

Talis Park
Community Development District

Adopted Budget
FY 2025



Table of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4-5	<u>Debt Service Fund Series 2013</u>
6-8	<u>Debt Service Fund Series 2016</u>
9	<u>Assessment Schedule</u>

Talis Park
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
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REVENUES:

Special Assessments - On Roll	\$ 504,746	\$ 515,531	\$ -	\$ 515,531	\$ 677,332
Interest income	10,000	27,950	4,500	32,450	10,000
Carry Forward Surplus	160,073	320,010	-	320,010	-
TOTAL REVENUES	\$ 674,819	\$ 863,492	\$ 4,500	\$ 867,992	\$ 687,332

EXPENDITURES:

Administrative

Engineering	\$ 20,000	\$ 19,876	\$ 124	\$ 20,000	\$ 20,000
Attorney	30,000	7,629	22,371	30,000	30,000
Annual Audit	4,500	3,400	-	3,400	3,500
Assessment Administration	7,500	7,500	-	7,500	7,500
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,500	2,083	417	2,500	2,575
Trustee Fees	8,000	7,866	-	7,866	8,000
Management Fees	47,053	39,211	7,842	47,053	48,465
Information Technology	1,000	833	167	1,000	1,030
Website Maintenance	1,000	833	167	1,000	1,030
Telephone	50	-	50	50	50
Postage & Delivery	350	279	71	350	350
Rental & Leases	2,400	2,000	400	2,400	2,400
Insurance General Liability	7,960	7,525	-	7,525	8,654
Printing & Binding	650	254	396	650	650
Legal Advertising	4,000	960	3,040	4,000	4,000
Other Current Charges	1,000	323	677	1,000	1,000
Office Supplies	175	6	169	175	175
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	250	-	250	250	250
Capital Outlay	225	-	225	225	225
TOTAL ADMINISTRATIVE	\$ 139,388	\$ 100,754	\$ 36,965	\$ 137,719	\$ 140,628

Operations & Maintenance

Field Maintenance

Electric Services	\$ 2,900	\$ 2,097	\$ 462	\$ 2,559	\$ 2,900
Lake Maintenance	31,800	26,500	5,300	31,800	31,800
Preserve Maintenance	16,000	10,199	5,801	16,000	16,000
Landscape Maintenance - Veterans ROW	96,369	81,383	16,420	97,803	98,520
Repairs/Replacement - Veterans ROW	10,000	-	10,000	10,000	10,000
Landscape Maintenance - 175 Bern	184,662	155,946	31,464	187,410	188,784
Repairs/Replacement - 175 Bern	15,000	-	15,000	15,000	15,000
Pine Straw - 175 Bern	15,700	38,357	-	38,357	15,700
Irrigation Repairs	10,000	-	10,000	10,000	10,000
Repairs/Replacement - General	50,000	-	-	-	50,000
Contingency	13,000	10,600	2,400	13,000	13,000
Reserve	90,000	-	-	-	40,000
Special Projects	-	-	308,344	308,344	55,000
Total Field Maintenance	\$ 535,431	\$ 325,082	\$ 405,191	\$ 730,273	\$ 546,704

TOTAL EXPENDITURES	\$ 674,819	\$ 425,836	\$ 442,156	\$ 867,992	\$ 687,332
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 437,656	\$ (437,656)	\$ -	\$ -

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.

Talis Park
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

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.

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Expenditures - Field Maintenance

Electric Services

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

Lake Maintenance

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

Preserve Maintenance

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

Landscape Maintenance - Veterans ROW

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

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 Bern

The District will contract with a Landscape company for the maintenance of I75 Bern.

Repairs/Replacement - I75 Bern

The District will contract with a Landscape company for the repairs and replacement of plants throughout I75 Bern.

Pine Straw - 175 Bern

The District will contract with a Landscape company for the replacement of the pine straw on the I75 Bern.

Irrigation Repairs

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

Repairs/Replacement - General

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

Contingency

Unscheduled expenses related to the maintenance expenditures of the District.

