



Naples Reserve Community Development District

FINANCIAL STATEMENTS

September 30, 2025



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INDEPENDENT AUDITOR'S REPORT

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

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Naples Reserve Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

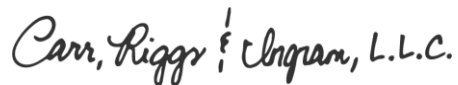
Required Supplementary Information

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

inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 17, 2026, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

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

CARR, RIGGS & INGRAM, LLC

Fort Walton Beach, Florida
June 17, 2026

Management's Discussion And Analysis

Naples Reserve Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Naples Reserve Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's financial statements, which begin on page 9.

FINANCIAL HIGHLIGHTS

- At September 30, 2025, the assets of the District exceeded its liabilities by approximately \$1,203,000.
- During the fiscal year ended September 30, 2025, the District incurred approximately \$706,000 of interest expenditures and repaid \$325,000 of outstanding long-term principal. During 2025, the District issued approximately \$5.7 million of refunding bonds and paid off the entire remaining balance on the 2014 Series bonds.

USING THE ANNUAL REPORT

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

Reporting the District as a Whole

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

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

Naples Reserve Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

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

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

THE DISTRICT AS A WHOLE

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

<i>September 30,</i>	2025	2024	Change
Assets			
Current and other assets	\$ 2,000,002	\$ 2,327,285	\$ (327,283)
Capital assets, net	12,679,775	13,244,575	(564,800)
Total assets	14,679,777	15,571,860	(892,083)
Deferred outflows of resources			
Deferred charge on refunding	69,613	-	69,613
Total assets and deferred outflows of resources	\$ 14,749,390	\$ 15,571,860	\$ (822,470)
Liabilities			
Current liabilities	\$ 615,934	\$ 728,688	\$ (112,754)
Other liabilities	12,930,204	13,825,807	(895,603)
Total liabilities	13,546,138	14,554,495	(1,008,357)
Net position			
Net investment in capital assets	9,557,809	9,664,562	(106,753)
Restricted for:			
Debt service	363,262	663,744	(300,482)
Unrestricted (deficit)	(8,717,819)	(9,310,941)	593,122
Total net position	1,203,252	1,017,365	185,887
Total liabilities and net position	\$ 14,749,390	\$ 15,571,860	\$ (822,470)

Naples Reserve Community Development District Management's Discussion and Analysis

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

During the fiscal year ended September 30, 2025, total assets and deferred outflows of resources and liabilities decreased by approximately \$823,000 and \$1,008,000, respectively, from the prior fiscal year. The decrease in assets is primarily due to current year depreciation of capital assets and the refunding of the Series 2014 bonds. The decrease in liabilities is primarily due to the repayment of outstanding long-term principal.

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

<i>For the year ended September 30,</i>	2025	2024	Change
Revenue:			
Program revenue:			
Charges for services	\$ 1,816,494	\$ 1,717,720	\$ 98,774
Grants and contributions	36,106	37,047	(941)
General revenue:			
Interest and other revenue	44,698	30,372	14,326
Total revenue	1,897,298	1,785,139	112,159
Expenses:			
General government	131,646	139,418	(7,772)
Unallocated depreciation	564,800	564,800	-
Maintenance and operations	104,038	216,567	(112,529)
Cost of issuance	204,525	-	204,525
Interest	706,402	748,999	(42,597)
Total expenses	1,711,411	1,669,784	41,627
Change in net position	185,887	115,355	70,532
Net position, beginning of year	1,017,365	902,010	115,355
Net position, end of year	\$ 1,203,252	\$ 1,017,365	\$ 185,887

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

Revenue and expenses increased by approximately \$113,000 and \$42,000, respectively, over the prior fiscal year. The increase in revenue is primarily due to an increase in assessment rates. The increase in expenses is primarily due to the cost of issuing the Series 2025 bonds. The overall result was a \$185,887 increase in net position for fiscal year 2025.

