

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Package

Board of Supervisors Meeting



Some Resident Of Tampa Palms Like Weeds

Wednesday, March 13, 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 March 13, 2024

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 - f. The Focus for 2024
 - g. Strategic Planning
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6. Consultant Reports
 - h. ... Around The Neighborhoods
 - i. Financial Conditions / Cash Management
 - j. Working Modeling For Tampa Palms
 - k. District "Calendar"
 - l. 2024 General Elections Are Coming

Tampa Palms Community Development District

16311 Tampa Palms Blvd W
Tampa, Florida 33647

March 8, 2024

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Board Meeting is scheduled for Wednesday, March 13, 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 February 14, 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 Agenda**

**March 13, 2024 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Board Member Discussion Items
3. Public Comments
4. Approval of the February 14, 2024 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - Around the Neighborhood
 - Modeling Tampa Palms Future
 - Financial Conditions
 - CDD Annual Calendar
 - 2024 November Elections
7. Other Matters If Introduced
8. Public Comments
9. Supervisor comments
10. Adjourn

Financial Summary
4 Months Ending January 31, 2024

The District had a \$ 5.7 million cash balance, net of liabilities, at the end of the first four 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 \$1,562 K at the end of calendar year 2024. (Details provided below.)

Revenue

Assessment revenue collected as of December is net \$2,810 K (94.3%) on target for the collection cycle for the fiscal year.

Expenses

Normal Operations

Normal Operations overall display a slight positive variance of \$24 K. There are no meaningful negative variances in any of the line items.

Project Driven

For the first quarter Project Driven line items display a negative variance as a group of \$15K. As mentioned in the February meeting briefing, the negative variance is primarily due to timing as during the first quarter each year the holiday poinsettias, tree management especially along ponds takes place and this year the substantial powerline berm improvement was included along with the restoration of numerous damaged sections of the community walls. No funds were budgeted for Signature projects. As needed the Signature funds, which are secured on the balance sheet, will be brought into the budget by amendment.

Forecast Budget Performance Calendar Year 2024

Sources of Funds (Shown as \$000)

| | |
|---|----------|
| Balance January 31, 2024 | \$ 5,764 |
| Collections Prior to December 2024 Receipts | 170 |
| Total Sources of Funds | \$ 5,934 |

Uses of Funds

| | | |
|---|-------------------|-------------|
| Balance of FY 2023-24 expenses | (\$2,029) | |
| 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 | | (\$ 4,372) |
| Projected District Unallocated Balance | December 31, 2024 | \$ 1,562 |

Outlook

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

FAQ Each March the Board Book includes a multi-year financial model focused on the needs of the CDD over a five-year period based on future known events and national economic trends.

Does the CDD Board commit to the model in its entirety through its budget decisions for the coming fiscal year?

Is the model binding for decisions in future years?



Financial modeling is the technique used to establish a conceptual financial framework that can be used as tool in the future planning of District’s long-term goals adjusting to different situations that may arise.

The output of a financial model is used for decision making in the preparation of future fiscal year budgets and as an aid in making financial decisions for situations that rise from time to time. This month a sample multi-year plan is presented as a “thought piece”.

The model is provided solely in order that Board members will have a sense of direction and an increased capacity to make current year decisions with an understanding of the impact of those decisions on the future.

The model is tool; there is no commitment encouraged or implied in the provision of the forward-looking financial model for the CDD. Each year the CDD Board thoroughly examines the needs of the District for the coming year and approves a budget that will meet the needs of only that year.

There is no approval of any future budgets or any future assessments.

The model is revised annually to incorporate the most current information.

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

GENERAL

ASSETS:

| | | |
|---------------------------------------|----|-----------|
| CASH - Operating Account | \$ | 95,301 |
| PETTY CASH | | 500 |
| | | |
| Wealth Fund Account- South State Bank | | 2,731,652 |
| ICS Sweep- South State Bank | | 3,004,967 |
| ACCTS. RECEIVABLE | | 14,412 |
| RECEIVABLE FROM TAMPA PALMS HOA | | - |
| ASSESSMENTS RECEIVABLE | | - |
| RECEIVABLE EXCESS FEES | | - |
| PREPAID ITEMS | | 17,799 |

TOTAL ASSETS

\$ 5,864,631

LIABILITIES:

| | | |
|------------------|----|--------|
| ACCOUNTS PAYABLE | \$ | 21,507 |
| ACCRUED EXPENSES | | 78,156 |

FUND BALANCE:

| | | |
|---------------------------|--|-----------|
| NON-SPENDABLE A/C Prepaid | | 17,799 |
| ASSIGNED | | 2,343,000 |
| UNASSIGNED | | 3,404,169 |

TOTAL LIABILITIES & FUND BALANCE

\$ 5,764,968

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 |
| | | <u>\$ 2,343,000</u> |

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

| | BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | FAVORABLE (UNFAVORABLE) YTD VARIANCE |
|--|------------------|------------------------|------------------------|--|
| REVENUES | | | | |
| ASSESSMENTS NON-ADVALOREM | \$ 3,104,432 | \$ 2,463,546 | \$ 2,926,016 | \$ 442,470 |
| ON ROLL ASSESSMENTS-EXCESS FEES | - | - | - | - |
| EARLY PAY DISCOUNT | (124,177) | (99,342) | (116,298) | (16,956) |
| INTEREST INCOME-INVESTMENTS OTHER | 60,000 | 20,000 | 24,400 | 4,400 |
| INTEREST INCOME-WEALTH ACCOUNT | - | - | 3,322 | 3,322 |
| UNREALIZED GAIN/LOSS | - | - | - | - |
| S/T REALIZED GAIN/LOSS | - | - | 32,762 | 32,762 |
| MARKET FLUCTUATION-OTHER | - | - | (14) | (14) |
| EXCESS FEES | - | - | - | - |
| MISC. REVENUE | 1,500 | 500 | 2,368 | 1,868 |
| CARRY FORWARD | 82,729 | - | - | - |
| TOTAL REVENUES | 3,124,484 | 2,404,704 | 2,872,556 | 467,852 |
| EXPENDITURES | | | | |
| ADMINISTRATIVE EXPENDITURES: | | | | |
| PERSONNEL SERVICES | | | | |
| BOARD OF SUPERVISORS | 11,000 | 3,667 | 2,000 | 1,667 |
| FICA | 5,824 | 1,941 | 2,123 | (182) |
| FUTA/SUTA/PAYROLL FEES | 6,624 | 2,208 | 450 | 1,758 |
| S/T PERSONNEL SERVICES | 23,448 | 7,816 | 4,573 | 3,243 |
| PROFESSIONAL SERVICES | | | | |
| ATTORNEYS FEES | 3,500 | 1,167 | 197 | 970 |
| ANNUAL AUDIT | 6,930 | 6,930 | - | 6,930 |
| MANAGEMENT FEES | 68,000 | 22,667 | 21,667 | 1,000 |
| TAX COLLECTOR | 62,089 | 56,194 | 56,194 | - |
| ASSESSMENT ROLL | 10,050 | 10,050 | 10,000 | 50 |
| S/T PROFESSIONAL SERVICES | 150,569 | 97,007 | 88,058 | 8,950 |
| ADMINISTRATIVE SERVICES | | | | |
| DIRECTORS & OFFICERS INSURANCE | 3,800 | 3,800 | 3,691 | 109 |
| MISC. ADMINISTRATIVE SERVICES | 12,360 | 4,120 | 7,707 | (3,587) |
| S/T ADMINISTRATIVE SERVICES | 16,160 | 7,920 | 11,398 | (3,478) |
| TOTAL ADMINISTRATIVE | 190,177 | 112,743 | 104,029 | 8,715 |
| FIELD / OPERATIONS SERVICES | | | | |
| FIELD MANAGEMENT SERVICES | | | | |
| DISTRICT OPERATING STAFF | 174,966 | 58,322 | 59,897 | (1,575) |
| PARK ATTENDANTS | 73,935 | 24,645 | 21,523 | 3,122 |
| PARK PATROLS (Security Co) | 132,619 | 44,206 | 40,163 | 4,043 |
| FIELD MANAGEMENT CONTINGENCY | 20,800 | 6,933 | 2,000 | 4,933 |
| S/T FIELD MANAGEMENT SVCS | 402,320 | 134,107 | 123,583 | 10,524 |
| GENERAL OVERHEAD: | | | | |
| INSURANCE | 16,500 | 16,500 | 21,880 | (5,380) |
| IT (TEL / SECURITY) | 15,750 | 5,250 | 4,060 | 1,190 |
| WATER | 54,212 | 18,071 | 15,106 | 2,965 |
| REFUSE REMOVAL | 11,000 | 3,667 | 3,422 | 245 |
| ELECTRICITY | 156,436 | 52,145 | 50,813 | 1,332 |
| STORMWATER FEE | 3,041 | 3,041 | 3,379 | (338) |
| MISC. FIELD SERVICES | 13,000 | 4,333 | 4,020 | 313 |
| S/T GENERAL OVERHEAD | 269,939 | 103,007 | 102,680 | 327 |
| LANDSCAPE MAINTENANCE: | | | | |
| LANDSCAPE & POND MAINTENANCE | 1,246,033 | 415,344 | 403,532 | 11,812 |
| LANDSCAPE MONITORING FEE | 18,900 | 6,300 | 6,300 | - |
| LANDSCAPE & REPLACEMENT | 107,271 | 35,757 | 43,502 | (7,745) |
| S/T LANDSCAPE MAINTENANCE | 1,372,204 | 457,401 | 453,334 | 4,067 |
| LANDSCAPE MAINTENANCE NEW & ENHANCED: | | | | |
| PROPERTY MOWING | 82,160 | 27,387 | 30,408 | (3,021) |
| COUNTY POND | 5,250 | 1,750 | 1,176 | 574 |
| NPDES POND PROGRAM | 52,953 | 17,651 | 19,335 | (1,684) |
| S/T LANDSCAPE NEW & ENHANCED | 140,363 | 46,788 | 50,919 | (4,131) |

