

**TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

*Agenda Package  
Budget Hearing &  
Board of Supervisors Meeting*



*Wednesday, July 10, 2024*

*6:00 P.M.*

*Compton Park Recreation Building*

*16101 Compton Drive,*

*Tampa, Florida*

Breeze Management



# TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

## CDD Meeting Advanced Package July 10, 2024

### Contents

1. Introduction
2. Agenda
3. Financial Statements
  - a. Financial Analysis
  - b. Financial Statements A/O 6/30/2024
  - c. Monthly Financial Summary
  - d. Project Driven Financial Reports
  - e. Check Registers & Other Disbursements
4. Strategic Planning and Capital Projects Planning
  - f. Focus 2024
  - g. Strategic Plans
5. June, 2024 Minutes
6. Consultant Reports
  - h. Around the Neighborhoods
  - i. Financial Conditions / Cash Management
  - j. Community Assets on Public ROWs
  - k. Budget Hearing Documentation
    1. Overview
    2. Proposed Budget
    3. Proposed Assessments
    4. Resolutions

# Tampa Palms Community Development District

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16311 Tampa Palms Blvd W  
Tampa, Florida 33647

July 5, 2024

Board of Supervisors  
**Tampa Palms Community  
Development District**

Dear Board Members:

The Tampa Palms Community Development District Budget Hearing for FY 2024-25 and the Board of Supervisors CDD Board Meeting are scheduled for Wednesday, July 10, 2024 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The advanced copy of the agenda for this meeting is attached.

Enclosed for your review are the minutes of the June 12, 2024 CDD Board Meeting and the documents outlined in the table of contents.

Any additional support material will be distributed prior to the meeting, and staff will present their reports at the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

*Maggie*

Maggie Wilson  
Tampa Palms

cc: Patricia Thibault  
Breeze

# **Tampa Palms CDD Board Meeting & Budget Hearing Agenda**

**July 10, 2024 6:00 p.m.  
Compton Park Recreation Building  
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. FY 2024-2025 Budget Hearing
  - Budget Hearing & Assessment Hearing Opens
  - Proposed Budget & Assessment Review
  - Public Input
  - Board Member Deliberation
  - Budget & Assessments Approved
  - Budget Hearing Closed
3. Board Member Discussion Items
4. Public Comments
5. Approval of the June 12, 2024 Minutes
6. Approval of District Disbursements
7. Consultant Reports
  - Neighborhood Updates
  - Economy & Investments
  - Tampa Palms Street & Traffic Signs
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn



Financial Summary  
May 31, 2024 Financial Statements

The District had a \$ 5.1 million cash balance, net of liabilities, at the end of the first eight months of fiscal year 2023-24. The District’s cash planning includes FY 2023-24 budgeted expenses, FY 2024-25 forecast Q1 expenses, along with other contingent liabilities that result in a forecast of an unallocated fund balance of approximately \$1.6 K at the end of calendar year 2024. (Details provided below.)

Revenue

Assessment revenue collected as of February is net \$2,947 K (99 %) and on target for the collection cycle for the fiscal year. An additional \$31K was collected in June it is not reflected in these financial statements.

Expenses

*Normal Operations*

Normal Operations overall display a positive variance of \$76 K. There were meaningful negative variances in Property and Liability Insurance, as previously detailed, along with Mowing, brought about by an earlier and hotter summer, and irrigation repair and maintenance.

*Project Driven*

The project driven line items display a negative variance of \$59K, as a result of the wall restorations and wall reconstruction projects have properly been reclassified as Signature line items. These will be funded from the *assigned* funds by amendment at fiscal year-end.

Forecast Budget Performance Calendar Year 2024

Sources of Funds (Shown as \$000)

Balance May 31, 2024	\$ 5,081
Collected in June, 2024	31
Collections Prior to December 2024 Receipts	7
Total Sources of Funds	\$ 5,119

Uses of Funds

Balance of FY 2023-24 expenses	(\$1,032)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr. FY 2024-25 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(329)	
Total Uses of Funds		(\$ 3,375)
Projected District Unallocated Balance	December 31, 2024	\$ 1,744

Outlook

The District outlook is consistent with the FY 2023-24 budget. There are no known significant budget variances that suggest performing otherwise.

**FAQ Staff has been asked to explain how more than the budgeted assessments are received in a fiscal year and how (and if) Tax Certificate revenue is received by the district.**

There are two primary ways tax receipts that are greater than that which is displayed in the budget can be received:

1. Payments are received outside the discount periods
2. Payments not made by the owner where tax certificates are sold on properties

Payments Received Outside Discount Periods

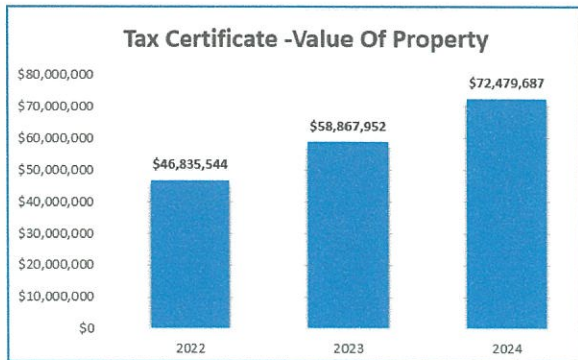
The budgeted assessment is predicated upon all payers receiving the maximum discount afforded by State of Florida law:

- 4% if paid in November (\$2,536,529.49 was received by 11/30/23)
- 3% if paid in December (\$238,924,61 was received in Dec)
- 2% if paid in January (\$35,428.48 was received in Jan)
- 1% if paid in February (\$24,7070.30 was received in February)

In addition to those who received reduced discounts (Nov-Feb) as shown above, \$71,787.73 in payments were received in March 2024 and no discounts applied increasing the payments to the CDD. Note: the good news for the residents is that since these payments made before April 1<sup>st</sup>, they were not deemed late payments and not subject to Tax Certificate sales.

Tax Certificates

If an owner does not pay their taxes, a tax certificate, basically a lien against the property, is sold at auction. The bidder must pay the delinquent taxes plus costs (the CDD receives a portion of the costs). To redeem the tax certificate, the property owner must therefore pay the face amount—i.e., the unpaid taxes—plus the winning interest rate and costs.



For FY 2024 in Hillsborough County alone sold 17,491 certificates for a face value of \$72.5 Million dollars, a 23% increase over FY 2023.

Tampa Palms received \$21,715.22 for FY 2024 Tax Certificate sales: this revenue was received in June and will appear on next month's financial statements.

**Tampa Palms CDD  
Balance Sheet  
May 31, 2024**

**GENERAL**

**ASSETS:**

CASH - Operating Account	\$	87,572
PETTY CASH		500
Wealth Fund Account- South State Bank		2,762,153
ICS Sweep- South State Bank		2,213,866
ACCTS. RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		3,287
ASSESSMENTS RECEIVABLE		-
RECEIVABLE EXCESS FEES		-
PREPAID ITEMS		14,175
<b>TOTAL ASSETS</b>	<b>\$</b>	<b><u>5,081,553</u></b>

**LIABILITIES:**

ACCOUNTS PAYABLE	\$	28,586
ACCRUED EXPENSES		67,256
DEFERRED REVENUE - ON ROLL ASSESSMENTS		

**FUND BALANCE:**

NON-SPENDABLE		14,175
ASSIGNED		2,343,000
UNASSIGNED		2,628,536
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$</b>	<b><u>5,081,553</u></b>

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Assigned Balance Breakdown:

Weather Damage	\$	400,000
Community-Wide Wall & Monument		100,000
Pond Improvements		700,000
1st Quarter Expenses		679,000
Infrastructure Replacement Contingency		135,000
TP Signature Projects (unspent)		329,000
	<b>\$</b>	<b><u>2,343,000</u></b>

**Tampa Palms CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the period from October 1, 2023 through May 31, 2024**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>REVENUES</b>				
ASSESSMENTS NON-ADVALOREM	\$ 3,104,432	\$ 3,104,432	\$ 3,076,484	\$ (27,948)
ON ROLL ASSESSMENTS-EXCESS FEES	-	-	-	-
EARLY PAY DISCOUNT	(124,177)	(124,177)	(117,421)	6,756
INTEREST INCOME-INVESTMENTS OTHER	60,000	40,000	55,813	15,813
INTEREST INCOME-WEALTH ACCOUNT	-	-	9,905	9,905
UNREALIZED GAIN/LOSS	-	-	-	-
S/T REALIZED GAIN/LOSS	-	-	63,187	63,187
MARKET FLUCTUATION-OTHER	-	-	(20)	(20)
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	1,000	2,668	1,668
CARRY FORWARD	82,729	-	-	-
<b>TOTAL REVENUES</b>	<b>3,124,484</b>	<b>3,021,255</b>	<b>3,090,616</b>	<b>69,361</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES:</b>				
<b>PERSONNEL SERVICES</b>				
BOARD OF SUPERVISORS	11,000	7,333	5,000	2,333
FICA	5,824	3,883	4,102	(219)
FUTA/SUTA/PAYROLL FEES	6,624	4,416	900	3,518
<i>S/T PERSONNEL SERVICES</i>	<u>23,448</u>	<u>15,632</u>	<u>10,002</u>	<u>6,530</u>
<b>PROFESSIONAL SERVICES</b>				
ATTORNEYS FEES	3,500	2,333	1,243	1,090
ANNUAL AUDIT	6,930	2,000	2,000	-
MANAGEMENT FEES	88,000	45,333	43,333	2,000
TAX COLLECTOR	62,089	59,113	59,113	-
ASSESSMENT ROLL	10,050	10,000	10,000	-
<i>S/T PROFESSIONAL SERVICES</i>	<u>180,569</u>	<u>118,780</u>	<u>115,689</u>	<u>3,091</u>
<b>ADMINISTRATIVE SERVICES</b>				
DIRECTORS & OFFICERS INSURANCE	3,800	3,691	3,691	-
MISC. ADMINISTRATIVE SERVICES	12,360	8,240	8,313	(73)
<i>S/T ADMINISTRATIVE SERVICES</i>	<u>16,160</u>	<u>11,931</u>	<u>12,004</u>	<u>(73)</u>
<b>TOTAL ADMINISTRATIVE</b>	<b>190,177</b>	<b>146,343</b>	<b>137,695</b>	<b>8,648</b>
<b>FIELD / OPERATIONS SERVICES</b>				
<b>FIELD MANAGEMENT SERVICES</b>				
DISTRICT OPERATING STAFF	174,968	118,644	116,449	195
PARK ATTENDANTS	73,935	49,290	39,608	9,662
PARK PATROLS (Security Co)	132,819	88,413	85,116	3,297
FIELD MANAGEMENT CONTINGENCY	20,800	13,867	8,687	5,180
<i>S/T FIELD MANAGEMENT SVCS</i>	<u>402,322</u>	<u>268,213</u>	<u>249,860</u>	<u>18,353</u>
<b>GENERAL OVERHEAD:</b>				
INSURANCE	16,500	16,500	21,880	(5,380)
IT (TEL / SECURITY)	15,750	10,500	8,479	2,021
WATER	54,212	36,141	21,987	14,164
REFUSE REMOVAL	11,000	7,333	6,632	701
ELECTRICITY	168,436	104,291	95,991	8,310
STORMWATER FEE	3,041	3,041	3,379	(338)
MISC. FIELD SERVICES	13,000	8,867	4,080	4,577
<i>S/T GENERAL OVERHEAD</i>	<u>269,939</u>	<u>186,473</u>	<u>162,428</u>	<u>24,045</u>
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPE & POND MAINTENANCE	1,246,033	830,689	805,854	24,835
LANDSCAPE MONITORING FEE	18,900	12,600	12,600	-
LANDSCAPE & REPLACEMENT	107,271	71,514	54,636	16,878
<i>S/T LANDSCAPE MAINTENANCE</i>	<u>1,372,204</u>	<u>914,803</u>	<u>873,090</u>	<u>41,713</u>
<b>LANDSCAPE MAINTENANCE NEW &amp; ENHANCED:</b>				
PROPERTY MOWING	82,160	54,773	63,350	(8,577)
COUNTY POND	5,250	3,500	2,352	1,148
NPDES POND PROGRAM	52,953	35,302	30,363	4,939
<i>S/T LANDSCAPE NEW &amp; ENHANCED</i>	<u>140,363</u>	<u>93,575</u>	<u>96,065</u>	<u>(2,490)</u>

