

Talis Park

Community Development District

5385 N. Nob Hill Road
Sunrise, Florida 33351
Phone: (954) 721-8681

August 15, 2024

****THIS IS NOT A BILL****

Resident
123 Main Street
City, State

**RE: Talis Park Community Development District
Notice of Hearing on Budget and Assessments to Property**

This letter is to provide you with information about the Talis Park Community Development District (“District”), its services, and upcoming events. As you may know, the District is a special purpose unit of local government located in Collier County, Florida. The Talis Park CDD provides certain types of infrastructure for the lands within the District including your property.

Upcoming Public Hearings

The District will hold public hearings on Thursday, September 5, 2024, at 10:00a.m. at the Vyne House, 16665 Toscana Circle, Naples, FL. The purpose of these public hearings will be to consider the adoption of the District’s budgets and assessments. Members of the public may also participate in this meeting from their computer, tablet, or smartphone by going to <https://meet.goto.com/578947109> or by dialing +1 (224) 501-3412 **Access Code:** 578-947-109.

The District imposes a special assessment on your property, the purpose of which is to fund the District’s general administrative and maintenance budget and to provide the funds necessary to pay debt service on outstanding bonds as reflected in the District’s debt service budget. The District maintains certain water management, roadway, and wastewater improvements. The budget is adopted each year after consideration by the Board and after the holding of a public hearing. An assessment for the District’s operations and maintenance and debt service will be levied against your property and collected on the Collier County tax bill.

All benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement in accordance with their use. This year, the District expects to levy approximately \$1,286.91 in assessments for operations and maintenance per residential unit based on this year’s anticipated budget. Your parcel has one (1) residential unit based on the District’s assessment methodology, therefore, your parcel’s assessment for operations and maintenance is \$1,286.91. The Board of Supervisors has a refinancing option that may be used to offset the net increase. The proposed budget that will be considered at this public hearing is available on the District’s website, www.talisparkcdd.com. The District expects to collect \$677,332 in gross revenue as a result of the operations and maintenance assessment. The District will collect the operation and maintenance assessment on the Collier County tax bill in addition to the debt service assessment previously levied on your property.

As always, you have the right to appear at this public hearing and express any objections, suggestions, or comments you may have. You may also file written objections within twenty days of the date of this letter at 5385 N. Nob Hill Road, Sunrise, FL 33351, Attention: Paul Winkeljohn. By operation of law, the District’s assessments each year constitute a lien against your property located within the District just as do each year’s property taxes. It is important to pay your tax bill each year since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,
Paul Winkeljohn

Paul Winkeljohn
District Manager

PW/jh