was kind of a shot in the dark, it really required links of architect designing it and then going out and finding a contractor, that's a highly variable thing, if you have a contractor that's digging a lake down the street, and he has a bunch of cap rock he's trying to get rid of, that's a 10 cents on the dollar cost versus just going out and trying to obtain that rock, so it's a variable question.

Ms. Hurt-Simmons: Josh, I have a question.

Mr. Evans: Sure.

Ms. Hurt-Simmons: Have we done measurements every year about high that gets because I know this past summer was very dry, but have we done measurements?

Mr. Evans: No, but we know how high it gets it's what variable is what I don't know yet, like depending on the dryness because the wet season water table it gets to the same elevation every year because we have these control structures that monitor that. So, these control structures, when the water table gets up, you can go a little higher but we have these outlets that control the elevation and it only goes up to 6" or 8" above that. So, I can tell you, to a relative degree of certainty I can tell you how high it gets but, every year it drops to a different elevation based on the drought.

Ms. Hurt-Simmons: Ok.

Mr. Weiss: Are we now down to the high water mark would you say?

Mr. Evans: That high water mark gets created by the high water, so what happens is the sod grows down.

Mr. Weiss: Well, it's wherever the outlet pipe is that you just mentioned.

Mr. Evans: Right, that's the elevation.

Mr. Weiss: So, are we planting down to that elevation, that's the question.

Mr. Evans: Yes, I think actually the grass sort of grows down and it kills up to that elevation, so it sets that elevation every year when it gets to the water table because the sod doesn't survive 1 or 2 days.

Mr. Sinoway: I'd like to go back with Alyssa for a minute and ask her what her conclusion is with respect to the Board's responsibility in this entire issue, is it just a voluntary thing on our part, outside of our purview Alyssa?

Ms. Willson: Your responsibility is to maintain the infrastructure that was funded with the bonds, so your responsibility is to maintain the functionality of the stormwater management system. If you spending it on items that benefit the golf course that would need to be cost shared, if it pertains to, and your engineer can state that any of those plantings would enhance the functionality of the stormwater system that would be eligible for you without opening up a recreation permit, anything beyond that you would have to essentially open up a recreation component, and again, it's not how your community was set up.

Mr. Sinoway: Ok, so in this particular instance it's not the Board's responsibility to address this issue or to fund this issue, it's the homeowners association that's involved, the particular homeowner association, is that correct?

Ms. Willson: If it's related to enhancement that is aesthetically pleasing, yes, that would be the homeowners association.

Mr. Sinoway: Ok.

Mr. Weiss: But we don't agree that's the case, we think it's eroding and it's deteriorating the pond, and it needs to be maintained and we think it's your responsibility, so that's where we are here.

Mr. Wishner: But our engineer is in disagreement.

Mr. Weiss: Your engineer, I appreciate that, but we look at it and I can see it, and it is eroding, that's just the way it is, and you can't deny it but, I appreciate where you're coming from but said it before, it's only going to get worse, I mean what are we going to do, wait for it to destroy it and then it's going to cost more to fix it, or do some enhancement now to fix it so it doesn't become a year after year problem, and we're sitting here 5 years from now and a major reconstruction has to take place, that's what I'm getting at because I think in a minimum way we could fix it without letting it get worse and say you know what, that's the reasonable result and it has nothing to do with the golf course, it's eroding and it's only going

to get worse is what I'm trying to get to, and I think if you get ahead of it with some simple planting we'd be happy with that, we'd be happy with the aesthetics, we'd stabilize the soil so it doesn't get worse over time, and it's a win/win, and I don't think it's that expensive to do it now versus the relining of the pond, bringing in cap rock and doing a major reconstruction with damage to the rest of the property getting that rock in and out and relining the ponds because there's going to be damaged done, you know it, they're going to bring trucks, they're going to have to do excavation and it's going to be a mess. So, I think that's a reasonable solution from where the grass ends now further down the bank, stabilize the future erosion and it makes it more aesthetically pleasing, I think that's very reasonable.

Mr. Smale: Can I ask you a question, do you disagree with what Josh is saying?

Mr. Weiss: Which part?

Mr. Smale: Any part.

Mr. Weiss: I think it is eroding, so I do.

Mr. Smale: Ok, so from our Board's standpoint, we pay him as our expert and he's saying it's not erosion.

Mr. Weiss: Of course you pay them.

Mr. Smale: Well, ok, what are we supposed to do, pay somebody else?

Mr. Weiss: I'm not trying to be argumentative, I'm giving you my opinion, I think it's eroding and I think it's only going to get worse, that's what I'm trying to tell you.

Mr. Smale: Ok, we have to rely on the opinion of our expert.

Mr. Weiss: I appreciate that.

Mr. Smale: So, I think that unless that changes, we're at a stalemate.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Weiss: What have I said that was unreasonable about what a solution might be, what so unreasonable about that?

Mr. Sinoway: Hold on just a minute.

Mr. Smale: Well, the first thing you're saying that I feel is incorrect relative to what Josh is telling us is you're saying it's based on erosion, and he said it's not erosion.

Mr. Weiss: He said there was erosion, he said there's positive erosion.

Mr. Evans: There's one place where you guys installed a pipe or you wanted a cover on it so there's erosion on top of that pipe but, that was caused by your installation, and I

want to make sure that it's clear that my opinion of erosion is a factual one it's not one of a matter of who's paying.

Mr. Weiss: I appreciate that.

Mr. Evans: I just want to be clear about that.

Mr. Weiss: But is it true that the plants will prevent future erosion or is erosion possible?

Mr. Evans: Yes, erosion is possible.

Mr. Weiss: Ok.

Mr. Evans: And plantings do a great job of preventing erosion but, what we have is, you just have exposed lake banks during the dry season when it's not rainy, and then when the lake fills back up, which it fills back up very quickly once the rains start, the portion of the area that you're concerned about which is aesthetically not pleasing is covered in water at that point, so it doesn't erode, it's below the water table. So, I hear you, and even though I've addressed every time you guys have asked me, come out and look at it, it's really unfortunate the developer didn't want to spend the money to line the lake in the beginning because we actually pushed them to do that in those cases and certainly our preference, you probably would have paid a lot more for your home if it were lined because they would have passed that cost on to you guys, and it's unfortunate that didn't occur because now you are dealing with an aesthetically less pleasing project and I feel for you, I just can't say something that it is when it's not. We've had very limited erosion in that lake.

Resident: I have a related question, so when the other ponds went through a higher level, you measured it one time, as you said you took out your old surveying equipment and we were within a fraction of an inch that you indicated, and that was no substantial, and I understand it's not lined, I understand the water erodes from it but, shouldn't the other ponds spill over into this one, or is there height that goes by that keeps from coming?

Mr. Evans: There's something inbetween that lake and the next lake that it's keeping the water from draining down to the lower elevation of your lake, and it wasn't designed that way, it's just by chance. When I took over and we did the new lake, I don't recall the name in the front of the development but, we made sure that we put a control structure in there to prevent that lake from draining our lake, there's something by chance inbetween our lakes that keeps it from draining all the way down, and we didn't install anything for that occurrence.

Mr. Weiss: What is that?

Mr. Evans: Usually it's a pipe that would have an invert elevation, there's a control box, a pipe, or something inbetween those lakes that's at an elevation that's preventing it from going down to the lower level elevation.

Mr. Wishner: If we didn't have that, for example the Fairgrove unlined, would drain all of the rest of the lakes in the community because it's the low point and that's where water is seeping out. So, we have a control box that prevents the flow of the other lakes into the Fairgrove lake to prevent them from being drained and the Fairgrove lake will go up and down, as yours will, because it's not lined.

Resident: Is there a check valve in the Corsica lake?

Mr. Evans: No, not a check valve but, there's something at a higher elevation that's keeping the water from draining down into that lower elevation and I don't know what it is because it preexisted me but, what we designed in Fairgrove was an actual in line weir at a certain elevation to prevent that lake from draining our lakes, this one has something actually that's keeping it from draining the rest of the lakes but, it's still going down lower than I liked it to. If I had to do it over and I was designing it I would make sure it had a control structure between Corsica and the other lakes because if it not being lined, I think there's something there that's preventing it from draining into a lower elevation but, I don't know what that is.

Resident: Is that desirable or undesirable to have that, invert elevation?

Mr. Evans: Very desirable because for example at Fairgrove we intentionally put that in to prevent that, so we don't say, hey if you guys aren't going to spend the money to line the lake we can't allow that lake to negatively affect us, and that was a developer choice of the cost of the amenities and whatnot.

Resident: Got it.

Mr. Evans: So, in this situation there's something inbetween and I'm not sure what it is or exactly what elevation it's at but, there is something that's in that lake keeping Corsica from draining the other lakes.

Resident: Couldn't you put a check valve in Corsica so it only goes to a certain level?

Mr. Winkeljohn: It's running naturally, it's low level is natural.

Mr. Evans: Yes, so Corsica's lake is going up and down with the water table and it's just like dropping a drop of water, if you filled you tub with sand and you dropped a drop of water in it, it's just spreads out so the water can move, so there's really no way to offset that

other than to put a liner in it. So, even if you have a pump for example, and a lot of the irrigation systems, traditional irrigation systems in southwest Florida don't have a well, it drops a drop of water and for every drop of water you take up for your irrigation system, and one time I think we joked because it's spreading that water out over miles and miles, and you'd have to pump offset, or you'd have to raise the regional water table to really offset that. I think you're thinking one thing, is there a way to get more water to the lake to raise it, it wouldn't do any good if you didn't line it.

Resident: Now what you're saying is that black inlet pipe is that draining water out?

Mr. Evans: Yes, but it doesn't go out of the community until it gets to a certain high elevation that you don't reach until you get to peak of the wet season.

Mr. Wishner: That's a stormwater control structure.

Mr. Evans: Right.

Mr. Winkeljohn: Gentlemen, if we could move on, we do have a public hearing for our budget scheduled for today and that's really main crux of today's meeting but, I'm always available to you, most of you, we've already had these conversations and I appreciate you wanting it on the record and expressing your opinions, it's an ongoing issue, it's never going to go away.

Mr. Evans: And you have my contact information, I've always been open to answer any questions you guys have.

Mr. Winkeljohn: There are other ways to solve this that Josh has been way to polite to mention because they're not palatable but, you could plant the living daylights out of those lakes and turn them into a marsh and you wouldn't like it, so that's the other solution is to turn it into a native looking pond using that expression.

Mr. Evans: But when the water table goes up a lot of that material will die because it will drown.

Mr. Winkeljohn: Yes, and I'm just thinking of some of the more or less enjoyable material that lives in Florida that we wouldn't want in the lakes because it would reduce volume and so there are solutions but, nobody wants them, it's just the reality of South Florida lake living, and this is the only community that I have that has lined lakes so I'm used to this quite normally but, it's a tricky subject, I appreciate everyone's cooperation and everyone's effort as a community to work on it, you've done a lot.

Mr. Weiss: Thank you.

THIRD ORDER OF BUSINESS Approval of the Minutes of the February 17, 2026 Meeting

Mr. Winkeljohn: Moving on to our business items if you'll allow, the February 17th minutes where circulated, and I made one change the chairman pointed out with a name spelling, but that was it, so I would ask for a motion to approve with that change.

> On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, the Minutes of the February 17, 2026 Meeting with the submitted change were approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Winkeljohn: And of course, as I mentioned today is a special meeting we set for the purpose of performing the adoption of your annual budget, is there a motion to open the public hearing?

> On MOTION by Mr. Wishner seconded by Ms. Hurt-Simmons with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-02 Annual Appropriation Resolution

Mr. Winkeljohn: And at this time we would take public comment related to budget, staff presented and the Board approved the proposed budget for today which did not include any increases to the assessments. We've been through quite a few exercises to bring our operating and our debt budget into a smoother appropriate funding level, we're replenishing our reserves, we replenished our reserves from a large capital project to do the berm work and plus the irrigation, and you're well-funded for a sizable and important infrastructure repairs and improvements throughout each fiscal year as you are so funded, so congratulations with that. The actual line items in the budget are at your discretion throughout the year with the exception of contracts and such but, you're well-funded to be able to accomplish anything with the proposed budget, and staff recommends approval by motion and resolution #2026-02.

Ms. Hurt-Simmons: I have a question.

Mr. Winkeljohn: Go ahead.

Ms. Hurt-Simmons: The project that we're talking about on Veterans, is that in this budget or is it this year's budget?

Mr. Winkeljohn: So, yes we're in current fiscal year, we're fine, that's in this year's budget.

Ms. Hurt-Simmons: Ok, it is in this year's budget.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: Ok, alright, and that's under special projects?

Mr. Winkeljohn: It can be, yes.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: Your budget, we evolved it a little bit last year to add a reserve and so we always have the discretion, if it's a line item we can use those funds or if it's beyond that capacity then we can pull reserves and by a simple amendment.

Ms. Hurt-Simmons: Ok, thank you.

Mr. Wishner: And which budget is this project?

Mr. Winkeljohn: That one has not been identified.

Mr. Wishner: Ok.

Mr. Winkeljohn: We're still in the preliminary stages, we have a sense of the cost, we know the order of magnitude it would tie us up financially but, we can afford it.

Mr. Wishner: Ok.

Mr. Smale: I have a question about the assessment table, as you're probably aware we're talking about taking on, the members are talking about taking over the golf course.

Mr. Winkeljohn: Yes, I am.

Mr. Smale: And Kitson still owns this lot down here, they're calling it the RAV lot where they had proposed a high rise condominium.

Mr. Winkeljohn: Yes, there's a little more development potential.

Mr. Smale: Are there lots within this assessment table that they're currently paying assessments on that are in that space?

Mr. Winkeljohn: Yes.

Mr. Smale: So which ones are they, is it Toscana Villa 1A?

Ms. Hurt-Simmons: I'm on page 35 of the agenda.

Mr. Winkeljohn: Yes, that makes sense, I don't know the names like you all do because they changed the marketing terms but, they're all accounted for.

Mr. Smale: Well, there's Toscana Villa 1A and there's Toscano Condominiums, and I'm guessing that 1A is 12 lots, it might or whatever.

Mr. Winkeljohn: Right, whatever is there.

Mr. Smale: And the reason I'm asking this question is part of the proposal within the homeowner take over, or the member take over the club, is they would turn over that lot along with the golf course, so then the golf course, or let's call it the club, would then be responsible for paying the 12 assessments on that space, unless there's some kind of a re-plat or whatever.

Mr. Winkeljohn: Right, so I think I know where you're headed, you just want to make sure the District isn't mistreated by that process.

Mr. Smale: I want to make it clear, and yes, but also make it clear to the people as the take over process goes on that's part of it.

Mr. Winkeljohn: Yes, so the land mechanism will handle all that, and that's a really good question by the way. The Districts have mechanisms to protect from any of that every getting out of balance, and it's originally through developer completion agreements and the major document that I point to tied to your assessment methodology which identifies all the land, and says all this land gets equal share of debt and operating is at your discretion a little bit but, the debt portion I think is the bigger one, and then there's a document that's called a True-Up agreement which says that if you reshape anything or sell it off, or transfer it, you can never reduce the amount of debt in that even form approach, you can't stack it too much one side, or carve it out, it's always cared for through acreage and then by platting and it's always adjusted through the process. So, we've been doing it since this project began, it changed a lot over the years but, the debt is always evenly distributed according to those original concepts. The only exception is if some group decides to pay it off, they can pay it off, and there may be a home or two in this community, I don't think there's any development that was paid, I think some of them were paid down, so they may look like their paid, you're only paying $10,000 a year and your neighbor is paying $12,000 a year, how is that, there's probably a history where they bought down the debt a little bit to make it cheaper, as an example. So, there's a complete mechanism that controls for that and that chart took an evolution where we updated the names because they changed so many times.