**Tampa Palms CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the period from October 1, 2023 through May 31, 2024**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
<b>FACILITY MAINTENANCE:</b>				
IRRIGATION SYSTEM	119,968	79,979	92,362	(12,383)
FOUNTAIN	28,254	18,836	17,133	1,703
FACILITY MAINTENANCE	87,510	58,340	62,360	(4,020)
JANITORIAL/SUPPLIES	3,028	2,019	1,897	122
<i>S/T FACILITY MAINTENANCE</i>	<u>238,760</u>	<u>159,173</u>	<u>173,752</u>	<u>(14,579)</u>
<b>PROJECT DRIVEN EXPENSES:</b>				
SIGNATURE TP 2017	-	-	173,554	(173,554)
RENEWAL AND REPLACEMENT & DEFERRED MTC	235,872	157,248	144,756	12,492
CAPITAL PROJECTS	207,481	138,321	68,330	69,991
NPDES CLEAN WATER	87,368	44,912	12,653	32,259
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>510,721</u>	<u>340,481</u>	<u>399,293</u>	<u>(58,812)</u>
<b>TOTAL EXPENDITURES</b>	<u>3,124,484</u>	<u>2,109,061</u>	<u>2,092,183</u>	<u>16,878</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	912,194	998,433	86,239
FUND BALANCE - BEGINNING	-	-	3,987,277	
<b>FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ 912,194</u>	<u>\$ 4,985,710</u>	<u>\$ 86,239</u>



**Tampa Palms Community Development District  
Check Register - Operating Account  
FY2024**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Acct Balance
<b>04/30/2024</b>				<b>April 30, 2024</b>		<b>118,483.26</b>
5/3/2024	050324ACH	Engage PEO	Payroll		3,072.48	115,410.78
5/7/2024	050724ACH	Staples Account	Misc Supplies		451.10	114,959.68
5/8/2024	2072	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		225.00	114,734.68
5/8/2024	2073	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		630.00	114,104.68
5/8/2024	2074	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		484.00	113,620.68
5/8/2024	2075	CINTAS	Restroom supplies Inv 4191566505		76.59	113,544.09
5/8/2024	2076	CINTAS	Restroom supplies Inv 5209524031		32.41	113,511.68
5/8/2024	2077	CINTAS	Restroom supplies Inv 4190850046		76.59	113,435.09
5/8/2024	2078	FEDEX	Shipping		13.00	113,422.09
5/8/2024	2079	FRONTIER COMMUNICATIONS	Act #81355802910720065- Svc 05/01-05/31/24		224.51	113,197.58
5/8/2024	2080	FRONTIER COMMUNICATIONS	Act #813-972-5699-051491-5- Svc 05/01-05/31/24		464.55	112,733.03
5/8/2024	2081	FRONTIER COMMUNICATIONS	Act #81397739330707895- Svc 05/01-05/31/24		556.99	112,176.04
5/8/2024	2082	SECURITAS SECURITY SERVICES USA, INC.	04/01-04/30/24 Security		6,181.00	105,995.04
5/8/2024	2083	SHREDGREEN Inc	Shredding Services		150.00	105,845.04
5/8/2024	2084	TERMINIX Inc.	Pest Control 4/1/24		129.02	105,716.02
5/8/2024	2085	TERMINIX Inc.	Pest Control 4/1/24		81.32	105,634.70
5/8/2024	2086	Zeno Office Solutions, Inc.	Copier Lease		8.82	105,625.88
5/15/2024	2087	Gregory Horvath	May BOS MTG		200.00	105,425.88
5/15/2024	2088	Richard Diaz	May BOS MTG		200.00	105,225.88
5/15/2024	2089	Tracey Falkowitz	May BOS MTG		200.00	105,025.88
5/15/2024	2090	Donald O'Neal	May BOS MTG		200.00	104,825.88
5/16/2024	2091	CINTAS	Inv 4192302829		76.59	104,749.29
5/16/2024	2092	Lowes Business Acct/ SYNCB	Office Supplies-statement 5/2/24		75.77	104,673.52
5/16/2024	2093	FR LLC Mulch & Soil	Pine bark mini-ship #1		3,416.00	101,257.52
5/16/2024	2094	FR LLC Mulch & Soil	Pine bark mini ship #2		3,416.00	97,841.52
5/16/2024	2095	SECURITAS SECURITY SERVICES USA, INC.	04/01-04/30/24 Guard Service		5,107.85	92,733.67
5/16/2024	2096	TECO	Summary Bill		10,973.73	81,759.94
5/16/2024	2097	TERMINIX Inc.	Pest Control 5/1/24		100.40	81,659.54
5/16/2024	2098	VSC FIRE SECURITY Inc	Annual Inspection		321.32	81,338.22
5/17/2024	051724ACH	Engage PEO	Payroll		3,072.49	78,265.73
5/17/2024	11	Wayne Gill'	Amberly Park Playground & Pavillion Cleanup		1,000.00	77,265.73
5/20/2024			Deposit	1,002.69		78,268.42
5/20/2024	5245	Tampa Palms Owners Assoc.	Admin Reimbursement	4,930.00		83,198.42
5/20/2024	12	Frank McMahon	Plumbing repairs		135.00	83,063.42
5/21/2024	2099	DOUGLAS CLEANING SERVICE	May 2024 Cleaning Service		1,700.00	81,363.42
5/21/2024	2100	M Wilson Consulting	FY2023-24-June		9,875.00	71,488.42
5/24/2024	2102	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		25.64	71,462.78
5/24/2024	2103	CORE & MAIN LP	Irrigation Repair Supplies		1,059.12	70,403.66
5/24/2024	2104	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	70,103.66
5/24/2024	2105	FLORIDA FOUNTAIN MAINTENANCE, INC.	Maint-Reserve		550.00	69,553.66
5/24/2024	2106	FLORIDA FOUNTAIN MAINTENANCE, INC.	Emergency Call Reserve		95.00	69,458.66
5/24/2024	2107	FLORIDA FOUNTAIN MAINTENANCE, INC.	Maint-Turnbury		180.00	69,278.66
5/24/2024	2110	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service (6/1-6/30)		802.50	68,476.16
5/24/2024			Funds Transfer	150,000.00		218,476.16
5/24/2024	2114	ABM Landscape & Turf Services LLC	Landscape Maint & Performance -May 2024		73,875.32	144,600.84
5/24/2024	2113	ABM Landscape & Turf Services LLC	April Projects & Mowing Service		51,603.00	92,997.84
5/24/2024	2115	CINTAS	Restroom Supplies Inv 4193013215		76.59	92,921.25
5/25/2024	2111	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		495.00	92,426.25
5/31/2024	053124ACH	Engage PEO	Payroll		3,072.47	89,353.78
5/31/2024	681	CITY OF TAMPA UTILITIES	Water payments May-2024 bank stmt		1,779.81	87,573.97
5/31/2024	682	South State Bank	Paper statement fee		2.00	87,571.97
<b>04/30/2024</b>				<b>155,932.69</b>	<b>186,843.98</b>	<b>87,571.97</b>

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU May 31, 2024  
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<b><u>Revenues</u></b>			
Operating 1	\$2,480,636		\$2,480,636
<b><u>Non Operating</u></b>			
Capital Projects		\$197,600	\$197,600
Renewal & Rel		\$218,400	\$218,400
Signature		\$0	\$0
NPDES		\$62,427	\$62,427
Realized G/L	63,187		63,187
Interest	55,813		55,813
Interest/Wealth Account	9,905		9,905
Misc Rev	\$2,668		\$2,668
Mkt Flux	-\$20		-\$20
Carry Forward Bal *	-		-
<b>Total</b>	<b>\$2,612,209</b>	<b>\$ 478,427</b>	<b>\$3,090,616</b>
<b><u>Expenses</u></b>			
Operations	\$ 1,692,890		1,692,890
<b><u>Non Operating</u></b>			
Renewal & Rel		144,756	144,756
NPDES/EPA		12,653	12,653
Capital Projects		68,330	68,330
<u>Signature Reserve</u>			
TP Signature 2017		<u>173,554</u>	<u>173,554</u>
<b>Total</b>	<b>\$1,692,890</b>	<b>\$399,293</b>	<b>\$399,293</b>
<b>Total Expenditures</b>			<b>\$2,092,183</b>

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU May 31, 2024  
GENERAL FUND**

<u>General Fund</u>	5/31/2024	(\$000)
Cash		88
Cash Equivalent (Excess Cash ICS)		2,214
Insured Investment Account		2,762
Accounts Receivable		3
Prepaid Items		14
<b>Total Assets</b>		<b>\$ 5,082</b>
Less:		
Payables		29
Accrued Expenses		67
Non Spendable A/C Prepaid		15

**Total Assigned and Planned Funds 4,971**

Allocation for Assigned:

Weather Damage	400
Community-Wide Wall & Monument	100
Pond Improvements	700
1st Qtr Expenses	679
Infrastructure Replacement Contingency	135
TP Signature Projects (unspent)	329

**\$ 2,343**

**Net Adjusted Cash \$ 2,628**

(\$ 000)	2023-24 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
<b>Jun</b>			
CDD Operations	26	260	
R&R	2	15	
NPDES	1	12	
Signature Projects **	0	0	
Capital Projects	2	9	
<b>Total</b>	<b>31</b>	<b>296</b>	<b>\$ 2,363</b>
<b>Jul</b>			
CDD Operations	2	220	
R & R	0	26	
NPDES	0	12	
Signature Projects **	0	0	
Capital Projects	0	9	
<b>Total</b>	<b>2</b>	<b>267</b>	<b>\$ 2,098</b>
<b>Aug</b>			
CDD Operations	4	220	
R & R	9	26	
NPDES	0	12	
Signature Projects **	0	0	
Capital Projects	0	9	
<b>Total</b>	<b>14</b>	<b>267</b>	<b>\$ 1,844</b>

\*\* Will be accounted for and paid by Reserve Funds in a Budget Amendment

**TAMPA PALMS CDD  
MAY 31, 2024  
GENERAL FUND**

(\$000)	Prior Year Collected \$	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October					
November	\$850	30.8%	\$474	16%	-15%
December	\$2,522	91.4%	\$2,724	91%	0.0%
January	\$2,604	94.4%	\$2,810	94%	-0.1%
February	\$2,640	96%	\$2,849	96%	0%
March	\$2,660	96%	\$2,874	96%	0.4%
April	\$2,725	99%	\$2,947	99%	0%
May	\$2,746	99.5%	\$2,959	99.3%	-0.2%
June	\$2,768	100.3%			
July	\$2,769	100.3%			
August	\$2,769	100.3%			
September	\$2,769	100.3%			
<b>Year End</b>					
Total Assessed (Net Dis	\$2,980				

## Summary- Project Driven Expenses

	May, 2024
<b>Operating Capital Projects</b>	(\$000)
<u>Sources of Funds</u>	
FY 2023-24 Budget	\$207
<u>Uses of Funds</u>	
Spent Thru 5/31/2024	68
Total Funds Under Consideration	\$0
<b>Budget Available as of 5/31/2024</b>	<b>\$139</b>
<b>Renewal &amp; Replacement</b>	
<u>Sources of Funds</u>	
FY 2023-24 Budget	236
<u>Uses of Funds</u>	
Spent Thru 5/31/2024	145
Total Funds Under Consideration	\$0
<b>Budget Available as of 5/31/2024</b>	<b>\$91</b>
<b>TP Signature Projects</b>	
<u>Sources of Funds*</u>	
FY 2023-24 Budget	\$0
<u>Uses of Funds</u>	
Spent Wall Construction	64
Spent Wall Repair/Reconstruction	110
Spent Thru 5/31/2024	\$174
Total Funds / Projects Under Consideration	\$0
<b>Budget Available as of 5/31/2024</b>	<b>\$329</b>
* Assigned Funds	



**SUMMARY**  
**FY 2023-24 RENEWAL REPLACEMENT PROJECTS**

			Original Project	May 2024	Committed To Spend
<b>Infrastructure</b>					
Wall Projects (Repair & Restore) BB Downs @Amberly-Palm Lake				\$3,300.00	
Drainage Swale Repairs				\$1,183.00	
Powerline Berm Restore (TP Blvd, (Yardley)				\$15,336.00	
<b>Landscape</b>					
Pointsettias				\$6,400.00	
Tree Work				\$63,158.00	
Cul de Sac Restorations				\$17,104.00	
Storm Prep & Clean-Up				\$1,908.00	
Burchette/Nottingham				\$5,541.00	
Stonington				\$10,284.00	
Canterbury				\$2,100.00	
Mums				\$12,800.00	
Tremont Brush Removal				\$5,642.00	
<b>Irrigation</b>					
<b>Lighting (Park &amp; Landscape)</b>					
<b>Other</b>					
<b>Total R&amp;R Projects</b>				\$144,756	\$0





**Capital Projects Signature Projects  
2023-24 Through November 30, 2023**

<b>Tampa Palms Signature Projects</b>	<b>Current Projects</b>	<b>Spent A/O May, 2024</b>	<b>Pending Commitments</b>
<b>Consulting Services</b>			
Restoration Designs			
Survey & Staking & MOT			
<i>Sub Total</i>			
<b>Irrigation</b>			
Area 1 & 2 Irrigation (Incl BB Downs)			
<i>Sub Total</i>	0		
<b>Main Entry Restorations</b>			
Area 1 Entry Landscape (Phase II)	50,000		
Area 2 Phase II	50,000		
Area 2 Landscape (TP Blvd & Amberly Phase II)			
	0		
Area 2 Pond Landscape & Wayfinding			
<i>Sub Total</i>	100,000		
<b>Area 2 Pond</b>			
Littoral Plantings & Noxious Removal			
<i>Sub Total</i>			
<b>Wall Improvements</b>			
Wall restorations multi villages + drainage & additional landscape buffer	229,000	144,404	
<i>Sub Total</i>	229,000		
<b>Sub-Total Tampa Palms Signature</b>	<b>329,000</b>	<b>\$0</b>	
<b>Normal Capital Projects</b>			
	<b>Current</b>		<b>Pending</b>
<b>Irrigation Systems</b>			
Pump Station Extending Life		\$837	
<i>Sub Total</i>	0	\$837	
<b>Parks &amp; Cameras</b>			
Volleyball Removal w/ Irrigation Install			
<i>Sub Total</i>			-
<b>Landscape &amp; Lighting</b>			
Area 1 Entry			
Major Landscape (> 5 Years)		\$23,858	
<i>Sub Total</i>	-	\$23,858	-
<b>Infrastructure (Signs and Lighting)</b>			
Speed Limits Sign(s) & Park Signs			
Down Payment		\$43,634	
<i>Sub Total</i>		\$43,634	
<b>Sub-Total Normal Capital Projects</b>	<b>\$0</b>	<b>\$68,329</b>	
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$68,329</b>	

Next Step                      Date                      Responsible

<p><b>I. Signature / Boulevard Projects</b></p>	<p>Evaluation of Needs ' Post construction</p>	<p><b>Jul</b></p>	<p>Staff</p>
<p><b>II Capital Projects &amp; Restoration Projects</b></p> <p><b>1) Wayfinding, Walls &amp; Misc. Signs</b></p> <p>a) Report on Signs &amp; Lighting</p> <p>b) Wayfinding Lighting</p>	<p>Post Construction Eval Review Improved Options</p>	<p><b>Jul</b> TBD</p>	<p>Staff</p>
<p><b>2) Infrastructure</b></p> <p>a) Kensington Wall Rebuild</p>	<p>Report to Board</p>	<p>Aug</p>	<p>Staff</p>
<p><b>III Keeping Tampa Palms Upscale (Landscape)</b></p>			
<p><b>1) Assessment YTD Weather Impacts</b></p>	<p>Report To Board</p>	<p>On Going</p>	<p>Staff</p>
<p><b>2) Restoration Projects</b></p> <p>a) Cul de Sacs / Replacement Palms</p> <p>b) Wall Restorations</p> <p>c) Monument Lighting Review</p> <p>d) Monument Sign Assessment</p>	<p>Report To Board Update Board Update Board Update Board</p>	<p>Sep Aug TBD TBD</p>	<p>Staff Staff Staff Staff</p>
<p><b>3) LED Landscape Lighting</b></p>	<p>Future Consideration</p>	<p>TBD</p>	<p>Staff</p>

IV Park Review a) Inspections & ADA  
b) Park Operations

V. Misc and Lo a) Tampa Palms Blvd- Area 2  
b) Multi-Modal Path Repaving [COT]  
c) Illegal Construction  
e) NPDES Rporting

VI Financial C a) Update Conitions  
b) FY 2024-25 Budget

Next Step

Scheduled  
Update Board

ReportSchedule To Board  
Report To Board  
Report To Board  
Report To Board

Report To Board  
Budget Hearing

Date

May-Jun  
Jun

Aug  
Sep  
On Going  
Aug

Monthly  
Jul

Responsible

Staff  
Staff

Staff  
Staff  
TPOA Bus Mgr  
Staff

Staff & Chairman  
Staff



1  
2  
3  
4  
5  
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7  
8

**MINUTES OF MEETING  
TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community  
10 Development District was held on Wednesday, June 12, 2024 at 6:00 p.m. at the Compton Park  
11 Recreation Building, 16101 Compton Drive, Tampa, Florida.

12  
13  
14  
15  
16  
17  
18  
19

**FIRST ORDER OF BUSINESS - Welcome & Roll Call**

20 Mr. Oneal called the meeting to order.

21 The Board members and staff introduced themselves for the record.

22 Present and constituting were:

23 Richard Diaz	Supervisor*
24 Don Oneal	Vice Chair*
25 Gregory Horvath	Supervisor *
26 Tracy Falkowitz	Supervisor

27 \* Constituting quorum

28 Also present were:

29 Patricia Thibault	Director, Breeze Management
30 Maggie Wilson	Consultant/Resident
31 Warren Dixon	TPOA Business Consultant
32 Brian Koerber	TPOA Community Director
33 Bill Schneider	Resident

34 Mr. Oneal stated that a quorum of the Board was present.

35  
36  
37  
38

**Pledge of Allegiance**

39 Mr. Diaz led the recitation of the Pledge of Allegiance.

40  
41  
42  
43

**SECOND ORDER OF BUSINESS – Supervisor Comments**

44 Supervisor Diaz commented how the new plants were certainly coming along and  
45 speak well of Tampa Palms for the benefit of everyone. Supervisor Oneal agreed and said he  
46 appreciated the color at the larger entries.

47  
48  
49  
50

**THIRD ORDER OF BUSINESS- Public Comments**

There being none, the next item followed.

1 **FOURTH ORDER OF BUSINESS – CDD Focus For 2023-24**

2 Ms. Wilson noted briefly the items that are of primary importance to the CDD in 2024.

3 **FIFTH ORDER OF BUSINESS – Approval of Minutes**

4 Mr. Oneal asked for confirmation that everyone had read the minutes and unless there  
5 were corrections or additions there should be a motion to approve.

6

7 On MOTION by Mr. Horvath, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the  
8 Board approved the Minutes of the May 8th, 2024 CDD Meeting.

9

10 **SIXTH ORDER OF BUSINESS – Approval of District Disbursements**

11 Mr. Oneal noted that the checks had been reviewed for consistency and any missing  
12 check numbers appropriately reported as void.