Reserve

Reserve for future projects

Special Projects

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

Talis Park
Community Development District
Adopted Budget
Debt Service Series 2013 Capital Improvement Revenue Bonds

Description	Adopted FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 311,606	\$ 317,246	\$ -	\$ 317,246	\$ 311,606
Special Assessments - Direct	21,600	7,336	14,264	21,600	21,600
Interest Income	1,000	27,249	5,400	32,649	10,000
Carry Forward Balance ⁽¹⁾	436,318	451,600	-	451,600	585,758
TOTAL REVENUES	\$ 770,523	\$ 803,432	\$ 19,664	\$ 823,095	\$ 928,963
EXPENDITURES:					
Interest - 11/1	\$ 108,031	\$ 108,031	\$ -	\$ 108,031	\$ 105,756
Principal - 11/1	100,000	10,000	-	10,000	100,000
Interest - 5/1	105,906	105,906	-	105,906	103,631
Special Call - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$ 313,938	\$ 228,938	\$ -	\$ 228,938	\$ 309,388
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ (8,400)	\$ -	\$ (8,400)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (8,400)	\$ -	\$ (8,400)	\$ -
TOTAL EXPENDITURES	\$ 313,938	\$ 237,337	\$ -	\$ 237,337	\$ 309,388
EXCESS REVENUES (EXPENDITURES)	\$ 456,586	\$ 566,094	\$ 19,664	\$ 585,758	\$ 619,576

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

Principal - 11/1/25	\$105,000
Interest - 11/1/25	103,631
Total	\$208,631

Talis Park
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2013 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,720,000	4.250%	\$ 100,000	\$ 105,756	\$ 205,756
05/01/25	3,620,000	5.250%	-	103,631	
11/01/25	3,620,000	5.250%	105,000	103,631	312,263
05/01/26	3,515,000	5.250%	-	100,875	
11/01/26	3,515,000	5.250%	110,000	100,875	311,750
05/01/27	3,405,000	5.250%	-	97,988	
11/01/27	3,405,000	5.250%	115,000	97,988	310,975
05/01/28	3,290,000	5.250%	-	94,969	
11/01/28	3,290,000	5.250%	120,000	94,969	309,938
05/01/29	3,170,000	5.250%	-	91,819	
11/01/29	3,170,000	5.250%	130,000	91,819	313,638
05/01/30	3,040,000	5.250%	-	88,406	
11/01/30	3,040,000	5.250%	135,000	88,406	311,813
05/01/31	2,905,000	5.250%	-	84,863	
11/01/31	2,905,000	5.250%	140,000	84,863	309,725
05/01/32	2,765,000	5.250%	-	81,188	
11/01/32	2,765,000	5.250%	150,000	81,188	312,375
05/01/33	2,615,000	5.250%	-	77,250	
11/01/33	2,615,000	5.250%	155,000	77,250	309,500
05/01/34	2,460,000	5.250%	-	73,181	
11/01/34	2,460,000	5.250%	165,000	73,181	311,363
05/01/35	2,295,000	6.000%	-	68,850	
11/01/35	2,295,000	6.000%	175,000	68,850	312,700
05/01/36	2,120,000	6.000%	-	63,600	
11/01/36	2,120,000	6.000%	185,000	63,600	312,200
05/01/37	1,935,000	6.000%	-	58,050	
11/01/37	1,935,000	6.000%	195,000	58,050	311,100
05/01/38	1,740,000	6.000%	-	52,200	
11/01/38	1,740,000	6.000%	210,000	52,200	314,400
05/01/39	1,530,000	6.000%	-	45,900	
11/01/39	1,530,000	6.000%	220,000	45,900	311,800
05/01/40	1,310,000	6.000%	-	39,300	
11/01/40	1,310,000	6.000%	235,000	39,300	313,600
05/01/41	1,075,000	6.000%	-	32,250	
11/01/41	1,075,000	6.000%	245,000	32,250	309,500
05/01/42	830,000	6.000%	-	24,900	
11/01/42	830,000	6.000%	260,000	24,900	309,800
05/01/43	570,000	6.000%	-	17,100	
11/01/43	570,000	6.000%	275,000	17,100	309,200
05/01/44	295,000	6.000%	-	8,850	
11/01/44	295,000	6.000%	295,000	8,850	312,700
TOTAL			\$ 3,720,000	\$ 2,716,094	\$ 6,436,094

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

Description	Adopted FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Adopted FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 585,770	\$ 596,372	\$ -	\$ 596,372	\$ 585,770
Special Assessments - Direct	34,782	30,679	6,923	37,602	34,782
Interest Income	-	33,050	5,400	38,450	14,000
Carry Forward Balance	304,712	317,745	-	317,745	373,344
TOTAL REVENUES	\$ 925,263	\$ 977,846	\$ 12,323	\$ 990,169	\$ 1,007,896
EXPENDITURES:					
SERIES 2016A-1					
Interest - 11/1	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ 52,625
Principal - 11/1	55,000	55,000	-	55,000	52,625
Interest - 5/1	190,000	190,000	-	190,000	195,000
SERIES 2016A-2					
Interest - 11/1	\$ 63,413	\$ 63,413	\$ -	\$ 63,413	\$ 59,850
Principal - 11/1	63,413	63,413	-	63,413	59,850
Interest - 5/1	190,000	190,000	-	190,000	200,000
TOTAL EXPENDITURES	\$ 616,825	\$ 616,825	\$ -	\$ 616,825	\$ 619,950
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 616,825	\$ 616,825	\$ -	\$ 616,825	\$ 619,950
EXCESS REVENUES (EXPENDITURES)	\$ 308,438	\$ 361,021	\$ 12,323	\$ 373,344	\$ 387,946

