

Talis Park
Community Development District

Approved Proposed Budget
FY 2026



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Talis Park
Community Development District
 Approved Proposed Budget
 General Fund

Description	Adopted Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$ 677,332	\$ 618,653	\$ 58,679	\$ 677,332	\$ 677,332
Interest income	10,000	6,245	13,755	20,000	10,000
Carry Forward Surplus	-	25,221	-	25,221	-
TOTAL REVENUES	\$ 687,332	\$ 650,119	\$ 72,434	\$ 722,553	\$ 687,332

EXPENDITURES:

Administrative

Engineering	\$ 20,000	\$ 5,421	\$ 19,579	\$ 25,000	\$ 25,000
Attorney	30,000	2,037	22,963	25,000	25,000
Annual Audit	3,500	3,500	-	3,500	3,600
Assessment Administration	7,500	7,500	-	7,500	7,950
Arbitrage Rebate	600	600	-	600	600
Dissemination Agent	2,575	858	1,717	2,575	2,575
Trustee Fees	8,000	7,866	-	7,866	8,000
Management Fees	48,465	16,155	32,310	48,465	51,373
Information Technology	1,030	343	687	1,030	1,092
Website Maintenance	1,030	343	687	1,030	1,092
Telephone	50	-	50	50	50
Postage & Delivery	350	101	249	350	350
Rental & Leases	2,400	800	1,600	2,400	2,400
Insurance General Liability	8,654	7,826	-	7,826	8,609
Printing & Binding	650	72	578	650	650
Legal Advertising	4,000	570	3,430	4,000	4,000
Other Current Charges	1,000	263	737	1,000	1,000
Office Supplies	175	-	175	175	175
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	250	-	-	-	-
Capital Outlay	225	-	-	-	-
TOTAL ADMINISTRATIVE	\$ 140,628	\$ 54,431	\$ 84,761	\$ 139,191	\$ 143,690

Operations & Maintenance

Field Maintenance

Field Management	\$ -	\$ 4,000	\$ 8,000	\$ 12,000	\$ 12,000
Electric Services	2,900	624	2,376	3,000	3,000
Lake Maintenance	31,800	10,600	21,200	31,800	31,800
Preserve Maintenance	16,000	3,451	9,737	13,188	13,188
Landscape Maintenance - Veterans ROW	98,520	31,467	54,697	86,164	66,198
Repairs/Replacement - Veterans ROW	10,000	-	10,000	10,000	10,000
Landscape Maintenance -175 Berm	188,784	66,392	98,871	165,262	148,306
Repairs/Replacement - 175 Berm	15,000	26,500	-	26,500	15,000
Pine Straw	15,700	20,063	20,063	40,126	50,000
Irrigation Repairs	10,000	-	10,000	10,000	10,000
Repairs/Replacement	50,000	12,358	10,000	22,358	20,000
Repair Lake Solar Aeration Systems	-	39,315	-	39,315	30,000
Contingency	13,000	3,147	10,000	13,147	39,150
Lake Bank Reserves	10,000	-	10,000	10,000	10,000
Emergency Reserves	10,000	25,502	-	25,502	10,000
Berm/Landscape Replacement Reserves	20,000	-	20,000	20,000	20,000
Special Projects	55,000	-	55,000	55,000	55,000
Total Field Maintenance	\$ 546,704	\$ 243,418	\$ 339,944	\$ 583,362	\$ 543,642

TOTAL EXPENDITURES	\$ 687,332	\$ 297,849	\$ 424,704	\$ 722,553	\$ 687,332
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 352,270	\$ (352,270)	\$ -	\$ -
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Talis Park
Community Development District
Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

Beginning Fund Balance - Fiscal Year 2024	\$ 244,109
Net change in Fund Balance - Fiscal Year 2025	-
Reserves - Fiscal Year 2025 Addition	40,000
Total Funds Available (Estimated) - 9/30/25	284,109

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital ⁽¹⁾	\$ 131,431
Reserves:	

Lake Bank Reserves	FY24	30,000	
	FY25	10,000	
	FY26	10,000	50,000
Emergency Reserves	FY24	30,000	
	FY25	(15,502)	
	FY26	10,000	24,498
Berm/Landscape Repl Reserves	FY24	30,000	
	FY25	20,000	
	FY26	20,000	70,000

Total Allocation of Available Funds	275,929
Total Unassigned (undesignated) Cash	8,180

Notes

⁽¹⁾ Represents approximately 3 months of operating expenditures

Talis Park
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

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

Interest

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

Expenditures - Administrative

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Talis Park
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Field Maintenance

Field Management

The District currently contracts with GMS-SF, LLC to operate the Property and its contractors. The monthly fees are \$1,000.