Mr. Proctor: I think we need to clarify the number of units, think it's under RAV Villa 1A which is 18 units.

Mr. Wishner: What page are you on James?

Ms. Hurt-Simmons: It's page 35.

Mr. Winkeljohn: I can double check it.

Mr. Smale: It's either that 12 or it's 18.

Mr. Proctor: Well, Toscana 1 is Villa 1A that's 12 units, we know there's 12 original Toscana.

Mr. Smale: Ok, I didn't know that but, then that must be 18.

Ms. Hurt-Simmons: It's the 18 one, I think.

Mr. Proctor: It's 18, yes, so that's what we need to deal with.

Ms. Hurt-Simmons: So, that's what we're talking about.

Mr. Winkeljohn: So, my point is you don't have to worry about it, it's tied to the land.

Mr. Smale: Yes but to be clear for the club, that number is not going to change, they have to pay it every year and it's not going to be mocked up and reverted.

Mr. Winkeljohn: No, not allowed to do that.

Mr. Smale: So that's part of what they should be entered into the equation.

Mr. Winkeljohn: You got it.

Ms. Hurt-Simmons: So, rather than you just telling them that, I think an official letter or something needs to be sent to them just for clarification.

Mr. Winkeljohn: And the mechanism for that is the real estate transaction.

Mr. Smale: Yes, the attorney should be aware of that.

Mr. Winkeljohn: The taxes are disclosed under that process and estoppels are all tied to the property, and it's all articulated through there, we do that automatically.

Mr. Smale: In the event that the new club owners being the members, say, well we're never going to build anything there let's replat or do a True-Up or whatever the mechanism is.

Ms. Hurt-Simmons: Rezone.

Mr. Smale: Can that happen?

Mr. Winkeljohn: No, no matter what they do, that contribution will not change in that geography, it can't change.

Mr. Smale: Ok, alright, they should just be clear on that.

Mr. Winkeljohn: Right, and because the District's rights are recorded deeply into the land, documents and the tax process, the folios, say the folio change, we track that, and we would see the folio, it went to a new one and we would reassign the costs accordingly, and if there was a shrinking there would be a debt to be paid at closing.

Mr. Proctor: Based upon the approved proposed budget it would be $23,164.38 annually.

Ms. Hurt-Simmons: And that's in this assessment table.

Mr. Smale: Ok, that was my question.

Mr. Winkeljohn: Of great concern, I appreciate that. So, with that are there any other questions? Moving then to resolution #2026-02 is presented for a motion.

> On MOTION by Ms. Hurt-Simmons seconded by Mr. Sinoway with all in favor, Resolution #206-02 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-03 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn: And now that we set our assessment level in the accompanying budget, the next resolution #2026-03 is the means to achieve the revenue necessary, the Non Ad Valorem Assessments process is the best deal in town, and it's your only option, so I recommend approval by motion.

> On MOTION by Mr. Smale seconded by Mr. Proctor with all in favor, Resolution #206-03 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn: And congratulations you've completed your public hearing for the budget adoption, is there a motion to close?

> On MOTION by Mr. Wishner seconded by Mr. Sinoway with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Consideration of Addendum to Cost Sharing Agreement Between Talis Park Community Development District, Talis Park Community Association, Inc. and Talis Park Golf Club, Inc., for Infrastructure, Operation, and Maintenance

Mr. Winkeljohn: Moving on, we were asked to bring to you which is item No. 5, the addendum to the cost sharing agreement, you all know noticed there was some updating that would be helpful for that. I believe the draft and the circulated map updated by Josh, thank you very much Josh, and hard work from Melissa, accomplishes your request.

Mr. Wishner: So, what if anything is this?

Mr. Proctor: I may just refer to that, because the chairman of the transition committee for the turnover wanted to know more about CDD, so through Paul got the contracts that we entered into and one of those was this agreement that states out the berm requirements and it had the old irrigation system and I thought we should update it, that's all this document does.

Ms. Hurt-Simmons: So, it's only the berm, that's the only change.

Mr. Winkeljohn: And the new exhibit that you can see.

Mr. Wishner: So, it's not necessary to include in this anything related to Veterans.

Mr. Proctor: That's in a separate agreement.

Mr. Wishner: Ok, and the nature area, or whatever it's called.

Mr. Winkeljohn: The preserve.

Mr. Wishner: Yes, the preserve.

Mr. Winkeljohn That's always been ours.

Mr. Wishner: Ok.

Mr. Winkeljohn: So, from our standpoint, I think what we want to do is have the Board approve this for execution in final form, we present it to them, and if they have edits or whatever that are non-material we can make those and have it executed.

> On MOTION by Mr. Wishner seconded by Ms. Hurt-Simmons with all in favor, accepting the Addendum to Cost Sharing Agreement between Talis Park CDD, Talis Park Community Association, Inc, and Talis Park Golf Club, Inc. for infrastructure, operation and maintenance as presented was approved.

Ms. Hurt-Simmons: I have a question on it, it doesn't matter on the vote but, why does the HOA have to sign off on this?

Ms. Willson: They're a partner because there are some things that are on their plate, so it's a 3-party agreement.

Ms. Hurt-Simmons: Ok, I thought so.

Ms. Willson: They have some items related that they're paying off and other items in the agreement, so those items are not being modified but since we're updating this then all parties would need to sign off on it, so it's not that anyone's responsibility changed, we're just updating to request the current infrastructure.

Ms. Hurt-Simmons: Ok, thank you.

Mr. Winkeljohn: Thank you Alyssa.

SIXTH ORDER OF BUSINESS Staff Reports

Mr. Winkeljohn: Moving on, and while you're up, do you have any report for us today, Alyssa?

A. Attorney

Ms. Willson: Just that the legislative session has kind of ended, they're coming back for a special session, there are some modifications to the District sovereign immunity and other items that did pass through legislature, so there may be some updates for your interest, but everything is still under your general liability coverage, but there are some changes to your potential sovereign immunity. Otherwise we'll be reviewing the legislative items to provide updates on anything else that may impact CDDs and other Special Districts, as well as what comes out of the upcoming special session that they have scheduled. Otherwise, nothing else to report but, I'm available to answer any questions.

Mr. Winkeljohn: Thank you.

B. Engineer – 2026 Lake Bank Inspection Report Map

Mr. Winkeljohn: Josh, anything else to add today?

Mr. Evans: No, I don't have anything additional.

Mr. Winkeljohn: Thank you. We did answer your irrigation question, do you want to cover that, or do you want me to cover that and just let them know how that allocation happened, do you want me to mention that?

Mr. Proctor: Yes, if you want to.

Mr. Winkeljohn: Yes, so just basically the transition committee for lack of a new name, they wanted to make sure they had the rights to the irrigation water correctly identified, and the District has no participation in that. Typically the withdraw permit might say the CDD and the HOA and the golf course, or just the CDD, and whoever does the reporting has to do it. In your case it was always set up with a golf course, and the HOA are the two partners to all irrigation and we're just a customer, we use a piece of it for our area. So, nothing for you but, if somebody walking around brings it up, the District has no participation in that.

Mr. Wishner: We use a piece of the golf course portion.

Mr. Winkeljohn: I think that's who we're connected to, yes, and they have the obligation to track or to meet their permit parameters, I don't know what they are, they're not the same as like a county, or a residential, they're above and beyond because it's a golf course. So, no issue there, just wanted to let you know we worked on that a little bit and make sure everybody was on the same page.

C. Field Manager

1) Monthly Report

2) Discussion of Veterans Memorial Blvd. Car Crash

Mr. Winkeljohn: That brings us to field manager, Patrick.

Mr. Burgess: So, under engineer I did add the annual lake bank inspection map, it's just 3 pages, there's a lot more to it but, there was too many pages, so based on that map there's areas in red that are in need for urgent repair, and areas in yellow that you probably already need, so Cross Creek Environmental who does your lake maintenance, they're going to provide us a proposal to repair the urgent areas and once we have that we'll present it.

Mr. Wishner: Do we know what page?

Ms. Hurt-Simmons: It's on pages 69,70 and 71.

Mr. Wishner: Ok.

Mr. Burgess: So, 69 is the breakdown, and you have to zoom into it to see the areas, and there's a report with pictures that I can provide to you guys through email.

Ms. Hurt-Simmons: And what is this?

Mr. Burgess: It's the lake bank inspection report.

Ms. Hurt-Simmons: Ok.

Mr. Burgess: So, once we have numbers on that, I'll present it but, I don't have anything as of today, Cross Creek is still working on it but, the plan is to do the urgent repairs and look into the secondary repairs for that.

Mr. Wishner: I'm sorry, I'm a little bit confused, these numbers, 32, 33, 34, what are those?

Mr. Burgess: They correspond with the report that has pictures of them that I will send you but, the report is 48 pages long, so I didn't want to add that to the agenda because it would have made it too big of a file and may not have been able to be sent but, I can provide that but, Cross Creek has both of these and those are the areas, and those are the repairs that are recommended. A lot of it is just filling in some areas, adding sod, nothing crazy I don't believe but, we don't have number yet until they finish their report.

Mr. Sinoway: And would we be doing the red areas and the yellow areas?

Mr. Burgess: I guess it just depends on the price but, the red is definitely what we want to tackle first, yellow is minor repairs needed, so nothing major but it could get worse I guess as we enter rainy season.

Ms. Hurt-Simmons: My question was, we have to vote on that because they want it done before the summer, would that require a meeting or what does that look like?

Mr. Winkeljohn: Do you know or do you have a sense of what it might cost?

Mr. Burgess: I don't have a number yet.

Ms. Hurt-Simmons: Couldn't we do a motion to say up to this amount?

Mr. Wishner: A cap.

Mr. Winkeljohn: Yes, give us a not to exceed amount, we have the discretion to do probably up to about $10,000 worth of repairs, and I don't think it will be much more than that.

Mr. Burgess: And it's a lot of areas.

Mr. Evans: I think it's going to be more than $10,000.

Mr. Winkeljohn: Oh, all of them, I see what you mean.

Mr. Burgess: Right for all of the red at least, I think it's going to be.

Mr. Evans: I think it's going to be, and I'm really shooting from the hip here but, it's probably more than $30,000 but, less than $50,000.

Mr. Winkeljohn: Ok.

Ms. Hurt-Simmons: And how often do they do this, every year, right?

Mr. Evans: Once a year.

Ms. Hurt-Simmons: I know they look at the banks.

Mr. Evans: And you want to do it while the water level is down.

Mr. Wishner: Right.

Ms. Hurt-Simmons: So, do we not have this in our budget if they're looking at it every year?

Mr. Winkeljohn: Yes, and it's important, you have the funds to do it.

Ms. Hurt-Simmons: But it's not targeted, it's not identified.

Mr. Winkeljohn: No, we didn't identify it specifically as a line item this year.

Mr. Evans: And just to elaborate, we did the golf course renovation a couple of year ago, so that really addressed all of the existing emergency ones.

Ms. Hurt-Simmons: So we haven't had anything for a couple of years.

Mr. Evans: That's right.

Ms. Hurt-Simmons: Got it.

Mr. Evans: So everything was perfect, now we're starting to see them, and it's something you want to have in your budget on an annual basis going forward but, the reason you haven't had anything develop is because the developer did the original and it was 90% of the lake.

Ms. Hurt-Simmons: So, it's not in next year's budget that we just passed specifically.

Mr. Winkeljohn: Some of it is but, what I think Josh is say that's important is that this is probably 5 years-worth of work we're going to do now, and that will spread out over the next 3 to 5 years without a cost, so I think it's within your capability to fund this year, and it would be cheaper now.

Ms. Hurt-Simmons: Ok, got it.

Mr. Sinoway: But the question is it specifically funded in a meeting or do we have the funds available to do it without a meeting?

Mr. Winkeljohn: Yes, to all of the above, what I recommend is that you approve are reasonable number, say the $50,000 for instance, and staff will work through it, verify the priorities are indeed going to have that return on investment and if it needs to be done, we'll get it done, and we'll bring it back to you and verify where the funds would come from.

Mr. Wishner: So, if we approve it in that manner, who is going to manage and sign off on the specific expenditure?

Mr. Winkeljohn: I'd love to do it but, I really prefer the chairman to do it.

Mr. Wishner: Ok.

Ms. Hurt-Simmons: Then Jim would.

Mr. Proctor: Yes, and what's the timeline on when it would be completed?

Mr. Burgess: We don't have any information yet.

Mr. Winkeljohn: But it's the kind of thing we can put them on before the rains type of a plan and they'll totally understand that.

Mr. Evans: It's probably a weeks-worth of work for these guys once they start it.

Mr. Proctor: And we are meeting next month.

Mr. Winkeljohn: Not necessarily.

Mr. Proctor: Ok.

Mr. Evans: I think it's about $25,000 to $35,000, so if you approved it up to $50,000 I think you're well beyond what you think it would cost.

Mr. Proctor: I don't think we should approve up to $50,000 if it's going to cost $25,000 or $30,000, so I would say $30,000.

Mr. Wishner: How about $40,000?

Ms. Hurt-Simmons: Or $35,000, I think.

Mr. Winkeljohn: I think we'll be fine.

Mr. Evans: And let's just say it came in a little over that, we could pair it back to the worse one.

Mr. Winkeljohn: That's what I was saying, we can look at it, evaluate it for highest priority.

Mr. Wishner: Well, wouldn't it be less expensive for them to do it now while it's not severe?

Mr. Winkeljohn: Definitely.

Mr. Burgess: I'm going to get both prices, that's what I asked them to do.

Mr. Wishner: I would suggest we approve up to $35,000.

Mr. Proctor: I'm fine with that.

Mr. Winkeljohn: Is there a motion?

> On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, authorizing the Cross Creek Environmental lake maintenance repairs not to exceed $35,000 as stated on the record was approved.

Mr. Winkeljohn: So, we'll take care of that for you. Anything else Patrick?

Mr. Burgess: Yes, just a quick update on the Veterans Memorial Blvd. crash that I talked about at the last meeting. The landscape replacement, the proposal that we received from Vision, Egis, your insurance provider is assisting us with recovering the full amount of reimbursement to replace the landscaping, and it wouldn't affect our policy or anything like that, it's just to replace the landscaping that was damaged. It would be no cost to the District, so I don't see why we wouldn't do it but, then there was discussion about installing other barricades and whatnot, and they recommended going through an engineer, doing a traffic study and doing the proper steps for that because it would be improper to do it just based on what we think is best. So, I think the best route is replace the landscaping at no cost to the District, and then down the road if you guys want to explore other options we just need to do the right process for that.

Ms. Hurt-Simmons: I have a question, I know there's been other accidents, people driving through and hitting that tennis fence and knocking stuff down but, this is the most damage we've had, right?

Mr. Burgess: As far as I've seen.

