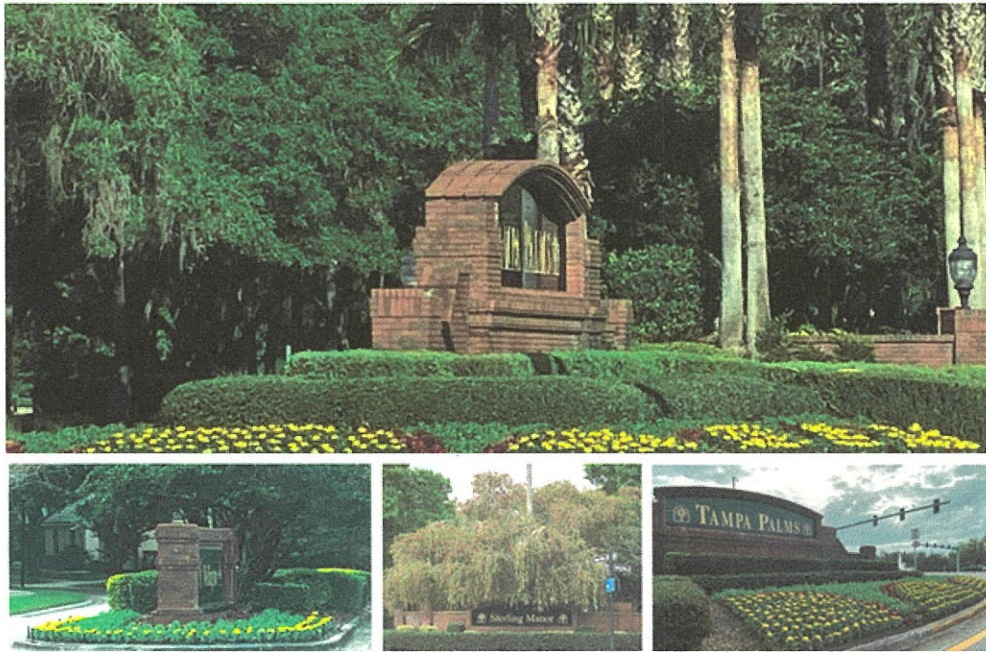


**TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

***Agenda Package  
Board of Supervisors Meeting***



***Wednesday, April 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 April 10, 2024

### Contents

1. Introduction
2. Agenda
3. Financial Statements
  - a. Financial Analysis
  - b. Financial Statements A/O 2/29/2024
  - c. Monthly Financial Summary
  - d. Project Driven Financial Reports
  - e. Check Registers & Other Disbursements
4. Strategic Planning and Capital Projects Planning
  - f. The Focus for 2024
  - g. Strategic Planning
5. March 13, 2024 Minutes
6. Consultant Reports
  - h. ... Around The Neighborhoods
  - i. Tampa Palms Park Handbook Review
  - j. Financial Conditions / Cash Management
  - k. Modeling For Tampa Palms 2024-25
    - I. Preliminary Budget
    - II. Preliminary Assessments
    - . II. Multi-Year Model
    - IV. Assessment Methodology

# Tampa Palms Community Development District

---

16311 Tampa Palms Blvd W  
Tampa, Florida 33647

April 5, 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, April 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 March 13, 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**

**April 10, 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 March 13, 2024 Minutes
5. Approval of District Disbursements
6. Consultant Reports
  - Around the Neighborhood
  - Modeling Tampa Palms Future
  - Financial Conditions
  - Park Handbook Reviewed
7. Other Matters If Introduced
8. Public Comments
9. Supervisor comments
10. Adjourn



Financial Summary  
5 Months Ending February 29, 2024

The District had a \$ 5.05 million cash balance, net of liabilities, at the end of the first five 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 February is net \$2,849 K (96 %) on target for the collection cycle for the fiscal year. An additional \$24K was collected in February but not deposited until Mar so it is not reflected in these financial statements.

Expenses

*Normal Operations*

Normal Operations overall display a modest positive variance of \$44 K. There are no meaningful negative variances in any of the line items.