Electric Services

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

Lake Maintenance

The District has contracted with Crosscreek Enironment to maintain the water quality of the 15 ponds at Talis Park Community Development District for a monthly fee of \$2,650.

Preserve Maintenance

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

Description	Vendor	monthly/	quarterly	Total Amount
Solar Aeration	Crosscreek Enironment	\$	154.00	\$ 1,848.00
Wetland Maintenance	Aquatic Weed Control		2,835.00	11,340.00
		Total		\$ 13,188.00

Landscape Maintenance – Veterans ROW

The District will contract with Vison Landscaping a Landscape company for the maintenance of Veterans ROW for a monthly fee of \$5,516.50.

Repairs/Replacement – Veterans ROW

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

Landscape Maintenance – I75 Berm

The District has contracted with Mariani of Florida, LLC a d/b/a Blue Landscape & Outdoor Solutions for the maintenance of I75 Bern for a monthly fee of \$12,358.84.

Repairs/Replacement – I75 Berm

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

Pine Straw

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

Irrigation Repairs

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

Repairs/Replacement

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

Expenditures - Field Maintenance (continued)

Repair Lake Aeration/Solar Systems

This represents repairs to the lake Solar Aeration Systems.

Contingency

Unscheduled expenses related to the maintenance expenditures of the District.

Lake Bank Reserves

Reserve for future lake bank restorations

Emergency Reserves

Reserve for future hurrican clean ups.

Berm/Landscape Replacement Reserves

Reserve for future replacement and restore the berms.

Special Projects

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

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

Description	Adopted Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 585,770	\$ 533,908	\$ 51,862	\$ 585,770	\$ 585,770
Special Assessments - Direct	34,782	-	37,602	37,602	37,602
Interest Income	14,000	10,503	19,497	30,000	20,000
Carry Forward Balance	373,344	375,875	-	375,875	409,297

TOTAL REVENUES	\$ 1,007,896	\$ 920,286	\$ 108,961	\$ 1,029,247	\$ 1,052,669
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EXPENDITURES:

SERIES 2016A-1

Interest - 11/1	\$ 52,625	\$ 52,625	\$ -	\$ 52,625	\$ 49,700
Principal - 11/1	195,000	-	195,000	195,000	200,000
Interest - 5/1	52,625	-	52,625	52,625	49,700

SERIES 2016A-2

Interest - 11/1	\$ 59,850	\$ 59,850	\$ -	\$ 59,850	\$ 56,100
Principal - 11/1	200,000	-	200,000	200,000	205,000
Interest - 5/1	59,850	-	59,850	59,850	56,100

TOTAL EXPENDITURES	\$ 619,950	\$ 112,475	\$ 507,475	\$ 619,950	\$ 616,600
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Other Sources/(Uses)

Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ 387,946	\$ 807,811	\$ (398,514)	\$ 409,297	\$ 436,069
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Interest - 11/1/26 - 1	\$ 46,700
Interest - 11/1/26 - 2	52,256
	<u>\$ 98,956</u>