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

| | BUDGET | BUDGET YEAR-TO-DATE | ACTUAL YEAR-TO-DATE | FAVORABLE (UNFAVORABLE) YTD VARIANCE |
|--|------------------|------------------------|------------------------|--|
| FACILITY MAINTENANCE: | | | | |
| IRRIGATION SYSTEM | 119,988 | 39,989 | 35,900 | 4,089 |
| FOUNTAIN | 28,254 | 9,418 | 9,143 | 275 |
| FACILITY MAINTENANCE | 87,510 | 29,170 | 28,714 | 456 |
| JANITORIAL/SUPPLIES | 3,028 | 1,009 | 1,194 | (185) |
| <i>S/T FACILITY MAINTENANCE</i> | <u>238,760</u> | <u>79,587</u> | <u>74,951</u> | <u>4,636</u> |
| PROJECT DRIVEN EXPENSES: | | | | |
| SIGNATURE TP 2017 | - | - | - | - |
| RENEWAL AND REPLACEMENT & DEFERRED MAINTENANCE | 235,872 | 78,624 | 110,110 | (31,486) |
| CAPITAL PROJECTS | 207,481 | 69,160 | 68,330 | 830 |
| NPDES CLEAN WATER | 67,421 | 22,474 | 7,267 | 15,207 |
| <i>S/T TOTAL PROJECT DRIVEN EXPENSES</i> | <u>510,774</u> | <u>170,258</u> | <u>185,707</u> | <u>(15,449)</u> |
| TOTAL EXPENDITURES | <u>3,124,537</u> | <u>1,103,891</u> | <u>1,095,203</u> | <u>8,688</u> |
| EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | (53) | 1,300,813 | 1,777,354 | 476,541 |
| FUND BALANCE - BEGINNING | - | - | 3,987,614 | |
| FUND BALANCE - ENDING | <u>\$ (53)</u> | <u>\$ 1,300,813</u> | <u>\$ 5,764,968</u> | <u>\$ 476,541</u> |

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

| Date | Check No | Vendor Name | Description | Deposit | Disbursement | Acct Balance |
|------------|------------------------|---------------------------------------|--|------------|--------------|--------------|
| 12/22/2023 | 5 | Frank McMahon Plumber | Amberly Park Plumbing | | 110.00 | 52,912.30 |
| 1/2/2024 | 1839 | Breeze Connected LLC, CDD | Professional Management Services - Monthly fee | | 5,416.66 | 47,495.64 |
| 1/2/2024 | 1840 | ABM Landscape & Turf Services LLC | Landscape Maint & Performance -Dec 2023 | | 73,875.32 | (26,379.68) |
| 1/2/2024 | 1841 | ABM Landscape & Turf Services LLC | Multiple Projects Including Renovations and Restorations | | 65,314.00 | (91,693.68) |
| 1/2/2024 | | | Funds Transfer | 250,000.00 | | 158,306.32 |
| 1/12/2024 | 011224ACH 1842-1843 | Engage PEO Void | Payroll | | 3,165.14 | 155,141.18 |
| 1/16/2024 | 1844 | Richard Diaz | 1-10-24 BOS MTG | | 200.00 | 154,941.18 |
| 1/16/2024 | 1845 | Tracey Falkowitz | 1-10-24 BOS MTG | | 200.00 | 154,741.18 |
| 1/16/2024 | 1846 | Donald O'Neal | 1-10-24 BOS MTG | | 200.00 | 154,541.18 |
| 1/16/2024 | 1847 | TAMPA PALMS OWNERS ASSOCIATION Inc | Hampton Park- Attendant payroll | | 14,942.19 | 139,598.99 |
| 1/16/2024 | 1848 | Breeze Connected LLC, CDD | Assessment Services FY 24 | | 10,000.00 | 129,598.99 |
| 1/18/2024 | 1849 | TAMPA PALMS OWNERS ASSOCIATION Inc | Quarterly Fountain Services (Oct-Dec) | | 100.00 | 129,498.99 |
| 1/18/2024 | 1850 | CINTAS | Inv 5192451601 | | 49.13 | 129,449.86 |
| 1/18/2024 | 1851 | CINTAS | Inv 4180070405 | | 76.59 | 129,373.27 |
| 1/18/2024 | 1852 | CINTAS | Inv 4179372708 | | 76.59 | 129,296.68 |
| 1/18/2024 | 1853 | CINTAS | Inv 4178608616 | | 81.98 | 129,214.70 |
| 1/18/2024 | 1854 | FLORIDA FOUNTAIN MAINTENANCE, INC. | Jan Maint-Reserve Fountains | | 550.00 | 128,664.70 |
| 1/18/2024 | 1855 | FLORIDA FOUNTAIN MAINTENANCE, INC. | Jan Maint-Turnbury | | 180.00 | 128,484.70 |
| 1/18/2024 | 1856 | FRONTIER COMMUNICATIONS | Act #81355802910720065 - Svc 01/01-01/31/24 | | 243.86 | 128,240.84 |
| 1/18/2024 | 1857 | FRONTIER COMMUNICATIONS | Act #81397256990514915- Svc 12/28/23-1/27/24 | | 207.33 | 128,033.51 |
| 1/18/2024 | 1858 | FEDEX | Shipping | | 14.26 | 128,019.25 |
| 1/18/2024 | 1859 | HOOPER PUMPING SYSTEMS Corp | Maint- New Backflow Valve | | 837.84 | 127,181.41 |
| 1/18/2024 | 1860 | Frank McMahon | Plumbing Repairs Park Restrooms | | 175.00 | 127,006.41 |
| 1/18/2024 | 1861 | SECURITAS SECURITY SERVICES USA, INC. | 12/1-12/31 Security Hampton Park | | 5,301.45 | 121,704.96 |
| 1/18/2024 | 1862 | SECURITAS SECURITY SERVICES USA, INC. | 12/1-12/31 Security Rover | | 4,125.50 | 117,579.46 |
| 1/18/2024 | 1863 | SOLITUDE LAKE MANAGEMENT LLC | Monthly Mtc-Jan 2024- County Pond | | 294.00 | 117,285.46 |
| 1/18/2024 | 1864 | TERMINIX Co. | Pest Control 12/5/23 | | 122.00 | 117,163.46 |
| 1/18/2024 | 1865 | TERMINIX Co. | Pest Control 12/5/23 | | 81.32 | 117,082.14 |
| 1/19/2024 | 1866 | ADVANCED ENERGY SOLUTIONS LLC | Electrical maint/repair | | 854.94 | 116,227.20 |
| 1/19/2024 | 1867 | ADVANCED ENERGY SOLUTIONS LLC | Electrical maint/repair | | 561.68 | 115,665.52 |
| 1/19/2024 | 1868 | ESD WASTE2WATER, INC. | Clean Cart filter/check hoses & connections | | 300.00 | 115,365.52 |
| 1/19/2024 | 1869 | IRON MOUNTAIN Corp | Information storage Service -12/1-12/31 | | 3,537.29 | 111,828.23 |
| 1/22/2024 | 1870 | DOUGLAS CLEANING SERVICE | Jan 2024 Cleaning Service | | 1,520.00 | 110,308.23 |
| 1/22/2024 | 1871 | M Wilson Consulting | FY 2023-24-Feb | | 9,875.00 | 100,433.23 |
| 1/22/2024 | 6 | Frank McMahon | Amberly Park Plumbing | | 120.00 | 100,313.23 |
| 1/26/2024 | 012624ACH | Engage PEO | Payroll | | 3,165.12 | 97,148.11 |
| 1/29/2024 | 1872 | ADVANCED ENERGY SOLUTIONS LLC | Electrical maint/repair | | 240.47 | 96,907.64 |
| 1/29/2024 | 1873 | ADVANCED ENERGY SOLUTIONS LLC | Electrical maint/repair | | 593.64 | 96,314.00 |
| 1/29/2024 | 1874 | ARCHITECTURAL FOUNTAINS, INC | Svc Call-Amberly Dr (Mezzo) Fountain | | 150.00 | 96,164.00 |
| 1/29/2024 | 1875 | CINTAS | Inv 4180800776 | | 76.59 | 96,087.41 |
| 1/29/2024 | 1876 | CITY OF TAMPA CENTRAL CASHIERING | False Alarm | | 80.00 | 96,007.41 |
| 1/29/2024 | 1877 | FLORIDA FOUNTAIN MAINTENANCE, INC. | Dec Maint-Turnbury | | 280.00 | 95,727.41 |
| 1/29/2024 | 1878 | MID-FLORIDA TREE SERVICE | Removal dead / dangerous tree 8B Down | | 3,360.00 | 92,367.41 |
| 1/29/2024 | 1879 | OLM, INC. | inspections --Jan 2024 | | 1,575.00 | 90,792.41 |
| 1/29/2024 | 1880 | REPUBLIC SERVICES 696 Inc | Solid Waste pick up - service (2/1-2/29/23) | | 802.50 | 89,989.91 |
| 1/29/2024 | 1881 | SiteOne Landscape Supply LLC | Irrigation Maint Supplies | | 999.00 | 88,990.91 |
| 1/29/2024 | 1882 | TERMINIX Co. | Pest Control 1/2/24 | | 95.00 | 88,895.91 |
| 1/29/2024 | 1883 | XEROX FINANCIAL SERVICES | Copier Lease -1-4-2/3 | | 140.52 | 88,755.39 |
| 1/29/2024 | 1884 | Zeno Office Solutions, Inc. | Copier Lease | | 23.72 | 88,731.67 |
| 1/29/2024 | 1885 | ABM Landscape & Turf Services LLC | Landscape Maint & Performance -Jan 2024 | | 73,875.32 | 14,856.35 |
| 1/30/2024 | 1886 | ABM Landscape & Turf Services LLC | Multiple Projects Including Renovations and Restorations | | 67,640.51 | (52,784.16) |
| 1/30/2024 | | | Funds Transfer | 150,000.00 | | 97,215.84 |
| 1/31/2024 | 643 | South State Bank | Paper statement fee | | 2.00 | 97,213.84 |
| 1/31/2024 | 644 | CITY OF TAMPA UTILITIES | Water payments Jan bank stmt | | 1,912.44 | 95,301.40 |
| 01/31/2024 | | | | 400,000.00 | 357,720.90 | 95,301.40 |

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

| (Shown in \$) | <u>Normal Operations</u> | <u>Non-Operating Project Driven</u> | <u>Total As Reported</u> |
|-----------------------------|------------------------------|---|------------------------------|
| <u>Revenues</u> | | | |
| Operating 1 | \$2,321,040 | | \$2,321,040 |
| <u>Non Operating</u> | | | |
| Capital Projects | | \$200,543 | \$200,543 |
| Renewal & Rel | | \$224,777 | \$224,777 |
| Signature | | \$0 | \$0 |
| NPDES | | \$63,357 | \$63,357 |
| Realized G/L | 32,762 | | 32,762 |
| Interest | 24,400 | | 24,400 |
| Interest/Wealth Account | 3,322 | | 3,322 |
| Misc Rev | \$2,368 | | \$2,368 |
| Mkt Flux | -\$14 | | -\$14 |
| Carry Forward Bal * | - | | - |
| Total | \$2,383,892 | \$ 488,677 | \$2,872,556 |
| <u>Expenses</u> | | | |
| Operations | \$ 909,496 | | 909,496 |
| <u>Non Operating</u> | | | |
| Renewal & Rel | | 110,110 | 110,110 |
| NPDES/EPA | | 7,267 | 7,267 |
| Capital Projects | | 68,330 | 68,330 |
| TP Signature 2017 | | <u>0</u> | <u>0</u> |
| Total | \$909,496 | \$185,707 | \$185,707 |
| Total Expenditures | | | \$1,095,203 |