*Project Driven*

The project driven line items display a negative variance attributable to several things (1) the heavy first quarter expenses of annuals, poinsettias, (2) the impact of cul de sac improvements and (3) the wall restorations. Vice Chair Oneal has suggested that the “signature style” projects (walls and cul de sacs - both a 20+ year improvements) might better classified as TP Signature and that will be discussed.

Forecast Budget Performance Calendar Year 2024

Sources of Funds (Shown as \$000)

Balance February 29, 2024	\$ 5,504
Collections Prior to December 2024 Receipts	129
Total Sources of Funds	\$ 5,633

Uses of Funds

Balance of FY 2023-24 expenses	( \$1,716 )	
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	( \$ 4,059 )	
Projected District Unallocated Balance	December 31, 2024	\$ 1,574

Outlook

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

*FAQ Last month the Board Book included a multi-year financial model focused on the needs of the community over a three-year period based on future known economic trends.*

*This month and based on that model as well as additional emerging economic data, both domestic and global, the Board Book includes a preliminary budget for consideration that will be provided for adoption in May.*

*How does that plan impact the FY 2024-25 Budget that will soon be considered for adoption?*

The model differs slightly from the preliminary budget, adjusting for community-specific issues, but is essentially the budget form of the year 1 model.

Each year in May the CDD Board thoroughly examines the needs of the community for the coming year and approves a budget that will meet those needs for **only the coming year**.



The impact on budget development of the model is based on the fact that the model is continually revised to incorporate new facts, emerging conditions and changes within the District that will or could affect the financial decisions of Board members.

As the most recent iteration of the multi-year financial model was just completed and includes the most currently available information, the proposed budget for FY 2024-25 reflects the Year 1 display of the model with slight modifications due to timing of projects and the statutory requirement to produce a balanced budget.

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

The model should not be considered as a template for future budgets; each year will be approved based on the needs of the District and situations at the time of development and approval.

**Tampa Palms CDD  
Balance Sheet  
February 29, 2024**

GENERAL

**ASSETS:**

CASH - Operating Account	\$	(129,751)
PETTY CASH		500
Wealth Fund Account- South State Bank		2,736,215
ICS Sweep- South State Bank		3,051,815
ACCTS. RECEIVABLE		-
RECEIVABLE FROM TAMPA PALMS HOA		3,284
ASSESSMENTS RECEIVABLE		-
RECEIVABLE EXCESS FEES		-
PREPAID ITEMS		16,165

