

Talis Park
Community Development District

Approved Proposed Budget
FY 2027



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Talis Park
Community Development District
 Approved Proposed Budget
 General Fund

Description	Adopted Budget FY2026	Actuals Thru 12/31/25	Projected Next 9 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 677,332	\$ 554,734	\$ 122,598	\$ 677,332	\$ 677,332
Interest income	10,000	3,888	16,112	20,000	15,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$ 687,332	\$ 558,623	\$ 138,710	\$ 697,332	\$ 692,332

EXPENDITURES:

Administrative

Engineering	\$ 25,000	\$ 5,387	\$ 19,613	\$ 25,000	\$ 25,000
Attorney	25,000	1,134	23,867	25,000	25,000
Annual Audit	3,600	3,600	-	3,600	3,700
Assessment Administration	7,950	7,950	-	7,950	8,427
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,575	644	1,931	2,575	2,730
Trustee Fees	8,000	4,445	3,555	8,000	8,500
Management Fees	51,373	12,843	38,530	51,373	54,455
Information Technology	1,092	273	819	1,092	1,158
Website Maintenance	1,092	273	819	1,092	1,158
Telephone	50	-	50	50	50
Postage & Delivery	350	17	333	350	350
Rental & Leases	2,400	600	1,800	2,400	2,400
Insurance General Liability	8,609	8,295	-	8,295	9,125
Printing & Binding	650	-	500	500	500
Legal Advertising	4,000	194	1,806	2,000	2,000
Other Current Charges	1,000	143	857	1,000	1,000
Office Supplies	175	-	50	50	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 143,690	\$ 45,973	\$ 95,129	\$ 141,102	\$ 146,376

Operations & Maintenance

Field Maintenance

Field Management	\$ 12,000	\$ 3,000	\$ 9,000	\$ 12,000	\$ 12,720
Electric Services	3,000	748	3,888	4,636	5,000
Lake Maintenance	31,800	7,950	23,850	31,800	31,800
Preserve Maintenance	13,188	3,297	9,891	13,188	13,188
Landscape Maintenance - Veterans ROW	66,198	16,550	49,649	66,198	66,198
Repairs/Replacement - Veterans ROW	10,000	5,706	4,294	10,000	10,000
Landscape Maintenance -175 Berm	148,306	37,077	111,231	148,308	148,306
Repairs/Replacement - 175 Berm	15,000	8,750	20,000	28,750	15,000
Pine Straw	50,000	-	50,000	50,000	50,000
Irrigation Repairs	10,000	107	9,893	10,000	10,000
Repairs/Replacement	20,000	-	20,000	20,000	20,000
Repair Lake Solar Aeration Systems	50,000	-	50,000	50,000	50,000
Contingency	19,150	-	16,351	16,351	23,744
Lake Bank Reserves	10,000	-	10,000	10,000	10,000
Emergency Reserves (hurricane clean up)	10,000	-	10,000	10,000	10,000
Berm/Landscape Replacement Reserves	20,000	-	20,000	20,000	20,000
Special Projects	55,000	-	55,000	55,000	50,000
Total Field Maintenance	\$ 543,642	\$ 83,184	\$ 473,046	\$ 556,231	\$ 545,956

TOTAL EXPENDITURES	\$ 687,332	\$ 129,157	\$ 568,175	\$ 697,332	\$ 692,332
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 429,466	\$ (429,466)	\$ -	\$ -
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Talis Park
Community Development District
 Approved Proposed Budget
 General Fund

Assessment Table

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

Talis Park
Community Development District
Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

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

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

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

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

⁽¹⁾ Represents approximately 3 months of operating expenditures

Talis Park
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments-Tax Roll

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

Interest

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

Expenditures - Administrative

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Insurance General Liability

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

Talis Park
Community Development District
Budget Narrative
FY 2027

Expenditures - Administrative (continued)

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Field Maintenance

Field Management

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

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

Electric Services

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

Lake Maintenance

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

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

Preserve Maintenance

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

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

Landscape Maintenance - Veterans ROW

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

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

Repairs/Replacement - Veterans ROW

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

Talis Park
Community Development District
Budget Narrative
FY 2027

Expenditures - Field Maintenance (continued)

Landscape Maintenance - 175 Berm

The District has contracted with Mariani of Florida, LLC a d/b/a Blue Landscape & Outdoor Solutions for the maintenance of 175 Berm.

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

Repairs/Replacement - 175 Berm

The District has contract with Crosscreek Environmental Service for the repairs and replacement of plants throughout 175 Berm.

Pine Straw

The District has contracted with Everglades Pinestraw, Inc. for the replacement of the pine straw on the 175 Berm and Veterans. Budget based on previous years expenses.