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

| <u>General Fund</u> | 1/31/2024 | (\$000) |
|--|---|-----------------|
| Cash | | 95 |
| Cash Equivalent (Excess Cash ICS) | | 3,005 |
| Insured Investment Account | | 2,732 |
| Accounts Receivable | | 14 |
| Prepaid Items | | 18 |
| Total Assets | | \$ 5,864 |
| Less: | | |
| Payables | | 22 |
| Accrued Expenses | | 78 |
| Non Spendable A/C Prepaid | | |
| | Total Assigned and Planned Funds | 5,764 |
| 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 | \$ 3,421 |

| (\$ 000) | 2023-24 Fiscal Year | | Monthly Bal |
|--------------------|---------------------|-----------------|-----------------|
| | <u>Receipts</u> | <u>Expenses</u> | |
| | | | |
| Feb | | | |
| CDD Operations | 32 | 220 | |
| R&R | 3 | 18 | |
| NPDES | 1 | 3 | |
| Signature Projects | 0 | 0 | |
| Capital Projects | 3 | 12 | |
| Total | 39 | 253 | \$ 3,207 |
| Mar | | | |
| CDD Operations | 37 | 251 | |
| R & R | 3 | 25 | |
| NPDES | 1 | 8 | |
| Signature Projects | 0 | 0 | |
| Capital Projects | 3 | 15 | |
| Total | 45 | 299 | \$ 2,953 |
| Apr | | | |
| CDD Operations | 25 | 220 | |
| R & R | 9 | 9 | |
| NPDES | 1 | 12 | |
| Signature Projects | 0 | 0 | |
| Capital Projects | 2 | 15 | |
| Total | 37 | 256 | \$ 2,734 |

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

| (\$000) | <u>Prior Year Collected \$</u> | <u>Prior Year Collected %</u> | <u>Current Year Collected \$</u> | <u>Current Year Collected %</u> | <u>Variance % Fav (Unfav)</u> |
|-------------------------|------------------------------------|-----------------------------------|--------------------------------------|-------------------------------------|-----------------------------------|
| October | | | | | |
| November | \$850 | 30.8% | \$474 | 16% | -15% |
| December | \$2,522 | 91.4% | \$2,724 | 91.4% | 0.0% |
| January | \$2,604 | 94.4% | \$2,810 | 94.3% | -0.1% |
| February | \$2,640 | 96% | | | |
| March | \$2,660 | 96% | | | |
| April | \$2,725 | 99% | | | |
| May | \$2,746 | 99.5% | | | |
| June | \$2,768 | 100.3% | | | |
| July | \$2,769 | 100.3% | | | |
| August | \$2,769 | 100.3% | | | |
| September | \$2,769 | 100.3% | | | |
| Year End | | | | | |
| Total Assessed (Net Dis | \$2,980 | | | | |

Summary- Project Driven Expenses

| | January, 2024 |
|--|---------------|
| Operating Capital Projects | (\$000) |
| <u>Sources of Funds</u> | |
| FY 2023-24 Budget | \$207 |
| <u>Uses of Funds</u> | |
| Spent Thru 1/31/2024 | 69 |
| Total Funds Under Consideration | \$0 |
| Budget Available as of 1/31/2024 | \$138 |
| | |
| Renewal & Replacement | |
| <u>Sources of Funds</u> | |
| FY 2023-24 Budget | 236 |
| <u>Uses of Funds</u> | |
| Spent Thru 1/31/2024 | 110 |
| Total Funds Under Consideration | \$0 |
| Budget Available as of 1/31/2024 | \$126 |
| | |
| TP Signature Projects | |
| <u>Sources of Funds*</u> | |
| FY 2023-24 Budget | \$0 |
| <u>Uses of Funds</u> | |
| Spent Thru 1/31/2024 | \$0 |
| Total Funds / Projects Under Consideration | \$0 |
| Budget Available as of 1/31/2024 | \$329 |

SUMMARY
FY 2023-24 RENEWAL REPLACEMENT PROJECTS

| | | | Original Project | Jan 2024 | Committed To Spend |
|--|--|--|------------------|-------------|--------------------|
| Infrastructure | | | | | |
| 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 | |
| Area 2 Wall Restore Projects | | | | \$9,600.00 | |
| Cambridge II Wall Restore Pillars & Repair (2 projects) | | | | \$13,900.00 | |
| Cambridge 1 Wall Restore & Repair (3 projects) | | | | \$16,200.00 | |
| Westover Wall (Pt 1) | | | | \$3,750.00 | |
| Landscape | | | | | |
| Pointsettias | | | | \$6,400.00 | |
| Tree Work | | | | \$32,149.00 | |
| Cul de Sac Restorations | | | | \$6,384.00 | |
| Storm Prep & Clean-Up | | | | \$1,908.00 | |
| Irrigation | | | | | |
| Lighting (Park & Landscape) | | | | | |
| Other | | | | | |
| Total R&R Projects | | | | \$110,110 | \$0 |

**Capital Projects 2023-24
Budget Monitor**

| Jan, 2024 | | | |
|--|---------------------|------------------------|------------------------|
| (\$000) | Current Projects | Spent 2022-23 | Pending Commitments |
| Tampa Palms Signature Projects (BB Downs) | | | |
| Consulting Services | 10 | 0 | - |
| Irrigation | 20 | 0 | |
| Main Entry Restorations | 21 | 0 | |
| Area 2 Pond | | 0 | |
| Bruce B Downs Improvements | 172 | 0 | |
| <i>Sub-Total TP Signature Projects</i> | <i>\$329</i> | <i>\$0</i> | <i>\$0</i> |
| Capital Projects | | | |
| Consulting Services | | | |
| Irrigation Systems | | 830 | |
| Parks & Cameras | | | |
| Landscape & Lighting | | \$25,658 | |
| Infrastructure (Signs and Lighting) | | \$42,672 | |
| <i>Sub-Total Capital Projects</i> | <i>\$0</i> | <i>\$69,160</i> | <i>\$0</i> |
| <i>Total TP Signature & Standard Capital Projects</i> | | <i>\$0</i> | <i>\$0</i> |

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

| Tampa Palms Signature Projects (BB Downs) | Current Projects | Spent A/O Jan, 2024 | Pending Commitments |
|---|-------------------------|----------------------------|----------------------------|
| Consulting Services | | | |
| Restoration Designs | 9,850 | | |
| Survey & Staking & MOT | 400 | | |
| <i>Sub Total</i> | <u>10,250</u> | | |
| Irrigation | | | |
| Area 1 & 2 Irrigation (Incl BB Downs) | 20,000 | | |
| <i>Sub Total</i> | <u>20,000</u> | | |
| Main Entry Restorations | | | |
| Area 1 Entry Landscape (Phase II) | 77,513 | | |
| Area 2 Phase II | 0 | | |
| Area 2 Landscape (TP Blvd & Amberly Phase II) | 0 | | |
| Area 2 Pond Landscape & Wayfinding | 50,000 | | |
| <i>Sub Total</i> | <u>127,513</u> | | |
| Area 2 Pond | | | |
| Littoral Plantings & Noxious Removal | | | |
| <i>Sub Total</i> | | | |
| Bruce B Downs Improvements | | | |
| Wall restorations 4 villages + drainage & additional landscape buffer | 171,577 | | |
| <i>Sub Total</i> | <u>171,577</u> | | |
| Sub-Total Tampa Palms Signature | 329,340 | \$0 | |
| Normal Capital Projects | | | |
| | Current | | Pending |
| Irrigation Systems | | | |
| Pump Station Extending Life | | \$830 | |
| | | | |
| <i>Sub Total</i> | 0 | \$830 | |
| Parks & Cameras | | | |
| Volleyball Removal w/ Irrigation Install | | | |
| <i>Sub Total</i> | | | - |
| Landscape & Lighting | | | |
| Area 1 Entry | | | |
| Major Landscape (> 5 Years) | | \$25,658 | |
| | | | |
| <i>Sub Total</i> | - | \$25,658 | - |
| Infrastructure (Signs and Lighting) | | | |
| Speed Limits Sign(s) & Park Signs | | | |
| Walls - Kensington New Wall Phase 2 | | \$42,672 | |
| <i>Sub Total</i> | | \$42,672 | |
| Sub-Total Normal Capital Projects | \$0 | \$69,160 | |
| Total TP Signature & Standard Capital Projects | | \$69,160 | |

Focus For 2023-24

Re-Presented March 2024



The Tampa Palms CDD is a unit of State of Florida special-purpose government with limited boundaries and is distinct in both form and function from general purpose government entities including but not limited to the City of Tampa, Hillsborough County etc.

The TP CDD authority is laser-focused and limited in attention to the properties owned by the CDD or shared with the City of Tampa.

- The CDD has no enforcement powers
- The CDD's public funds cannot be spent on private property
- CDD attention and activity is limited to that which occurs within its boundaries.

The majority of the CDD budget addresses community aesthetics - making residents proud of their homes which demands seamless care of both publicly-owned property, as well as, Tampa Palms CDD-owned property.

- City-County property 40%
- CDD Property 60%
- City Potable Water Costs 79% / Irrigation City-County Property

Tampa Palms defines the *standard of care* as that which is observed from a vehicle at 35 mph.

Specific considerations A/O March, 2024

| | Next Steps | Timing |
|---|---------------------------------------|----------------|
| Tampa Palms Blvd Restoration | | |
| (1) Hold Balance of Signature | Review w/ Board | May |
| (2) Establish Long Term & Short Term Blvd Needs | Review With Board | Mar |
| Monitor Projects in Tampa Palms | | |
| (1) Wetland Destruction | EPC Agreement w/ Developer Plan | On-going |
| (2) Restore Tampa Palms Blvd | CDD (Landscape /Irrigation/Signs) | Review Monthly |
| (3) Bike Path Improvements | Report Progress | On-going |
| Monitor Issues Impacting Tampa Palms | | |
| (1) Monitor Impacts of Economy | Update Board | Monthly |
| (2) Evaluate Investment Options | Chair & Vice Chair to Review W/ Board | On-Going |
| (3) Monitor & Implement Strategies To Restore Budgeting to Stand-Alone W/O Reserves | Board & Staff Review | On-going |

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

| | <u>Next Step</u> | <u>Date</u> | <u>Responsible</u> |
|---|-------------------------|-------------|--------------------|
| <u>IV Park Review</u> a) Inspections & ADA b) Park Operations | Scheduled | Mar - Apl | Staff |
| | Update Board | Feb | Staff |
| <u>V. Misc and Lo</u> a) Tampa Palms Blvd b) Multi-Modal Path Repaving [COT] c) Illegal Construction e) NPDES Rporting | ReportSchedule To Board | Mar | Staff |
| | Report To Board | Mar | Staff |
| | Report To Board | Mar | TPOA Bus Mgr |
| | Report To Board | TPD | Staff |
| <u>VI Financial C</u> a) Update Conitions | Report To Board | Monthly | Staff & Chairman |

1 On MOTION by Mr. Diez, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board
2 approved Resolution 2024-2 appointing Gregory Horvath to the Tampa Palms CDD Board.