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	\$ 2,870,000	3.000%	\$ 195,000	\$ 52,625	
11/01/25	2,675,000	3.000%	-	49,700	297,325
05/01/26	2,675,000	3.000%	200,000	49,700	
11/01/26	2,475,000	3.000%	-	46,700	296,400
05/01/27	2,475,000	3.500%	210,000	46,700	
11/01/27	2,265,000	3.500%	-	43,025	299,725
05/01/28	2,265,000	3.500%	215,000	43,025	
11/01/28	2,050,000	3.500%	-	39,263	297,288
05/01/29	2,050,000	3.500%	225,000	39,263	
11/01/29	1,825,000	3.500%	-	35,325	299,588
05/01/30	1,825,000	3.500%	230,000	35,325	
11/01/30	1,595,000	3.500%	-	31,300	296,625
05/01/31	1,595,000	3.500%	240,000	31,300	
11/01/31	1,355,000	4.000%	-	27,100	298,400
05/01/32	1,355,000	4.000%	250,000	27,100	
11/01/32	1,105,000	4.000%	-	22,100	299,200
05/01/33	1,105,000	4.000%	260,000	22,100	
11/01/33	845,000	4.000%	-	16,900	299,000
05/01/34	845,000	4.000%	270,000	16,900	
11/01/34	575,000	4.000%	-	11,500	298,400
05/01/35	575,000	4.000%	280,000	11,500	
11/01/35	295,000	4.000%	-	5,900	297,400
05/01/36	295,000	4.000%	295,000	5,900	300,900
Total			\$ 2,870,000	\$ 710,250	\$ 3,580,250

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	\$ 2,990,000	3.750%	\$ 200,000	\$ 59,850	
11/01/25	2,790,000	3.750%	-	56,100	315,950
05/01/26	2,790,000	3.750%	205,000	56,100	
11/01/26	2,585,000	4.000%	-	52,256	313,356
05/01/27	2,585,000	4.000%	215,000	52,256	
11/01/27	2,370,000	4.000%	-	47,956	315,213
05/01/28	2,370,000	4.000%	225,000	47,956	
11/01/28	2,145,000	4.000%	-	43,456	316,413
05/01/29	2,145,000	4.000%	230,000	43,456	
11/01/29	1,915,000	4.000%	-	38,856	312,313
05/01/30	1,915,000	4.000%	240,000	38,856	
11/01/30	1,675,000	4.000%	-	34,056	312,913
05/01/31	1,675,000	4.000%	250,000	34,056	
11/01/31	1,425,000	4.000%	-	29,056	313,113
05/01/32	1,425,000	4.000%	260,000	29,056	
11/01/32	1,165,000	4.000%	-	23,856	312,913
05/01/33	1,165,000	4.000%	275,000	23,856	
11/01/33	890,000	4.125%	-	18,356	317,213
05/01/34	890,000	4.125%	285,000	18,356	
11/01/34	605,000	4.125%	-	12,478	315,834
05/01/35	605,000	4.125%	295,000	12,478	
11/01/35	310,000	4.125%	-	6,394	313,872
05/01/36	310,000	4.125%	310,000	6,394	316,394
Total			\$ 2,990,000	\$ 785,494	\$ 3,775,494

Talis Park

Community Development District

Approved Proposed Budget Debt Service Series 2024 Capital Improvement Refunding Revenue Bonds

Description	Approved Proposed Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 80,007	\$ 27,154	\$ 52,853	\$ 80,007	\$ 264,891
Special Assessments - Direct	16,984	-	16,984	16,984	16,984
Interest Income	1,032	32	1,000	1,032	1,000
Carry Forward Balance ⁽¹⁾	290,695	290,695	-	290,695	495,360
TOTAL REVENUES	\$ 388,718	\$ 317,881	\$ 70,837	\$ 388,718	\$ 778,236
<u>EXPENDITURES:</u>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 85,625
Principal - 5/1	95,000	-	95,000	95,000	110,000
Interest - 5/1	71,867	-	71,867	71,867	85,625
TOTAL EXPENDITURES	\$ 166,867	\$ -	\$ 166,867	\$ 166,867	\$ 281,250
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ (2,846,379)	\$ (2,846,379)	\$ -	\$ (2,846,379)	\$ -
Bond Proceeds	3,119,888	3,119,888	-	3,119,888	-
TOTAL OTHER SOURCES/(USES)	\$ 273,509	\$ 273,509	\$ -	\$ 273,509	\$ -
TOTAL EXPENDITURES	\$ (106,642)	\$ (273,509)	\$ 166,867	\$ (106,642)	\$ 281,250
EXCESS REVENUES (EXPENDITURES)	\$ 495,360	\$ 591,390	\$ (96,030)	\$ 495,360	\$ 496,986