Ms. Hurt-Simmons: Do we have a list of how often this is happening?

Mr. Winkeljohn: Once or twice but, from a District perspective.

Mr. Smale: I can think of three times, and this is the only time it's affected us.

Mr. Winkeljohn: Right and I know we want to tackle all problems, really the use of traffic is outside of our scope, the actions of traffic are outside of our scope, if we were replacing landscaping every 6 months we might have a return on our investment to get involved in the traffic side of it, but really we can send complaints to the county, so you see my point.

Ms. Hurt-Simmons: Yes, that's why I asked.

Mr. Smale: I think it's more of a HOA issue.

Mr. Winkeljohn: If it's damaging then that party may want to get more involved but, for us it's covered by the insurance and we're not party to that.

Mr. Burgess: I think where the podocarpus hedge is, and then there's a gap and then the fence, I think they could put something on their property a lot easier than maybe we could but, really our podocarpus hedge blocks the view of the tennis courts and everything.

Mr. Sinoway: And just so the record is clear, I'm finally convince that the insurance premiums will not increase as a consequence of this accident.

Mr. Winkeljohn: Anything else Patrick?

Mr. Burgess: Just the handout for the interior berm landscape replacement, we talked about getting a plan together for the buttonwoods that are out there, they've been knocked over during high winds, and then hurricanes, and it's an expense that's kind of dated at this point, so we thought a whole one was the most visible option but it's up to you guys to discuss for replacing and Blue Landscaping provided some renderings. Pretty simple stuff, you have copperleaf on a few of arboricolas in the backdrop that looks good, it could be cut down, it grows back, it's native. There is silver buttonwood hedges as an option, that would just be maintained as a hedge, not a tree that's currently out there, and some verdi arboricola which is very common. So, everything is going to be low maintenance, it's not going to increase your monthly maintenance costs from Blue Landscaping and it's really just to add some color and remove the continued maintenance of those buttonwoods that fall over.

Mr. Wishner: Any differences in water usage?

Mr. Burgess: No, there's be adjustments from Blue within the proposal they provided to make sure that everything has been properly irrigated but, it would just be changing out either direct line or bubblers, whatever is out there but, that would definitely be, and I'm assuming the major part of this work is going to be the labor to remove the buttonwoods and then adjustments to the irrigation. The plants are pretty cheap from my understanding and it's nothing crazy or fancy, it's just an enhancement and something new.

Mr. Wishner: And we don't have estimates right now?

Mr. Burgess: I don't because they wanted to know which one you wanted to go for before spending time putting together pricing.

Mr. Proctor: So, the concept of removing the silver buttonwoods that are 20 years old and when we have a high wind storm we have a lot of them falling.

Mr. Burgess: Yes, and recently with the winds.

Mr. Proctor: So this kind of planting will hopefully reduce that cleanup expense going forward.

Mr. Burgess: Yes.

Mr. Smale: And not being any kind of plant expert, do you have a recommendation among those?

Mr. Burgess: I think Jim had a good recommendation, what did you say?

Mr. Proctor: I think on the T-box, I think they're both fine, but I would go with option 1, and then at the mid fairway I'd go with option 2, and before the green area I'd go with option 2 but, I think both options are good.

Mr. Burgess: And you can see the map on there, the aerial, there's areas where you have tree coverage or nothing is going to grow underneath there, and I think people play ball over there so you don't want people going in there and stepping on plant material but, I think whatever you do would be an improvement, and that's the busiest part of that section so if you break it up in three areas it would be a little bit further south is one area, and then the driving range is the other area.

Mr. Proctor: So, this would be the major phase I guess of the three phases, we'd still have the driving range phase, and then we'd have the phase from the one green going south.

Mr. Burgess: Right and the driving range is the bigger area.

Ms. Hurt-Simmons: The one going south would be seen by people living on the outside, they would enjoy that view.

Mr. Burgess: Yes.

Ms. Hurt-Simmons: That would be the next phase I would think.

Mr. Burgess: I think the goal was really to see how this one worked out since it is the most used and then get us a ballpark cost of what we could maybe do for the other areas because at the end of the day it's a lot of labor to get these buttonwoods out, and that's a big chunk of it, planting is not hard but, there's a lot of plants out there.

Mr. Proctor: So, then the timing once we get the cost of it makes sense, we would do it post hurricane season?

Mr. Burgess: Yes, that's fine, I think whatever.

Mr. Winkeljohn: Usually the rainy season is not good.

Mr. Proctor: So, phase 2 we could put in next year's budget.

Mr. Winkeljohn: Yes.

Mr. Wishner: I think post hurricane season make a lot of sense because if there's damage to the buttonwoods during the hurricane season, we're going to take the out anyway.

Mr. Proctor: Right.

Mr. Winkeljohn: And it's harder to plant in November and hurricane season is deep into November now, so I would put one phase in every April or May.

Mr. Wishner: Ok, so you think we should do it now?

Mr. Winkeljohn: Yes, if you want to do one this year, yes, maybe as late as June.

Ms. Hurt-Simmons: So, it's coming out of the current budget, and we talked about that.

Mr. Wishner: Yes, but we don't know what this cost is yet.

Mr. Winkeljohn: No.

Ms. Hurt-Simmons: So, we do need another meeting.

Mr. Winkeljohn: That's fine, do let's get the pricing.

Mr. Burgess: Ok.

Ms. Hurt-Simmons: Will we get competitive pricing?

Mr. Burgess: I mean my honest opinion is, I don't think it's worth it because Blue does your irrigation and they know the history of what's there, so I think having another company come in and try to figure it out and then do work on a non-contract.

Mr. Wishner: And it's typical with Blue, I think they came up a little bit on price because they're always high.

Mr. Burgess: I can definitely ask them to be as sharp as they can with a pencil.

Ms. Hurt-Simmons: And they were the lowest on some of those bids before.

Mr. Winkeljohn: Right, and in the future warranty is better with your maintenance company.

Mr. Smale: Ok.

Mr. Winkeljohn: Thanks Patrick.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Winkeljohn: Under manager's report, I have a bunch of housekeeping items that are unpleasant but, we have to do them. The first is easy, that's your annual meeting schedule, we keep it on this rhythm, at this time, and location, we debate whether it's the men's or women's call and we're open to change but, I propose the same as always, it's up to you.

Ms. Hurt-Simmons: Well, if we need an adjustment once year, we can do that.

Mr. Winkeljohn: Yes, and this meeting was moved a little bit.

Mr. Smale: Ok, so I make a motion to approve whatever you have there.

Ms. Hurt-Simmons: It's the days, the third Tuesday at 10:00 a.m.

> On MOTION by Mr. Smale seconded by Ms. Hurt-Simmons with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Winkeljohn: Items No. 2 and 3 under manager's report are your personal housekeeping ideas, you have to make sure your Form 1 is in and that you've completed your ethics training, it's all on the portal, once you're in it you just click through it, and it automatically populates, so that's very helpful, just a reminder that's due by July 1st but you can enter it I think starting next month.

Mr. Wishner: And how do we get to the portal?

Mr. Winkeljohn: They sent you an email last year, and they'll send it again this year.

Mr. Wishner: Ok.

Mr. Winkeljohn: If you can't find it, the Supervisor of Elections is the entity, and if you really can't find it after that just send an email to Jennifer in my office, she's really good at finding it for you.

Mr. Wishner: Ok.

Ms. Hurt-Simmons: And the first week of June is filing for a seat?

Mr. Winkeljohn: Yes, June 8th through June 12th is when those of you who are running for election or staying in your seat for re-election, you have to fill out your intent to qualify.

Mr. Sinoway: What's my seat number?

Mr. Winkeljohn: You are seat #3.

Mr. Sinoway: Ok.

4) Consideration of:
- **a. Final Approval of the FY2025-FY2026 Report Performance Measures and Standards**
- **b. FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694**

Mr. Winkeljohn: Item No. 4A and B are the annual performance measure requirements, you approved one last year, and you're accepting the report by motion and then you're going to approve next year's, so two motions, one to accept this year's report, is there a motion?

> On MOTION by Mr. Wishner seconded by Mr. Proctor with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards was approved.

Mr. Winkeljohn: Then a motion to authorize next year's performance measures and standards.

> On MOTION by Mr. Wishner seconded by Ms. Hurt-Simmons with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register
B. Approval of Unaudited Financials

Mr. Winkeljohn: Item No. 7 are your financials reports, which includes your check register and your unaudited financials.

Mr. Smale: I have a question and this has been in front of me probably for several years and I've finally noticed it but, when we have line item that says field services, that's

you guys, and management fees, and that's you guys, who are we paying rent to, or what is rent for?

Mr. Winkeljohn: So, you have a public records depository, and you own a little piece of a file cabinet with a bunch of file folders that you pay for to have those records onsite, the District records. The way we do our contract as District manager, is we charge every District a little bit so that everybody pays for their space.

Mr. Smale: Ok, and then why are we paying for computer time?

Mr. Winkeljohn: Same thing, your accounting system is a mainframe and every client pays their fee to be on that mainframe.

Mr. Smale: It just doesn't seem like computers cost much anymore, you could do it all on this I-Pad.

Mr. Winkeljohn: Right, and it's not literally computer time, it's sort of the terminology but, it allows you access to that secure financial system, more like a license fee in modern terms.

Mr. Smale: Dissemination, I think I know what that is, website administration but, all of these things are paid to GMS.

Mr. Winkeljohn: Right.

Mr. Smale: Why don't we just do one contract with GMS that covers all of this stuff, instead of having these line items that seem pretty silly to me, I mean $200 a month to rent a drawer in a file cabinet, or computer time, we're not really using the computer, it's an I-Pad, I mean I think that, even though it's legacy, let's update the legacy because this is stupid, in my opinion, does anybody disagree with that?

Ms. Hurt-Simmons: No, we don't disagree.

Mr. Smale: I mean what's the process for doing that?

Mr. Winkeljohn: You just did it, I mean you can ask for a revision of our agreement to modernize it, I'm happy to do that.

Mr. Smale: Ok, so let's modernize whatever the agreement is and be fully upfront with what it includes, because this stuff that's from the 80s.

Mr. Winkeljohn: Understood.

Mr. Smale: So we don't need it to clutter up our financials and also I noticed in the financials, your contract prices have gone up for the year, right?

Mr. Winkeljohn: Yes, we have a CPI.

Mr. Smale: I don't remember discussing that, so you have a what?

Mr. Winkeljohn: A CPI.

Mr. Smale: Ok, so you have a CPI, and that's in your contract?

Mr. Winkeljohn: Yes.

Mr. Smale: Ok, alright so then we didn't discuss it, ok. Did we discuss you contract previous to approving the budget, I don't remember that, so I think we should put that on the agenda sometime, so that it's very clear to every Board member what we're paying for.

Mr. Winkeljohn: Sure, ok, and we amended it I want to say 2 years ago, we brought in some of the language that's been the same, some statutory adjustments, and in hindsight it would have been great to tackle these then but, I'm happy to redo that.

Mr. Smale: Ok, and obviously there's no urgency to it but, I think it should be modernized and clear to the Board members.

Mr. Winkeljohn: You got it, and there's some stuff in there that's missing business-wise that I'd like to bring in, one of them is, yes, you're paying $10,000 or $12,000 a year for a field manager, but when you do a half million dollar project, we don't get any reimbursement for that, and we're responsible for the accounting of it, and the field side, so it's like quadruple his job, so what I bring in is, on a project basis a management fee on top of that, like a project manager type of role, and we eat that all the time and it kills us, like Patrick doesn't go to any other clients when you did your berm project as an example. So, there's some things I'd like to bring in also, so I'll be happy to do that.

Mr. Smale: Ok, just for clarity.

Mr. Winkeljohn: Ok, sure.

Ms. Hurt-Simmons: I have a couple of questions, I thought this could be our last meeting for the summer, but the letter to the community will come out again I thought you did a great job putting that together last year.

Mr. Winkeljohn: Yes, and we usually like to get it right towards the July, August time period.

Ms. Hurt-Simmons: Yes, ok, and you'll get our input again on that.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: Ok, perfect. Then last summer we had like 5 or 6 months where we didn't meet, and even the thought that we were getting the field reports, we weren't getting any updates.

Mr. Winkeljohn: Yes, so we'll continue them this time.

Ms. Hurt-Simmons: So, you'll send those out, just like your reports?

Mr. Burgess: Yes, I'll send you those emails and whatever I'm doing, I may not always have a report with pictures but, I think I can definitely provide something to update you guys.

Ms. Hurt-Simmons: Ok because I always like that.

Mr. Winkeljohn: Is there a motion to accept the financials reports?

> On MOTION by Mr. Sinoway seconded by Mr. Smale with all in favor, the Check Register and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests

Mr. Winkeljohn: Any Supervisor's requests?

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Wishner: Hearing none, is there a motion to adjourn?

> On MOTION by Mr. Sinoway seconded by Mr. Proctor with all in favor, the meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 31, 2026

Board of Supervisors
Talis Park Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Talis Park Community Development District, Collier County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Talis Park Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $3,700 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Talis Park Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Talis Park Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SECOND AMENDMENT
TO
DISTRICT MANAGEMENT AGREEMENT

This Second Amendment to District Management Agreement ("**Second Amendment**") is entered into as of October 14th, 2026 **("Execution Date")** and shall be effective as of 12:01 a.m. on September 15th, 2026 ("**Effective Date**"), by and between:

> **TALIS PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* being situated in Collier County, Florida whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**District**"); and
>
> **GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC,** a Florida limited liability company, with a mailing address of 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Manager**" or "**GMS-SF**," together with District, "**Parties**").

This Second Amendment amends that certain District Management Agreement dated May 27, 2005, as previously amended by that certain First Amendment to District Management Agreement effective January 16, 2024 (collectively, the "**Agreement**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, by ordinance adopted in Collier County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and the Manager previously entered into that certain District Management Agreement dated May 27, 2005, for the provision of district management services (the "Original Agreement"); and

WHEREAS, the District and the Manager thereafter entered into that certain First Amendment to District Management Agreement, effective as of January 16, 2024 (the "First Amendment"); and

WHEREAS, the District and the Manager desire to further amend the Original Agreement and to supersede and replace the First Amendment in its entirety, as set forth in this Second Amendment; and

WHEREAS, the District desires for the Manager to continue to provide district management services, all as further set forth in **Exhibit A** attached hereto ("**Services**" or

"**District Management Services**"), and the Manager has agreed to continue to provide such Services; and

WHEREAS, the District and the Manager warrant and agree that they have all right, power, and authority to enter into and be bound by this Second Amendment.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Second Amendment.

SECTION 2. SCOPE OF SERVICES. Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein.

SECTION 3. FEES AND TERMS OF SERVICES; TERM.

A. All Services will be completed on a timely basis in accordance with the District needs and statutory requirements.

B. The District agrees to compensate the Manager in accordance with the Schedule of Fees set forth in **Exhibit B**, attached hereto and incorporated by reference herein. Payment shall be made in equal monthly installments at the beginning of each month and may be amended annually as evidenced by the annual budget ("**Annual Budget**") approved by the Board of Supervisors of the District ("**Board**"). All invoices are due and payable when received.