13 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board  
14 approved the Disbursements for the month ending April 30, 2024 in the amount of \$  
15 \$267,971.52

16

17 **SEVENTH ORDER OF BUSINESS - Consultant Reports**

18

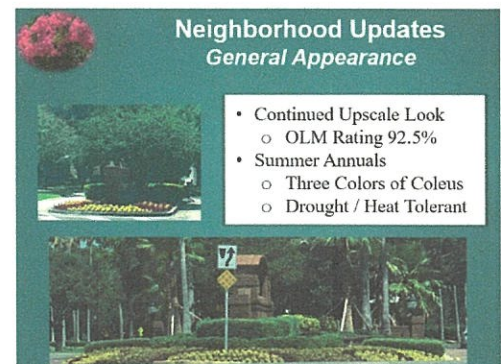
19 ♦ **....Around the Neighborhoods**

20 Ms. Wilson reported that OLM reviewed the  
21 community earlier this week (on June 5th) and found that  
22 despite the ongoing drought and the early arrival of record  
23 setting summer heat, the appearance of Tampa Palms was  
24 both upscale respectable. The contract performance was  
25 rated at 92.5%.

26

27 The new annuals are in place and they are both heat and drought tolerant.

28



1 Ms. Wilson reported that while semi-drought  
2 conditions have existed since last year, NOAA is  
3 forecasting a significant hurricane season. The end result  
4 may be / should be greater rainfall.

5 That said, the condition of the reservoir are such that it  
6 appears unlikely that the irrigation restrictions will be  
7 amended.

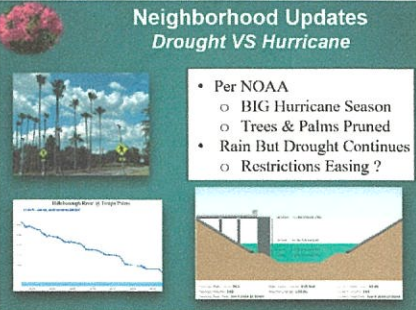
8 Ms. Wilson reported that in general the boulevards  
9 look good but there are numerous hot spots where the turf  
10 is dry resulting from poor sub-soil and in some cases,  
11 irrigation mainline breaks which interrupt the limited  
12 irrigation cycles. These areas will be treated for chinch and  
13 replacements held until rain commences.

14  
15 It was reported that many of the ponds are at an all  
16 time low level with substantial bank areas exposed.  
17 Maintenance such as spraying the grasses on these banks  
18 has been suspended as the grasses are actually stabilizing the  
19 banks and preventing the need for expensive and  
20 unattractive dredging.

21  
22 Ms. Wilson reported that wrk continues on the  
23 boulevard wall easements where the CDD has a duty to  
24 inspect and repair as needed.

25  
26 Area 2 has been completed and the last portions of Tampa  
27 Palms Blvd in Area 1 are scheduled.

28  
29 It was noted that some of these walls are approaching forty years old and most are in relatively  
30 decent shape with only minor repairs needed so far. A few had dagerous pillars sinking and  
31 destabilizing the walls; these have been repaired. A few had cracks which has also been  
32 repaired



**Neighborhood Updates**  
*Drought VS Hurricane*

- Per NOAA
  - BIG Hurricane Season
  - Trees & Palms Pruned
- Rain But Drought Continues
  - Restrictions Easing ?

The slide features a photograph of palm trees in a field, a line graph showing a downward trend, and a cross-section diagram of a reservoir with a low water level.



**Neighborhood Updates**  
*Drought Turf Damage*

- Many Turf Hotspots
  - Poor Soil
  - Minimal Shade
- Mainline Damage
  - Irrigation Shutdown
- Treating For Chinch
  - Hold Replacement

The slide includes a photograph of a golf course green and a photograph of a residential area with trees.



**Neighborhood Updates**  
*Drought Impacts Ponds*

- Ponds Dangerously Low
  - Banks Exposed
  - Mtc Suspended
- Some Ponds Entirely Dry

The slide shows a photograph of a pond with exposed banks and a photograph of a completely dry pond.



**Neighborhood Updates**  
*Boulevard Wall Easements*

- Duty to Maintain
  - Area 2 Complete
  - Area 1 In Progress
- Next Up
  - Finish Main Entry
  - Yardley @ Tampa Palms
  - Halsey – Power Lines

The slide contains a map of the boulevard wall easements and a photograph of a wall.



1 ♦ **Economy & Investments**

2 Ms. Wilson noted that the economic news for May  
3 was little changed. The continued performance of the core  
4 CPI has cast doubts on the number and timing of rate Fed  
5 Funds rate cuts that were expected in 2024.

6  
7 She outlined the performance and the investment that  
8 would be maturing the final week of June.

**Economy & Investments**  
*FY 2023-24 Outlook*

(\$ 000 )	Budget
Interest Income	\$ 60 K
Wealth Account	0
Carry Forward	83
<b>Total</b>	<b>\$ 143 K</b>

(\$000)	Forecast
Interest Income	\$ 80 K
Wealth Account	\$ 143
Carry Forward	-40-
<b>Total</b>	<b>\$ 223 K</b>

- FY 2024 Earnings Protect Reserves
- Putting Away \$80 K
- Uncertain CPI Iner
- Interest Cuts Looming

9  
10 ♦ **Form 1 Reminder**

11 Ms. Wilson reminded the Board members that the  
12 Form 1's must be submitted by July 1<sup>st</sup>.

13 She noted that this year for the first time the form  
14 is to be filled out and submitted online directly to the  
15 Ethics Commission website.

**Form 1 Reminder**  
*FY 2023 Filing Due July 3rd*

- Improved Filing System
  - On-Line
  - No Loss In Mail
- Should Have Received Email Instructions
- Breeze Management Will Assist If Needed

Florida Commission on Ethics

16  
17  
18 ♦ **Legal Review**

19 Ms. Wilson reviewed demand letter received from  
20 an attorney representing a resident based on what appears  
21 to have been a fall on a City sidewalk that occurred last  
22 November. She noted that the sidewalk was on City ROW  
23 and the CDD had no abutting property. The counsel was  
24 so notified by the CDD attorney.

**Legal Review**  
*Demand Letter Rec'd 5/24/2024*

- Incident 11/2023
  - City Sidewalk/ROW
  - No Abutting CDD Land
- Wall On Owner Property W/ Easement
  - CDD Maintains Wall
  - No ROW Responsibility
- Attorney Handling
  - Denied Demand
  - Sent Letter & Plat

25  
26 ♦ **Preliminary Look at FY 2024-25 Budget**

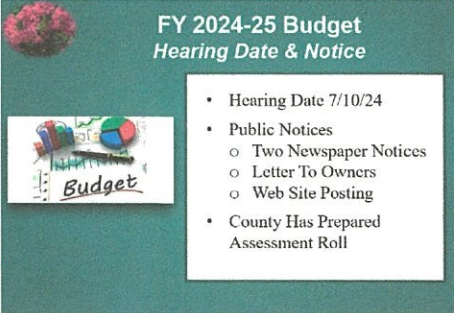
27 Ms. Wilson reviewed the proposed budget which  
28 was preliminarily adopted in May and for which the  
29 Hearing will be held in July. She mentioned that  
30 assessments cannot be increased at the Hearing.

**FY 2024-25 Budget**  
*Setting The Course*

- Proposed Budget
  - On Target With Model
  - 4% Assessment Incr.
  - Thoughtful Approach
- Assessments Can Be Lowered At Hearing
- Assessments Cannot Be Raised At Hearing

1 Ms. Wilson restated the Budget Hearing date  
2 which is July 10.

3 She also reviewed the public notices for the  
4 Hearing which included two newspaper notices, a letter  
5 to each owner and that the budget and assessments will  
6 be posted on the CDD website.



**FY 2024-25 Budget  
Hearing Date & Notice**

- Hearing Date 7/10/24
- Public Notices
  - Two Newspaper Notices
  - Letter To Owners
  - Web Site Posting
- County Has Prepared Assessment Roll

7  
8 ♦ **Reserve Fountain**

9 Ms. Wilson reviewed a major leak located at the  
10 Reserve fountain. She noted that while examining the  
11 fountain for the leak, a cracked piece of granite was  
12 located on the lower portion of the sign.



**Monument Problem  
Reserve Exit Fountain / Sign**

- Leak In Feature Supply
  - Locating Source
  - Overflowed / Weekend
- Crack In Granite
  - Not Leak Associated
  - Appears Non-Structural
- Arete Notified

13  
14  
15  
16 ♦ **Additional Advanced Board Package Materials:**

17 Information regarding financial reports were included in the Advance Board package;  
18 copy of which is attached hereto and made a part of the public record.

19  
20 **EIGHT ORDER OF BUSINESS - -- Other Matters**

21  
22 **NINTH ORDER OF BUSINESS - -- Public Comments**

23 There being none, the next item followed.

24 **TENTH ORDER OF BUSINESS - Supervisor Comments**

25 Supervisor Diaz commented on the 18 years of no-comment audits and stated that is  
26 quite an accomplishment. Ms. Wilson said that Patricia Thibault and her team are solely  
27 responsible for this achievement.

28 **ELEVENTH ORDER OF BUSINESS - Adjournment**

29 There being no further business,  
30



1 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz with ALL IN FAVOR, the meeting  
2 was adjourned.

3 *\*These minutes were done in summation format, not verbatim.*

4 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
5 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
6 *the proceedings is made, including the testimony and evidence upon which such appeal is to*  
7 *be based.*

8 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a  
9 publicly noticed meeting held on July 10, 2024.

10  
11 \_\_\_\_\_  
12 **Signature**

13  
14 Patricia Thibault

15 **Printed Name**

16 **Title:**

17  **Secretary**

18  **District Manager**

\_\_\_\_\_

Donald Oneal

**Printed Name**

**Title:**

**Vice Chairperson**

**Chairperson**

## .... Around the Neighborhoods

This month staff is providing short reviews on a number of issues that impact the community as a whole.

Community Review  
Entry Plantings  
Ponds & Signs  
Reserve Fountain  
Van "Accident"

### ***Community Review***

July and August are difficult times of the year for landscape management, everywhere, not just Tampa Palms.

The intense heat, combined with high humidity and longer days, results in turf and shrub vibrancy that is exemplary. That is the good news: it also results in increased needs for trimming and mowing in heat that indexes day after day well over 100 degrees; that is the less good news.

The OLM inspection rating was a respectable 92 based both on the general "look" of Tampa Palms at the entries and along the boulevards; all of Tampa Palms continues to reflect an upscale community in appearance for both residents and visitors, such as the visiting family of Sand Hill cranes seen to the right.