Naples Reserve Community Development District Management's Discussion and Analysis

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 11) reported a combined fund balance of approximately \$1.97 million, which is an decrease from last year's balance that totaled approximately \$2.24 million. Significant transactions are discussed below.

- During the fiscal year ended September 30, 2025, the District incurred approximately \$776,000 of interest expenditures, repaid \$325,000 of outstanding long-term principal, recorded approximately \$211,000 of bond issuance cost, and completed \$6,305,000 of bond refunding.

The overall decrease in fund balance for the year ended September 30, 2025 totaled approximately \$264,000.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

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

The District experienced a favorable variance in revenue and expenditures as compared to the budget in the amount of \$45,684 and \$197,826, respectively. The variance in revenue occurred primarily due to unbudgeted interest and other fees charged to owners. The variance in expenditures is primarily due to the budget excess due to the grading slope correction costs in the prior year.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had approximately \$12.7 million invested in capital assets (net of depreciation). This amount represents a net decrease of approximately \$565,000 from the fiscal year 2024 total.

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

<i>September 30,</i>		2025		2024		Change
Capital assets being depreciated	\$	16,944,000	\$	16,944,000	\$	-
Accumulated depreciation		(4,264,225)		(3,699,425)		(564,800)
Net capital assets	\$	12,679,775	\$	13,244,575	\$	(564,800)

Naples Reserve Community Development District Management's Discussion and Analysis

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

Debt

At September 30, 2025, the District had approximately \$13.3 million of bonds outstanding. This amount represents a decrease of \$945,000 from the fiscal year 2024 total.

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

<i>September 30,</i>	2025		2024		Change
Series 2014 bonds	\$	-	\$	6,465,000	\$ (6,465,000)
Series 2018 bonds		7,630,000		7,795,000	(165,000)
Series 2025 bonds		5,685,000		-	5,685,000
Total	\$	13,315,000	\$	14,260,000	\$ (945,000)

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

FUTURE FINANCIAL FACTORS

Naples Reserve Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2026 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

Basic Financial Statements

Naples Reserve Community Development District Statement of Net Position

<i>September 30,</i>	2025
	Governmental Activities
Assets	
Cash and cash equivalents	\$ 1,020,858
Investments	958,779
Accounts receivable	20,365
Capital assets:	
Depreciable	12,679,775
Total assets	14,679,777
Deferred outflows of resources	
Loss on refunding debt	69,613
Total deferred outflows of resources	69,613
Liabilities	
Accounts payable	24,007
Accrued interest payable	235,427
Developer advances	1,500
Non-current liabilities:	
Due within one year	355,000
Due in more than one year	12,930,204
Total liabilities	13,546,138
Net position	
Net investment in capital assets	9,557,809
Restricted for:	
Debt service	363,262
Unrestricted (deficit)	(8,717,819)
Total net position	\$ 1,203,252

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

Naples Reserve Community Development District Statement of Activities

				Net (Expense) Revenue and Changes in Net Position
<i>For the year ended September 30, 2025</i>				
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ (131,646)	\$ 288,390	\$ -	\$ 156,744
Maintenance and operations	(104,038)	409,348	-	305,310
Unallocated depreciation	(564,800)	-	-	(564,800)
Cost of issuance	(204,525)	-	-	(204,525)
Interest	(706,402)	1,118,756	36,106	448,460
Total governmental activities	\$ (1,711,411)	\$ 1,816,494	\$ 36,106	141,189
General revenue				
Interest and other revenue				44,698
Change in net position				185,887
Net position - beginning of year				1,017,365
Net position - end of year				\$ 1,203,252