C. The initial term of this Agreement commences on the Effective Date, and continues until September 30, 2027, unless terminated earlier by either Party in accordance with the provisions of this Agreement. Thereafter this Agreement shall automatically renew each Fiscal Year (i.e., October 1 to September 30th of the following year) of the District, unless otherwise terminated by either Party. The District will consider price adjustments each twelve (12) month period to compensate for market conditions and the planned workload of the District to be performed during the next twelve (12) month period. Evidence of price or fee adjustments will be approved by the Board in its adopted or amended Annual Budget.

SECTION 4. INDEMNIFICATION.

A. The Manager shall indemnify and hold the district, its officers, directors, supervisors, employees, agents, successors, and assigns harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs and expenses, including without limitation, reasonable attorney's fees suffered, sustained, incurred or required to be paid by District to the extent arising out of the Manager's failure to perform under this agreement or at law, or by the negligence, reckless, or willful misconduct of the Manager. If the Manager receives notice of or undertakes the defense or the prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with Manager's indemnity

obligations hereunder, the Manager shall give the District prompt notice of such proceedings and shall inform the District in advance of all hearings regarding such action, claim, suit, proceeding, or investigation. Additionally, nothing in this Agreement requires Manager to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Manager as jointly liable parties; however, Manager shall indemnify the District for any and all percentage of fault attributable to Manager for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

A.

B. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in section 768.28, Florida Statutes), and except and to the extent caused by the negligence, reckless, or willful misconduct of the Manager, the District agrees to indemnify and hold the Manager and its respective officers, directors, employees, agents, successors and assigns harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses, including without limitation, reasonable attorneys' fees, suffered, sustained, incurred or required to be paid by Manager to the extent arising out of the subject services and/or the engagement of Manager pursuant to this agreement, the instruction or directions provided to the Manager, or the negligence or willful misconduct of the district or any of its duly designated agents (other than Manager) or representatives. If the District receives notice of or undertakes the defense or the prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with District's indemnity obligations hereunder, the District shall give the Manager prompt notice of such proceedings and shall inform the manager in advance of all hearings regarding such action, claim, suit, proceeding, or investigation. In addition to any other conditions and/or limitations set forth herein, the District shall be obligated to indemnify Manager only if such indemnification obligation is covered by the District's insurance.

C. Notwithstanding any provision to the contrary contained in this agreement, in no event shall either party be liable, either directly or as an indemnitor, to the other, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if the other party has been advised of the possibility of such damages.

D. In the event that claim(s) raised against the Manager because of this Agreement, or because the services performed hereunder, including claims for indemnification under this section of the Agreement is/are covered under Manager's insurance policies required hereunder, the Manager shall not be responsible for any loss, damages or liability beyond the policy limits contractually required hereunder and actually paid pursuant to the limits and conditions of such policies. With respect to any other cause of action and/or claim arising under this agreement, or otherwise arising because of, or because, the services provided hereunder, Manager's liability shall not exceed an amount equal to twice the amount of the annual compensation for such services during the agreement year in which such cause of action and/or claim against the Manager arose.

E. Manager agrees that nothing in this section or this agreement shall serve or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or any other laws.

SECTION 5. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 6. TERMINATION.

A. This Agreement may be terminated as follows: (1) By the District for "good cause," which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the Manager which termination may be immediate; or (2) By the Manager or District, for any reason, upon 60 days written notice.

B. Upon any termination of this Agreement: (1) the Manager shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Manager; and (2) the Manager will make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 7. SUCCESSORS; ASSIGNMENT. The rights and obligations of the District as defined by this Agreement shall inure to the benefit of and shall be binding upon the successors and assigns of the District. Neither the District nor the Manager may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 8. NOTICES. All notices required in this Agreement shall be sent by certified mail, return receipt requested, or express mail with proof of receipt to the Parties as follows:

A. **If to District:** Talis Park Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager, Paul Winkeljohn
PWinkeljohn@gmssf.com

With a copy to: Kutak Rock LLC
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel, Alyssa Willson
Alyssa.Willson@kutakrock.com

B. **If to Manager:** Governmental Management Services-South Florida LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Attn: District Manager, Paul Winkeljohn
PWinkeljohn@gmssf.com

With copies to: Governmental Management Services-South Florida LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: President, Darrin Mossing
DMossing@gmstnn.com

Governmental Management Services-South Florida LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: Chief Operating Officer, Keith Nelson
KNelson@gmssf.com

Governmental Management Services-South Florida LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: Vice President, Patti Powers
PPowers@GMSSFL.COM

Governmental Management Services-South Florida LLC
699 North Federal Highway, Suite 300
Fort Lauderdale, FL 33304
Attn: Kurt Zimmerman, Registered Agent
kurt@zimmermanlaw.com

SECTION 9. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Collier County, Florida.

SECTION 10. E-VERIFY REQUIREMENTS. The Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Manager agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. The Manager shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Manager is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Manager shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Manager shall retain a

copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Manager performing work under this Agreement is in violation of Section 448.09(1), *Florida Statutes*, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Manager and order the Manager to immediately terminate its subcontract with the subcontractor. The Manager shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Manager's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 11. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

SECTION 12. AMENDMENTS. Any amendment or change to this Agreement shall be in writing and executed by all Parties.

SECTION 13. MUNICIPAL ADVISOR STATEMENT. The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager does not provide the District with financial advisory services or offer investment advice. For the avoidance of doubt, the Manager will not recommend or implement investment policies or manage investment of surplus funds; however, the Manager may place investment-related matters on the agenda and present information for the Board's consideration and direction, with all investment decisions to be made solely by the Board, its municipal advisor, trustee, or other authorized professionals.

SECTION 14. RESERVED. THIS SECTION IS INTENTIONALLY LEFT BLANK.

SECTION 15. INSURANCE. The Manager shall, at its own expense, maintain insurance during the performance of the Services with limits of liability not less than the following, the Certificate of which is attached as **Exhibit C**:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Commercial Crime/Fidelity Insurance	$1,000,000
Professional Liability Insurance	$2,000,000
Automobile Liability (if applicable) * *Bodily Injury and Property Damage Covering owned, non-owned, and hired vehicles*	$1,000,000

**Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

Except with respect to Professional Liability and Workers' Compensation insurance policies, the District, its staff, consultants, and supervisors shall be named as additional insured, on a primary non-contributory basis, on each insurance policy described above. The Manager shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30)days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 16. COMPLIANCE WITH PUBLIC RECORDS LAWS. Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Manager acknowledges that the designated public records custodian for the District is **Paul Winkeljohn** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Manager, the Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (954) 721-8681, INFO@GMSF.COM WITH A COPY TO PWINKELJOHN@GMSSF.COM, 5385 N. NOB HILL ROAD, SUNRISE, FLORIDA 33351.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or

for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 20. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Manager is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 21. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. If applicable, the Manager agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

SECTION 22. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Manager acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

- **A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- **B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- **C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- **D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- **E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Manager acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Manager acknowledges that the District may terminate this Agreement if the Manager is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Manager certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Manager shall immediately notify the District. By entering into this Agreement, Manager agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 23. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Manager certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Manager agrees to execute an affidavit, attached hereto as **Exhibit D** and incorporated herein, in compliance with section 787.06(13), *Florida Statutes*.

SECTION 24. AUTHORITY. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Second Amendment, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this Second Amendment.

SECTION 25. SUPERSESSION; CONFLICTS; RATIFICATION. This Second Amendment supersedes and replaces the First Amendment in its entirety. Except as expressly amended by this Second Amendment, the Agreement shall remain in full force and effect. In the event of any conflict between this Second Amendment and the Agreement, the terms of this Second Amendment shall control.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the Effective Date.

Attest:

TALIS PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary
Board Of Supervisors

By: _____

Print: _____

Its: _____
Chairperson/Vice Chairperson,
Board of Supervisors

_____
Print Name

GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA, LLC

_____
Witness

By: _____

Print: _____

_____
Print Name of Witness

Its: _____

Exhibit A: Scope of Services
Exhibit B: Schedule of Fees
Exhibit C: Certificate of Insurance
Exhibit D: Anti-Human Trafficking Affidavit

EXHIBIT A
SCOPE OF SERVICES

GENERAL MANAGEMENT, ADMINISTRATIVE, AND ACCOUNTING SERVICES

This engagement is for the Manager to provide District Management Services for the District. The duties and responsibilities include, but are not limited to the following:

Meetings, Hearings, Workshops, Etc.

- The Manager will organize, conduct, and provide minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the District Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices pursuant to Florida law.

- The Manager will consult with the District Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.

Records

- The Manager will maintain "Record of Proceedings" for the District within the boundaries of the local government in which the District is located and include meeting minutes, agreements, resolutions and other records required by law or contract and provide access to such records as necessary for proper District function or compliance with Florida's public records laws.

- The Manager will serve as the Custodian of Public Records for the District and fulfill the duties imposed upon the District by Florida Statutes, Chapter 119.

District Operations

- The Manager will act as the primary point of contact for District-related matters.

- The Manager will consult with and advise the District on matters related to the operation and maintenance of the District's public infrastructure.

- The Manager will make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Manager will advise the Board as to need for renewal or additional procurement activities and implement same.

- The Manager will recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.

- The Manager will ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):

  - File name and location of the Registered Agent and Office location annually with the Florida Department of Commerce and the County.
  - Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
  - Provide the regular meeting schedule of the Board to County.
  - File all required financial reports to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction in compliance with Florida law.
  - File a request letter to the local Supervisor of Elections of the County for the number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
  - Transmit Public Facilities Report and related updates to appropriate agencies.
  - Prepare and file the annual public depositor report.
  - Serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
  - Maintain the District Seal.

Accounting and Reporting

- The Manager will implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities will be overseen by a degreed accountant.

- The Manager will prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements. The Manager will track the District's general fund and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).

- The Manager will administer the processing, review and approval, and timely payment of all invoices and purchase orders.

- The Manager will oversee District's capital and general fund accounts.

Audits

- The Manager will provide audit support to auditors for the required Annual Audit, and will ensure completion and submission of audit and Annual Financial Statements to the County, Auditor General, and other appropriate government entities in compliance with Florida law.

Budgeting

- The Manager will prepare and provide for a proposed budget for Board approval and submission to County in compliance with state law. The Manager will prepare final budget and backup material for and present the budget at all budget meetings, hearings and workshops. The Manager will ensure that all budget meetings, hearings, and workshops are properly noticed.

- The Manager will administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Capital Program Administration

- The Manager will maintain proper capital fund and project fund accounting procedures and records.

- The Manager will coordinate with District staff to provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

- The Manager will oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit to bond holders and underwriters, annual/quarterly disclosure reporting, etc.

Material District Project Coordination

- A "Material District Project" is a capital improvement, renewal and replacement, restoration, or other significant District project with estimated or contracted Total Project Fees (as defined in Exhibit B) of at least One Hundred Thousand Dollars ($100,000.00). The District anticipates identifying planned Material District Projects in a narrative included in its Adopted Budget for each Fiscal Year, as such narrative may be updated from time to time, and projects so identified shall be deemed designated as Material District Projects. The Board may also designate additional Material District Projects during the Fiscal Year by motion at a duly noticed meeting, including projects arising from emergencies, unanticipated repairs, or budget amendments. For each Material District Project, the Manager will provide specialized field management services in coordination and partnership with the District Engineer, landscape architect, and/or other design professionals engaged by the District. Such services include, but are not limited to, the following:

- Coordinate with the District Engineer and other design professionals in developing the project scope, specifications, budget estimates, and schedule.

- Support District Counsel and the District Engineer with the procurement process, including formal Requests for Proposals or Invitations to Bid where required by Florida law. This support may include advertising, pre-bid meetings, addenda, bid opening, tabulation, evaluation, and presentation of the recommendation of award to the Board.

- Provide additional support to the Board and the District Engineer in responding to day-to-day questions from the approved contractor, including the preconstruction meeting, scheduling, site access, and notices to residents.

- Conduct regular site visits to monitor progress and general conformance with the contract documents, and report observations to the District Engineer.

- Coordinate the punch list, final walkthrough, and closeout, including warranties, as-built documents, and lien releases.

- The District Manager or Field Operations Manager will provide a project status report at each regular meeting of the Board of Supervisors.

- The Parties agree that the Manager is not acting as engineer of record, architect, construction engineering inspector, or contractor. The District Engineer and other design professionals retain sole responsibility for design, permitting, technical inspection, and certification of the work. The Manager's services under this section are consultative and coordinative only.

Field Operations Management

- Upon direction by the District's Board of Supervisors and upon mutual agreement of the parties hereto, the Field Operations Manager will provide Maintenance Contract Administration for District in general accordance with the fees outlined in Exhibit B.
- Create and maintain a fluid monthly report or action item list and present this report at all regularly scheduled Board of Supervisors Meetings.
- Engage and supervise all persons, as needed, necessary to properly maintain and operate the Property; this includes and is not limited to hired service vendors, maintenance staff, contracted vendors, and their subs.
- Purchase tools, equipment, supplies, and materials, ensuring, without qualification or exception, that the District is receiving the benefit and economies of competitive market prices.
- Solicit bids for services and materials and supplies to the District.
- Solicit, analyze, and negotiate informal contracts on behalf of the District, for services

reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Property; all of which Service Contracts shall be subject to prior approval of and be executed by an officer of the District designated by the Board.

- Contract Management: Oversee and manage District field contracts for Landscape Maintenance, Aquatic Maintenance, and other service vendors by meeting with, and coordinating with vendors as needed to ensure contractual standards are being satisfied. Deficiency reports will be created when it is prudent to do so to enhance performance.
- Facility Management: Perform routine inspections as needed and present areas of potential concern to the District as identified; site visits will be on average twice a month. This is to identify possible maintenance items and ensure contracted contractor supplemental work has been performed satisfactorily. Additionally, to proactively monitor the status of district assets.
- Correspond and communicate with the Board of Supervisors and District Staff to respond to the various needs of the District and Community.
- Provide regular reports to the Board regarding the status of pending and completed activities and operations affecting the District and the Property.

Field Maintenance Services

- At the direction of the Board of Supervisors, District Manager, and/or Field Operations Manager, facilitate and carry out maintenance requests for the Community.
- Include supporting details on the invoices for each maintenance repair assignment, as well as for the Monthly Field Operations Report.
- Perform regular general maintenance services as requested at normal rates. This can be done through a monthly allowance for more rapid and voluminous work or proposals can be provided for individual projects.

Information Technology Services

- As applicable, coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
- As applicable, coordinate with the District's Information Technology vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.

Assessments & Revenue Collection

- The Manager will develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County and administering assessments for Off Tax Roll parcels/lots.

- The Manager will provide payoff information and pre-payment amounts as requested by property owners, and collect prepayment of assessments as necessary.

- The Manager will monitor development of the District and perform Assessment True-up Analysis when appropriate.

- The Manager will issue estoppel letters as needed for property transfers.

- The Manager will maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

DISTRICT RESPONSIBILITIES

The District shall provide for the timely services of its legal counsel, engineer and any other consultants, contractors or employees, as required, for the Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District.

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EXHIBIT B
SCHEDULE OF FEES

STANDARD ON-GOING SERVICES ("SERVICES"): These services will be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District Management Services.