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

Interest - 11/1/26 \$82,875

Talis Park
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2024 Capital Improvement Refunding Revenue Bonds

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

Talis Park
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	Lot size	O&M Units	Bonds Units	Bonds Unites	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit	
					FY 2026	FY 2025	Increase/ (decrease) in \$	FY 2026			FY 2025			Total FY 2026	
Neighborhood	Lot size	O&M Units	Bonds 2024 Units	Bonds 2016 Units	O&M	O&M	O&M	Series 2024	Series 2016	Total	Series 2024	Series 2016	Total	Total	Total Increase
Brightling	55'	17	15	17	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,092.69	\$1,641.76	\$645.90	\$1,092.69	\$1,738.59	\$2,928.67	-\$96.83
Brightling	65'	16	15	16	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,202.66	\$1,751.73	\$645.90	\$1,202.66	\$1,848.56	\$3,038.64	-\$96.83
Corsica	65'	8	8	8	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,202.66	\$1,751.73	\$645.90	\$1,202.66	\$1,848.56	\$3,038.64	-\$96.83
Corsica	75'	16	16	15	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,330.90	\$1,879.97	\$645.90	\$1,330.90	\$1,976.80	\$3,166.88	-\$96.83
Corsica	Villa 1	64	64	64	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$927.82	\$1,476.89	\$645.90	\$927.82	\$1,573.72	\$2,763.80	-\$96.83
Fairgrove	55'	1	0	1	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,092.69	\$1,641.76	\$645.90	\$1,092.69	\$1,738.59	\$2,928.67	-\$96.83
Fairgrove	65'	6	3	6	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,202.66	\$1,751.73	\$645.90	\$1,202.66	\$1,848.56	\$3,038.64	-\$96.83
Fairgrove	75'	17	17	17	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,330.90	\$1,879.97	\$645.90	\$1,330.90	\$1,976.80	\$3,166.88	-\$96.83
Seneca	75'	29	15	29	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,330.90	\$1,879.97	\$645.90	\$1,330.90	\$1,976.80	\$3,166.88	-\$96.83
Seneca	90'	12	12	12	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,525.78	\$2,074.85	\$645.90	\$1,525.78	\$2,171.68	\$3,361.76	-\$96.83
Seneca	100'	2	2	2	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,645.66	\$2,194.73	\$645.90	\$1,645.66	\$2,291.56	\$3,481.64	-\$96.83
Tuscany Reserve	75'	18	14	18	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,330.90	\$1,879.97	\$645.90	\$1,330.90	\$1,976.80	\$3,166.88	-\$96.83
Tuscany Reserve	125'	24	11	24	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,955.64	\$2,504.71	\$645.90	\$1,955.64	\$2,601.54	\$3,791.62	-\$96.83
Tuscany Reserve	200'	13	12	13	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$3,788.04	\$4,337.11	\$645.90	\$3,788.04	\$4,433.94	\$5,624.02	-\$96.83
Watercourse	Villa 1	29	27	29	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$927.82	\$1,476.89	\$645.90	\$927.82	\$1,573.72	\$2,763.80	-\$96.83
Isola Bella	New Villa 1A	17	17	17	\$1,286.91	\$1,286.91	\$0.00	\$1,410.28	\$2,825.00	\$4,235.28	\$1,659.00	\$2,825.00	\$4,484.00	\$5,522.19	-\$248.72
Toscana I	Villa 1A	12	2	12	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$1,001.10	\$1,550.17	\$645.90	\$1,001.10	\$1,647.00	\$2,837.08	-\$96.83
Toscana I - Condominiums *	Rev Villa 1A	18	0	0	\$1,286.91	\$1,286.91	\$0.00	\$1,020.09	\$2,258.38	\$3,278.47	\$1,297.30	\$2,234.22	\$3,531.52	\$4,565.38	-\$253.05
Carrara	10/acre Condominium	90	90	90	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$845.11	\$1,394.18	\$645.90	\$845.11	\$1,491.01	\$2,681.09	-\$96.83
Coach Homes at Viansa	10/acre Condominium	12	12	12	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$845.11	\$1,394.18	\$645.90	\$845.11	\$1,491.01	\$2,681.09	-\$96.83
Penthouse Homes	10/acre Condominium	54	54	54	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$845.11	\$1,394.18	\$645.90	\$845.11	\$1,491.01	\$2,681.09	-\$96.83
Terrace Homes	10/acre Condominium	48	48	48	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$845.11	\$1,394.18	\$645.90	\$845.11	\$1,491.01	\$2,681.09	-\$96.83
Coach Homes at Viansa	Rev 10/acre Condominium	28	28	28	\$1,286.91	\$1,286.91	\$0.00	\$742.97	\$1,015.00	\$1,757.97	\$874.00	\$1,015.00	\$1,889.00	\$3,044.88	-\$131.03
Clubhouse	Clubhouse	18	3	18	\$1,286.91	\$1,286.91	\$0.00	\$549.07	\$413.72	\$962.79	\$645.90	\$413.72	\$1,059.62	\$2,249.70	-\$96.83
* Debt is direct billed															