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

Naples Reserve Community Development District Balance Sheet – Governmental Funds

September 30, 2025

	General Fund	Debt Service	Total Governmental Funds
Assets			
Cash and cash equivalents	\$ 1,016,184	\$ 4,674	\$ 1,020,858
Investments	-	958,779	958,779
Accounts receivable	8,020	12,345	20,365
Total assets	\$ 1,024,204	\$ 975,798	\$ 2,000,002
Liabilities and Fund Balances			
Liabilities			
Accounts payable	\$ 24,007	\$ -	\$ 24,007
Developer advances	1,500	-	1,500
Total liabilities	25,507	-	25,507
Fund balances			
Restricted for debt service	-	975,798	975,798
Assigned for lake bank remediation	243,013	-	243,013
Assigned for working capital	213,817	-	213,817
Unassigned	541,867	-	541,867
Total fund balances	998,697	975,798	1,974,495
Total liabilities and fund balances	\$ 1,024,204	\$ 975,798	\$ 2,000,002

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

Naples Reserve Community Development District

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position

September 30, 2025

Total fund balances, governmental funds	\$ 1,974,495
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level statements.	12,679,775
Liabilities not due and payable from current resources are not reported in the fund level statements.	(13,520,631)
Deferred outflows of resources related to debt refunding (loss on refunding) are not reported on the fund level statements.	69,613
Total net position - governmental activities	\$ 1,203,252

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

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

For the year ended September 30, 2025

	General Fund		Debt Service	Total Governmental Funds
Revenue				
Assessments	\$ 697,738	\$ 1,118,756	\$ 1,816,494	
Prepayment revenue	-	3,413	3,413	
Interest and other revenue	44,698	32,693	77,391	
Total revenues	742,436	1,154,862	1,897,298	
Expenditures				
Current:				
General government	114,889	16,757	131,646	
Maintenance and operations	104,038	-	104,038	
Debt service:				
Principal	-	945,000	945,000	
Interest	-	775,829	775,829	
Bond issuance costs	-	204,525	204,525	
Total expenditures	218,927	1,942,111	2,161,038	
Excess (deficiency) of revenue over (under) expenditures	523,509	(787,249)	(263,740)	
Other Financing Sources (Uses)				
Proceeds of refunding bonds	-	5,685,000	5,685,000	
Debt service - principal	-	(5,685,000)	(5,685,000)	
Total other financing sources (uses)	-	-	-	
Net change in fund balances	523,509	(787,249)	(263,740)	
Fund balances, beginning of year	475,188	1,763,047	2,238,235	
Fund balances, end of year	\$ 998,697	\$ 975,798	\$ 1,974,495	

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

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

For the year ended September 30, 2025

Net change in fund balances - governmental funds	\$ (263,740)
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.	(564,800)
Amortization of original issue discounts is not recognized in the governmental funds statement but is reported as an expense in the Statement of Activities.	(3,747)
Amortization of the loss on refunding is not recognized in the governmental funds but is reported as interest expense in the Statement of Activities.	(1,037)
Governmental funds report principal payments on bonds when debt is paid, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in bonds payable in the Statement of Net Position.	945,000
Payment to the refunding escrow agent is reported as an expenditure in the governmental funds but is not recognized as an expense in the Statement of Activities, as it represents a debt refunding transaction that is recorded as a deferred outflow of resources and amortized over time.	5,685,000
Bond proceeds and original issue discounts, which are reported as other financing sources in the governmental funds, are recognized as long-term liabilities in the Statement of Net Position.	(5,685,000)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.	74,211
Change in net position of governmental activities	\$ 185,887

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

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

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

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

The Board has the final responsibility for:

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

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

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-wide and Fund Financial Statements

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2025, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

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

Measurement Focus, Basis of Accounting and Basis of Presentation

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

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

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

The District reports the following major governmental funds:

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

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

For the year ended September 30, 2025, the District does not report any proprietary funds.

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

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

Estimates

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

Cash, Deposits and Investments

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

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Capital Assets

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

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

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

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

Long-Term Obligations

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

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometime include a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category: loss on refunding debt reported on the Statement of Net Position. Loss on refunding debt resulted from the Series 2014 bond refunding.