1. **DISTRICT MANAGEMENT SERVICES:**

Services Description	Fiscal Year 2026 GMS Fees **	Fiscal Year 2027 GMS Fees ***
Management, Administrative, and Accounting Services • Annual Fee paid in equal monthly payments (plus reimbursables) • Our Agreement contemplates up to 12 meetings and 1 workshop annually	**$53,773**	**$56,855**
Annual Assessment Administration • (Beginning with the first assessment to individual unit owners, direct assessment or utilizing tax collector) • One-time Annual Fee charged when the annual assessment is certified.	**$7,950**	**$8,427**
Information Technology Fees, & Annual Website Maintenance • Annual Fee paid in equal monthly payments • (Does not include the cost of creation of an ADA-Compliant website, if applicable. No Overage fees due to the number of pages stored by GMS.)	**$2,184**	**$2,315**
Dissemination Agent Services: • Annual Fee for 1st Bond Issuance • ($2,500 for each additional series of Bonds)	**$2,575**	**$2,730**
Field Operations Management • Annual Fee paid in equal monthly payments. o At time of landscaping turnover o At opening of amenity facilities • The Field Operations Manager is an onsite part-time position. o Two on-site visits per month on average	**$12,000**	**$12,720**
Annual Fiscal Year GMS Fees	**$78,482**	**$83,047**

2. **OTHER FEES SCHEDULE:**

Item	Cost
Agenda Package Hardcopy (if Applicable)	**$2.50 per regular Agenda Mtg.**
Copy	**$0.15 / black and white page**
Binders, Envelopes, Storage Boxes, and other Office Supplies	**Actual Cost**
USPS / FedEx / UPS / Conference Calls	**Actual Cost**
Offsite Physical Records Storage and Archival	**Included**
Additional Services Available:	**Cost**
Other Services	
• New Bond Issuance Cost (per bond issue)	**$25,000**
• Refinance Bond Issuance Cost (per bond issue)	**$15,000**
• Debt Service Assessment Methodology Preparation	**$20,000**
• SERC Preparation & Assistance w/ Petition	**$5,000**
• Prepaid Estoppel Letter – One Lot	**$100**
• Prepaid Estoppel Letter – Multiple Lots	**$250**
• Prepaid Estoppel Letter – Partial Payoffs	**$500**
• Annual Construction Accounting Fee (while active)	**$5,000**
• Request For Proposal Scope Preparation Documents (per RFP request - Landscaping, Irrigation, Aquatic, etc.)	**$3,500**

Item	Cost
Material District Project Coordination Services: • Applies only to District capital projects with estimated or contracted Total Project Fees of at least $100,000 that are designated by the Board by motion or identified in the District's adopted Budget narrative (as updated from time to time). • Fee is a percentage of the Total Project Fees. "Total Project Fees" means the final contract amount of all construction, installation, and vendor contracts for the project, including Board-approved change orders, and excluding engineering and design fees, permit fees, and legal fees. • The Manager may invoice this fee monthly, quarterly, at project milestones, or upon project completion, as appropriate to the size and duration of the project. Each invoice shall be calculated on the Total Project Fees paid or approved for payment to the project contractor(s) through the invoice date, less amounts previously invoiced by the Manager for that project, and shall be itemized on the GMS invoice. A final reconciliation to the Total Project Fees shall be made at project closeout. • For a Material District Project, this fee is in lieu of the Request for Proposal Scope Preparation fee and Standard Hourly Rates for that project.	**5% of the District Approved Total Project Fees**
Additional Services: • All other requested items not specifically denoted in Exhibit "B" will be subject to either a flat rate proposal or an hourly rate proposal to the District.	**To Be Negotiated**
Out-of-Pocket Reimbursable Expenses • Reimbursable expenses to be itemized on invoicing each month.	**At GMS Standard Rate or Costs**

Item	Cost
Standard Hourly Rates: • For the Senior District Manager is $250/Hour. • For the District Manager is $175/Hour. • For the Senior District Accountant is $250/Hour. • For the District Accountant is $125/Hour. • For the Field Supervisor is $100/Hour. • For the District Administrative Assistant is $80/Hour. **Flat Rate Proposal:** • Compensation shall be at the standard hourly rates listed herein or, at the District's option, a flat fee as outlined in a separate proposal.	**As Defined**
Facility Maintenance and Repair Services • GMS has a comprehensive on-site and insured maintenance service for small to medium-sized projects which can be provided at the direction of the District Board of Supervisors and/or the District Manager	**At GMS Standard Rate or Costs + Expenses**
Public Records Requests: • Public Records request will be charged to the person making the request at fees allowable by law. These amounts will be reimbursed to GMS-SF by the District at the same rate.	**As Defined**
** For Fiscal Year 2026, with dates effective October 1st, 2025, through September 30th, 2026. *** For Fiscal Year 2027, with dates effective October 1st, 2026, through September 30th, 2027.	
Miscellaneous fees are reviewed annually by GMS. An itemization of all miscellaneous fees and units consumed is included in the monthly invoice and presented to the Board of Supervisors for approval as part of the agenda packages. GMS strives to work with the District to minimize reimbursable expenses by utilizing electronic agendas and similar approaches. Any additional insurance requirements will be treated as reimbursable expenses and invoiced to the District annually.	

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT C
CERTIFICATE OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe Street Jacksonville FL 32220	**CONTACT NAME:** **PHONE (A/C, No, Ext):** (904) 262-8080 **FAX (A/C, No):** **E-MAIL ADDRESS:** vicky@zelenrisk.com
INSURED Governmental Management Services-South Florida, LLC 1001 Bradford Way Kingston TN 37763	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** INSURER A : Northfield Insurance Company — 27987 INSURER B : Travelers Property Casualty Co — 25674 INSURER C : The Princeton Excess and Surplus Lines Ins Co — 10786 INSURER D : Hartford Fire Insurance Company — 19682 INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			WS681662	11/10/2025	11/10/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			BA-7R250297-25	12/07/2025	12/07/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
C	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			82A3FF0004913-01	11/10/2025	11/10/2026	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		21 WEC BY7A8G	01/01/2026	01/01/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder, its officers, supervisors, agents, managers, engineers and staff are additional insureds with respect to the general liability when required by written contract. Coverage is primary and non-contributory. Waiver of subrogation applies in favor of the additional insureds when required by written contract.

CERTIFICATE HOLDER

Talis Park CDD
5385 N Nob Hill Rd

Sunrise, FL 33351

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE Vicky M. Zelen

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

EXHIBIT D
ANTI-HUMAN TRAFFICKING AFFIDAVIT

Anti-Human Trafficking Affidavit

I, Kelly Adams, as Director of HR, on behalf of Governmental Management Services-South Florida LLC. (the "Manager"), under penalty of perjury, hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Manager.

2. The Manager does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.

3. More particularly, the Manager does not participate in any of the following actions:

   (a) Using or threatening to use physical force against any person;
   (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
   (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
   (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
   (e) Causing or threatening to cause financial harm to any person;
   (f) Enticing or luring any person by fraud or deceit; or
   (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: March 17, 2026.

FURTHER AFFIANT SAYETH NAUGHT.

Manager:

GOVERNMENTAL MANAGEMENT SERVICES-SOUTH FLORIDA LLC.

By: Kelly Adams

Name: Kelly Adams

Title: Director of HR

STATE OF TENNESSEE
COUNTY OF ROANE

SWORN TO AND SUBSCRIBED before me ☑ physical presence or ☐ remote notarization by Madison Oran, as HR Assistant, of Governmental Management Services-South Florida LLC., who is personally known to me or who produced _____ as identification this 17 day of March, 2026.

(Notary Seal)

MADISON ORAN
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY

Notary Public

Proposal #39669

Date: 10/2/2026

Customer:	Property:
Niki Marino 5385 North Nob Hill Road Sunrise, FL 33351	Talis Park - CDD 5385 N. Nob Hill Road Sunrise, FL 33351

Berm Enhancement - Driving Range to end of Viansa Way

Plant Unit Pricing

[255] 15 gallon Silver Buttonwood [$36,720.00]=$144.00 each

[350] 3 gallon Lousiana Red Copperleaf [$7,000.00]=$20.00 each

[240] 3 gallon Java White Copperleaf [$4,800]=$20.00 each

[1,950] 1 gallon Liriope [$18,427.50]=$9.45 each

Labor and Equpment

Construction / Enhancement Labor $27.925.00

Dumpsters and Disposal $6,390.00

12K Lull Lift with attachment $4,878.00

Grass and paver Protection (NO CHARGE)

70/30 Soil Mix $2,160.00

Irrigation material and labor $27,449.50

Total $135,750.00

Enhancement Plantings

Scope of Work;

Removal of existing Silver Buttonwood trees from the driving range to the back of Viansa along berm planting

Installation of approved plant material in beds along driving range to back of Viansa berm from attached Photoshop renderings

Addition of organic sand mix to improve drainage in planting areas

Pinestraw mulch by others

Plant Installation

Items
Construction / Enhancement Labor***
Clean Soil Dumpster - 20 yd - BLUE***
12K Lull Lift with attachment***
Protective MAT Rental***
Silver Buttonwood Bushform #15 Installed
Lousiana Red Copperleaf - #3 Installed
Java White CopperLeaf - #3 Installed
Liriope evergreen giant - #1 Installed
70/30 Soil Mix installed

Plant Installation: $108,300.50

Irrigation Repairs and time adjustment

Scope of Work:

Repair and modify existing irrigation to provide 100% coverage to new plant material and turf.

Assumes existing irrigation system 100% operational and full coverage to existing material.

This estimate considers irrigation work only for areas covered under the landscape scope. Any irrigation requirements outside of these areas are excluded

Irrigation Installation

Items
Irrigation Installation

Irrigation Installation : $27,449.50

Subtotal	$135,750.00
Estimated Tax	$0.00
Total	**$135,750.00**

Payment Schedule

Description	Price
Plant Installation	$105,250.00
Irrigation Installation	$30,500.00
	$135,750.00

Terms & Conditions

NOTES:

- Upon acceptance of the proposal, BLUE typically requests a 50% deposit unless otherwise negotiated prior to the start of the project. On larger projects, a progress payment based on a percentage of the project completed will be billed monthly; this also includes any completed change orders.
- The proposal includes only the materials and services mentioned above. Any additional materials or services will require a signed change order.
- All prices listed above are valid for 45 days from the “Estimate Date” listed above only.
- Height, spread, and pricing for all materials (including sod pricing) based on availability at time of installation. Substitutions may be required if specifications cannot be met.
- Blue Landscape is not responsible for the current soil conditions of the site. Soil tests/soil improvements may be performed for an additional cost.
- Proposal assumes project site will be graded within 0.1' of final grade in all applicable locations.
- Utility locates will be contacted to locate all public utilities. Private utilities are not located by this service. Private and Public Utility damage is always a possibility during landscape projects. BLUE will take all precautions necessary not to damage private and public utilities but if damage occurs, BLUE will NOT be held responsible for the costs to repair these utilities. Private utility locate company can be requested for additional cost.
- Root barrier not included in proposal. If required 19" BioBarrier to be installed at a rate of $16.00 per ln.ft.
- Design/installation of espalier is not included in this proposal. If required proposal can be supplied upon completion of construction.
- Warranty on material includes replacement of material and labor only. If crane, heavy equipment, or any other additional services, equipment or materials are required an additional cost will apply.
- Warranty offered by Blue Landscape & Outdoor Solutions is limited to replacement of material we originally installed (one time only) and owner must provide accessibility once job is complete. However, we cannot be held responsible for damage caused by others, such as neglect, or conditions beyond our control such as accidents, vandalism, severe weather, washouts, disease or pests contracted after installation. No warranty for transplanted materials provided.

Warranty timeframe;

- WITHOUT Blue Landscape Maintenance Service Contract
- Trees, Palms (Excluding Phoenix Palms) 90 Days
- Shrubs 60 Days
- Sod, groundcover, annuals 30 Days
- Irrigation, lighting and Drainage 90 Days

- WITH Blue Landscape Maintenance Service Contract
- Trees, Palms (Excluding Phoenix Palms) 1 year
- Shrubs 1 Year
- Sod, groundcover, annuals 60 Days
- Irrigation, lighting and Drainage 1 Year

Warranty agreement will be provided at Substantial completion of project.

INITIAL_____

See link to standard terms and conditions.

This Proposal and the Conditions of Contract (found here: https://www.marianipremiergroup.com/LLC/CoC.pdf) contain the entire agreement of the parties pertaining to the subject matter herein.

You agree to the applicable terms of our privacy policy (found here: https://www.marianipremiergroup.com/privacy-policy/), specifically with respect to the usage and storage of your information.