3
4 **THIRD ORDER OF BUSINESS- Public Comments**

5 There being none, the next item followed.

6
7 **FOURTH ORDER OF BUSINESS – Supervisor Comments**

8 Supervisor Diaz asked if CDD’s Boards obtain loans or other debt, if needed. The
9 answer provided by Patricia Thibault was yes. It was noted that this was a question stimulated
10 by the information regarding the long time needed to approve and raise assessments.

11
12 **FIFTH ORDER OF BUSINESS – CDD Focus For 2023.**

13
14 Ms. Wilson briefly reviewed the topics that are front and center for the CDD for 2023-
15 24 and noted one addition that came as the result of conversations with Chairman Field who
16 cautioned that the ability to earn sufficiently to stave off use of reserves must be carefully
17 monitored monthly.

18
19 **SIXTH ORDER OF BUSINESS – Approval of Minutes**

20 Mr. Oneal asked if everyone had read the minutes and unless there were corrections or
21 additions there should be a motion to approve.

22
23 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the
24 Board approved the Minutes of the January 10, 2024 CDD Meeting.

25
26 **SEVENTH ORDER OF BUSINESS - Approval of District Disbursements**

27 Mr. Oneal noted that the checks had been reviewed for consistency and the missing
28 checks appropriately reported as void.

29

1 On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board
2 approved the Disbursements for the month ending January 31, 2024 in the amount of
3 \$133,563.54.

4
5 **EIGHT ORDER OF BUSINESS - Consultant Reports**

6
7 ♦ **....Around the Neighborhoods**

8 Ms. Wilson reviewed the overall appearance of the
9 community, noting that the OLM inspection should superior
10 performance with weeds, turf fungus and overall cleanliness
11 all excellent.

12 It was noted that leaf collection, tree trimming and shrub
13 cutbacks are proceeding on the Spring schedule.

14
15 Ms. Wilson stated that the Spring annual plantings
16 should arrive around the second week of March.

17
18 This year the large Antigua marigolds are planned, along
19 with the blue salvia. The salvia was chosen over the typical
20 begonias because they require less water.

21 The low water level of some ponds was discussed
22 noting that the levels create long range issues of debris, silt
23 build-up and even bank collapse.

24 As the water levels drop, temperature inversions are
25 more likely resulting in fish kills due to low oxygen
26 availability.

27 Ms. Wilson explained that tree and shrub cutbacks
28 were in progress in areas where preserves abut ponds and
29 that the pond banks themselves were made off-limits to
30 avoid causing collapses.

31

....Around The Neighborhood
Overall Appearance



- OLM Inspection 95 %
 - ✓ Weeds
 - ✓ Managing Turf Fungus
 - ✓ Property Cleanliness
- Spring Is Coming
 - Leaf Collection
 - Tree Trimming
 - Shrub Cutbacks





....Around The Neighborhood
Spring Annuals



Arrive Early-March

- Antigua Marigolds & Blue Salvia
- Water Misers

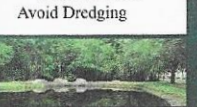


....Around The Neighborhood
Pond Updates



Very Low Water Levels
Long Range Concerns

- Exposed Banks
 - Debris
 - Silt Buildup
 - Bank Collapse
- Low Oxygen
 - Fish Kills

....Around The Neighborhood
Pond Protection Protocols



Banks Made Off-Limits

- No Walking
- No Edge Trimming

Tree & Shrub Cutbacks

- Preserve Areas
- Avoid Dredging

1 Ms. Wilson reviewed the wall restoration project
2 noting how the restorations are being accomplished and
3 why.

4 She advised that while there has been damage
5 found, it was been found in time to repair and not have to
6 rebuild as was the case with the Kensington wall where by
7 the time the damage was discovered, rebuilding was the
8 sole solution.

9

10 ♦ **Financial Conditions**

11 Ms. Wilson reported as is required by the board on
12 the current economic environment which in part was
13 headlined by what was deemed by economists as a “hot”
14 inflation report, with both the national inflation and the
15 Tampa – St Pete continuing to increase.

16 It was noted that the only positive aspect was the
17 immediate increase returns on treasuries in which the CDD
18 invests.

19 Ms. Wilson reviewed the cash management update
20 for Tampa Palms, noting that while the adopted budget
21 used \$83,000 in reserves, tha combination of increased
22 returns on the ICS funds and the Wealth Account
23 investments have for at least FY 2023-24 preserved the
24 reserve funds

25

26 ♦ **Irrigation Background**

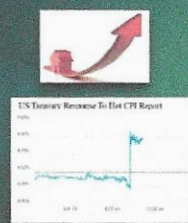
27 Ms. Wilson explained the the process whereby the
28 developer installed the underground facilities in Tampa
29 Palms along the public ROWs and portion for which the
30 CDD has responsibility, the irrigation mainlines which are
31 the facilities placed closest to the surface.

....Around The Neighborhood
Safety & Health - Wall Restorations



- Damaged Wall Restoration
 - Remove Vines/ Blow-Off Dirt
 - Check for Mold
 - Repair Cracks & Foundation Erosion
 - Recoat
- Modest Damage / Significant Mold
 - No Rebuilding Needed- So Far
 - New Plantings - Future

Financial Conditions
Inflation Data A/O 2/13/2024



- Inflation Continued Jan
 - Jan Nationwide +.3%↑
 - Jan Tampa +.5%↑
- Bad News / So-So News
 - Incr. Costs
 - Fed Rate Cut Unlikely
- Treasuries Responded
 - Increased Return


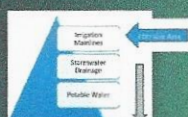
Financial Conditions
Cash Management Update

| | Budget |
|-----------------|----------|
| (\$ 000 s) | |
| Interest Income | \$ 60 K |
| Wealth Account | 0 |
| Carry Forward | 83 |
| Total | \$ 143 K |

| | Forecast |
|-----------------|----------|
| Interest Income | \$ 76 K |
| Wealth Account | 147 |
| Carryforward | 0 |
| | \$ 223 K |

- Adopted Budget
 - Used \$83 K Reserves
- Cash Mgmt. Model
 - Invest Reserves
 - Replace As Mature
 - Supy. Oneal Handled
- Directionally
 - Bal Budget
 - Protected Reserves

Irrigation Background
Underground Along Boulevards



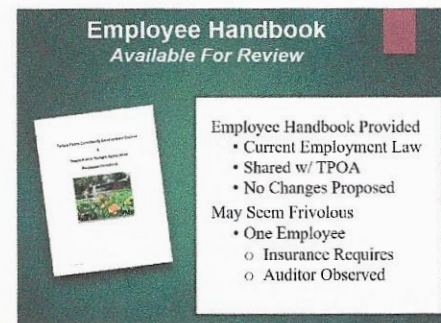
- Developer Installed Facilities
 - Irrigation Mainlines
 - Storm Drain Lines
 - Potable Water
 - Waste Water
- Inspected & Accepted By City
 - Agreed - Irrigation CDD Duty
- Protocol (40 Years+)
 - Mainline Leak
 - Dig Ticket
 - Make Repairs
 - City Facilities / Don't Touch
 - Notify City

1 Ms. Wilson explained the issues associated with an
2 irrigation mainline that was compromised at a point where it
3 ran under Wesley Dr.
4 Before the repairs could be completed, errant water had to be
5 tested to make certain that it was not potable. The CDD is
6 repairing the irrigation and making repairs to the City's
7 stormwater at the same time.



8
9 ♦ **Employee Handbook**

10 Ms. Wilson presented the CDD's employee
11 handbook/manual which is reviewed annually for
12 completeness. This same handbook is shared with the TPOA
13 for consistency. Since the CDD has exactly one employee,
14 the handbook seems excessive but statement of policies are
15 required by insurers.



16
17 ♦ **Additional Advanced Board Package Materials:**

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

20
21 **NINTH ORDER OF BUSINESS – Other Matters**

22 There being none, the next item followed.

23
24 **TENTH ORDER OF BUSINESS – Public Comments**

25 There being none, the next item followed.

26
27 **ELEVENTH ORDER OF BUSINESS - Supervisor Comments**

28 Mr. Oneal thanked Joe Laird and his team for all of their contributions to Tampa Palms
29 and their diligence with the "big dig" at the Huntington entrance.

30
31 **TWELFTH ORDER OF BUSINESS - Adjournment**

1 There being no further business,

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

4
5 **These minutes were done in summation format, not verbatim.*

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

10 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
11 publicly noticed meeting held on March 13, 2024.**

12

13

14 _____
Signature

15

16 Patricia Thibault

17 **Printed Name**

18 **Title:**

19 **Secretary**

20 **District Manager**

Signature

Donald Oneal

Printed Name

Title:

Vice Chairperson

Chairperson

.....Around The Neighborhoods

The transition from winter (even a minimal winter such as was experienced this year) to spring has commenced. The Tampa Palms landscape is laboring from an uncertain winter which was marked by some of the highest temperatures on record for the area and many weeks of chilly, damp weather which led to widespread patches of fungus. The fungus is being treated successfully and now attention turns to turf weed control.



The OLM inspection was completed on March 6th; the score was 95.5%. The major items for deduction was turf weeds (which cannot be treated while fungus control is occurring). The YTD ratings by OLM are excellent, and it is important to note that OLM grade solely on the industry-standard contract that is in place between Tampa Palms and ABM.

It is important to note that the objective of these inspections is point out deficiencies, not grade *on a curve*, even if the deficiencies are outside the control of the landscape company.

Getting The Shrubs and Turf Ready For Spring



Weed production during this spring which in the last two weeks has gifted Tampa Palms with some unseasonable hot weather, has been another challenge to the turf and the shrub beds.

All shrub beds and all St Augustine and Bermuda turf areas have been treated with primary weed deterrents.

Celcius will be used in late March and early April on the turf: this product is used to eliminate broadleaf weeds. Celcius is absorbed in the roots making it longer lasting and resistant to irrigation “wash away”. Celcius herbicide is also extremely safe on St. Augustine grass and centipede grass types, something on which many products are not labeled to safely use.



Not everyone dislikes weeds.

In addition, foliar control agents will be applied to control the many difficult-to-control grassy turf weeds prevalent in Tampa Palms.

Coming Attractions

New bulbs were ordered and will arrive in a couple of weeks. (The caladium bulbs that were previously used were 8-10 years old and due for retirement.) The caladiums will be planted in the next week for an April to early May “arrival” at the Area 1 and 2 entrances.

Ms. Maney introduced a new caladium type several years ago, Florida Moonlight, to add more size and show to the display. They are tall, upright plants with many large white leaves, ruffled edges and fine green veins.

Unlike many caladiums, the Florida Moonlight variety can thrive in partial sun as well as shade or deep shade and present well.