For June, and with the challenges of heat limited rainfall, this is a very credible outcome- for Joe Laird and the ABM team



For all of June, Tampa Palms *enjoyed* record breaking heat couple much of the time with high humidity that sent the "feel like" temperatures into the 100's.

In the last few weeks the summer rains have commenced. So far, the amounts received have been quite substantial in Tampa Palms, and the boulevards are starting "green up" nicely and the crepe myrtles are beginning to bloom



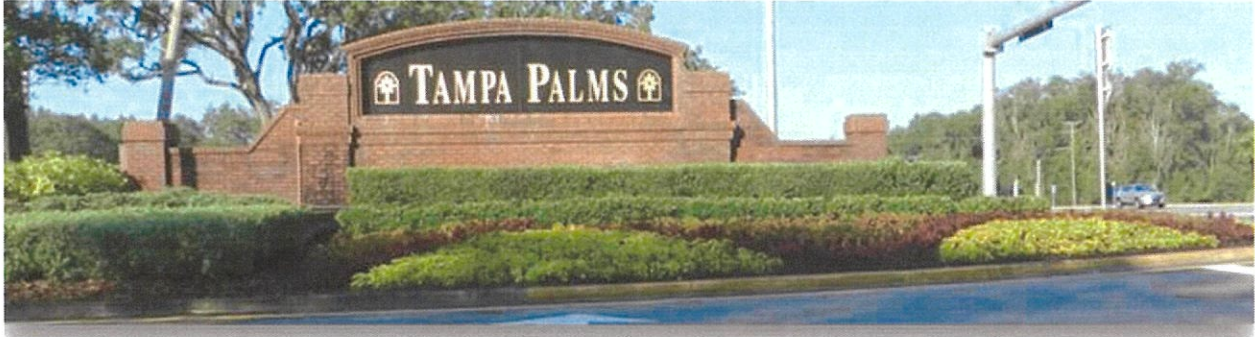
The summer caladiums are a colorful and cheerful welcome to both main entries. They decorate the entries in a chic fashion at a fraction of the cost of annuals.



The Florida Moonlight variety is used because they are tall, upright plants with many large white leaves, ruffled edges and fine green veins and thrive in both shade and sun.

***Entry Plantings***

The summer annuals are in place and in the few weeks since they were planted in mid June they have grown and filled-in quite well, providing color for the entries and boulevards.



Despite the fact that the coleus can be depended upon to survive in the summer heat, they do not require enormous amounts of water. A win-win in these water miser times.

***Ponds – A Tampa Palms Amenity***

There is no question, the ponds along the boulevards, in the parks and at the main entries in Tampa Palms are a treasured amenity.

In May and June, the water levels fell to their lowest levels in many years.

Fortunately, the late-June rains are beginning to somewhat replenished the pond water levels but even though most continue to remain low even today, hopefully with continued rains, the ponds will refill and weed and algae treatment will be easier to accomplish.



All ponds along the boulevards have signs warning of the potential dangers of alligators and snakes. The warning signs are pictorial, to create a warning for non-English speakers/readers and of course children, of the potential of unfriendly wildlife.

The Tampa Palms retention ponds were created with a 1 to 4 slope, making them community-friendly but they are not places safe for swimming or fishing.







There are also signs warning of no fishing, swimming or boating. Unfortunately, thieves are stealing some of these signs, possibly to stop police from enforcing the no fishing rules. An inventory of pond signs was taken last week and where needed; new signs have been ordered.

Staff has worked with the sign contractor to increase the difficulty to remove these signs..

### ***Tampa Palms Streetlights***

Many of the street lights in the villages are in abominable shape. Most have been in place close to thirty years and are far past the useful life of at least the poles. The poles are a fiberglass product and rotting is almost too kind of a description.



These lights are provided by TECO and are under contracted to the City of Tampa. Staff is working with the City for improvements.

The look of these lights is awful but the problems are greater than appearance.

Among the challenges are the dangers posed by how easy these street lights are to simply push over made more critical by the fact that the village street lights are adjacent to sidewalks.

### ***Reserve Fountain***

As reported last month, a leak was discovered in the water systems supporting the exit fountain at the Reserve exit.

Excavation of the area was tedious as it had to be hand dug to protect the surrounding landscape .

After days of work, numerous pipes were located on top and intermingled with the leaking pipe. Some appear to be conduits shielding power cables; the hole is more than 8 feet deep.

AE Systems, the CDD electricians, is working to isolate the power and Sunshine OneCall is sending locate staff to attempt to confirm power locations.

Repairs will be completed after the area is made safe for the fountain staff to work.





### *Van "Accident"*

Two weeks ago a young man sped west on Tampa Palms Blvd and just before Amberly Dr suddenly turned a hard right into a light pole, bounced off the pole and into two 50 ft Washingtonian palms.

The driver was reported by others that he passed on Tampa Palms Blvd to have been driving between 70 and 80 MPH.

When the police and EMTs arrived, the driver had gotten out of the van and was straddling one of the downed palm trees in front of the van.

He refused help and said he was trying to kill himself. He repeatedly asked the police to shoot him.

The police were able to calm/subdue him and talk him into going to the hospital. He did not appear badly hurt but was taken under the Baker Act.

ABM has cleaned up the damage and staff has filed the appropriate claims with the van owner's insurance company.



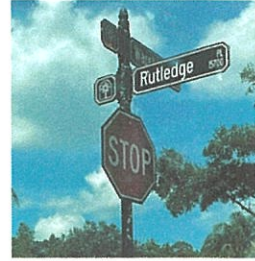


## Community Signs / Infrastructure

While the shortcomings of some signs along the boulevards have been noticed and repaired by ABM in an ad hoc manner which strains the already limited personnel resources of ABM, the much larger issue is the total number of Tampa Palms-provided signs within the community.

There are four categories of signs for total of 358 signs.

1. Street Name Signs (115)
2. Traffic Control Signs (133)
3. Monument Signs (71)
4. Warning Signs Such As No Fishing / Alligators (39)



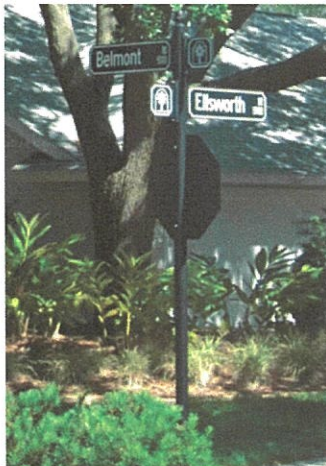
Before

The monument signs, which maybe the most visible signage in Tampa Palms, are cleaned and maintained usually in an 18 month window. Arete which provided the granite signs cleans them and repairs, if needed, the gold lettering. At this time the monument (which includes park and wayfinding signs) are tentatively scheduled for cleaning this fall.

Anytime a sign looks particularly unkempt, it is cleaned out of order. That was true recently of a wayfinding sign at the edge of the power corridor; it was more green than black and was cleaned.



After



Staff is working with Arete to create a project to examine, replace as needed, paint and straighten the street-name signs and the traffic control signs.

The first step is inspection and inventory. It should be noted that many signs are in excellent shape, but some are definitely faded and damaged.

Oddly, some traffic control signs are stolen such as the "no parking any time" sign missing from in front Tampa Palms Elementary have vanished.

There was one occasion when a 35 MPH sign was removed and replaced with a 55 MPH sign (stolen from elsewhere); a bit of a shock to the police.



Staff has requested proposals to replace the barely visible and frequently falling u-channel indicators used with the new speed tables on Tampa Palms Blvd.

The type used on Compton Dr. are much more sturdy and substantially more visible.

To provide insight on the number and location of the traffic control and street-name signs provided by Tampa Palms, the current inventory is attached.



## Street Signs - Villages

	Village	Arm 1	Arm 2	Stop Sign	Clean Sign	Order New Sign	Straighten	Paint
1	Asbury	Dawson Ridge Dr. 15900	Hallstead Way 4900	Y				
2	Asbury	Dawson Ridge Dr. 15828	Hallstead Way 4900	Y				
3	Asbury	Belmont Rd. 5000	Dawson Ridge Dr. 15900	Y				
4	Asbury	Dawson Ridge Dr. 15828	Richland Ct. 4900	Y				
5	Asbury	Belmont Rd. 5000	Ellisworth Dr.. 15900	Y				
6	Asbury	Belmont Rd. 5006	Ellisworth Dr.. 15900	Y				
7	Ashmont	Stonehurst Rd. 5200	Chadwick Ct. 15700	Y				
8	Cambridge 1	Amberly Dr.. 16000	Ambrose Ct. 5300	Y				
9	Cambridge 1	Amberly Dr.. 15900	Dwire Ct. 5200	Y				
10	Cambridge 1	Amberly Dr.. 16000	Ives Ct. 5200	Y				
11	Cambridge 2	Wyndover Rd. 15914	Tolman Ct. 5800	Y				
12	Cambridge 2	Wyndover Rd. 15904	Ainsworth Ct. 5800	Y				
13	Cambridge 2	Pratt Street 6000	Wyndover Rd. 16000	Y				
14	Cambridge 2	Layton Ct. 15900	Pratt Street 6000	Y				
15	Cambridge 2	Wyndover Rd. 16022	Layton Ct. 15914	Y				
16	Cambridge 3	Ancroft Ct. 16100	Condover Ct. 16100	Y				
17	Canterbury	Witham Ct. 5308	Vincent Ct. 15300	Y				
18	Canterbury	Squire Dr.. 5306	Eaton Ct. 15300	Y				
19	Canterbury	Squire Dr.. 5306	Witham Ct. 5308	Y				
20	Coventry	Burchette Rd. 5308	Fentress Ct. 15500	Y				
21	Coventry	Burchette Rd. 5400	Anton Ct. 5300	Y				
22	Coventry	Burchette Rd. 5308	Cannery Ct. 5300	Y				
23	Enclave	Yardley Way 6600	<b>Cadbury Ct. 16100</b>	Y				
24	Enclave	Yardley Way 6602	Washburn Place 16100	Y				
25	Enclave	Yardley Way 6700	Camelot Ct. 16100	Y				
26	Enclave	Yardley Way 6900	Stowe Ct. 16100	Y				
27	Enclave	Yardley Way 7000	<b>Cambria Ct. 16100</b>	Y				
28	Enclave	Yardley Way 7108	<b>Canton Ct. 16100</b>	Y				
29	Enclave	Yardley Way 7116	Ridgeport Dr.. 7200	Y				
30	Enclave	Yardley Way 7220	Hammet Rd 7200	Y				
31	Enclave	Yardley Way 7116	Ridgeport Dr.. 7200	Y				
32	Enclave	Yardley Way 7116	Hammet Rd 7200	Y				
33	Enclave	Yardley Way 7220	Warden 16100	Y				
34	Enclave	Yardley Way 7212	Ridgeport Dr.. 7216	Y				
35	Enclave	Yardley Way 7300	Sexton Ct. 16100	Y				
36	Enclave	<b>Wareham Dr.. 7300</b>	<b>Yardley Way 7300</b>	Y				
37	Enclave	Ridgeport Dr.. 7200	Dowling Ct. 16100	Y				
38	Manchester	Southampton Cir. 5008	Burnham Way 16000	Y				
39	Manchester	Southampton Cir. 5014	Grantham Place 16000	Y				