**TOTAL ASSETS**

**\$ 5,678,228**

**LIABILITIES:**

ACCOUNTS PAYABLE	\$	97,200
ACCRUED EXPENSES		77,488
DEFERRED REVENUE - ON ROLL ASSESSMENTS		-

**FUND BALANCE:**

NON-SPENDABLE		16,165
ASSIGNED		2,343,000
UNASSIGNED		3,144,375

**TOTAL LIABILITIES & FUND BALANCE**

**\$ 5,678,228**

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 February 29, 2024**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>REVENUES</b>				
ASSESSMENTS NON-ADVALOREM	\$ 3,104,432	\$ 2,793,989	\$ 2,966,046	\$ 172,057
ON ROLL ASSESSMENTS-EXCESS FEES	-	-	-	-
EARLY PAY DISCOUNT	(124,177)	(111,759)	(117,101)	(5,342)
INTEREST INCOME-INVESTMENTS OTHER	60,000	25,000	32,853	7,853
INTEREST INCOME-WEALTH ACCOUNT	-	-	3,322	3,322
UNREALIZED GAIN/LOSS	-	-	-	-
S/T REALIZED GAIN/LOSS	-	-	37,327	37,327
MARKET FLUCTUATION-OTHER	-	-	(16)	(16)
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	625	2,868	2,043
CARRY FORWARD	82,729	-	-	-
<b>TOTAL REVENUES</b>	<b>3,124,484</b>	<b>2,707,855</b>	<b>2,925,099</b>	<b>217,245</b>
<b>EXPENDITURES</b>			76,154	
<b>ADMINISTRATIVE EXPENDITURES:</b>				
<b>PERSONNEL SERVICES</b>				
BOARD OF SUPERVISORS	11,000	4,583	2,800	1,783
FICA	5,824	2,427	2,598	(171)
FUTA/SUTA/PAYROLL FEES	6,624	2,760	550	2,210
S/T PERSONNEL SERVICES	23,448	9,770	6,948	3,822
<b>PROFESSIONAL SERVICES</b>				
ATTORNEY'S FEES	3,500	1,458	502	956
ANNUAL AUDIT	6,930	6,930	-	6,930
MANAGEMENT FEES	68,000	28,333	27,083	1,250
TAX COLLECTOR	62,089	58,917	58,917	-
ASSESSMENT ROLL	10,050	10,050	10,000	50
S/T PROFESSIONAL SERVICES	150,569	103,689	94,502	9,187
<b>ADMINISTRATIVE SERVICES</b>				
DIRECTORS & OFFICERS INSURANCE	3,800	3,800	3,691	109
MISC. ADMINISTRATIVE SERVICES	12,360	5,150	9,452	(4,302)
S/T ADMINISTRATIVE SERVICES	16,160	8,950	13,143	(4,193)
<b>TOTAL ADMINISTRATIVE</b>	<b>190,177</b>	<b>122,409</b>	<b>113,593</b>	<b>8,816</b>
<b>FIELD / OPERATIONS SERVICES</b>				
<b>FIELD MANAGEMENT SERVICES</b>				
DISTRICT OPERATING STAFF	174,666	72,903	72,104	799
PARK ATTENDANTS	73,935	30,806	26,391	4,415
PARK PATROLS (Security Co)	132,619	55,258	50,598	4,660
FIELD MANAGEMENT CONTINGENCY	20,800	8,667	2,000	6,667
S/T FIELD MANAGEMENT SVCS	402,320	167,633	151,093	18,540
<b>GENERAL OVERHEAD:</b>				
INSURANCE	16,500	16,500	21,880	(5,380)
IT (TEL / SECURITY)	15,750	8,593	5,349	1,214
WATER	54,212	22,588	17,083	5,505
REFUSE REMOVAL	11,000	4,583	4,224	359
ELECTRICITY	166,438	65,182	63,268	1,914
STORMWATER FEE	3,041	3,041	3,379	(338)
MISC. FIELD SERVICES	13,000	5,417	4,020	1,397
S/T GENERAL OVERHEAD	269,939	123,874	119,203	4,671
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPE & POND MAINTENANCE	1,246,033	519,180	506,825	12,255
LANDSCAPE MONITORING FEE	18,900	7,875	7,875	-
LANDSCAPE & REPLACEMENT	107,271	44,666	45,202	(508)
S/T LANDSCAPE MAINTENANCE	1,372,204	571,721	560,002	11,760
<b>LANDSCAPE MAINTENANCE NEW &amp; ENHANCED:</b>				
PROPERTY MOWING	82,160	34,233	35,476	(1,243)
COUNTY POND	5,250	2,188	1,470	718
NPDES POND PROGRAM	52,953	22,064	19,335	2,729
S/T LANDSCAPE NEW & ENHANCED	140,363	58,485	56,281	2,204



**Tampa Palms CDD  
General Fund  
Statement of Revenue, Expenditures and Change in Fund Balance  
For the period from October 1, 2023 through February 29, 2024**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>FACILITY MAINTENANCE:</b>				
IRRIGATION SYSTEM	119,968	49,987	55,565	(5,578)
FOUNTAIN	28,254	11,773	10,958	815
FACILITY MAINTENANCE	87,510	36,463	31,875	4,788
JANITORIAL/SUPPLIES	3,028	1,282	1,403	(141)
<i>S/T FACILITY MAINTENANCE</i>	<u>238,760</u>	<u>99,483</u>	<u>99,601</u>	<u>(118)</u>
<b>PROJECT DRIVEN EXPENSES:</b>				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED M	235,872	98,280	154,839	(58,559)
CAPITAL PROJECTS	207,481	86,450	134,469	(48,019)
NPDES CLEAN WATER	87,421	28,092	19,775	8,317
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>610,774</u>	<u>212,823</u>	<u>309,083</u>	<u>(96,261)</u>
<b>TOTAL EXPENDITURES</b>	<u>3,124,837</u>	<u>1,356,458</u>	<u>1,408,856</u>	<u>(52,399)</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	(53)	1,361,397	1,616,243	164,846
FUND BALANCE - BEGINNING	-	-	3,987,297	
<b>FUND BALANCE - ENDING</b>	<u>\$ (53)</u>	<u>\$ 1,351,397</u>	<u>\$ 5,503,540</u>	<u>\$ 164,846</u>