Irrigation Repairs

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

Repairs/Replacement

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

Repair Lake Aeration/Solar Systems

This represents repairs to the lake Solar Aeration Systems.

Contingency

Unscheduled expenses related to the maintenance expenditures of the District.

Lake Bank Reserves

Reserve for future lake bank restorations

Emergency Reserves

Reserve for future hurricane clean ups.

Berm/Landscape Replacement Reserves

Reserve for future replacement and restore the berms.

Special Projects

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

Talis Park

Community Development District

Approved Proposed Budget Debt Service Series 2016-1/-2 Capital Improvement Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 12/31/25	Projected Next 9 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 585,770	\$ 479,141	\$ 106,629	\$ 585,770	\$ 585,770
Special Assessments - Direct	37,602	-	37,602	37,602	37,602
Interest Income	20,000	6,547	13,453	20,000	20,000
Carry Forward Balance	409,297	434,284	-	434,284	461,056
TOTAL REVENUES	\$ 1,052,669	\$ 919,972	\$ 157,684	\$ 1,077,656	\$ 1,104,428

EXPENDITURES:

SERIES 2016A-1

Interest - 11/1	\$ 49,700	\$ 49,700	\$ -	\$ 49,700	\$ 46,700
Principal - 11/1	200,000	-	200,000	200,000	210,000
Interest - 5/1	49,700	-	49,700	49,700	46,700

SERIES 2016A-2

Interest - 11/1	\$ 56,100	\$ 56,100	\$ -	\$ 56,100	\$ 52,256
Principal - 11/1	205,000	-	205,000	205,000	215,000
Interest - 5/1	56,100	-	56,100	56,100	52,256

TOTAL EXPENDITURES	\$ 616,600	\$ 105,800	\$ 510,800	\$ 616,600	\$ 622,913
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EXCESS REVENUES (EXPENDITURES)	\$ 436,069	\$ 814,172	\$ (353,116)	\$ 461,056	\$ 481,516
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Interest - 11/1/27 - 1	\$ 43,025
Interest - 11/1/27 - 2	47,956
	\$ 90,981

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Brightling - 55'	17	\$ 18,575.73	\$ 1,092.69	\$ 1,092.69	\$ -
Brightling - 65'	16	\$ 19,242.56	\$ 1,202.66	\$ 1,202.66	\$ -
Corsica - 65'	8	\$ 9,621.28	\$ 1,202.66	\$ 1,202.66	\$ -
Corsica - 75'	15	\$ 19,963.50	\$ 1,330.90	\$ 1,330.90	\$ -
Corsica - Villa 1	64	\$ 59,380.48	\$ 927.82	\$ 927.82	\$ -
Fairgrove - 55'	1	\$ 1,092.69	\$ 1,092.69	\$ 1,092.69	\$ -
Fairgrove - 65'	6	\$ 7,215.96	\$ 1,202.66	\$ 1,202.66	\$ -
Fairgrove - 75'	17	\$ 22,625.30	\$ 1,330.90	\$ 1,330.90	\$ -
Seneca - 75'	29	\$ 38,596.10	\$ 1,330.90	\$ 1,330.90	\$ -
Seneca - 90'	12	\$ 18,309.36	\$ 1,525.78	\$ 1,525.78	\$ -
Seneca - 100'	2	\$ 3,291.32	\$ 1,645.66	\$ 1,645.66	\$ -
Tuscany Reserve - 75'	18	\$ 23,956.20	\$ 1,330.90	\$ 1,330.90	\$ -
Tuscany Reserve - 125'	24	\$ 46,935.36	\$ 1,955.64	\$ 1,955.64	\$ -
Tuscany Reserve - 200'	13	\$ 49,244.52	\$ 3,788.04	\$ 3,788.04	\$ -
Watercourse - Villa 1	29	\$ 26,906.78	\$ 927.82	\$ 927.82	\$ -
Isola Bella - New Villa 1A	17	\$ 48,025.00	\$ 2,825.00	\$ 2,825.00	\$ -
Toscana I - Villa 1A	12	\$ 12,013.20	\$ 1,001.10	\$ 1,001.10	\$ -
Carrara - 10/acre Condominium	90	\$ 76,059.90	\$ 845.11	\$ 845.11	\$ -
Coach Homes at Viansa - 10/acre Condominium	12	\$ 10,141.32	\$ 845.11	\$ 845.11	\$ -
Penthouse Homes - 10/acre Condominium	54	\$ 45,635.94	\$ 845.11	\$ 845.11	\$ -
Terrace Homes - 10/acre Condominium	48	\$ 40,565.28	\$ 845.11	\$ 845.11	\$ -
Coach Homes at Viansa - Rev 10/acre Condominium	28	\$ 28,420.00	\$ 1,015.00	\$ 1,015.00	\$ -
Clubhouse	18	\$ 7,446.96	\$ 413.72	\$ 413.72	\$ -
Total Gross Assessments	550	\$ 633,264.74			
Less: Discounts & Collections 7.5%		47,495			
Net Assessments		\$ 585,770			