## Street Signs - Villages

	Village	Arm 1	Arm 2	Stop Sign	Clean Sign	Order New Sign	Straighten	Paint
79	Wyndham	Chauncy Street 6200	Halsey Rd 15904	Y				
80	Wyndham	Chauncy Street 6300	Farringham Dr.. 15900	Y				
81	Wyndham	Penwood Dr.. 16022	Greenwich Dr.. 6230	Y				
82	Wyndham	Penwood Dr.. 16000	Greenwich Dr.. 6220	Y				
83	Wyndham	Halsey Rd 15916	Greenwich Dr. 6220	Y				

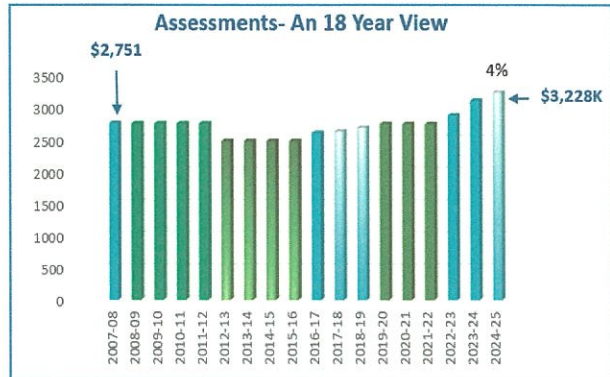
## Tampa Palms Traffic Control Signs Markers - Boulevards

Map Loc	Sign	NBr	Map Loc	Sign	NBR
13	Bike Cross	1	10	Speed Limit 40	1
53	Bike Cross	1	16	Speed Limit 40	1
5	Cross Walk	1	83	Speed Limit 40 MPH	1
39	Cross Walk	1	84	Speed Limit 40 MPH	1
42	Cross Walk	1	88	Speed Limit 40 MPH	1
43	Cross Walk	1	92	Speed Limit 40 MPH	1
61	Cross Walk	1	3	Speed Limit 40 MPH	1
63	Cross Walk	1	4	Speed Limit 40 MPH	1
69	Cross Walk	1	31	Speed Limit 40 MPH	1
76	Cross Walk	1	32	Speed Limit 40 MPH	1
20	Cross Walk	1	33	Speed Limit 40 MPH	1
21	Cross Walk	1	17	Speed Limit 40 MPH	1
29	Cross Walk	1	22	Speed Limit 40 MPH	1
45	Cross walk	1	47	Speed Limit 40 MPH	1
46	Cross Walk	1	<b>New</b>	<b>Speed Tables Indicators TPB</b>	<b>16</b>
8	Cross Walk	1	56	Speed Table Compton	6
9	Cross Walk	1	90	Stay to your right	1
52	Cross Walk	1	95	Stay to your right	1
103	Cross Walk	1	14	Stop Sign	1
104	Cross Walk	1	86	Yield	1
@	Cross Walk	1	15	Yield	1
35	Cross Walk Ahead	1	54	Yield	1
36	Cross Walk Ahead	1	105	Yield	1
18	Cross Walk Ahead	1	7	Right Lane Must Turn Right	1
25	Cross Walk Ahead	1	91	Right Turn Only	1
26	Cross Walk Ahead	1	96	Right Turn Only	1
64	End of School Zone	1	97	Right Turn Only	1
30	End of School Zone	1	85	Right Turn Only	1
48	End of School Zone	1	58	School Speed Zone 15 MPH	1
49	End of School Zone	1	71	Speed Limit 15- School Zone	1
102	Graphic (arrow right, oncoming)	1	37	School Zone	1
89	Graphic arrow right, graphic	1	19	School Zone Speed Limit 20 MPH	1
93	Graphic arrow right, graphic	1	1	Slow Playground	1
51	Left Turn Lane Only	1	2	Slow Playground	1
50	Left Turn Only (arrow left Only)	1	11	Slow Playground	1
98	Merge	1	12	Slow Playground	1
94	Merge	1			
87	No Motor Vehicles	1	65	Speed Bump Warning	1
40	No Parking	1	68	Speed Bump Warning	1
41	No Parking	1	74	Speed Bump Warning	1
55	No Parking	1	59	Speed Bump-warning	1
57	No Parking	1	72	Speed Bump-Warning	1
60	No Parking	1			
62	No Parking	1	66	Speed Limit 30 MPH	1
67	No Parking	1			



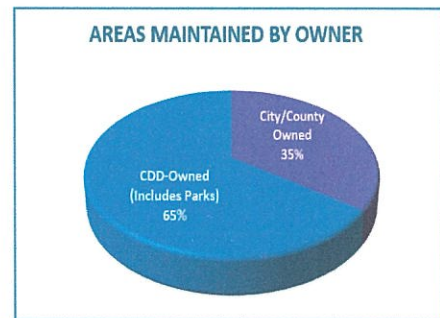
The chart to the right illustrates the modest assessment strategy of the past, as well as, a view to the future that will continue to support Tampa Palms in the manner that owners can rely upon to secure their most important investments, their homes and businesses.

As previously discussed, the financial outlook and the financial strategies that served the CDD for many years, must be adjusted to meet the needs of the CDD owners in the current environment.



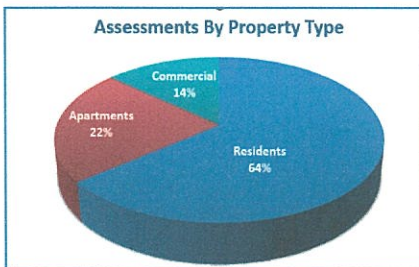
In concert with both the adopted mission and direction statements of the Tampa Palms CDD, which guides activity toward mitigation of external influences, the CDD Board has put in place investment strategies that are designed to at least take a bite out of the impact of these challenging financial times.

The CDD is mindful that one of those external influences that dramatically affects the value of Tampa Palms owner properties are the City-owned roadway and cul de sac's. Were it not for the CDD caring for these areas, much of Tampa Palms would not be presenting the appearance of an upscale community that is enjoyed.



Approximately 35% of the shrub and landscape maintenance that owners depend upon and expect for the community, is for areas that are owned by the City of Tampa or Hillsborough County.

The current economic environment positions the CDD in a re-active mode directed to minimizing, as much as possible, the uncertainty of these economic times on all stakeholders in Tampa Palms while maintaining the ambiance of the community in a manner that supports the value of owner property. This matter was reviewed in depth by the board members as they prepared the FY 2024-25 budget and assessments.



The Tampa Palms CDD serves owners in two important constituency groups:

1. The owners of residences [64% of assessments]
2. The commercial owners [36% of assessments]
  - Retail and professional organizations [14%]
  - Apartment complexes [22%]

There is board consensus that a modest increase in assessments of 4% will properly serve the community for FY 2024-25. This increase will be backed up by continued focus on strategic investments.

# Proposed Budget FY 2024-25

## Budget Summary

Current Year FY 2023-24 Adopted	Outlook FY 2023-24 Outlook Forecast	Next FY FY 2024-25 Proposed Model	Year Over Year Comparison	
			\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget

### I. ANNUAL OPERATIONS (\$000)

	Adopted	Forecast	Model	\$	%
<b>Revenue</b>					
Net Assessments	2,980	2,980	3,099	119	4%
Misc	2	4	3	2	100%
Interest	60	60	60	0	0%
Investments	0	126	100	100	0%
Excess Fees	0	15	15	15	100%
Unallocated Carryforward	83	0	0	0	-100%
<b>Revenue Total- All Sources</b>	<b>3,124</b>	<b>3,185</b>	<b>3,277</b>	<b>153</b>	<b>5%</b>
<b>Expenses</b>					
Normal Expenses	2,614	2,599	2,722	109	4%
Project Driven	511	511	555	44	9%
<b>Total Annual Expenses</b>	<b>\$3,124</b>	<b>\$3,110</b>	<b>\$3,277</b>	<b>\$153</b>	<b>-</b>
<b>Annual Excess Revenue (Deficit)</b>	<b>0%</b>	<b>\$75</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>

### III FUND BALANCE DETAILS

<b>Multi-Year Fund Balance</b>			
Beginning	4,063	4,053	4,128
Less Carryforward Moved To Budget	0	0	0
FY Ending Revenue (Deficit)	0	75	0
<b>Ending Fund Balance*</b>	<b>4,063</b>	<b>4,128</b>	<b>4,128</b>
<b>Excess After Required /Reserved Funds</b>	<b>\$1,710</b>	<b>\$1,785</b>	<b>\$1,785</b>



# Proposed Budget FY 2024-25

## Budget Detail



	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2023-24 Adopted Budget	FY 2023-24 Outlook Y/E	FY 2024-25 Proposed Model	\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget
<b>Assessment Increase By Year</b>					
<b>Revenue- All Sources</b>					
Assessments Non-Advalorem	\$ 3,104,432	\$ 3,104,432	\$ 3,228,609	\$ 124,177	4%
Early Payment Discount	\$ (124,177)	\$ (124,177)	\$ (129,144)	\$ (4,967)	4%
Net Assessments	\$ 2,980,255	\$ 2,980,255	\$ 3,099,465	\$ 119,210	4%
Interest Income	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	
Excess Fees	0	15,000	15,000	15,000	100%
Investments		125,707	100,000	100,000	100%
Misc Revenue	1,500	4,000	3,000	1,500	100%
Carry Forward Revenue	82,729	-	-	-82,729	-100%
	<b>3,124,484</b>	<b>3,184,962</b>	<b>3,277,465</b>	<b>152,981</b>	<b>5%</b>