By _____

Michael Durning

Date 10/2/2026

Mariani of Florida, LLC dba Blue Landscape & Outdoor Solutions

By _____

Date _____

Talis Park - CDD


SILVER BUTTONWOOD
COPPERLEAF
LIRIOPE
BLUE
LANDSCAPE &
OUTDOOR SOLUTIONS™

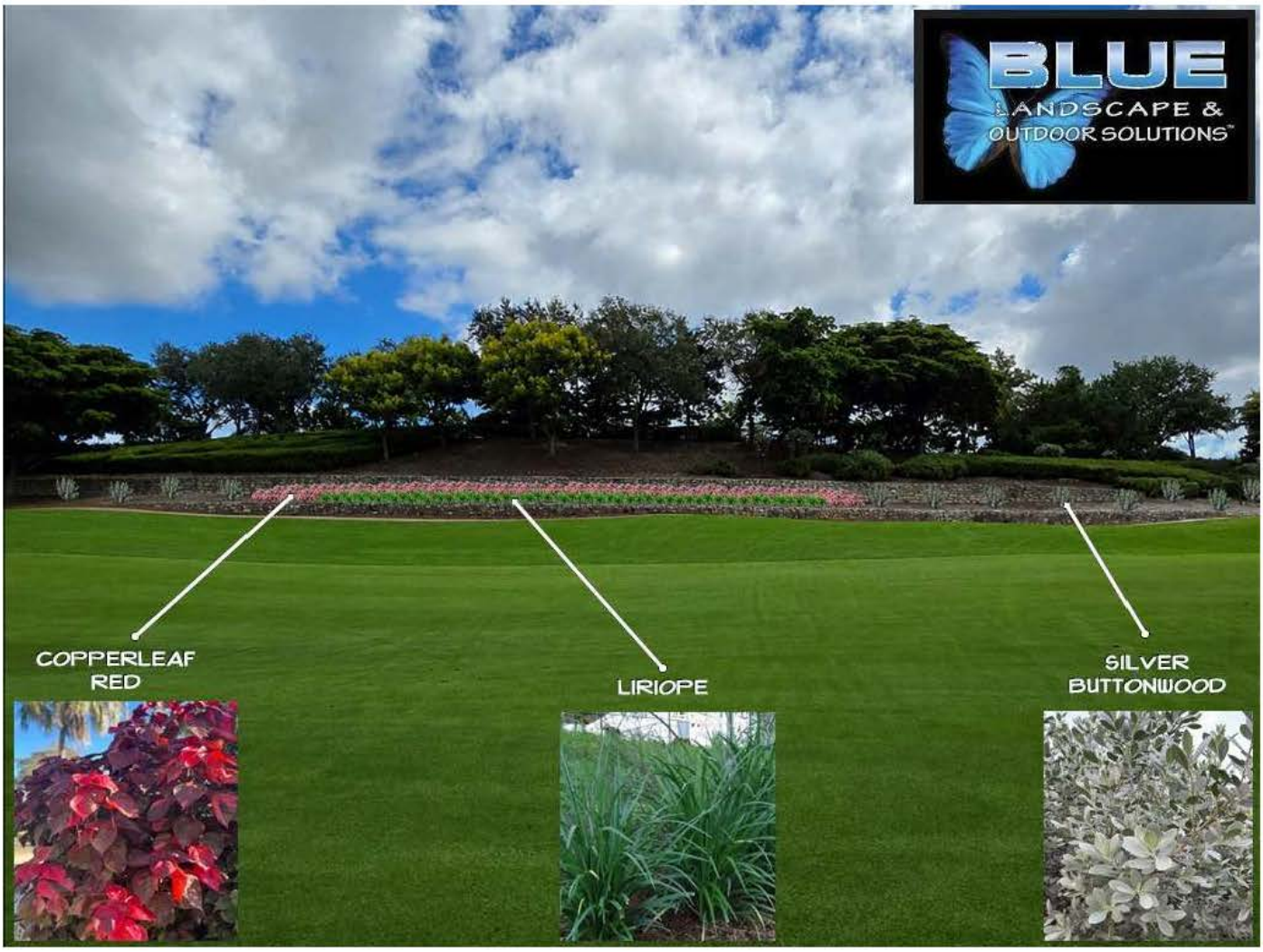

BLUE
LANDSCAPE &
OUTDOOR SOLUTIONS™
LIRIOPE
COPPERLEAF RED
SILVER BUTTONWOOD


BLUE
LANDSCAPE &
OUTDOOR SOLUTIONS™
LIRIOPE
COPPERLEAF
JAVA WHITE
SILVER
BUTTONWOOD


BLUE
LANDSCAPE &
OUTDOOR SOLUTIONS™
SILVER BUTTONWOOD
COPPERLEAF
JAVA WHITE
LIRIOPE


BLUE
LANDSCAPE &
OUTDOOR SOLUTIONS™
SILVER BUTTONWOOD
COPPER LEAF RED
LIRIOPE


BLUE
LANDSCAPE &
OUTDOOR SOLUTIONS™
SILVER
BUTTONWOOD
COPPERLEAF
JAVA WHITE
LIRIOPE


BLUE
LANDSCAPE &
OUTDOOR SOLUTIONS™
COPPERLEAF
RED
LIRIOPE
SILVER
BUTTONWOOD


BACK OF VIANGA SILVER BUTTONWOOD PLANTING
BLUE
LANDSCAPE &
OUTDOOR SOLUTIONS™



RED COPPER LEAF / LIRIOPE → RED = Red Copperleaf / Liriope

JAVA WHITE COPPER LEAF / LIRIOPE → YELLOW = Java White Copperlead / Liriope

SILVER BUTTONWOOD → BLUE = Silverbuttonwoods

Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
4/3/2026	15038

Name / Address
Talis Park CDD 5385 N Nob Hill Road Sunrise, FL 33351 Attn: Patrick Burgess

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Labor and materials needed to repair the 13 areas marked in red. See repair method recommended for each area. Supply and installation of approximately 80 aquatic plants in each area (Golden canna, Arrowhead, Spikerush, and Pickerelweed).			
AREA #20 - LAKE 12 (8' X 4'W X 2' DEEP) * Pull up liner * Set existing concrete blocks * Add Geotextile cloth * Install 6-12" rip rap to hold area	1	2,200.00	2,200.00
AREA #19 - LAKE 12 (10' X 6'W X 2' DEEP) * Pull up liner * Set existing concrete blocks * Add Geotextile cloth * Install 6-12" rip rap to hold area	1	2,400.00	2,400.00
AREAS #32, 33, AND 34 - LAKE 9 (ALL AREAS 10' X 6'W X 2' DEEP) * Add new fill and compact * Add coconut cloth with staples over fill * Install aquatic plants into coconut cloth and lake bank.	3	2,000.00	6,000.00
AREA #54 - LAKE 13 (6' X 8'W X 3' DEEP) * Remove (failed) bubble up drain box * Extend 4" drain line out 20' into lake * Add new fill and compact * Add coconut cloth and staple down * Add Floratam sod * Install aquatic plants into coconut cloth and lake bank	1	2,800.00	2,800.00
AREA #55 - LAKE 13 (6' X 8'W X 3' DEEP) * Remove the old broken drain line * Install new 4" drain line 20' out into the lake * Add new fill and compact * Add coconut cloth and staple down * Add Floratam sod * Install aquatic plants	1	2,800.00	2,800.00
AREA #61 - LAKE 5 (4' X 5'W X 1' DEEP) * Extend existing 4" drain line 15' out into the lake * Add fill, cocomat, and staples * Install aquatic plants into coconut cloth and lake bank	1	1,800.00	1,800.00

Please sign and return if accepted:

Total

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over $10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com

Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
4/3/2026	15038

Name / Address
Talis Park CDD 5385 N Nob Hill Road Sunrise, FL 33351 Attn: Patrick Burgess

* Estimate Good For 30 Days

Description	Qty	Rate	Total
AREA #29 - LAKE 9 (8' X 12'W X 3' DEEP) * Remove (failed) bubble up drain box * Extend 4" drain line out 20' into lake * Fill washout with new fill * Add coconut cloth and staple down over new fill * Add aquatic plants into coconut cloth and lake bank	1	2,600.00	2,600.00
AREAS #44 AND 45 - LAKE 14 (BOTH AREAS 10' X 6'W X 2' DEEP) * Add new fill and compact * Add coconut cloth with staples over new fill * Install aquatic plants into coconut cloth and lake bank	2	2,000.00	4,000.00
AREAS #78 AND 79 - LAKE 2 (20' X 6'W X 2' DEEP) * Add new fill and compact * Add coconut cloth with staples over new fill * Install aquatic plants into coconut cloth and lake bank	2	2,400.00	4,800.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			

Please sign and return if accepted:

Total **$29,400.00**

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over $10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com

April 15, 2026

Ms. Jennifer McConnell
Talis Park CDD
5385 North Nob Hill Rd
Sunrise, FL 33351

Dear Ms. McConnell,

In compliance with Florida Statute 190.006, this letter is to inform you that the official records of the Collier County Supervisor of Elections office indicate that 684 active registered voters reside in the Talis Park CDD as of April 15, 2026.

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

Sincerely,
Madelyn Harper Minton

Administrative Services Manager
239-252-6216
Madelyn.Minton@colliervotes.gov

Talis Park
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
3/1 - 3/31/26	*1993-2000*	$54,908.94
4/1 - 4/30/26	*2001-2012*	$72,372.24
5/1 - 5/31/26	*2013-2020*	$39,540.18
6/1 - 6/30/26	*2021-2028*	$46,117.26
7/1 - 7/31/26	*2029-2035*	$28,560.54
8/1 - 8/31/26	*2036-2044*	$40,299.24
9/1 - 9/30/26	*2045-2050*	$43,319.70
	TOTAL CHECKS	**$ 325,118.10**

Date	*ACH*	*Amount*
3/1 - 3/31/26	*80008-80009*	$424.35
4/1 - 4/30/26	*N/A*	$0.00
5/1 - 5/31/26	*80010*	$211.97
6/1 - 6/30/26	*8011*	$211.97
7/1 - 7/31/26	*80012*	$211.97
8/1 - 8/31/26	*80013*	$211.97
9/1 - 9/30/26	*80014*	$211.57
	TOTAL ACH	**$ 1,483.80**

	TOTAL	**$ 326,601.90**

*** CHECK DATES 03/01/2026 - 03/31/2026 *** 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	CHECK #
3/10/26	00011	3/01/26	194	202603	320-53800-34000		*	1,000.00		
			MAR 26 - FIELD SERVICES							
		3/01/26	195	202603	310-51300-34000		*	4,281.08		
			MAR 26 - MGMT FEES							
		3/01/26	195	202603	310-51300-44000		*	200.00		
			MAR 26 - RENT							
		3/01/26	195	202603	310-51300-35100		*	91.00		
			MAR 26 - COMPUTER TIME							
		3/01/26	195	202603	310-51300-31400		*	214.58		
			MAR 26 - DISSEMINATION							
		3/01/26	195	202603	310-51300-35110		*	91.00		
			MAR 26 - WEBSITE ADMIN							
		3/01/26	195	202603	310-51300-42000		*	5.18		
			MAR 26 - POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,882.84	001993
3/10/26	00053	3/02/26	7613-4-1	202602	310-51300-31100		*	10,996.25		
			ENGINEER SV THRU 2/27/26							
						JR EVANS ENGINEERING P.A.			10,996.25	001994
3/10/26	00052	2/27/26	3704010	202601	310-51300-31500		*	731.00		
			JAN 26 GENERAL COUNSEL							
						KUTAK ROCK LLP			731.00	001995
3/10/26	00032	3/10/26	03102026	202603	300-20700-10100		*	13,241.38		
			TXFER TAX COLLECTIONS							
						TALIS PARK CDD SERIES 2016			13,241.38	001996
3/10/26	00061	3/10/26	03102026	202603	300-20700-10100		*	5,987.89		
			TXFER TAX COLLECTIONS							
						TALIS PARK CDD SERIES 2024			5,987.89	001997
3/10/26	00066	2/28/26	7597648	202602	310-51300-48000		*	194.08		
			NOTICE OF MEETING							
						USA TODAY MEDIA CORP.			194.08	001998
3/25/26	00039	3/01/26	38873	202603	320-53800-46200		*	12,359.00		
			MAR 26 TALIS PK 175 BERM							
						BLUE LANDSCAPE CONTRACTING GROUP			12,359.00	001999
3/25/26	00064	3/04/26	14314	202603	320-53800-46210		*	5,516.50		
			MAR 26- LANDSC MAINT							
						VISION LANDSCAPE SERVICES OF FL,INC			5,516.50	002000
						TOTAL FOR BANK A		54,908.94		

*** CHECK DATES 03/01/2026 - 03/31/2026 *** TALIS PARK - GENERAL
BANK A TALIS PARK

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

*** CHECK DATES 03/01/2026 - 03/31/2026 *** TALIS PARK - GENERAL
BANK Z TALIS PARK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/10/26	00037	2/17/26	00642-56 SL 1/15-2/17/26	202601	320	53800-43000				*	212.38		
									FPL (AUTO PAY)			212.38	080008
3/25/26	00037	3/18/26	00642-56 SL 2/17-3/18/26	202602	320	53800-43000				*	211.97		
									FPL (AUTO PAY)			211.97	080009

TOTAL FOR BANK Z 424.35

TOTAL FOR REGISTER 55,333.29

*** CHECK DATES 04/01/2026 - 04/30/2026 *** 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	CHECK #
4/08/26	00055	3/16/26	25235	202603 320-53800-46800		*	650.00		
			MAR 26 - TRIM/REMV DEBRIS						
		3/16/26	25236	202603 320-53800-46801		*	154.00		
			MAR 26 - SOLAR AERATION						
		3/16/26	25237	202603 320-53800-46800		*	2,000.00		
			MAR 26 - AQUATIC MGMT						
					CROSSCREEK ENVIRONMENT, INC			2,804.00	002001
4/08/26	00011	4/01/26	196	202604 320-53800-34000		*	1,000.00		
			APR 26 - FIELD SERVICES						
		4/01/26	197	202604 310-51300-34000		*	4,281.08		
			APR 26 - MGMT FEES						
		4/01/26	197	202604 310-51300-44000		*	200.00		
			APR 26 - RENT						
		4/01/26	197	202604 310-51300-35100		*	91.00		
			APR 26 - COMPUTER TIME						
		4/01/26	197	202604 310-51300-31400		*	214.58		
			APR 26 - DISSEMINATION						
		4/01/26	197	202604 310-51300-35110		*	91.00		
			APR 26 - WEBSITE ADMIN						
		4/01/26	197	202604 310-51300-42000		*	5.18		
			APR 26 - POSTAGE						
		4/01/26	197	202604 310-51300-42500		*	.15		
			APR 26 - COPIES						
					GOVERNMENTAL MANAGEMENT SERVICES			5,882.99	002002
4/08/26	00053	3/30/26	7613-4-1	202603 310-51300-31100		*	3,120.60		
			ENGINEER SV THRU 3/27/26						
					JR EVANS ENGINEERING P.A.			3,120.60	002003
4/08/26	00052	3/31/26	3719139	202602 310-51300-31500		*	1,147.00		
			FEB 26 GENERAL COUNSEL						
					KUTAK ROCK LLP			1,147.00	002004
4/08/26	00059	3/23/26	4912	202603 320-53800-49000		*	1,237.50		
			CANE TOAD TADPOLE REMOVAL						
					PESKY VARMINTS, LLC			1,237.50	002005
4/08/26	00032	4/08/26	04082026	202604 300-20700-10100		*	23,084.19		
			TXFER TAX COLLECTIONS						
					TALIS PARK CDD SERIES 2016			23,084.19	002006
4/08/26	00061	4/08/26	04082026	202604 300-20700-10100		*	10,438.90		
			TXFER TAX COLLECTIONS						
					TALIS PARK CDD SERIES 2024			10,438.90	002007

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/22/26	00039	4/01/26	41933	202604	320-53800-46200		*	12,359.00		
			APR 26 TALIS PK 175 BERM							
						BLUE LANDSCAPE CONTRACTING GROUP			12,359.00	002008
4/22/26	00010	4/20/26	04202026	202604	310-51300-42000		*	10.77		
			2025 TAX ROLL 2ND POSTAGE							
						COLLIER COUNTY TAX COLLECTOR			10.77	002009
4/22/26	00055	3/31/26	25420	202603	320-53800-46400		*	3,574.95		
			REP COOLING FANS							
		4/14/26	25666	202604	320-53800-46800		*	650.00		
			APR 26 - TRIM/REMV DEBRIS							
		4/14/26	25682	202604	320-53800-46801		*	154.00		
			APR 26 - SOLAR AERATION							
		4/16/26	25756	202604	320-53800-46800		*	2,000.00		
			APR 26 - AQUATIC MGMT							
						CROSSCREEK ENVIRONMENT, INC			6,378.95	002010
4/22/26	00066	3/31/26	7643505	202603	310-51300-48000		*	391.84		
			NOTICE OF PUBLIC HEARING							
						USA TODAY MEDIA CORP.			391.84	002011
4/22/26	00064	4/01/26	14711	202604	320-53800-46210		*	5,516.50		
			APR 26- LANDSC MAINT							
						VISION LANDSCAPE SERVICES OF FL,INC			5,516.50	002012