In addition to liabilities, the Statement of Net Position or Balance Sheet – Governmental Funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position or revenue that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any of this type of item at September 30, 2025.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants. For the purpose of calculating the net investment in capital assets, the District has reduced capital debt by approximately \$377,000 of unspent bond funds and approximately \$9.8 million related to conveyed capital assets.

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

Budgets

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

Subsequent Events

Management has evaluated subsequent events through the date the financial statements were available to be issued, June 17, 2026. See Note 8 for relevant disclosure. No subsequent events occurring after this date have been evaluated for inclusion in these financial statements.

NOTE 3: INVESTMENTS

All investments held at September 30, 2025 consist of money market funds in which shares are owned in the fund rather than the underlying investments. In accordance with GASB 72, *Fair Value Measurement and Application*, these amounts are reported at amortized cost.

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

<u>September 30,</u>	<u>2025</u>	<u>Credit Risk</u>	<u>Weighted Average Maturities</u>
Short-term Money Market Funds	\$ 958,779	S&P AAAM	46 days

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

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2025, none of the investments listed above are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Naples Reserve Community Development District Notes to Financial Statements

NOTE 3: INVESTMENTS (Continued)

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

NOTE 4: CAPITAL ASSETS

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

The following is a summary of changes in the capital assets for the year ended September 30, 2025.

	Beginning Balance	Additions	Transfers and Conveyances	Ending Balance
Governmental Activities:				
<i>Capital assets being depreciated:</i>				
Earthwork and clearing	\$ 10,200,960	\$ -	\$ -	\$ 10,200,960
Stormwater management system	6,743,040	-	-	6,743,040
Total capital assets, being depreciated	16,944,000	-	-	16,944,000
<i>Less accumulated depreciation for:</i>				
Earthwork and clearing	2,720,256	340,032	-	3,060,288
Stormwater management system	979,169	224,768	-	1,203,937
Total accumulated depreciation	3,699,425	564,800	-	4,264,225
Governmental activities capital assets, net	\$ 13,244,575	\$ (564,800)	\$ -	\$ 12,679,775

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 5: BONDS PAYABLE

On August 28, 2014, the District issued \$7,680,000 of Special Assessment Bonds, Series 2014 consisting of \$1,425,000 2014 Term Bonds due on November 1, 2025 with a fixed interest rate of 4.75%, \$2,315,000 of 2014 Term Bonds due on November 1, 2035 with a fixed interest rate of 5.25%, and \$3,940,000 of 2014 Term Bonds due on November 1, 2045 with a fixed interest rate of 5.625%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. These bonds were repaid in full during the year ended September 30, 2025, in connection with the issuance of the Series 2025 Special Assessment Refunding Bonds.

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

On June 12, 2025, the District issued \$5,865,000 of Special Assessment Refunding Bonds, Series 2025 consisting of \$5,865,000 2025 Term bonds due on May 1, 2045, with a fixed interest rate of 4.40%. The bonds were issued to refund a portion of the District's Special Assessment Bonds, Series 2014 Bonds, fund the Series 2025 Interest Account, and pay the cost of issuance of the Series 2025 Bonds. The Series 2025 Bonds will bear interest at a fixed rate payable semi-annually on each May 1 and November 1, commencing November 1, 2025. The Series 2025 Bonds are subject to optional, mandatory sinking fund, and extraordinary mandatory redemption prior to maturity. The Series 2025 Bonds are subject to optional redemption on or after June 12, 2030, at par plus accrued interest to the applicable redemption date.

During the fiscal year ended September 30, 2025, the District issued its Series 2025 Bonds to refund all outstanding Series 2014 Bonds. The refunding was undertaken to achieve debt service savings and take advantage of more favorable interest rates. As a result of the refunding, the District reduced its total debt service payments by approximately \$2,000,000 and achieved an economic gain (difference between the present value of the old and new debt service payments) of approximately \$432,000.

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

Naples Reserve Community Development District Notes to Financial Statements

NOTE 5: BONDS PAYABLE (Continued)

The bond indentures require that the District maintain adequate funds in the reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met for the fiscal year ended September 30, 2025.