## Expenditures

### Administrative Expenditures

#### ADMINISTRATIVE:

SUPERVISORS COMPENSATION	11,000	10,400	11,000	-	0%
MANAGEMENT SERVICES	68,000	68,000	70,000	2,000	3%
FUTA/SUTA/WK/BENEFITS	5,824	5,896	6,073	249	4%
FICA	6,624	6,705	6,906	282	4%
AUDITING SERVICES	6,930	7,000	7,280	350	5%
ASSESSMENT ROLL SERVICES	10,050	10,000	10,452	402	4%
TAX COLLECTOR FEES-ASSMTS	62,089	62,089	64,572	2,484	4%
LEGAL SERVICES	3,500	3,500	3,640	140	4%
MISCELLANEOUS ADMIN.SERVICES	12,360	12,360	12,854	494	4%
DIRECTORS & OFFICERS INSURANCE	3,800	3,691	3,952	152	4%
<b>TOTAL ADMINISTRATIVE</b>	<b>190,177</b>	<b>189,640</b>	<b>196,729</b>	<b>6,553</b>	<b>3%</b>

# Proposed Budget FY 2024-25

	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2023-24 Adopted Budget	FY 2023-24 Outlook Y/E	FY 2024-25 Proposed Model	\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget
<b>Field/ Operations Services</b>					
<b>FIELD MANAGEMENT SERVICES:</b>					
DISTRICT STAFF -S/T ALL POSITIONS	174,966	174,966	180,405	5,439	3%
PARK STAFF -LEASING CO-	73,936	60,000	70,000	(3,936)	-5%
PARK PATROL- SECURITY CO	132,619	127,000	137,924	5,305	4%
FIELD MISCELLANEOUS	20,800	20,800	20,800	-	0%
<b>TOTAL FIELD MANAGEMENT SERVICES</b>	<b>402,321</b>	<b>382,766</b>	<b>409,129</b>	<b>6,808</b>	<b>2%</b>
<b>GENERAL OVERHEAD:</b>					
P & L INSURANCE (Incr Displayed vs Outlook )	16,500	21,880	23,000	6,500	39%
INFORMATION SYSTEMS (TELEPHONE & SECU	15,750	15,750	16,380	630	4%
WATER-UTILITY	54,212	54,212	60,176	5,964	11%
REFUSE REMOVAL (SOLID WASTE)	11,000	10,500	11,440	440	4%
ELECTRICITY	156,436	156,436	168,951	12,515	8%
STORMWATER FEE	3,041	3,379	3,514	473	16%
MISC. FIELD SERVICES	13,000	13,000	13,520	520	4%
<b>TOTAL GENERAL OVERHEAD</b>	<b>269,939</b>	<b>275,157</b>	<b>296,981</b>	<b>27,042</b>	<b>10%</b>
<b>LANDSCAPE MAINTENANCE:</b>					
LANDSCAPING MANAGEMENT FEE	18,900	18,900	18,900	-	0%
LANDSCAPE AND POND MAINTENANCE	1,246,033	1,246,033	1,294,765	48,732	4%
LANDSCAPE REPLACEMENT	107,271	107,271	111,562	4,291	4%
<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>1,372,204</b>	<b>1,372,204</b>	<b>1,425,227</b>	<b>53,023</b>	<b>4%</b>
<b>LANDSCAPE MTC NEW &amp; ENHANCED</b>					
PROPERTY MOWING	82,160	82,160	85,446	3,286	4%
COUNTY POND	5,250	5,250	5,460	210	4%
NPDES POND PROGRAM	52,953	52,953	55,071	2,118	4%
<b>TOTAL LANDSCAPE MTC : NEW</b>	<b>140,363</b>	<b>140,363</b>	<b>145,978</b>	<b>5,615</b>	<b>4%</b>
<b>FACILITY MAINTENANCE:</b>					
IRRIGATION MAINTENANCE	119,968	119,968	124,767	4,799	4%
R&M FOUNTAIN	28,254	28,254	29,384	1,130	4%



# Proposed Budget FY 2024-25

	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2023-24 Adopted Budget	FY 2023-24 Outlook Y/E	FY 2024-25 Proposed Model	\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget
FACILITY MAINTENANCE	87,510	87,510	91,010	3,500	4%
JANITORIAL/SUPPLIES	3,028	3,028	3,149	121	4%
<b>TOTAL FACILITY MAINTENANCE</b>	<b>238,760</b>	<b>238,760</b>	<b>248,310</b>	<b>9,550</b>	<b>4%</b>

<b>Total Normal Operations</b>	<b>2,613,764</b>	<b>2,598,890</b>	<b>2,722,353</b>	<b>108,590</b>	<b>4%</b>
<b>Project Driven Expenses</b>					
Renewal and Replacement & Deferred Mtc	235,872	235,872	258,894	23,022	10%
NPDES / Clean Water / Age Replacements	67,368	67,368	70,063	2,695	4%
Capital Projects	207,481	207,481	226,154	18,673	9%
Signature 2017	0	0	0	-	0%
<b>Total Project Driven</b>	<b>510,721</b>	<b>510,721</b>	<b>555,111</b>	<b>44,390</b>	<b>9%</b>
<b>Total Expenses Normal Operations and Project Driven</b>	<b>\$3,124,484</b>	<b>\$3,109,610</b>	<b>\$3,277,465</b>	<b>\$152,980</b>	<b>5%</b>
<b>Excess Revenue</b>	<b>\$0</b>	<b>\$75,351</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>

Signature TP Projects Revenue Allocated All Sources (\$000) Expenses Projected

Total Revenue - All Sources \$3,124,484 \$3,184,962 \$3,277,465 \$152,981 5%



To Be Determined

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD  
PROPOSED FY 2024-25 RESIDENTIAL ASSESSMENTS**

	Avg Lot Size	Acreage	Units	Assessment FY 2023-24	Per Unit 2023-24	Assessment FY 2024-25	Per Unit 2024-25	\$ Incr Vs 2023-24	% Incr FY 2023-24
<b>Single Family Villages</b>									
Asbury	0.4234	47.42	112	146,948	\$1,312	\$152,849	\$1,365	\$53	4%
Ashmont	0.3485	9.06	26	29,121	\$1,120	\$30,289	\$1,165	\$45	4%
Cambridge 1	0.4028	14.50	36	45,332	\$1,259	\$47,152	\$1,310	\$51	4%
Cambridge 2	0.3723	29.78	80	94,479	\$1,181	\$98,271	\$1,228	\$47	4%
Cambridge 3	0.3639	11.28	31	35,945	\$1,160	\$37,387	\$1,206	\$47	4%
Canturbury	0.5185	14.00	27	42,006	\$1,556	\$43,694	\$1,618	\$63	4%
Coventry	0.4137	19.03	46	59,211	\$1,287	\$61,588	\$1,339	\$52	4%
Enclave	0.2611	43.34	166	148,759	\$896	\$154,719	\$932	\$36	4%
Estates at River Park	0.7700	8.47	11	24,202	\$2,200	\$25,176	\$2,289	\$89	4%
Huntington	0.4693	19.71	42	60,044	\$1,430	\$62,457	\$1,487	\$57	4%
Kensington	0.4681	22.00	47	67,048	\$1,427	\$69,741	\$1,484	\$57	4%
Manchester	0.2641	33.80	128	115,683	\$904	\$120,318	\$940	\$36	4%
Nottingham	0.2000	11.40	57	42,158	\$740	\$43,845	\$769	\$30	4%
Palma Vista II	0.0637	5.10	80	31,240	\$390	\$32,479	\$406	\$15	4%
Reserve	0.7651	87.22	114	249,384	\$2,188	\$259,419	\$2,276	\$88	4%
Sanctuary	0.1453	11.48	79	47,361	\$600	\$49,251	\$623	\$24	4%
Sterling Manor	0.1350	13.90	103	59,013	\$573	\$61,367	\$596	\$23	4%
Stonington	0.4615	27.23	59	83,175	\$1,410	\$86,516	\$1,466	\$57	4%
Tremont	0.3691	44.29	120	140,745	\$1,173	\$146,393	\$1,220	\$47	4%
Turnbury Wood	0.7700	3.08	4	8,801	\$2,200	\$9,155	\$2,289	\$89	4%
Wellington	0.2788	20.91	75	70,615	\$942	\$73,445	\$979	\$38	4%
Westover	0.5446	33.22	61	98,978	\$1,623	\$102,956	\$1,688	\$65	4%
Wyndham	0.2807	49.97	178	168,474	\$946	\$175,226	\$984	\$38	4%
<b>Apartments</b>									
LIVE OAKS BLVD LLC	0.0600	46.20	770	293,286	\$381	\$304,916	\$396	\$15	4%
Z TIC 1 LLC ET AL	0.0597	20.30	340	129,247	\$380	\$134,372	\$395	\$15	4%
HENLEY	0.0729	23	315	130,409	\$414	\$135,588	\$430	\$16	4%
<b>Remote Site Apartments</b>									
EAGLES POINT VENTURES LLC	0.0617	11.84	192	43,613	\$227	\$45,321	\$236	\$9	4%
LANDMARK AT GRAYSON PARK	0.1696	69.21	408	92,677	\$227	\$96,308	\$236	\$9	4%
<b>Condo's</b>									
Faircrest	0.0725	19.13	264	108,985	\$413	\$113,313	\$429	\$16	4%
Palma Vista I	0.0725	2.90	40	16,517	\$413	\$17,173	\$429	\$16	4%



PROPOSED FY 2024-25 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF (000) *	ITE Code**	ITE Factor	Trips	% Trips	Blvds	Parks	Admin Asmt	FY 2023- 24 Total	FY 2024 25 Total	\$ Incr Vs 2023-24	% Incr Vs 2023-24
1 Shoppes of Amberly LLC	347560960	90.86	820	42.94	3901	18.82%	80,787	\$0.0	\$282	\$77,926	\$81,070	\$3,144	4%
2 REAL SUB LLC	339790402	176.16	820	42.94	7564	36.50%	156,636	\$0.0	\$282	\$150,832	\$156,919	\$6,086	4%
3 REAL SUB LLC	339790403	7.53	912	156.48	1179	5.69%	24,412	\$0.0	\$282	\$23,738	\$24,694	\$956	4%
4 NCNB NATIONAL PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	17,170	\$0.0	\$282	\$16,777	\$17,452	\$676	4%
5 PLTP INVESTORS LLC	347555070	97.58	710	11.01	1074	5.18%	22,246	\$0.0	\$282	\$21,656	\$22,529	\$872	4%
6 CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.79%	11,979	\$0.0	\$282	\$11,787	\$12,261	\$474	4%
7 ROCKWELL AMBERLY LLC	347555080	5.39	912	156.48	843	4.07%	17,458	\$0.0	\$282	\$17,054	\$17,741	\$687	4%
8 15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.19%	824	\$0.0	\$282	\$1,065	\$1,106	\$41	4%
9 TAMPA PALMS OFFICE LLC	347566442	14.40	565	79.26	1141	5.51%	23,634	\$0.0	\$282	\$22,990	\$23,916	\$926	4%
10 ENHANCEMENT HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,922	\$0.0	\$282	\$2,120	\$2,204	\$84	4%
11 LORDVEN PROPERTIES LLC	347555506	2.04	710	11.01	22	0.11%	466	\$0.0	\$282	\$721	\$748	\$27	4%
12 CARL D AND MARTHA J YATES	347555508	3.99	710	11.01	44	0.21%	911	\$0.0	\$282	\$1,148	\$1,193	\$45	4%
13 LI MANAGEMENT RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	600	\$0.0	\$282	\$849	\$882	\$33	4%
14 ARHC SSTMPFL01 LLC	347555515	6.11	720	36.13	221	1.07%	4,571	\$0.0	\$282	\$4,667	\$4,854	\$187	4%