TOTAL FOR BANK A 72,372.24

TOTAL FOR REGISTER 72,372.24

*** CHECK DATES 05/01/2026 - 05/31/2026 *** 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	CHECK #
5/06/26	00011	5/01/26	198	202605	320-53800-34000		*	1,000.00		
			MAY 26 - FIELD SERVICES							
		5/01/26	199	202605	310-51300-34000		*	4,281.08		
			MAY 26 - MGMT FEES							
		5/01/26	199	202605	310-51300-44000		*	200.00		
			MAY 26 - RENT							
		5/01/26	199	202605	310-51300-35100		*	91.00		
			MAY 26 - COMPUTER TIME							
		5/01/26	199	202605	310-51300-31400		*	214.58		
			MAY 26 - DISSEMINATION							
		5/01/26	199	202605	310-51300-35110		*	91.00		
			MAY 26 - WEBSITE ADMIN							
		5/01/26	199	202605	310-51300-42000		*	8.14		
			MAY 26 - POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,885.80	002013
5/06/26	00052	4/28/26	3732427	202603	310-51300-31500		*	1,099.50		
			MAR 26 GENERAL COUNSEL							
						KUTAK ROCK LLP			1,099.50	002014
5/06/26	00059	4/16/26	4967	202604	320-53800-49000		*	1,260.00		
			CANE TOAD TADPOLE REMOVAL							
						PESKY VARMINTS, LLC			1,260.00	002015
5/27/26	00028	5/12/26	1139976	202605	320-53800-46801		*	2,835.00		
			QTRLY WETLAND MAINT 5/8							
						AQUATIC WEED CONTROL,INC.			2,835.00	002016
5/27/26	00039	5/01/26	44360	202605	320-53800-46200		*	12,359.00		
			MAY 26 TALIS PK 175 BERM							
						BLUE LANDSCAPE CONTRACTING GROUP			12,359.00	002017
5/27/26	00053	5/04/26	7613-4-1	202604	310-51300-31100		*	359.38		
			ENGINEER SV THRU 4/30/26							
						JR EVANS ENGINEERING P.A.			359.38	002018
5/27/26	00059	5/04/26	5015	202604	320-53800-49000		*	225.00		
			CANE TOAD TADPOLE REMOVAL							
						PESKY VARMINTS, LLC			225.00	002019
5/27/26	00064	5/01/26	15059	202605	320-53800-46210		*	5,516.50		
			MAY 26- LANDSC MAINT							
		5/08/26	15098	202605	320-53800-49000		*	10,000.00		
			RMV ROOT BALL PALM DMGD							
						VISION LANDSCAPE SERVICES OF FL,INC			15,516.50	002020
						TOTAL FOR BANK A		39,540.18		

*** CHECK DATES 05/01/2026 - 05/31/2026 *** TALIS PARK - GENERAL
BANK A TALIS PARK

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

*** CHECK DATES 05/01/2026 - 05/31/2026 ***
TALIS PARK - GENERAL
BANK Z TALIS PARK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/06/26	00037	4/16/26	00642-56 SL 3/18-4/16/26	202603	320	53800-43000			FPL (AUTO PAY)	*	211.97	211.97	080010

TOTAL FOR BANK Z 211.97

TOTAL FOR REGISTER 39,752.15

*** CHECK DATES 06/01/2026 - 06/30/2026 *** 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	CHECK #
6/03/26	00055	5/18/26	26349	202605	320-53800-46800			*	650.00		
			MAY 26 - TRIM/REMV DEBRIS								
		5/18/26	26353	202605	320-53800-46801			*	154.00		
			MAY 26 - SOLAR AERATION								
		5/18/26	26405	202605	320-53800-46800			*	2,000.00		
			MAY 26 - AQUATIC MGMT								
							CROSSCREEK ENVIRONMENT, INC			2,804.00	002021
6/03/26	00011	6/01/26	200	202606	320-53800-34000			*	1,000.00		
			JUN 26 - FIELD SERVICES								
		6/01/26	201	202606	310-51300-34000			*	4,281.08		
			JUN 26 - MGMT FEES								
		6/01/26	201	202606	310-51300-44000			*	200.00		
			JUN 26 - RENT								
		6/01/26	201	202606	310-51300-35100			*	91.00		
			JUN 26 - COMPUTER TIME								
		6/01/26	201	202606	310-51300-31400			*	214.58		
			JUN 26 - DISSEMINATION								
		6/01/26	201	202606	310-51300-35110			*	91.00		
			JUN 26 - WEBSITE ADMIN								
		6/01/26	201	202606	310-51300-42000			*	3.70		
			JUN 26 - POSTAGE								
							GOVERNMENTAL MANAGEMENT SERVICES			5,881.36	002022
6/17/26	00039	6/01/26	46557	202606	320-53800-46200			*	12,359.00		
			JUN 26- I 75 BERM								
							BLUE LANDSCAPE CONTRACTING GROUP			12,359.00	002023
6/17/26	00052	6/03/26	3758914	202605	310-51300-31500			*	524.50		
			LEGAL SV THRU 5/31/26								
							KUTAK ROCK LLP			524.50	002024
6/17/26	00032	6/17/26	06172026	202606	300-20700-10100			*	12,974.53		
			TXFER TAX COLLECTIONS								
							TALIS PARK CDD SERIES 2016			12,974.53	002025
6/17/26	00061	6/17/26	06172026	202606	300-20700-10100			*	5,867.21		
			TXFER TAX COLLECTIONS								
							TALIS PARK CDD SERIES 2024			5,867.21	002026
6/17/26	00066	5/31/26	7735207	202605	310-51300-48000			*	190.16		
			QUALIF PERIOD F CANDIDTES								
							USA TODAY MEDIA CORP.			190.16	002027
6/17/26	00064	6/01/26	15304	202606	320-53800-46210			*	5,516.50		
			JUN 26- LANDS MAINT								
							VISION LANDSCAPE SERVICES OF FL,INC			5,516.50	002028
								TOTAL FOR BANK A	46,117.26		

*** CHECK DATES 06/01/2026 - 06/30/2026 *** TALIS PARK - GENERAL
BANK A TALIS PARK

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

*** CHECK DATES 06/01/2026 - 06/30/2026 ***
TALIS PARK - GENERAL
BANK Z TALIS PARK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/03/26	00037	5/18/26	00642-56 SL 4/16-5/18/26	202604	320	53800	43000		FPL (AUTO PAY)	*	211.97	211.97	080011

TOTAL FOR BANK Z 211.97

TOTAL FOR REGISTER 46,329.23

*** CHECK DATES 07/01/2026 - 07/31/2026 *** 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	CHECK #
7/07/26	00055	6/17/26	26845	202606	320	53800-46800				*	650.00		
			JUN 26 - TRIM/REMV DEBRIS										
		6/17/26	26864	202606	320	53800-46800				*	2,000.00		
			JUN 26 - AQUATIC MGMT										
		6/17/26	26873	202606	320	53800-46801				*	154.00		
			JUN 26 - SOLAR AERATION										
									CROSSCREEK ENVIRONMENT, INC			2,804.00	002029
7/07/26	00011	7/01/26	202	202607	320	53800-34000				*	1,000.00		
			JUL 26 - FIELD SERVICES										
		7/01/26	203	202607	310	51300-34000				*	4,281.08		
			JUL 26 - MGMT FEES										
		7/01/26	203	202607	310	51300-44000				*	200.00		
			JUL 26 - RENT										
		7/01/26	203	202607	310	51300-35100				*	91.00		
			JUL 26 - COMPUTER TIME										
		7/01/26	203	202607	310	51300-31400				*	214.58		
			JUL 26 - DISSEMINATION										
		7/01/26	203	202607	310	51300-35110				*	91.00		
			JUL 26 - WEBSITE ADMIN										
		7/01/26	203	202607	310	51300-42000				*	7.40		
			JUL 26 - POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,885.06	002030
7/07/26	00052	6/06/26	3773602	202605	310	51300-31500				*	18.50		
			5/18 GENERAL COUNSEL										
									KUTAK ROCK LLP			18.50	002031
7/29/26	00039	7/01/26	49226	202607	320	53800-46200				*	12,359.00		
			JUL 26- I 75 BERM										
									BLUE LANDSCAPE CONTRACTING GROUP			12,359.00	002032
7/29/26	00055	3/09/26	25011	202603	320	53800-46400				*	1,837.48		
			REPAIR LAKE #7 AERATION										
									CROSSCREEK ENVIRONMENT, INC			1,837.48	002033
7/29/26	00053	7/07/26	7613-4-1	202606	310	51300-31100				*	140.00		
			ENGINEER SV THRU 6/30/26										
									JR EVANS ENGINEERING P.A.			140.00	002034
7/29/26	00064	7/01/26	15614	202607	320	53800-46210				*	5,516.50		
			JUL 26- LANDS MAINT										
									VISION LANDSCAPE SERVICES OF FL,INC			5,516.50	002035
									TOTAL FOR BANK A		28,560.54		

*** CHECK DATES 07/01/2026 - 07/31/2026 *** TALIS PARK - GENERAL
BANK A TALIS PARK

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

*** CHECK DATES 07/01/2026 - 07/31/2026 ***
TALIS PARK - GENERAL
BANK Z TALIS PARK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/07/26	00037	6/17/26	00642-56 SL 5/18-6/17/26	202605	320	53800-43000			FPL (AUTO PAY)	*	211.97	211.97	080012

TOTAL FOR BANK Z 211.97

TOTAL FOR REGISTER 28,772.51

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00039	8/01/26	51984	202608	320-53800-46200			*	12,359.00		
			AUG 26- I 75 BERM								
							BLUE LANDSCAPE CONTRACTING GROUP			12,359.00	002036
8/12/26	00055	7/20/26	27313	202607	320-53800-46800			*	2,000.00		
			AUG 26 - AQUATIC MGMT								
		7/20/26	27314	202607	320-53800-46801			*	154.00		
			AUG 26 - SOLAR AERATION								
		7/20/26	27315	202607	320-53800-46800			*	650.00		
			AUG 26 - TRIM/REMV DEBRIS								
							CROSSCREEK ENVIRONMENT, INC			2,804.00	002037
8/12/26	00011	8/01/26	204	202608	320-53800-34000			*	1,000.00		
			AUG 26 - FIELD SERVICES								
		8/01/26	205	202608	310-51300-34000			*	4,281.08		
			AUG 26 - MGMT FEES								
		8/01/26	205	202608	310-51300-44000			*	200.00		
			AUG 26 - RENT								
		8/01/26	205	202608	310-51300-35100			*	91.00		
			AUG 26 - COMPUTER TIME								
		8/01/26	205	202608	310-51300-31400			*	214.58		
			AUG 26 - DISSEMINATION								
		8/01/26	205	202608	310-51300-35110			*	91.00		
			AUG 26 - WEBSITE ADMIN								
		8/01/26	205	202608	310-51300-42000			*	50.90		
			AUG 26 - POSTAGE								
							GOVERNMENTAL MANAGEMENT SERVICES			5,928.56	002038
8/12/26	00052	8/06/26	3790756	202606	310-51300-31500			*	103.50		
			JUN 26 GENERAL COUNSEL								
							KUTAK ROCK LLP			103.50	002039
8/12/26	00064	8/01/26	15997	202608	320-53800-46210			*	5,516.50		
			AUG 26- LANDS MAINT								
		8/06/26	14369	202607	320-53800-46300			*	227.36		
			IRRIGATION REPAIRS 7/29								
							VISION LANDSCAPE SERVICES OF FL,INC			5,743.86	002040
8/26/26	00028	8/13/26	11433479	202608	320-53800-46801			*	2,835.00		
			QTRLY WETLAND MAINT 8/12								
							AQUATIC WEED CONTROL,INC.			2,835.00	002041
8/26/26	00055	8/12/26	27652	202608	320-53800-46800			*	2,000.00		
			AUG 26 - AQUATIC MGMT								
		8/12/26	27653	202608	320-53800-46801			*	154.00		
			AUG 26 - SOLAR AERATION								

*** CHECK DATES 08/01/2026 - 08/31/2026 *** 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	CHECK #
		8/12/26	27654	202608	320	53800-46800				*	650.00		
			AUG 26 - TRIM/REMV DEBRIS										
									CROSSCREEK ENVIRONMENT, INC			2,804.00	002042
8/26/26	00059	8/24/26	5268	202608	320	53800-49000				*	450.00		
			CANE TOAD TADPOLE REMOVAL										
									PESKY VARMINTS, LLC			450.00	002043
8/26/26	00064	8/13/26	16111	202608	320	53800-46230				*	2,384.72		
			FLUSH CUT PEPPER TREES										
		8/14/26	16152	202608	320	53800-46230				*	4,886.60		
			IRRIGATION REPAIRS 8/14										
									VISION LANDSCAPE SERVICES OF FL,INC			7,271.32	002044
										TOTAL FOR BANK A	40,299.24		

*** CHECK DATES 08/01/2026 - 08/31/2026 *** TALIS PARK - GENERAL
BANK Z TALIS PARK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/12/26	00037	7/17/26	00642-56 SL 6/17-7/17/26	202606	320	53800-43000			FPL (AUTO PAY)	*	211.97	211.97	080013

TOTAL FOR BANK Z 211.97

TOTAL FOR REGISTER 40,511.21

*** CHECK DATES 09/01/2026 - 09/30/2026 *** 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	CHECK #
9/02/26	00011	9/01/26	206	202609	320-53800-34000		*	1,000.00		
			SEP 26 - FIELD SERVICES							
		9/01/26	207	202609	310-51300-34000		*	4,281.08		
			SEP 26 - MGMT FEES							
		9/01/26	207	202609	310-51300-44000		*	200.00		
			SEP 26 - RENT							
		9/01/26	207	202609	310-51300-35100		*	91.00		
			SEP 26 - COMPUTER TIME							
		9/01/26	207	202609	310-51300-31400		*	214.58		
			SEP 26 - DISSEMINATION							
		9/01/26	207	202609	310-51300-35110		*	91.00		
			SEP 26 - WEBSITE ADMIN							
		9/01/26	207	202609	310-51300-42000		*	6.24		
			SEP 26 - POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES			5,883.90	002045
9/02/26	00064	8/27/26	11904	202608	320-53800-46230		*	13,204.17		
			INST 50 BALES PINESTRAW							
		8/27/26	14726	202608	320-53800-46300		*	820.70		
			IRRIGATION REPAIRS 8/24							
						VISION LANDSCAPE SERVICES OF FL,INC			14,024.87	002046
9/09/26	00039	9/01/26	54645	202609	320-53800-46200		*	12,359.00		
			SEP 26- I 75 BERM							
						BLUE LANDSCAPE CONTRACTING GROUP			12,359.00	002047
9/09/26	00064	9/01/26	16313	202609	320-53800-46210		*	5,516.50		
			SEP 26- LANDS MAINT							
						VISION LANDSCAPE SERVICES OF FL,INC			5,516.50	002048
9/23/26	00039	9/10/26	55269	202609	320-53800-46220		*	2,349.25		
			PLANT INSTALLATION							
		9/10/26	55269	202609	320-53800-46300		*	382.18		
			IRRIGATION INSTALLATION							
						BLUE LANDSCAPE CONTRACTING GROUP			2,731.43	002049
9/23/26	00055	9/14/26	28013	202609	320-53800-46801		*	650.00		
			SEP 26 - SOLAR AERATION							
		9/14/26	28066	202609	320-53800-46800		*	2,000.00		
			SEP 26 - AQUATIC MGMT							
		9/14/26	28081	202609	320-53800-46800		*	154.00		
			SEP 26 - TRIM/REMV DEBRIS							
						CROSSCREEK ENVIRONMENT, INC			2,804.00	002050
							TOTAL FOR BANK A	43,319.70		