Park Improvements

The parks are faring well with planned facility cleaning in a few months but one element that needs to be addressed immediately is the canopy tops for the park kiosks. They are being ordered. (\$750 ea) and the ABM and park staff will install. The frames are still in decent shape; ABM will help straighten one of the benches.



Wall Restorations

What started as a restoration project focused on finding and repairing damaged and/or mold infested walls before hidden damage created a situation where the walls had to be rebuilt, has taken an interesting turn. Many residents have commented that the restored walls make the community look newer, fresher and more “modern”.

Without a doubt the improvements are substantial and very noticeable.

While there have been repairs required in several locations the damages have been minimal and do not require the investment of the walls repaired along BB Downs at Ashmont of the Kensington walls.



The most difficult walls on Tampa Palms Blvd are those along the Wyndham Village, from Halsey Rd to the power corridor. Given the substantial “over-growth” coming from resident properties, staff may ask ABM to clear the growth rather than the handyman team.



The third segment of the rebuild of the Kensington wall is now complete. This is an atypical wall for Tampa Palms as it is wide, comprised of two separate courses of concrete block side-by-side. The block on both the inside and the outside is then covered with brick.

The construction has been difficult due to delays in block and brick availability from time to time. The abutting neighbors have been wonderful considering the inconvenience, noise and mess. (Their lanai is just feet from the wall and construction.)



The structure included minimal rebar and was nearly toppled by trees planted outside the wall. Both the wall and the land outside to the sidewalk are on owner property. The dedications for Kensington specifically made the CDD responsible for this wall.

The Big Dig

The irrigation break that was complicated by City stormwater facility failures has been restored, including the City portion.

It was a difficult work and well executed by the ABM staff. New pipe was placed and secured, the stormwater connections were repaired and reconnected, and the irrigation system electrical valve connection were re-established.

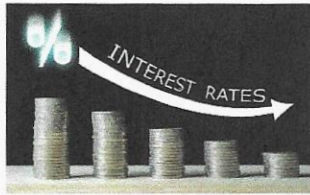
There are still some elements to be adjusted, including an access point for a City potable water cut-off and a drain access sleeve.



CDD Financial News & Economy and Investments - Update

In February the CPI was published for January by the Bureau of Labor Statistics showing a slight increase in the inflation rate from November of +.3 highest increase in four months. Feb numbers due March 12th.

On March 7th the Fed Chairman Powell stated that in January, the FOMC voted to continue to hold the federal funds rate target range at 5-1/4 to 5-1/2 percent and to continue to reduce the Federal Reserve's securities holdings. He went on to say that while progress has been made, recent data including jobs and wages data highlighted continued risks and *"at its current setting, our monetary policy stance is restrictive and appears to be appropriately calibrated to reduce inflationary pressures"*. He finished his comments by adding *"Restoring price stability is essential for achieving maximum employment and stable prices over the longer run."*



At least in the short-term this indicates a reluctance to further cut the Fed Funds rate. As mentioned last month and introduced by the Chairman in his earlier remarks, at some level this may be a good thing for Tampa Palms as Fed Fund Rate cuts may diminish earnings opportunities for investment of Tampa Palms CDD reserve funds.

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 2023-24. The impact of that plan, along with the increased rate of interest now paid on the excess funds in the ICS account, is displayed below.



| (\$ 000 s) | Budget |
|-----------------|----------|
| Interest Income | \$ 60 K |
| Wealth Account | 0 |
| Carry Forward | 83 |
| Total | \$ 143 K |

As displayed to the left, the FY 2023-24 Budget as adopted included \$83,000 of "Carry Forward" revenue which if used would have reduced the reserves that are needed to safely secure the assets of the community.

By skillfully and safely investing the reserves in the Wealth Account and through negotiation of a more favorable rate on the operating accounts, the use of the Carry Forward revenue is eliminated for FY 2023-24.

| | Forecast |
|-----------------|------------------------------|
| Interest Income | \$ 76 K |
| Wealth Account | 147 |
| Carryforward | 0 |
| | \$ 223 Fav Variance \$ 80 K* |

At the end of March, a six-month brokered CD will mature with \$6.5K in earnings and Vice Chairman Oneal will work with SouthTrust to reinvest the \$237 K principal, hopefully at or about 5%. The most challenging times lie ahead when in June \$235 K will be available for reinvestment and far more important is September when \$2.2 M will be available for reinvestment with uncertainty as to available opportunities.

The following charts depict the current and planned Wealth Account investments.

Wealth Account Investments In-Place As of March, 2024

| Issued | Cusip | Maturity | Principal | Interest | Interest | Total | Proceeds |
|--------------------------|-----------------------------|------------|-----------------------|----------|---------------------|-----------------------|------------|
| By | Number | Date | (\$) | Rate | (\$) | Proceeds (\$) | Due |
| FY 2023-24 | | | | | | | |
| 3 Mth Securities | | | | | | | |
| | Paid Dec 2023 | | | | | | |
| City Nat'l | 17801DHB5 | 12/21/2023 | \$241,000 | 5.35 | \$3,214 | \$244,214 | 12/21/2023 |
| Total | | | 241,000 | | 3,214 | 244,214 | |
| 6 Mth Securities | | | | | | | |
| | Maturing March, 2024 | | | | | | |
| Valley Nat'l | 919853KE0 | 3/21/2024 | \$237,000 | 5.5 | \$6,517 | \$243,517 | 3/21/2024 |
| Total | | | 237,000 | | 6,517 | 243,517 | |
| 9 Mth Securities | | | | | | | |
| | Maturing June 2024 | | | | | | |
| Bank of America | 06051V3C8 | 6/20/2024 | 235,000 | 5.4 | 12,690 | 247,690 | 6/20/2024 |
| Total | | | 235,000 | | 12,690 | 247,690 | |
| 12 Mth Securities | | | | | | | |
| | Maturing Sept 24 | | | | | | |
| 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 |
| US Treasury | 912797GL5 | 9/5/2024 | 241,073 | 4.88 | 7,927 | 249,000 | 9/5/2024 |
| Total | | | 2,223,202 | | 114,376 | 2,337,578 | |
| FY 2023-24 Total | | | \$2,936,202.04 | | \$136,796.96 | \$3,072,999.00 | |

Directional Display of Future Wealth Account Investments For FY 2023-24

| Issued | Cusip | Maturity | Principal | Interest | Interest | Total | Proceeds |
|----------------------------------|--------|-----------|---------------------|----------|-------------------|---------------------|-----------|
| By | Number | Date | (\$) | Rate | (\$) | Proceeds (\$) | Due |
| FY 2023-24 | | | | | | | |
| 6 Mth Securities | | | | | | | |
| TBD | | Sept 2024 | \$237,000 | 5 | \$6,000 | \$243,000 | Sept 2024 |
| | | | 237,000 | | 6,000 | 243,000 | |
| Jun-24 | | | | | | | |
| 3 Mth Securities | | | | | | | |
| TBD | | Sept 2024 | 235,000 | 5 | 3,000 | 238,000 | Sept 2024 |
| Total | | | 235,000 | | 3,000 | 238,000 | |
| FY 2023-24 Total Planned, | | | \$472,000.00 | | \$9,000.00 | \$481,000.00 | |

Modeling Financial Future

The *Working Financial Model* is the summary of the CDD's potential revenues and expenses displayed in the form of a spreadsheet across a multi-year horizon that can be used to approximate the impact of a current decisions on future outcomes and serve as a basis for the FY 2024-25 Budget, which will be presented for Board approval in May.

This is done as background information in advance of decisions the Board will make relative to the 2024-25 Budget (upcoming in May).

The *Working Financial Model* is based on the assumption set detailed below but it should be noted that it is presented in a time of what can only be described as one of extreme economic uncertainty. Despite Fed actions to reduce inflation via tightened money policies, most observers anticipate continued price increases for products and services above the FED targeted 2%. The January 2024 year-over-year CPI increase was 4% for the Tampa area. (The next update will be in April.)

Assumptions detailing both cost increase profiles (CPI) and income opportunities (Wealth Account investments) are soft at best.

Assumptions Used In Initial Model

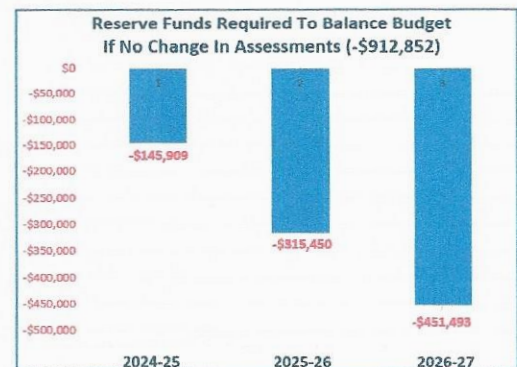
Model includes only three future years. (Even three years is a stretch considering the economic uncertainty and the fact that 2024 is an election year)

- Assessment increases modeled at 5% for years 1 and 4% for Years 2 & 3
- Investment account modeled at \$100K year 1 & \$70K years 2 & 3
- Interest modeled at \$60K year 1 and \$45K years 2 & 3
- "Most" expenses modeled at 4% increase
 - Water modeled at 11% increase due to multi-year adopted increase
 - R&R Projects modeled at 14% year 1 and 4% years 2 & 3
 - Capital Projects modeled at 13% increase year 1 and 4% years 2 & 3
 - District staff modeled at 2% increase year 1 and 3% years 2 & 3

The expense increases modeled are modest and in some great dependent on the continuing moderation of costs.

What is not readily apparent from looking at the model is the effect that taking no action to increase assessments will have going forward.

The chart to the left displays the difficult situation this Board and future Boards might encounter to balance the budget in coming years if no action taken were taken to increase assessments.



Next Steps

April Board Book- Revisit assumptions based on input from Board Members after reviewing Mar Model.
May – Board adoption of FY 2024-25 preliminary budget, no further increases permitted.

The current forward-looking model is attached.