**Tampa Palms Community Development District  
Check Register - Operating Account February 2024  
FY2024**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Acct Balance	Oid
01/31/2024				400,000.00	357,720.90	95,301.40	
2/2/2024	1887	ADVANCED ENERGY SOLUTIONS LLC	maint/repair		360.00	94,941.40	
2/2/2024	1888	ARCHITECTURAL FOUNTAINS, INC	Jan-March Lake Fountain Svc		750.00	94,191.40	
2/2/2024	1889	ARCHITECTURAL FOUNTAINS, INC	Fountain Maint		350.00	93,841.40	
2/2/2024	1890	ARCHITECTURAL FOUNTAINS, INC	Fountain Maint		140.00	93,701.40	
2/2/2024	1891	FR LLC Mulch & Soil	pine brk mini		3,416.00	90,285.40	
2/2/2024	1892	FR LLC Mulch & Soil	pine brk mini		3,416.00	86,869.40	
2/2/2024	1893	FEDEX	Shipping		15.54	86,853.86	
2/2/2024	1894	SHREDGREEN Inc	Shredding services		170.00	86,683.86	
2/3/2024	1895	Breeze Connected LLC, CDD	Professional Management Services - Monthly fee		5,416.66	81,267.20	
2/5/2024			Deposit	762.02		82,029.22	
2/5/2024	5116	Tampa Palms HOA	Admin Reimb Qtr 1 FY 2023-24	4,930.00		86,959.22	
2/5/2024	5124	TPOA	Admin Reimb Qtr 1 & 2 FY 2022-23	9,482.00		96,441.22	
2/9/2024	020923ACH	Engage PEO	PR		3,118.17	93,323.05	
2/12/2024	1896	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		1,253.00	92,070.05	
2/12/2024	1897	CINTAS	Inv 4182953598		76.59	91,993.46	
2/12/2024	1898	CINTAS	Inv 4182245174		76.59	91,916.87	
2/12/2024	1899	FEDEX	Shipping		30.68	91,886.19	
2/12/2024	1900	FRONTIER COMMUNICATIONS	Act #881397256990514945- Svc 01/28/24-02/27/24- Hampton		265.77	91,620.42	
2/12/2024	1901	FRONTIER COMMUNICATIONS	Act #81355802910720065- Svc 02/01/24-02/29/24- Amberly		233.20	91,387.22	
2/12/2024	1902	HOOVER PUMPING SYSTEMS Corp	Pump Station Maint/Repair		3,743.89	87,643.33	
2/12/2024	1903	IRON MOUNTAIN Corp	Information storage Service -2/1-2/2/24		624.56	87,018.77	
2/12/2024	1904	Lowes Business Acct/ SYNCB	Office Supplies-statement 2/2/24		357.51	86,661.26	
2/12/2024	1905	SECURITAS SECURITY SERVICES USA, INC.	1/1-1/31/24 Security - Rover [Amberly & Oak]		4,591.03	82,070.23	
2/12/2024	1906	SECURITAS SECURITY SERVICES USA, INC.	1/1-1/31/24 Security - Hampton Park		6,181.00	75,889.23	
2/12/2024	1907	SOLITUDE LAKE MANAGEMENT LLC	Pond 300 (county pond) mthly maint-Jan 2024		294.00	75,595.23	
2/12/2024	1908	TERMINIX Co.	Pest Control 1/2/24		81.32	75,513.91	
2/12/2024	1909	TERMINIX Co.	Pest Control 1/2/24		122.00	75,391.91	
2/12/2024	1910	Straley Robin Vericker	Professional legal services rendered through 2/7/24		305.00	75,086.91	
2/12/2024	1911	Void				75,086.91	
2/12/2024	1912	WELCH TENNIS COURTS, INC	Tennis nets		229.97	74,856.94	
2/12/2024	1913	Wayne Gill'	Asbury Wall-repair/maint		5,000.00	69,856.94	
2/12/2024	1914	Wayne Gill'	Asbury Wall-repair/maint		4,160.00	65,696.94	