Interest - 11/1/25 \$56,100

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
11/01/24	\$ 2,870,000	2.250%	\$ -	\$ 52,625	\$ 52,625
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			\$ 2,870,000	\$ 762,875	\$ 3,632,875

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
11/01/24	\$ 2,990,000	3.750%	\$ -	\$ 59,850	\$ 59,850
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	\$ 845,344	\$ 3,835,344

Talis Park
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighbor hood	O&M Units	Bonds 2013 Units	Bonds 2016 Units	Annual Maintenance Assessments			Annual Debt Assessments				Total Assessed Per Unit				
				FY 2025	FY 2024	Increase/ (decrease) in \$	FY 2025		FY 2024		Increase/ (decrease) in \$	FY 2025	FY 2024	Increase/ (decrease) in %	Increase/ (decrease) in \$
On Roll				O&M	O&M	O&M	Series 2013	Series 2016	Series 2013	Series 2016		Total	Total	Total	Total
55'	18	15	18	\$1,286.91	\$959.00	\$327.91	\$645.90	\$1,092.69	\$645.90	\$1,092.69	\$0.00	\$3,025.50	\$2,697.59	12%	\$327.91
65'	30	26	30	\$1,286.91	\$959.00	\$327.91	\$645.90	\$1,202.66	\$645.90	\$1,202.66	\$0.00	\$3,135.47	\$2,807.56	12%	\$327.91
75'	80	62	79	\$1,286.91	\$959.00	\$327.91	\$645.90	\$1,330.90	\$645.90	\$1,330.90	\$0.00	\$3,263.71	\$2,935.80	11%	\$327.91
90'	12	12	12	\$1,286.91	\$959.00	\$327.91	\$645.90	\$1,525.78	\$645.90	\$1,525.78	\$0.00	\$3,458.59	\$3,130.68	10%	\$327.91
100'	2	2	2	\$1,286.91	\$959.00	\$327.91	\$645.90	\$1,645.66	\$645.90	\$1,645.66	\$0.00	\$3,578.47	\$3,250.56	10%	\$327.91
125'	24	11	24	\$1,286.91	\$959.00	\$327.91	\$645.90	\$1,955.64	\$645.90	\$1,955.64	\$0.00	\$3,888.45	\$3,560.54	9%	\$327.91
200'	13	12	13	\$1,286.91	\$959.00	\$327.91	\$645.90	\$3,788.04	\$645.90	\$3,788.04	\$0.00	\$5,720.85	\$5,392.94	6%	\$327.91
10/acre	204	204	204	\$1,286.91	\$959.00	\$327.91	\$645.90	\$845.11	\$645.90	\$845.11	\$0.00	\$2,777.92	\$2,450.01	13%	\$327.91
Villa 1	93	91	93	\$1,286.91	\$959.00	\$327.91	\$645.90	\$927.82	\$645.90	\$927.82	\$0.00	\$2,860.63	\$2,532.72	13%	\$327.91
Villa 1A	12	2	12	\$1,286.91	\$959.00	\$327.91	\$645.90	\$1,001.10	\$645.90	\$1,001.10	\$0.00	\$2,933.91	\$2,606.00	13%	\$327.91
Clubhouse	17	3	18	\$1,286.91	\$959.00	\$327.91	\$645.90	\$413.72	\$645.90	\$413.72	\$0.00	\$2,346.53	\$2,018.62	16%	\$327.91
New Villa 1A	18	17	17	\$1,286.91	\$959.00	\$327.91	\$1,659.00	\$2,825.00	\$1,659.00	\$2,825.00	\$0.00	\$5,770.91	\$5,443.00	6%	\$327.91
Rev 10/acre	28	28	28	\$1,286.91	\$959.00	\$327.91	\$874.00	\$1,015.00	\$874.00	\$1,015.00	\$0.00	\$3,175.91	\$2,848.00	12%	\$327.91
Rev. Villa 1A	18	0	0	\$1,286.91	\$959.00	\$327.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,286.91	\$959.00	34%	\$327.91
Direct Billed															
Rev. Villa 1A	0	18	18	\$1,286.91	\$959.00	\$327.91	\$1,200.00	\$2,234.22	\$1,200.00	\$2,234.22	\$0.00	\$4,721.13	\$4,393.22	7%	\$327.91
Total	569	503	568												