CDD Financial Model - Summary

| Current Year | Outlook | Model Year 1 | Model Year 2 | Model Year 3 |
|--------------|----------|--------------|--------------|--------------|
| 2023 | 2023 | 2024 | 2025 | 2026 |
| 2024 | 2024 | 2025 | 2026 | 2027 |
| Adopted | Forecast | Model | Model | Model |

I. ANNUAL OPERATIONS

| Revenue | | | | | |
|--|----------------|----------------|----------------|----------------|----------------|
| Net Assessments | 2,980 | 2,980 | 3,129 | 3,254 | 3,385 |
| Misc | 2 | 4 | 3 | 2 | 2 |
| Interest | 60 | 60 | 45 | 45 | 45 |
| Investments | 0 | 126 | 100 | 70 | 70 |
| Excess Fees | 0 | 15 | 15 | 15 | 15 |
| Unallocated Carryover | 83 | 0 | 0 | 0 | 0 |
| Revenue Total | 3,124 | 3,185 | 3,307 | 3,386 | 3,516 |
| Expenses | | | | | |
| Normal Expenses | 2,614 | 2,609 | 2,734 | 2,837 | 2,992 |
| Project Driven | 511 | 511 | 573 | 596 | 620 |
| Total Annual Expenses | \$3,124 | \$3,119 | \$3,307 | \$3,433 | \$3,612 |
| Annual Excess Revenue (Deficit) | (\$0) | (\$0) | (\$0) | (\$47) | (\$96) |

II. FUNDS RESERVED

| Reserves Required | | | | | |
|---------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Weather Reserve | (400) | (400) | (400) | (400) | (400) |
| 1st Quarter Operations | (679) | (679) | (679) | (679) | (679) |
| Community-Wide Walls | (100) | (100) | (100) | (100) | (100) |
| Pond Restorations | (700) | (700) | (700) | (700) | (700) |
| Balance of Signature | (329) | (329) | (329) | (329) | (329) |
| Infrastructure & Other Contingency | (135) | (135) | (135) | (135) | (135) |
| S/T Annual Retainage- Reserves | \$2,343 | \$2,343 | \$2,343 | \$2,343 | \$2,343 |

| Current Year | Outlook | Model Year 1 | Model Year 2 | Model Year 3 |
|--------------|----------|--------------|--------------|--------------|
| 2023 | 2023 | 2024 | 2025 | 2026 |
| 2024 | 2024 | 2025 | 2026 | 2027 |
| Adopted | Forecast | Model | Model | Model |

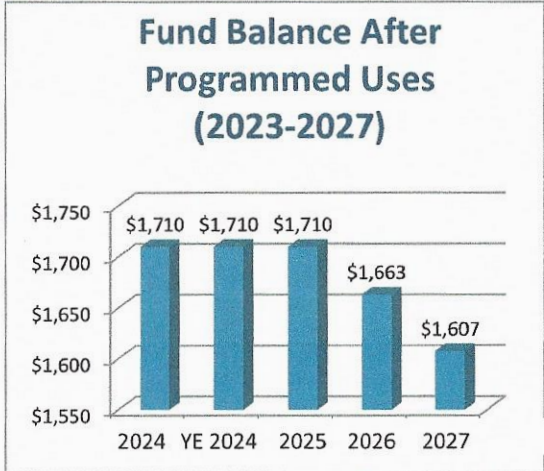
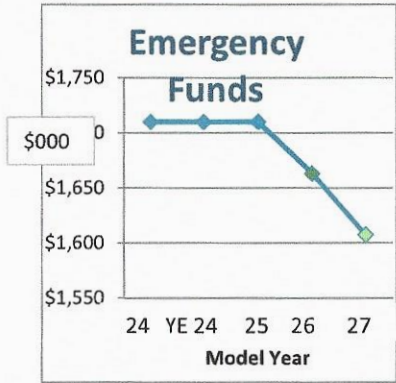
(\$000)

III FUND BALANCE DETAILS

| Multi-Year Fund Balance | | | | | |
|------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Beginning | 4,053 | 4,053 | 4,053 | 4,053 | 4,006 |
| Less Carryforward Moved To Budget | 0 | 0 | 0 | 0 | 0 |
| FY Ending Revenue (Deficit) | 0 | 0 | 0 | (47) | (56) |
| Ending Fund Balance | 4,053 | 4,053 | 4,053 | 4,006 | 3,950 |
| Excess After Required Funds | \$1,710 | \$1,710 | \$1,710 | \$1,663 | \$1,607 |

CDD Financial Model - Summary

| | |
|--|--------------------------|
| Signature TP 2017 | |
| | ((\$000)) |
| Revenue- All Sources ¹ | |
| Expenses Budgeted By | |
| Expenses Anticipated FYE | Project Complete Unknown |
| ¹ Requires Budget Amendment | |
| Signature Fund Balance | |
| | Beginning |
| | Ending |



Multi-Year Financial Model- Current Model Detail

General Expense Incr

4.00%

Revised 2/27/2020 8 am

Insert Percent Below To Model Revenue Increases

CDD Operations



Assessment Increase By Year

Revenue- All Sources

Assessments Non-Advalorem
 Early Payment Discount
 Net Assessments
 Interest Income
 Excess Fees
 Investments
 Misc Revenue
 Carry Forward Revenue

| Current Year | Outlook | Model Year 1 | Model Year 2 | Model Year 3 |
|------------------|------------------|------------------|------------------|------------------|
| 2023 | 2023 | 2024 | 2025 | 2026 |
| 2024 | 2024 | 2025 | 2026 | 2027 |
| Budget | Y/E | Model | Model | Model |
| 8.0% | | 5% | 4% | 4% |
| \$ 3,104,432 | \$ 3,104,432 | \$ 3,259,654 | \$ 3,390,040 | \$ 3,525,641 |
| \$ (124,177) | \$ (124,177) | \$ (130,386) | \$ (135,602) | \$ (141,026) |
| \$ 2,980,255 | \$ 2,980,255 | \$ 3,129,267 | \$ 3,254,438 | \$ 3,384,616 |
| \$ 60,000 | \$ 60,000 | \$ 60,000 | \$ 45,000 | \$ 45,000 |
| 0 | 15,000 | 15,000 | 15,000 | 15,000 |
| | 125,707 | 100,000 | 70,000 | 70,000 |
| 1,500 | 4,000 | 3,000 | 1,500 | 1,500 |
| 82,729 | - | | | |
| 3,124,484 | 3,184,962 | 3,307,267 | 3,385,938 | 3,516,116 |

Expenditures

Administrative Expenditures

ADMINISTRATIVE:

SUPERVISORS COMPENSATION
 MANAGEMENT SERVICES
 FUTA/SUTA/WKM/BENEFITS
 FICA
 AUDITING SERVICES
 ASSESSMENT ROLL SERVICES
 TAX COLLECTOR FEES-ASSMTS
 LEGAL SERVICES
 MISCELLANEOUS ADMIN.SERVICES
 DIRECTORS & OFFICERS INSURANCE
TOTAL ADMINISTRATIVE

| | | | | |
|----------------|----------------|----------------|----------------|----------------|
| 11,000 | 10,400 | 11,000 | 11,000 | 11,000 |
| 68,000 | 68,000 | 70,000 | 72,800 | 75,712 |
| 5,824 | 5,896 | 6,014 | 6,194 | 6,380 |
| 6,624 | 6,705 | 6,839 | 7,044 | 7,256 |
| 6,930 | 7,000 | 7,280 | 7,571 | 7,874 |
| 10,050 | 10,000 | 10,452 | 10,870 | 11,305 |
| 62,089 | 62,089 | 65,193 | 67,801 | 70,513 |
| 3,500 | 3,500 | 3,640 | 3,786 | 3,937 |
| 12,360 | 12,360 | 12,854 | 13,369 | 13,903 |
| 3,800 | 3,691 | 3,952 | 4,110 | 4,274 |
| 190,177 | 189,640 | 197,224 | 204,545 | 212,154 |

TP 5 Year Financial Model- Detail

| | Current Year | Outlook | Model Year 1 | Model Year 2 | Model Year 3 |
|---|------------------|------------------|------------------|------------------|------------------|
| | 2023 | 2023 | 2024 | 2025 | 2026 |
| | 2024 | 2024 | 2025 | 2026 | 2027 |
| | Budget | Y/E | Model | Model | Model |
| Field/ Operations Services | | | | | |
| FIELD MANAGEMENT SERVICES: | | | | | |
| ADMIN ASSISTANT | 77,068 | 77,068 | 78,609 | 80,968 | 83,397 |
| Admin Reimbursement | (11,351) | (19,267) | (19,652) | (16,194) | (16,679) |
| CDD Consultant | 118,500 | 118,500 | 120,870 | 124,496 | 128,231 |
| DISTRICT STAFF S/T All POSITIONS | 174,966 | 176,301 | 179,827 | 189,270 | 194,948 |
| PARK STAFF -LEASING CO- | 73,936 | 63,000 | 77,633 | 79,962 | 82,361 |
| PARK PATROL- SECURITY CO | 132,619 | 132,000 | 137,924 | 143,441 | 149,178 |
| FIELD MISCELLANEOUS | 20,800 | 20,800 | 20,800 | 20,800 | 20,800 |
| TOTAL FIELD MANAGEMENT SERVICES | 402,321 | 392,101 | 416,184 | 433,473 | 447,287 |
| | | | | | |
| GENERAL OVERHEAD: | | | | | |
| P & L INSURANCE | 16,500 | 21,880 | 22,755 | 23,665 | 24,612 |
| INFORMATION SYSTEMS (TELEPHONE & S | 15,750 | 15,750 | 16,380 | 17,035 | 17,717 |
| WATER-UTILITY | 54,212 | 54,212 | 60,176 | 60,913 | 67,068 |
| REFUSE REMOVAL (SOLID WASTE) | 11,000 | 11,000 | 12,100 | 13,310 | 14,641 |
| ELECTRICITY | 156,436 | 156,436 | 168,951 | 177,398 | 186,268 |
| STORMWATER FEE | 3,041 | 3,379 | 3,514 | 3,655 | 3,801 |
| MISC. FIELD SERVICES | 13,000 | 13,000 | 13,520 | 14,061 | 14,623 |
| TOTAL GENERAL OVERHEAD | 269,939 | 275,657 | 297,396 | 310,038 | 328,730 |
| | | | | | |
| LANDSCAPE MAINTENANCE: | | | | | |
| LANDSCAPING MANAGEMENT FEE | 18,900 | 18,900 | 18,900 | 18,900 | 18,900 |
| LANDSCAPE AND POND MAINTENANCE | 1,246,033 | 1,246,033 | 1,294,765 | 1,346,555 | 1,400,418 |
| LANDSCAPE REPLACEMENT | 107,271 | 107,271 | 111,562 | 116,024 | 120,665 |
| TOTAL LANDSCAPE MAINTENANCE | 1,372,204 | 1,372,204 | 1,425,227 | 1,481,480 | 1,539,983 |
| | | | | | |
| LANDSCAPE MTC NEW & ENHANCED | | | | | |
| PROPERTY MOWING | 82,160 | 82,160 | 85,446 | 82,160 | 85,446 |
| COUNTY POND | 5,250 | 5,250 | 9,360 | 9,734 | 10,124 |
| NPDES POND PROGRAM | 52,953 | 52,953 | 55,071 | 57,274 | 59,565 |
| TOTAL LANDSCAPE MTC : NEW | 140,363 | 140,363 | 149,878 | 149,168 | 155,135 |
| | | | | | |
| FACILITY MAINTENANCE: | | | | | |
| IRRIGATION MAINTENANCE | 119,968 | 119,968 | 124,767 | 129,757 | 134,948 |
| R&M FOUNTAIN | 28,254 | 28,254 | 29,384 | 30,560 | 31,782 |

| Current Year | Outlook | Model Year 1 | Model Year 2 | Model Year 3 | |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|
| 2023 | 2023 | 2024 | 2025 | 2024 | |
| 2024 | 2024 | 2025 | 2026 | 2025 | |
| Budget | Y/E | Model | Model | Model | |
| FACILITY MAINTENANCE | 87,510 | 87,510 | 91,010 | 94,651 | 98,437 |
| JANITORIAL/SUPPLIES | 3,028 | 3,028 | 3,149 | 3,275 | 3,406 |
| TOTAL FACILITY MAINTENANCE | 238,760 | 238,760 | 248,310 | 258,243 | 268,573 |