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

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

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

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

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

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

Talis Park

Community Development District

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

Description	Adopted Budget FY2026	Actuals Thru 12/31/25	Projected Next 9 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 264,891	\$ 216,673	\$ 48,219	\$ 264,891	\$ 264,891
Special Assessments - Direct	16,984	-	16,984	16,984	16,984
Interest Income	1,000	1,546	4,454	6,000	3,000
Carry Forward Balance ⁽¹⁾	210,928	188,503	-	188,503	195,129
TOTAL REVENUES	\$ 493,803	\$ 406,722	\$ 69,657	\$ 476,379	\$ 480,004

EXPENDITURES:					
Interest - 11/1	\$ 85,625	\$ 85,625	\$ -	\$ 85,625	\$ 82,875
Principal - 5/1	110,000	-	110,000	110,000	115,000
Interest - 5/1	85,625	-	85,625	85,625	82,875
TOTAL EXPENDITURES	\$ 281,250	\$ 85,625	\$ 195,625	\$ 281,250	\$ 280,750
TOTAL EXPENDITURES	\$ 281,250	\$ 85,625	\$ 195,625	\$ 281,250	\$ 280,750
EXCESS REVENUES (EXPENDITURES)	\$ 212,553	\$ 321,097	\$ (125,968)	\$ 195,129	\$ 199,254

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

Interest - 11/1/27 \$ 80,000

Gross Assessments	\$ 304,730
Less: Discounts & Collections 7.5%	22,855
Net Assessments	\$ 281,876

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Brightling - 55'	15	\$ 8,236.05	\$ 549.07	\$ 549.07	\$ -
Brightling - 65'	15	\$ 8,236.05	\$ 549.07	\$ 549.07	\$ -
Corsica - 65'	8	\$ 4,392.56	\$ 549.07	\$ 549.07	\$ -
Corsica - 75'	16	\$ 8,785.12	\$ 549.07	\$ 549.07	\$ -
Corsica - Villa 1	64	\$ 35,140.48	\$ 549.07	\$ 549.07	\$ -
Fairgrove - 55'	0	\$ -	\$ 549.07	\$ 549.07	\$ -
Fairgrove - 65'	3	\$ 1,647.21	\$ 549.07	\$ 549.07	\$ -
Fairgrove - 75'	17	\$ 9,334.19	\$ 549.07	\$ 549.07	\$ -
Seneca - 75'	15	\$ 8,236.05	\$ 549.07	\$ 549.07	\$ -
Seneca - 90'	12	\$ 6,588.84	\$ 549.07	\$ 549.07	\$ -
Seneca - 100'	2	\$ 1,098.14	\$ 549.07	\$ 549.07	\$ -
Tuscany Reserve - 75'	14	\$ 7,686.98	\$ 549.07	\$ 549.07	\$ -
Tuscany Reserve - 125'	11	\$ 6,039.77	\$ 549.07	\$ 549.07	\$ -
Tuscany Reserve - 200'	12	\$ 6,588.84	\$ 549.07	\$ 549.07	\$ -
Watercourse - Villa 1	27	\$ 14,824.89	\$ 549.07	\$ 549.07	\$ -
Isola Bella - New Villa 1A	17	\$ 23,974.76	\$ 1,410.28	\$ 1,410.28	\$ -
Toscana I - Villa 1A	2	\$ 1,098.14	\$ 549.07	\$ 549.07	\$ -
Carrara - 10/acre Condominium	90	\$ 49,416.30	\$ 549.07	\$ 549.07	\$ -
Coach Homes at Viansa - 10/acre Condominium	12	\$ 6,588.84	\$ 549.07	\$ 549.07	\$ -
Penthouse Homes - 10/acre Condominium	54	\$ 29,649.78	\$ 549.07	\$ 549.07	\$ -
Terrace Homes - 10/acre Condominium	48	\$ 26,355.36	\$ 549.07	\$ 549.07	\$ -
Coach Homes at Viansa - Rev 10/acre Condominium	28	\$ 20,803.16	\$ 742.97	\$ 742.97	\$ -
Clubhouse	3	\$ 1,647.21	\$ 549.07	\$ 549.07	\$ -
Total	485	\$ 286,368.72			
Less: Discounts & Collections 7.5%		21,478			
Net Assessments		\$ 264,891			

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

Talis Park
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2024 Capital Improvement Refunding Revenue Bonds

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

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

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

* Debt is direct billed