Long-term liability activity for the year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Bonds Payable:					
Series 2014	\$ 6,465,000	\$ -	\$ 6,465,000	\$ -	\$ -
Series 2018	7,795,000	-	165,000	7,630,000	175,000
Series 2025	-	5,685,000	-	5,685,000	180,000
	<u>\$ 14,260,000</u>	<u>\$ 5,685,000</u>	<u>\$ 6,630,000</u>	<u>\$ 13,315,000</u>	<u>\$ 355,000</u>

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

Year Ending September 30,	Principal	Interest	Total Debt Service
2026	\$ 355,000	\$ 600,861	\$ 955,861
2027	370,000	613,220	983,220
2028	390,000	596,304	986,304
2029	410,000	578,485	988,485
2030	425,000	559,764	984,764
2031 - 2035	2,450,000	2,477,386	4,927,386
2036 - 2040	3,075,000	1,829,330	4,904,330
2041 - 2045	3,885,000	1,023,646	4,908,646
2046 - 2049	1,955,000	205,641	2,160,641
	<u>\$ 13,315,000</u>	<u>\$ 8,484,637</u>	<u>\$ 21,799,637</u>

The balance of the Series 2018 and Series 2025 Bonds at September 30, 2025 is summarized as follows:

<i>September 30,</i>	<i>2025</i>
Bond principal balance	\$ 13,315,000
Less unamortized bond discounts	(29,796)
Net balance	<u>\$ 13,285,204</u>

Naples Reserve Community Development District Notes to Financial Statements

NOTE 6: RISK MANAGEMENT

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

NOTE 7: MANAGEMENT COMPANY

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

NOTE 8: SUBSEQUENT EVENT

Subsequent to year-end, the District engaged a local company to perform a full commercial dive to install 34 drain boxes between each home at an approximate cost of \$27,000. In addition, the District hired the same company to install coco mat between each home and to furnish and install a Geo Filter Tube Erosion Barrier System for approximately \$140,000.

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

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

For the year ended September 30, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenue			
Assessments	\$ 696,752	\$ 697,738	\$ 986
Interest and other revenue	-	44,698	44,698
Total revenue	696,752	742,436	45,684
Expenditures			
General government	172,253	114,889	57,364
Maintenance and operations	244,500	104,038	140,462
Total expenditures	416,753	218,927	197,826
Excess (deficit) of revenue over expenditures	\$ 279,999	\$ 523,509	\$ 243,510

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Naples Reserve Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 17, 2026.

Report on Internal Control Over Financial Reporting

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

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

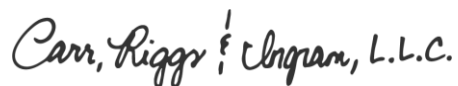
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not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

Report on Compliance and Other Matters

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

Purpose of this Report

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



CARR, RIGGS & INGRAM, LLC

Fort Walton Beach, Florida
June 17, 2026



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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of Naples Reserve Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 17, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated June 17, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

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

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

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

Specific Information

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

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$78,829.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

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

- a. The rate or rates of non-ad valorem special assessments imposed by the District as \$667 per unit for operations and maintenance, and ranging from \$708 to \$1,458 per unit for debt service.

- b. The total amount of special assessments collected by or on behalf of the District as \$1,816,494.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as \$13,315,000. The terms of these bonds are disclosed in Note 5 to the financial statements.

Additional Matters

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

Purpose of this Letter

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

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

CARR, RIGGS & INGRAM, LLC

Fort Walton Beach, Florida

June 17, 2026



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CARR, RIGGS & INGRAM, L.L.C.

INDEPENDENT ACCOUNTANT'S REPORT

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

We have examined Naples Reserve Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2025. Management is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

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

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

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

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

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

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

CARR, RIGGS & INGRAM, LLC

Fort Walton Beach, Florida
June 17, 2026