Talis Park
Community Development District
Non-Ad Valorem Assessments History
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Neighborhood	Lot size	O&M Units	Annual Maintenance Assessments										
			FY 2026	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016
Neighborhood	Lot size	Lots	O&M	O&M	O&M	O&M	O&M	O&M	O&M	O&M	O&M	O&M	O&M
Brightling	55'	17	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Brightling	65'	16	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Corsica	65'	8	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Corsica	75'	16	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Corsica	Villa 1	64	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Fairgrove	55'	1	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Fairgrove	65'	6	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Fairgrove	75'	17	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Seneca	75'	29	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Seneca	90'	12	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Seneca	100'	2	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Tuscany Reserve	75'	18	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Tuscany Reserve	125'	24	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Tuscany Reserve	200'	13	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Watercourse	Villa 1	29	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Isola Bella	New Villa 1A	17	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Toscana I	Villa 1A	12	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Toscana I - Condominiums	Rev Villa 1A	18	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Carrara	10/acre Condominium	90	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Coach Homes at Viansa	10/acre Condominium	12	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Penthouse Homes	10/acre Condominium	54	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Terrace Homes	10/acre Condominium	48	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Coach Homes at Viansa	Rev 10/acre Condominium	28	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21
Clubhouse	Clubhouse	18	\$1,286.91	\$1,286.91	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$959.00	\$207.21

Talis Park
Community Development District
Non-Ad Valorem Assessments History
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Neighborhood		Lot size	Bond 2013	Annual Debt Service Assessments									
			FY 2026	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016
Neighborhood	Lot size	Lots	Series 2013	Series 2013	Series 2013	Series 2013	Series 2013	Series 2013	Series 2013	Series 2013	Series 2013	Series 2013	Series 2013
Brightling	55'	17	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Brightling	65'	16	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Corsica	65'	8	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Corsica	75'	16	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Corsica	Villa 1	64	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Fairgrove	55'	1	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Fairgrove	65'	6	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Fairgrove	75'	17	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Seneca	75'	29	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Seneca	90'	12	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Seneca	100'	2	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Tuscany Reserve	75'	18	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Tuscany Reserve	125'	24	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Tuscany Reserve	200'	13	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Watercourse	Villa 1	29	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Isola Bella	New Villa 1A	17	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Toscana I	Villa 1A	12	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Toscana I - Condominiums	Rev Villa 1A	18	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Carrara	10/acre Condominium	90	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Coach Homes at Viansa	10/acre Condominium	12	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Penthouse Homes	10/acre Condominium	54	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Terrace Homes	10/acre Condominium	48	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Coach Homes at Viansa	Rev 10/acre Condominium	28	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90
Clubhouse	Clubhouse	18	\$549.07	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90	\$645.90