**PROPOSED FY 2024-25 COMMERCIAL ASSESSMENTS BY ENTITY**

15	ST GEORGE SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	585	\$0.0	\$282	\$835	\$867	\$32	4%
16	RAYMOND W MATHIEWS SR	347555518	2.04	710	11.01	22	0.11%	466	\$0.0	\$282	\$721	\$748	\$27	4%
17	CERILLO FAMILY LLC	347555521	2.57	720	36.13	93	0.45%	1,925	\$0.0	\$282	\$2,123	\$2,207	\$84	4%
18	SOMMERSET PARK PAUL HAND	347555523	2.57	720	36.13	93	0.45%	1,924	\$0.0	\$282	\$2,123	\$2,207	\$84	4%
19	SUSAN M L DUGA CO-TRUSTEES	347555529	4.18	720	36.13	151	0.73%	3,124	\$0.0	\$282	\$3,275	\$3,406	\$131	4%
20	BEACHDALE PROPERTIES L C	347555527	4.12	720	36.13	149	0.72%	3,083	\$0.0	\$282	\$3,237	\$3,366	\$129	4%
21	RODENT REALTY INC	347555525	2.54	720	36.13	92	0.44%	1,902	\$0.0	\$282	\$2,101	\$2,184	\$83	4%
22	LEADERESS LLC	347555452	2.69	720	36.13	97	0.47%	2,013	\$0.0	\$282	\$2,208	\$2,296	\$88	4%
23	TAMPA PALMS ANIMAL HOSPITAL INC	347555454	2.60	710	11.01	29	0.14%	592	\$0.0	\$282	\$842	\$874	\$32	4%
24	ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	592	\$0.0	\$282	\$842	\$874	\$32	4%
25	SYLVAN ROAD LLC	347555458	2.64	720	36.13	95	0.46%	1,975	\$0.0	\$282	\$2,172	\$2,258	\$86	4%
26	L C GIGINO	347555460	2.64	720	36.13	95	0.46%	1,975	\$0.0	\$282	\$2,172	\$2,258	\$86	4%
27	TAMPA PALMS CLUB INC	347560154	92.64	495	22.88	2120	10.2%	43,893	\$0.0	\$282	\$42,463	\$44,175	\$1,712	4%
28	AMBERLY DR PARTNERS LLC	347555502	2.04	720	36.13	74	0.36%	1,528	\$0.0	\$282	\$1,741	\$1,810	\$69	4%
	<b>Totals</b>					20727		\$429,191	\$0.0	\$7,909	\$420,185	\$437,099	\$16,914	4%

\* Total Square Feet: Source: Hillsborough County Property Appraiser

\*\* ITE / Land Use Classification Source: Hillsborough County Property Appraiser



## RESOLUTION 2024-5

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Tampa Palms Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Tampa Palms Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$3,228,609, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ <u>3,228,609</u>
Total Reserve Fund [if Applicable]	\$ _____
<b>Total All Funds*</b>	\$ <u>3,228,609</u>

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 10, 2024.**

Attested By:

**Tampa Palms Community  
Development District**

\_\_\_\_\_  
Print Name: Patricia Thibault

\_\_\_\_\_  
Print Name: Donald Oneal, Jr.

Secretary/ Assistant Secretary

Chair  Vice Chair of the Board of Supervisors

**Exhibit A: FY 2024-2025 Adopted Budget**

**RESOLUTION 2024-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tampa Palms Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

**WHEREAS**, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2024-2025 Budget (“**O&M Assessments**”);



**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all O&M Assessments.** The collection of all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 10, 2024.**

Attested By:

**Tampa Palms Community  
Development District**

\_\_\_\_\_  
Print Name: Patricia Thibault

\_\_\_\_\_  
Print Name: Donald Oneal Jr.

Secretary/ Assistant Secretary

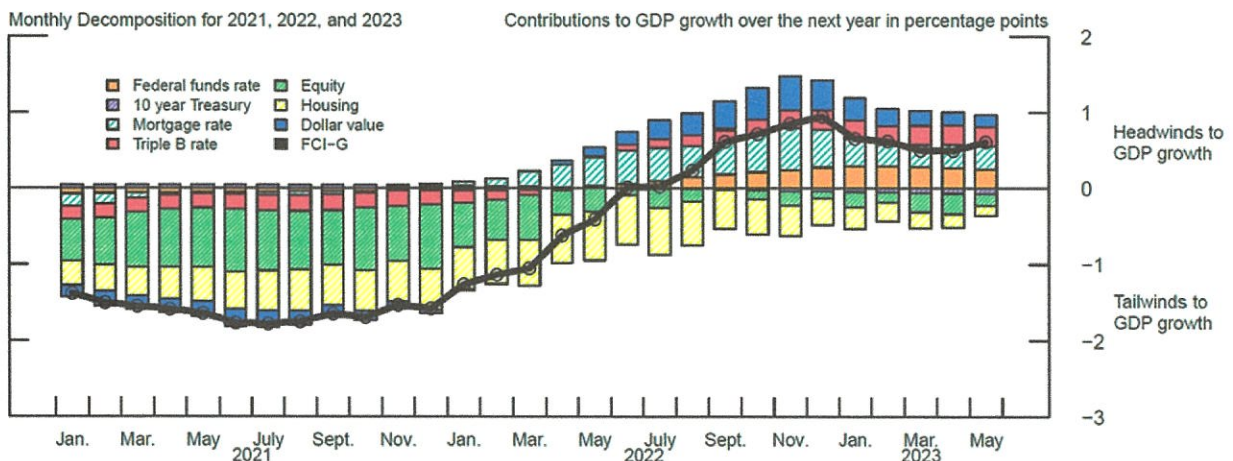
Chair  Vice Chair of the Board of Supervisors

**Exhibit A: FY 2024-2025 Budget**

Financial Conditions / Cash Management  
 June 2024 Information, Reported Jul 2024

The June CPI has not yet been released but there are a multitude of conflicting reports that the FED is set to cut rates at their next meeting while the Wall Street Journal reported a steep selloff in U.S. government bonds, with investors betting policies including tax cuts could drive up deficits and inflation. Treasury yields, which rise when bond prices fall, started surging June 28, along with some bank CD's.

The Federal Reserve issued a Financial Conditions display tracking a series of variables from Fed Fund rates to housing costs, owner equity, mortgage rates and more with the dark black line representing the cumulative Financial Conditions Indicator-General.



In Tampa Palms Vice Chairman Oneal took advantage of these conditions in directing the investment of the proceeds of the redemption of the Bank of America security on June 20<sup>th</sup>.

Interest deposited into ICS account \$9,526.19  
 Principal reinvested \$235,005.00  
 Interest Receive 5.1%

The FY 2023-24 investments at this time are represented below. The Board crafted a plan for additional investments to replace those maturing in FY 2022-23. The impact of that plan and contrast with the adopted FY 2023-24 budget is displayed below.

(\$ 000 )	<u>Budget</u>	(000)	<u>Forecast</u>
Interest Income	\$ 60 K	Interest Income	\$ 78 K
Wealth Account	0	Wealth Account	\$ 140
Carry Forward	83	Carry Forward	-0-
Total	\$ 143 K	Total	\$ 218 K

By skillfully and safely investing the reserves in the Wealth Account, the requirement to utilize \$83K of carry-forward funds to balance the FY 2023-24 budget has been eliminated.

Following is a chart of the investments for FY 2023-24 with the earnings received and those scheduled to mature in September of 2024. Note the most current investment will mature in July of 2025 and is also shown but not included in the earnings for 2023-24.



**Wealth Account Investments In-Place As of July, 2024**

Issued By	Cusip Number	Maturity Date	Principal (\$)	Interest Rate	Interest (\$)	Total Proceeds (\$)	Proceeds Due
<b>3 Mth Securities</b>							
<b>Paid Dec 2023</b>							
City Nat'l	17801DHB5	12/21/2023	\$241,000	5.35	\$3,214	\$244,214	12/21/2023
<b>Total</b>			<b>241,000</b>		<b>3,214</b>	<b>244,214</b>	
<b>6 Mth Securities</b>							
<b>Maturing March, 2024</b>							
Valley Nat'l	919853KE0	3/21/2024	\$237,000	5.5	\$6,500	\$243,000	3/21/2024
<b>Total</b>			<b>237,000</b>		<b>6,500</b>	<b>243,000</b>	
<b>9 Mth Securities</b>							
<b>Maturing June 2024</b>							
Bank of America	06051V3C8	6/20/2024	235,000	5.4	9,526	244,526	6/20/2024
<b>Total</b>			<b>235,000</b>		<b>9,526</b>	<b>244,526</b>	
<b>12 Mth Securities</b>							
<b>Maturing July 2025</b>							
Beal Bank of Las Vegas	07371DV79	7/2/2025	235,000	5.1	11,985	246,985	7/2/2025
					<b>11,985</b>		
<b>12 Mth Securities &amp; 6 Month Securities</b>							
<b>Maturing Sept 2024</b>							
US Treasury**	912797GL5	9/5/2024	1,226,162	5.377	65,838	1,292,000	9/5/2024
US Treasury**	912797GL5	9/5/2024	243,983	5.379	13,017	257,000	9/5/2024
US Treasury**	912797GL5	9/5/2024	58,984	5.403	3,016	62,000	9/5/2024
Wells Fargo	949764FX7	9/18/2024	232,000	5.45	12,644	244,644	9/18/2024
First Foundation	32026UZ90	9/20/2024	221,000	5.4	11,934	232,934	9/20/2024
U S Treasury **	912797GL5	9/5/2024	241,073	4.88	7,927	249,000	9/5/2024
US Treasury **	912797KM8	9/26/2024	\$236,960	5.2	6,040	243,000	9/26/2024
<b>Total</b>			<b>2,223,202</b>		<b>120,416</b>	<b>2,337,578</b>	
<b>FY 2023-24 Total</b>			<b>\$2,936,202.04</b>		<b>\$139,655.79</b>	<b>\$3,069,318.19</b>	