*** CHECK DATES 09/01/2026 - 09/30/2026 *** TALIS PARK - GENERAL
BANK A TALIS PARK

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

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
TALIS PARK - GENERAL
BANK Z TALIS PARK AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/02/26	00037	8/18/26	00642-56 SL 7/17-8/18/26	202607	320	53800-43000			FPL (AUTO PAY)	*	211.57	211.57	080014

TOTAL FOR BANK Z 211.57

TOTAL FOR REGISTER 43,531.27

Talis Park

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Talis Park

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 11,717	$ -	$ -	$ 11,717
Assessments Receivable	-	11,566	-	11,566
Investments:				
State Board Administration (SBA)	624,091	-	-	624,091
Series 2016				
Reserve A1	-	150,450	-	150,450
Reserve A2	-	158,606	-	158,606
Revenue A	-	469,013	-	469,013
Prepayment A1	-	9,631	-	9,631
Prepayment A2	-	3,919	-	3,919
Series 2024				
Reserve	-	10,000	-	10,000
Revenue	-	196,973	-	196,973
Prepayment		5,994	-	5,994
Construction	-	-	41,447	41,447
Total Assets	**$ 635,808**	**$ 1,016,154**	**$ 41,447**	**$ 1,693,409**
Liabilities:				
Accounts Payable	$ 12,912	$ -	$ -	$ 12,912
Total Liabilites	**$ 12,912**	**$ -**	**$ -**	**$ 12,912**
Fund Balance:				
Restricted for:				
Debt Service	$ -	$ 1,016,154	$ -	$ 1,016,154
Capital Project			41,447	41,447
Assigned for:				
Lake Bank Reserves	50,000	-	-	50,000
Emergency Reserves	24,498	-	-	24,498
Berm/Landscape Replacement Reserves	70,000	-	-	70,000
Unassigned	478,398	-	-	478,398
Total Fund Balances	**$ 622,897**	**$ 1,016,154**	**$ 41,447**	**$ 1,680,498**
Total Liabilities & Fund Balance	$ 635,808	$ 1,016,154	$ 41,447	$ 1,693,409

Talis Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 677,332	$ 677,332	$ 687,935	$ 10,603
Interest Income	10,000	10,000	25,738	15,738
Misceallaneous Revenue	-	-	10,000	10,000
Total Revenues	**$ 687,332**	**$ 687,332**	**$ 723,674**	**$ 36,341**
Expenditures:				
General & Administrative:				
Engineering	$ 25,000	$ 25,000	$ 24,456	$ 544
Attorney	25,000	25,000	5,273	19,728
Annual Audit	3,600	3,600	3,600	-
Assessment Administration	7,950	7,950	7,950	-
Arbitrage Rebate	600	600	-	600
Dissemination Agent	2,575	2,575	2,575	0
Trustee Fees	8,000	8,000	8,691	(691)
Management Fees	51,373	51,373	51,373	(0)
Information Technology	1,092	1,092	1,092	(0)
Website Maintenance	1,092	1,092	1,092	(0)
Telephone	50	50	-	50
Postage & Delivery	350	350	135	215
Rentals & Leases	2,400	2,400	2,400	-
Insurance General Liability	8,609	8,609	8,295	314
Printing & Binding	650	650	131	519
Legal Advertising	4,000	4,000	1,164	2,836
Other Current Charges	1,000	1,000	742	258
Office Supplies	175	175	0	175
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 143,690**	**$ 143,690**	**$ 119,143**	**$ 24,547**

Talis Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 12,000	$ 12,000	$ 12,000	$ -
Electric Services	3,000	3,000	2,563	437
Lake Maintenance	31,800	31,800	31,800	-
Preserve Maintenance	13,188	13,188	13,188	-
Landscape Maintenance - Veterans ROW	66,198	66,198	66,198	-
Repairs/Replacement - Veterans ROW	10,000	10,000	26,421	(16,421)
Landscape Maintenance - I75 Berm	148,306	148,306	148,308	(2)
Repairs/Replacement - I75 Berm	15,000	15,000	21,772	(6,772)
Pine Straw	50,000	50,000	22,938	27,062
Irrigation Repairs	10,000	10,000	1,538	8,462
Repairs/Replacement	20,000	20,000	-	20,000
Repair Lake Solar Aeration Systems	50,000	50,000	5,412	44,588
Contingency	19,150	19,150	15,173	3,978
Lake Bank Reserves	10,000	10,000	-	10,000
Emergency Reserves (hurricane clean up)	10,000	10,000	-	10,000
Berm/Landscape Replacement Reserves	20,000	20,000	-	20,000
Special Projects	55,000	55,000	-	55,000
Subtotal Field Expenditures	**$ 543,642**	**$ 543,642**	**$ 367,311**	**$ 176,331**
Total Operations & Maintenance	**$ 543,642**	**$ 543,642**	**$ 367,311**	**$ 176,331**
Total Expenditures	**$ 687,332**	**$ 687,332**	**$ 486,454**	**$ 200,878**
Excess (Deficiency) of Revenues over Expenditure	$ -	$ -	$ 237,219	$ 237,219
Net Change in Fund Balance	**$ -**	**$ -**	**$ 237,219**	**$ 237,219**
Fund Balance - Beginning	$ -		$ 385,677	
Fund Balance - Ending	**$ -**		**$ 622,897**	

Talis Park

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 585,770	$ 585,770	$ 593,498	$ 7,728
Special Assessments - Direct	37,602	37,602	37,602	-
Special Assessments - Prepayment	-	-	7,086	7,086
Interest Income	20,000	20,000	30,824	10,824
Total Revenues	**$ 643,372**	**$ 643,372**	**$ 669,010**	**$ 25,638**
Expenditures:				
SERIES 2016A-1				
Interest A1- 11/1	$ 49,700	$ 49,700	$ 49,700	$ -
Interest A1 - 5/1	49,700	49,700	49,700	-
Principal A1- 5/1	200,000	200,000	200,000	-
SERIES 2016A-2				
Interest A2- 11/1	$ 56,100	$ 56,100	$ 56,100	$ -
Interest A2- 5/1	56,100	56,100	56,100	-
Principal A2- 5/1	205,000	205,000	205,000	-
Total Expenditures	**$ 616,600**	**$ 616,600**	**$ 616,600**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	$ 26,772	$ 26,772	$ 52,410	$ 25,638
Net Change in Fund Balance	**$ 26,772**	**$ 26,772**	**$ 52,410**	**$ 25,638**
Fund Balance - Beginning	$ 409,297		$ 745,312	
Fund Balance - Ending	**$ 436,069**		**$ 797,722**	

Talis Park

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 264,891	$ 264,891	$ 268,386	$ 3,495
Special Assessments - Direct	16,984	16,984	18,362	1,377
Special Assessments - Prepayment	-	-	5,949	5,949
Interest Income	1,000	1,000	8,481	7,481
Total Revenues	**$ 282,876**	**$ 282,876**	**$ 301,178**	**$ 18,302**
Expenditures:				
Interest - 11/1	$ 85,625	$ 85,625	$ 85,625	$ -
Interest - 5/1	85,625	85,625	85,625	-
Principal - 11/1	110,000	110,000	110,000	-
Total Expenditures	**$ 281,250**	**$ 281,250**	**$ 281,250**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	$ 1,626	$ 1,626	$ 19,928	$ 18,302
Net Change in Fund Balance	**$ 1,626**	**$ 1,626**	**$ 19,928**	**$ 18,302**
Fund Balance - Beginning	$ 210,928		$ 198,503	
Fund Balance - Ending	**$ 212,553**		**$ 218,431**	

Talis Park

Community Development District

Capital Projects Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest Income	$ -	$ -	$ 1,382	$ 1,382
Total Revenues	**$ -**	**$ -**	**$ 1,382**	**$ 1,382**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	**$ -**	**$ -**	**$ 1,382**	**$ 1,382**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 1,382**	**$ 1,382**
Fund Balance - Beginning	$ -		$ 40,065	
Fund Balance - Ending	**$ -**		**$ 41,447**	

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	$ 38,730	$ 37,170	$ 15,311	$ 26,923	$ 4,017	$ 10,986	$ 64	$ -	$ -	$ 687,935
Interest Income	1,258	1,130	2,000	2,546	2,316	2,565	2,438	2,491	2,338	2,377	2,250	2,028	25,738
Miscellaneous Revenue	-	-	-	-	-	-	-	10,000	-	-	-	-	10,000
Total Revenues	**$ 2,740**	**$ 286,293**	**$ 270,090**	**$ 41,276**	**$ 39,487**	**$ 17,877**	**$ 29,361**	**$ 16,508**	**$ 13,324**	**$ 2,441**	**$ 2,250**	**$ 2,028**	**$ 723,674**
Expenditures:													
General & Administrative:													
Engineering	$ 3,326	$ 2,061	$ 840	$ 3,613	$ 10,996	$ 3,121	$ 359	$ -	$ 140	$ -	$ -	$ -	$ 24,456
Attorney	312	822	422	731	1,147	1,100	525	19	104	93	-	-	5,273
Annual Audit	-	2,500	1,100	-	-	-	-	-	-	-	-	-	3,600
Assessment Administration	7,950	-	-	-	-	-	-	-	-	-	-	-	7,950
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	215	215	215	215	215	215	215	215	215	215	215	215	2,575
Trustee Fees	-	4,445	-	4,246	-	-	-	-	-	-	-	-	8,691
Management Fees	4,281	4,281	4,281	4,281	4,281	4,281	4,281	4,281	4,281	4,281	4,281	4,281	51,373
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Information Technology	91	91	91	91	91	91	91	91	91	91	91	91	1,092
Website Maintenance	91	91	91	91	91	91	91	91	91	91	91	91	1,092
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	3	9	5	14	7	5	16	8	4	7	51	6	135
Rentals & Leases	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Insurance General Liability	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295
Printing & Binding	-	-	-	131	-	-	0	-	-	-	-	-	131
Legal Advertising	-	-	194	194	-	194	392	190	-	-	-	-	1,164
Other Current Charges	59	84	-	-	42	45	54	113	71	91	91	91	742
Office Supplies	-	-	-	0	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 24,998**	**$ 14,798**	**$ 7,439**	**$ 13,806**	**$ 17,069**	**$ 9,342**	**$ 6,224**	**$ 5,208**	**$ 5,195**	**$ 5,069**	**$ 5,020**	**$ 4,975**	**$ 119,143**

Talis Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Field Management	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 12,000
Electric Services	249	249	212	212	212	212	212	212	212	212	157	212	2,563
Lake Maintenance	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	2,650	31,800
Preserve Maintenance	154	2,989	154	154	2,989	154	154	2,989	154	154	2,989	154	13,188
Landscape Maintenance - Veterans ROW	5,517	5,517	5,517	5,517	5,517	5,517	5,517	5,517	5,517	5,517	5,517	5,517	66,198
Repairs/Replacement - Veterans ROW	-	5,706	-	240	-	-	-	-	-	-	20,475	-	26,421
Landscape Maintenance - I75 Berm	12,359	12,359	12,359	12,359	12,359	12,359	12,359	12,359	12,359	12,359	12,359	12,359	148,308
Repairs/Replacement - I75 Berm	-	-	8,750	-	675	-	-	-	-	-	-	12,347	21,772
Pine Straw	-	-	-	20,486	-	-	-	-	-	-	-	2,452	22,938
Irrigation Repairs	-	-	107	-	-	-	-	-	-	227	821	382	1,538
Repairs/Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair Lake Solar Aeration Systems	-	-	-	-	-	5,412	-	-	-	-	-	-	5,412
Contingency	-	-	-	2,000	-	1,238	-	11,485	-	450	-	-	15,173
Lake Bank Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Reserves (hurricane clean up)	-	-	-	-	-	-	-	-	-	-	-	-	-
Berm/Landscape Replacement Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 21,929**	**$ 30,469**	**$ 30,749**	**$ 44,618**	**$ 25,401**	**$ 28,541**	**$ 21,891**	**$ 36,211**	**$ 21,891**	**$ 22,568**	**$ 45,967**	**$ 37,073**	**$ 367,311**
Total Operations & Maintenance	**$ 21,929**	**$ 30,469**	**$ 30,749**	**$ 44,618**	**$ 25,401**	**$ 28,541**	**$ 21,891**	**$ 36,211**	**$ 21,891**	**$ 22,568**	**$ 45,967**	**$ 37,073**	**$ 367,311**
Total Expenditures	**$ 46,927**	**$ 45,267**	**$ 38,188**	**$ 58,424**	**$ 42,471**	**$ 37,884**	**$ 28,115**	**$ 41,419**	**$ 27,087**	**$ 27,638**	**$ 50,987**	**$ 42,048**	**$ 486,454**
Excess (Deficiency) of Revenues over Exper	$ (44,187)	$ 241,026	$ 231,901	$ (17,148)	$ (2,984)	$ (20,007)	$ 1,246	$ (24,911)	$ (13,763)	$ (25,197)	$ (48,737)	$ (40,020)	$ 237,219
Net Change in Fund Balance	**$ (44,187)**	**$ 241,026**	**$ 231,901**	**$ (17,148)**	**$ (2,984)**	**$ (20,007)**	**$ 1,246**	**$ (24,911)**	**$ (13,763)**	**$ (25,197)**	**$ (48,737)**	**$ (40,020)**	**$ 237,219**

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	150,450	
Reserve Fund Balance	150,450	
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)
Less: Principal Payment - 5/1/26		($200,000)
Current Bonds Outstanding		**$2,470,000**

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	158,606	
Reserve Fund Balance	158,606	
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)
Less: Principal Payment - 5/1/26		($205,000)
Current Bonds Outstanding		**$2,585,000**

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	**$8,480,000**

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*	*Discoumt/ 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
01/08/26	12/15-12/31/25	90,311.39	2,709.31	1,752.04	-	-	85,850.04	38,055.82	32,911.37	14,882.85	85,850.04
01/08/26	Interest	-	-	-	674.26	-	674.26	674.26	-	-	674.26
02/06/26	01/01-01/31/26	87,539.99	1,975.99	1,711.28	-	-	83,852.72	37,170.44	32,145.68	14,536.60	83,852.72
03/06/26	02/01-02/28/26	35,601.37	356.02	704.91	-	-	34,540.44	15,311.17	13,241.38	5,987.89	34,540.44
04/07/26	interest	-	-	-	230.52	-	230.52	230.52	-	-	230.52
04/07/26	03/01-03/31/26	61,525.78	81.26	1,228.89	-	-	60,215.63	26,692.53	23,084.19	10,438.90	60,215.62
05/06/26	04/01-04/30/26	9,132.18	(114.19)	184.92			9,061.45	4,016.78	3,473.79	1,570.88	9,061.45
06/05/26	05/01-05/31/26	9,650.70	(289.52)	198.81			9,741.41	4,318.20	3,734.46	1,688.76	9,741.42
06/12/26	certificate sales	14,901.39	(447.04)	306.97			15,041.46	6,667.62	5,766.28	2,607.57	15,041.47
07/09/26	interest	-	-	-	-	63.71	63.71	63.71	-	-	63.71
TOTAL		**$ 1,651,883.97**	**$ 57,648.14**	**$ 31,884.72**	**$ 904.78**	**$ 13,563.75**	**$ 1,549,819.56**	**$ 687,935.23**	**$ 593,498.37**	**$ 268,385.96**	**$ 1,549,819.56**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**