Talis Park
Community Development District
Non-Ad Valorem Assessments History
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Neighborhood	Lot size	Bond 2016	Annual Debt Service Assessments										
			FY 2026	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016
Neighborhood	Lot size	Lots	Series 2016	Series 2016	Series 2016	Series 2016	Series 2016	Series 2016	Series 2016	Series 2016	Series 2016	Series 2016	Series 2005A
Brightling	55'	17	\$1,092.69	\$1,092.69	\$1,092.69	\$1,092.69	\$1,092.69	\$1,092.69	\$1,092.69	\$1,107.47	\$1,107.47	\$1,107.47	\$1,427.31
Brightling	65'	16	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,218.92	\$1,218.92	\$1,218.92	\$1,570.91
Corsica	65'	8	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,218.92	\$1,218.92	\$1,218.92	\$1,570.91
Corsica	75'	16	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,348.89	\$1,348.89	\$1,348.89	\$1,738.43
Corsica	Villa 1	64	\$927.82	\$927.82	\$927.82	\$927.82	\$927.82	\$927.82	\$927.82	\$940.36	\$940.36	\$940.36	\$1,211.92
Fairgrove	55'	1	\$1,092.69	\$1,092.69	\$1,092.69	\$1,092.69	\$1,092.69	\$1,092.69	\$1,092.69	\$1,107.47	\$1,107.47	\$1,107.47	\$1,427.31
Fairgrove	65'	6	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,202.66	\$1,218.92	\$1,218.92	\$1,218.92	\$1,570.91
Fairgrove	75'	17	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,348.89	\$1,348.89	\$1,348.89	\$1,738.43
Seneca	75'	29	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,348.89	\$1,348.89	\$1,348.89	\$1,738.43
Seneca	90'	12	\$1,525.78	\$1,525.78	\$1,525.78	\$1,525.78	\$1,525.78	\$1,525.78	\$1,525.78	\$1,546.41	\$1,546.41	\$1,546.41	\$1,997.84
Seneca	100'	2	\$1,645.66	\$1,645.66	\$1,645.66	\$1,645.66	\$1,645.66	\$1,645.66	\$1,645.66	\$1,667.92	\$1,667.92	\$1,667.92	\$2,154.81
Tuscany Reserve	75'	18	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,330.90	\$1,348.89	\$1,348.89	\$1,348.89	\$1,738.43
Tuscany Reserve	125'	24	\$1,955.64	\$1,955.64	\$1,955.64	\$1,955.64	\$1,955.64	\$1,955.64	\$1,955.64	\$1,982.08	\$1,982.08	\$1,982.08	\$2,554.48
Tuscany Reserve	200'	13	\$3,788.04	\$3,788.04	\$3,788.04	\$3,788.04	\$3,788.04	\$3,788.04	\$3,788.04	\$3,839.26	\$3,839.26	\$3,839.26	\$4,947.70
Watercourse	Villa 1	29	\$927.82	\$927.82	\$927.82	\$927.82	\$927.82	\$927.82	\$927.82	\$940.36	\$940.36	\$940.36	\$1,211.92
Isola Bella	New Villa 1A	17	\$2,825.00	\$2,825.00	\$2,825.00	\$2,825.00	\$2,825.00	\$2,825.00	\$2,825.00	\$0.00	\$0.00	\$0.00	\$0.00
Toscana I	Villa 1A	12	\$1,001.10	\$1,001.10	\$1,001.10	\$1,001.10	\$1,001.10	\$1,001.10	\$1,001.10	\$1,014.64	\$1,014.64	\$1,014.64	\$1,307.65
Toscana I - Condominiums	Rev Villa 1A	18	\$2,089.00	\$2,089.00	\$2,089.00	\$2,089.00	\$2,089.00	\$2,089.00	\$2,089.00	\$0.00	\$0.00	\$0.00	\$0.00
Carrara	10/acre Condominium	90	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$856.54	\$856.54	\$856.54	\$1,103.89
Coach Homes at Viansa	10/acre Condominium	12	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$856.54	\$856.54	\$856.54	\$0.00
Penthouse Homes	10/acre Condominium	54	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$856.54	\$856.54	\$856.54	\$0.00
Terrace Homes	10/acre Condominium	48	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$845.11	\$856.54	\$856.54	\$856.54	\$0.00
Coach Homes at Viansa	Rev 10/acre Condominium	28	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$1,015.00	\$0.00	\$0.00	\$0.00	\$0.00
Clubhouse	Clubhouse	18	\$413.72	\$413.72	\$413.72	\$413.72	\$413.72	\$413.72	\$413.72	\$419.31	\$419.31	\$419.31	\$540.42