Total Normal Operations

| | | | | |
|------------------|------------------|------------------|------------------|------------------|
| 2,613,764 | 2,608,725 | 2,734,218 | 2,836,946 | 2,951,862 |
|------------------|------------------|------------------|------------------|------------------|

Project Driven Expenses

Renewal and Replacement & Deferred Mtc
 NPDES / Clean Water / Age Replacements
 Capital Projects
 Signature 2017

| | | | | |
|---------|---------|---------|---------|---------|
| 235,872 | 235,872 | 268,362 | 279,096 | 290,260 |
| 67,368 | 67,368 | 70,063 | 72,865 | 75,780 |
| 207,481 | 207,481 | 234,625 | 244,010 | 253,771 |
| 0 | 0 | 0 | 0 | 0 |

Total Project Driven

| | | | | |
|----------------|----------------|----------------|----------------|----------------|
| 510,721 | 510,721 | 573,050 | 595,972 | 619,810 |
|----------------|----------------|----------------|----------------|----------------|

Total Expenses Normal Operations and Project Driven

| | | | | |
|--------------------|--------------------|--------------------|--------------------|--------------------|
| \$3,124,484 | \$3,119,445 | \$3,307,268 | \$3,432,917 | \$3,571,672 |
|--------------------|--------------------|--------------------|--------------------|--------------------|

Excess Revenue

| | | | | |
|------------|-----------------|--------------|-------------------|-------------------|
| \$0 | \$65,516 | (\$0) | (\$46,979) | (\$55,556) |
|------------|-----------------|--------------|-------------------|-------------------|

Signature TP Projects

Revenue Allocated All Sources (\$000)
 Expenses Projected



Total Revenue - All Sources

| | | | | |
|--------------------|--------------------|--------------------|--------------------|--------------------|
| \$3,124,484 | \$3,184,962 | \$3,307,267 | \$3,385,938 | \$3,516,116 |
|--------------------|--------------------|--------------------|--------------------|--------------------|

Tampa Palms Master Calendar

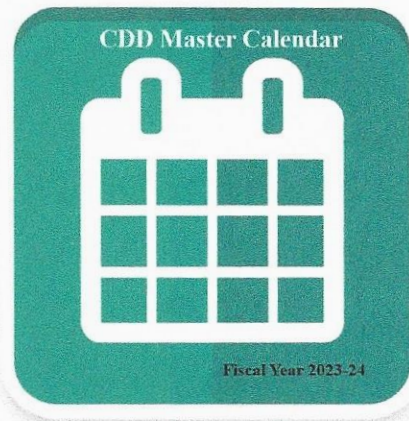
The Tampa Palms Community Development District (“CDD” or “District”) is a special-purpose unit of local government established pursuant to and governed by Chapters 189 and 190, Florida Statutes. The CDD is similar to cities and counties, except that the CDD is an organization of local special-purpose government rather than general-purpose government.

The CDD’s special powers are generally limited to funding, installing, operating, and maintaining public infrastructure. The CDD has no law making nor enforcement powers. That said the District still has numerous requirements, regulatory, reporting, maintenance requirements each year.

To assure consistency and provide back-up in the event that there is any interruption in the CDD’s operating functions; staff has prepared a Tampa Palms Master Calendar.

The calendar is not all-encompassing; many tasks are not included, especially those which are not routine.

The calendar is always in the CDD office and a copy is attached here to provide supervisors with a sense of the on- going activities of the District.



MASTER CALENDAR AMPA PALMS CDD

PS = Park Staff
 DS= District Staff
 B= Breeze Financial Staff

FY 2023-24
 BOS= Board of Supervisors
 Breeze-R= Breeze Recording Staff

Yes Public Notice Required
 Req Required Task - No Notice
 Yes Required If Applicable

| Select Month | Topic | Who | Required Notice | Task | Req By | Required Monthly | Required Annually | Complete Y /N |
|--------------|-----------|--------|-----------------|--|--------|------------------|-------------------|-----------------|
| Oct | Records | DS | No | All Prior Recording Files Updated | Local | | Yes | Y |
| Oct | Budget | Breeze | No | Verify District Assessment Role For Audit | DPFG | | Yes | Y |
| Oct | Reg Plan | DS | Yes | Review If Rules Need Revision This Year | State | | | Y |
| Oct | Packets | DS | No | Prepare Financial Reports | Local | Yes | | Y |
| Oct | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | Y |
| Oct | Packets | DS | No | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | Y |
| Oct | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | Y |
| Oct | Packets | DS | No | Place Meeting Presentation On Web-Post Meeting | Local | Yes | | Y |
| Oct | Notices | DS | Yes | Confirm Meetings Notices Published | DPFG | Yes | | Y |
| Oct | Ponds | DS | No | Inspect Bi-Weekly | Local | Yes | | Y |
| Oct | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | Y |
| Oct | Mtc | DS | No | Approve Pump Station Mtc Agreements | Local | | Yes | Y |
| Nov | Financial | Breeze | Req | Public Depositor Report- Filed w/ CFO | State | | Yes | Done By Breeze |
| Nov | Financial | Breeze | No | Final Budget Amendments, | Local | | | Not Req 2022-23 |
| Nov | Records | DS | No | Review Records For Retention | State | | Yes | Schl Feb |
| Nov | Audit | Breeze | No | Prepare Records For Auditor | State | | Dec | In Progress |
| Nov | Financial | DS | No | Renegotiate Banking Plan | Local | | Yes | Complete 9/22 |
| Nov | Packets | DS | No | Prepare Financial Reports | Local | Yes | | No Dec Mtg |
| Nov | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | No Dec Mtg |
| Nov | Packets | DS | No | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | No Dec Mtg |
| Nov | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | No Dec Mtg |
| Nov | Packets | DS | No | Place Meeting Presentation On Web | Local | Yes | | No Dec Mtg |
| Nov | Ponds | DS | | Inspect Bi-Weekly | Local | Yes | | No Dec Mtg |
| Nov | Permit | DS | No | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | Y |
| Nov | Notices | DS | Yes | Correct Notice If Dec Meeting Cancelled | DPFG | | Yes | Y |
| Nov | Mtc | DS/PS | | Inspect District Lighting - Monuments/ Parks/Tennis Courts | Local | Yes | | Y |

MASTER CALENDAR AMPA PALMS CDD

| Select Month | Topic | Who | Required Notice | Task | Req By | Required Monthly | Required Annually | Complete Y /N |
|--------------|-------------|-----------|-----------------|--|--------|--------------------------------|-------------------|---------------|
| Dec | Reporting | Breeze | No | Verify Annual District Fee Paid | State | | Yes | Y |
| Dec | Reporting | Breeze | No | Annual Compliance Statement 1B-24.003 | State | | Yes | Breeze Compl |
| Dec | NPDES | DS | No | Prepare Newsletter Articles (3 mths) | State | | Yes | Y |
| Dec | Reporting | DS-BOS | Yes | Form 9 Quarterly Gift Disclosures- If Any | State | Reminder in Jan A/C No Meeting | | |
| Dec | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | No Meeting |
| Dec | Packets | DS | No | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | No Meeting |
| Dec | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | No Meeting |
| Dec | Ponds | DS | No | Inspect Bi-Weekly | Local | Yes | | Y |
| Dec | Records | Breeze | No | Review Records & Reports For Auditor | State | | | In Progress |
| Dec | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | Y |
| | | | | | | | | |
| Jan | Board | DS-BOS | No | Evaluate Organization Documents For Improvement & Represent | Local | | Yes | Y |
| Jan | Packets | DS | No | Prepare Financial Reports | Local | Yes | | No Meeting |
| Jan | Ethics | DS-BOS | No | Reminder Form 1 (Mailed b State) | State | Qtrly | | Y |
| Jan | Audit | Breeze DS | No | Check Audit Progress | Local | Yes | | Y |
| Jan | Packets | DS | No | Prepare Financial Reports | Local | Yes | | Y |
| Jan | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | Y |
| Jan | Packets | DS | No | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | Y |
| Jan | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | Y |
| Jan | Packets | DS | No | Place Meeting Presentation On Web | Local | Yes | | Y |
| Jan | Ponds | DS | No | Inspect Bi-Weekly | Local | Yes | | Y |
| Jan | | | | Update Special Dist Form (Tax Collector & Supervisor of Elections) | Local | Yes | | Y |
| Jan | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | Y |
| | | | | | | | | |
| Feb | Assets | DS | No | Review & Update District Facility Report | State | | Yes | Y |
| Feb | Assessments | DS | No | Review Assessment Methodology- Check For Law Changes | Local | | Yes | Y |
| Feb | Packets | DS | No | Prepare Financial Reports | Local | Yes | | Y |

MASTER CALENDAR AMPA PALMS CDD

| Select Month | Topic | Who | Required Notice | Task | Req By | Required Monthly | Required Annually | Complete Y /N |
|--------------|-------------|--------|-----------------|--|--------|------------------|-------------------|---------------|
| Feb | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | Y |
| Feb | Packets | DS | No | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | Y |
| Feb | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | Y |
| Feb | Packets | DS | No | Place Meeting Presentation On Web | Local | Yes | | Y |
| Feb | Ponds | DS | | Inspect Bi-Weekly | Local | Yes | | Y |
| Feb | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | Y |
| | | | | | | | | |
| Mar | 5 Year Plan | DS | No | Rework 5 year Plan w/ Chair | Local | | Yes | Y |
| Mar | Reporting | DS | Req | Update County / State Re: CDD Board Members | | Yes | Yes | Y |
| Mar | Packets | DS | No | Prepare Financial Reports | Local | Yes | | Y |
| Mar | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | Y |
| Mar | Packets | DS | | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | Y |
| Mar | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | Y |
| Mar | Packets | DS | No | Place Meeting Presentation On Web | Local | Yes | | Y |
| Mar | Ponds | DS | No | Inspect Bi-Weekly | Local | | | Y |
| Mar | Financial | DS | No | Review Financial Model W/ Board | Local | | Yes | Y |
| Mar | Budget | DS | No | Preliminary Budget Discussions W/ Board | Local | | Yes | Y |
| Mar | Reporting | DS-BOS | Yes | Form 9 Quarterly Gift Disclosure- If Any | State | | | Y |
| Mar | Reporting | DS | No | Annual Backflow Preventer Tests | COT | Moved to Aug | | |
| Mar | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | y |
| Mar | Mtc | DS | | Inspect District Lighting - Monuments/ Parks/Tennis Courts | Local | Yes | | Y |
| | | | | | | | | |
| Apl | Budget | DS | No | Prepare Budget & Resolution Setting Hearing Date (Apl or Ma) | State | | | |
| Apl | Audit | Breeze | No | Audit Report Received and Presented to Board | State | | | |
| Apl | Budget | BOS | Yes | Adopt Preliminary Budget (Apl or Ma) | State | | | |
| Apl | NPDES | DS | No | Prepare Newsletter Articles (3 mths) | State | | | |
| Apl | Packets | DS | No | Prepare Financial Reports | Local | | | |
| Apl | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | | | |

MASTER CALENDAR AMPA PALMS CDD

| Select Month | Topic | Who | Required Notice | Task | Req By | Required Monthly | Required Annually | Complete Y /N |
|--------------|-----------|----------|-----------------|--|--------|------------------|-------------------|---------------|
| Apl | Packets | DS | | Assemble & Deliver Pckts Frida B/4 Mtg | Local | | | |
| Apl | Packets | DS | Req | Place Agenda Pckt On Web | Local | | | |
| Apl | Packets | DS | No | Place Meeting Presentation On Web | Local | | | |
| Apl | Ponds | DS | | Inspect Bi-Weekly | Local | | | |
| Apl | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | | | |
| | | | | | | | | |
| Ma | NPDES | DS | | Prepare Annual Report (Collect Documents) | State | | | |
| Ma | NPDES | DS | | Review NOI for additions | State | | | |
| Ma | Election | Breeze-R | Yes | Board Resolution Noticing Elections (If Applicable) | State | | Yes | |
| Ma | Budget | Breeze-R | Yes | Adopt preliminary budget, set public hearing date and notice the Count. | State | | Yes | |
| Ma | Budget | Breeze-R | Req | File Notice to Hills Count | Local | | Yes | |
| Ma | Packets | DS | No | Prepare Financial Reports | Local | | | |
| Ma | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | | | |
| Ma | Packets | DS | | Assemble & Deliver Pckts Frida B/4 Mtg | Local | | | |
| Ma | Packets | DS | Req | Place Agenda Pckt On Web | Local | | | |
| Ma | Packets | DS | No | Place Meeting Presentation On Web | Local | | | |
| Ma | Ponds | DS | | Inspect Bi-Weekly | Local | | | |
| Ma | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | | | |
| | | | | | | | | |
| Ma | Budget | Breeze-R | Yes | If O&M Incr, Prepare Ntc Mailed To Each Owner 20 Days Before Hearing. | State | | | |
| June | Budget | Breeze-R | Yes | Publication (2 Consecutive Weeks) Not More Than 15 Das B/4 Hearing | State | | | |
| June | Budget | Breeze-R | Yes | Notice of Incr Mailed 20 Das B/4 Hearing | State | | Yes | |
| June | Budget | Breeze-R | Yes | Prepare Resolutions - Budget & Assessments | State | | Yes | |
| June | Budget | DS | Yes | Prepare Assessment For Bd Approval | State | | Yes | |
| June | Financial | Breeze | Req | AFR to Div of Financial Services For 2022 | State | | Yes | |
| June | Packets | DS | No | Prepare Financial Reports | Local | | | |

MASTER CALENDAR AMPA PALMS CDD

| Select Month | Topic | Who | Required Notice | Task | Req By | Required Monthly | Required Annually | Complete Y /N |
|--------------|-----------|----------|-----------------|--|--------|------------------|-------------------|---------------|
| June | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | |
| June | Packets | DS | | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | |
| June | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | |
| June | Assets | DS | | Asset Replacement Evaluation | Local | Yes | | |
| June | Packets | DS | No | Place Meeting Presentation On Web | Local | Yes | | |
| June | Ponds | DS | | Inspect Bi-Weekly | Local | Yes | | |
| June | Reporting | DS-BOS | No | Form 9 Quarterly Gift Disclosure- If An | State | | | |
| June | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | |
| Jul | Ethics | DS-BOS | No | Form 1- All Board Member | State | | | |
| Jul | Packets | DS | No | Prepare Financial Reports | Local | Yes | | |
| Jul | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | |
| Jul | Packets | DS | | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | |
| Jul | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | |
| Jul | Packets | DS | No | Place Meeting Presentation On Web | Local | Yes | | |
| Jul | CDD Bldg | DS | No | Inspect & Certify Fire Extinguishers | Local | | | |
| Jul | Ponds | DS | | Inspect Bi-Weekly | Local | Yes | | |
| Jul | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | |
| Jul | Mtc | DS | | Inspect District Lighting - Monuments/ Parks/Tennis Courts | Local | | | |
| Jul | Budget | DS-BOS | Yes | Budget Hearing & Adoption | State | | | |
| Jul | Budget | DS-BOS | Req | Proposed Budget on Website 2 Das B/4 Hearing | State | | | |
| Jul | Budget | DS-BOS | Req | Adopted Budget & Assessments on Website w/1 30 Days | State | | Yes | |
| Aug | NPDES | DS | No | Ar Submission | State | | Yes | |
| Aug | Reporting | DS | No | Annual Backflow Preventer Tests | COT | | Yes | |
| Aug | Revenue | DS | Req | DR 408 To Tax Collector | State | | Yes | |
| Aug | Revenue | Breeze-R | Req | Assessment Roll To Property Appraiser | State | | Yes | |
| Aug | Packets | DS | No | Prepare Financial Reports | Local | Yes | | |
| Aug | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | yes | | |
| Aug | Packets | DS | | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | |

MASTER CALENDAR AMPA PALMS CDD

| Select Month | Topic | Who | Required Notice | Task | Req By | | | |
|--------------|------------|----------|-----------------|---|--------|-----|--------------|--|
| Aug | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | |
| Aug | Packets | DS | No | Place Meeting Presentation On Web | Local | Yes | | |
| Aug | Ponds | DS | | Inspect Bi-Weekly | Local | Yes | | |
| Aug | Permit | DS | Req | Measure Water Use/Pond Levels For SWFWMD | Local | Yes | | |
| Sept | Reporting | DS-BOS | Yes | Form 9 Quarterly Gift Disclosure- If An | State | | | |
| Sept | Meeting | Breeze-R | Yes | Resolution Adopting Annual Meeting Dates/Times - | State | | Yes | |
| Sept | Packets | DS | No | Prepare Financial Reports | Local | Yes | | |
| Sept | Packets | DS | Req | Place Agenda On Website - 7 das B/4 Meeting | Local | Yes | | |
| Sept | Packets | DS | | Assemble & Deliver Pckts Frida B/4 Mtg | Local | Yes | | |
| Sept | Packets | DS | Req | Place Agenda Pckt On Web | Local | Yes | | |
| Sept | Packets | DS | No | Place Meeting Presentation On Web | Local | Yes | | |
| Sept | Ponds | DS | | Inspect Bi-Weekly | Local | Yes | | |
| Sept | CDD Bldg | DS | No | Inspect & Certify Fire Extinguishers | Local | | Moved To May | |
| Sept | Annual Mtg | Breeze-R | Req | Advertise Meeting Schedule At Least 7 Das B/4 1st Mtg | State | | Yes | |
| Sept | Revenue | DS | Req | DR 421 To Dept of Revenue - No Ad Valorem | State | | Yes | |
| Sept | Financial | Breeze | Req | Engage Auditor for Audit | State | | Yes | |
| Sept | Financial | DS | | Prepare Annual Depreciation Schedule | Local | Yes | | |
| Sept | Permit | DS | | Review SWFWMD WUP for Next year Req's | State | Yes | | |
| | | | | | Local | | | |

Resolution Placing CDD Seats on the Ballot

In 2024 Tampa Palms CDD has three Board seats that will be part of the election process.

Seat 3, Gregory Horvath

Seat 4 Donald Oneal, Jr.

Seat 5 Tracy Falkowitz

Preliminary discussions with both incumbents indicate that both intend to run for office.

Supervisor of Elections indicates that CDD candidates may qualify by

1. Paying \$25.00 (see attached)
2. Obtaining 25 signatures from registered voters in the District.(see attached)

The date of the election is Tuesday, November 5, 2024

The qualifying period for candidates by fee begins noon, Monday June 10 2024

The qualifying period for candidates by fee ends noon, Friday June 14, 2024

The last day to qualify by petition is noon May 13, 2024.

The Florida statute FS 190 details the manner in which community development districts must publish the dates for the election of board member seats.

The language reads:

Elections of board members by qualified electors held pursuant to this subsection shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections. The district shall publish a notice of the qualifying period set by the supervisor of elections for each election at least 2 weeks prior to the start of the qualifying period.

The Hillsborough County Supervisor of Elections has a staff ready to assist candidates and states on their website

Our Candidate Services department can be reached at (813) 384-3944 or candidate@votehillsborough.gov.

General information on qualifications is also available on the Supervisor of Elections web site

<https://www.votehillsborough.gov/CANDIDATES/Filing-Qualifying-for-Office>

By statutes, the CDD must publish notice the election two weeks prior to the qualifying period. This year it should be published by May 22, 2024 (a two-day buffer). There are an estimated 6,501 registered electors in the Tampa Palms CDD; this number will be confirmed at the April meeting.

See following.



| COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2024) | | | |
|--|---|--|---|
| <p>FOR INFORMATION ABOUT SEATS UP FOR ELECTION, VISIT THE OFFICES UP FOR ELECTION PAGE ON OUR WEBSITE.</p> | | QUALIFYING OFFICER | |
| | | <p>Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 744-5900 ext. 4465</p> | |
| ELECTORATE | Registered voters who are residents of the District. | | |
| SALARY | TYPE OF ELECTION | TERM | ELECTION DATES |
| Not to exceed \$4,800 | Nonpartisan | 4 years, beginning November 19, 2024 | 11/5/2024 (General) |
| QUALIFICATIONS | | | |
| Registered voter in Hillsborough County and resident of the district. | | | |
| FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT | | | |
| <p>Form DS-DE9, <i>Appointment of Campaign Treasurer and Designation of Campaign Depository</i>, must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, <i>Statement of Candidate</i>, with the qualifying officer.</p> <p>Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106.</p> <p>Special Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.</p> | | | |
| METHODS OF QUALIFYING FOR THE BALLOT | | | |
| QUALIFYING: NOON, 6/10/2024 - NOON, 6/14/2024 | | | |
| BY FEE | BY PETITION | | BY WRITE IN |
| During the qualifying period, candidates pay \$25.00. | Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2024. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet. | | During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot. |
| QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS AND OATH OF CANDIDATE ARE AVAILABLE ON OUR WEBSITE. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER. | | | |
| The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 6/23/2023. | | | |