2/12/2024	1915	Wayne Gill'	Westover-repair/maint		3,750.00	61,946.94	
2/12/2024	7	Frank McMahon	Plumbing Repair/Maint- Hampton Park		347.00	61,599.94	
2/15/2024	1916	CINTAS	Inv 5197081905		27.67	61,572.27	
2/15/2024	1917	FLORIDA FOUNTAIN MAINTENANCE, INC.	Fountain: Reserve Maint		308.52	61,263.75	
2/15/2024	1918	FLORIDA FOUNTAIN MAINTENANCE, INC.	Fountain: Turnbury Maint		308.52	60,955.23	
2/15/2024	1919	FLORIDA FOUNTAIN MAINTENANCE, INC.	Jan Maint-Reserve		550.00	60,405.23	
2/15/2024	1920	FLORIDA FOUNTAIN MAINTENANCE, INC.	Jan Maint-Turnbury		180.00	60,225.23	
2/15/2024	1921	Void				60,225.23	
2/15/2024	1922	Void				60,225.23	
2/22/2024	1923	ABM Landscape & Turf Services LLC	Landscape Maint & Performance -Feb 2024 Base		73,875.32	(13,650.09)	
2/22/2024	1924	ABM Landscape & Turf Services LLC	Landscape Maint- Projects		69,180.00	(82,830.09)	
2/22/2024	1925	ARCHITECTURAL FOUNTAINS, INC	Svc Call - overload was tripped		125.00	(82,955.09)	
2/22/2024	1926	CINTAS	Inv 4183695841		76.59	(83,031.68)	
2/22/2024	1927	CINTAS	Inv 4181504275		76.59	(83,108.27)	
2/22/2024	1928	CORE & MAIN LP	Irrigation Repair Supplies		50.94	(83,159.21)	
2/22/2024	1929	CORE & MAIN LP	Irrigation Repair Supplies		5,190.38	(88,349.59)	
2/22/2024	1930	ESD WASTEWATER, INC.	Clean Cart filter/check hoses & connections		300.00	(88,649.59)	
2/22/2024	1931	OLM, INC.	inspections -Feb 2024		1,575.00	(90,224.59)	
2/22/2024	1932	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service (3/1-3/31)		802.50	(91,027.09)	
2/22/2024	1933	SiteOne Landscape Supply LLC	Pond bank control- rock		1,221.72	(92,248.81)	
2/22/2024	1934	SiteOne Landscape Supply LLC	Pond bank control- rock		1,055.32	(93,304.13)	
2/22/2024	1935	TECO	Summary Bill		10,780.51	(104,084.64)	
2/22/2024	1936	TERMINIX Co.	Pest Control 2/5/24		95.00	(104,179.64)	
2/22/2024	1937	DOUGLAS CLEANING SERVICE	Feb 2024 Cleaning Service		1,520.00	(105,699.64)	
2/22/2024	1938	M Wilson Consulting	FY 2023-24-Mar		9,875.00	(115,574.64)	
2/23/2024	1939	Andreea A Braboy	Petty Cash		500.00	(116,074.64)	
2/23/2024	022324ACH	Engage PEO	Payroll plus FICA		3,072.49	(119,147.13)	
2/27/2024	1940	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		338.84	(119,485.97)	
2/27/2024	1941	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		255.87	(119,741.84)	
2/27/2024	1942	CINTAS	Inv 4184373124		76.59	(119,818.43)	
2/27/2024	1943	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		208.80	(120,027.23)	
2/27/2024	1944	FEDEX	Shipping		15.71	(120,042.94)	
2/27/2024	1945	FLIGHT OF ANGELS	Delivery Svc Job # 2024000051		22.00	(120,064.94)	
2/27/2024	1946	FRONTIER COMMUNICATIONS	Act #81397739330707895- Svc 2/16-3/15/24		214.54	(120,279.48)	
2/27/2024	1947	FR LLC Mulch & Soil	pine brk mini		3,416.00	(123,695.48)	
2/27/2024	1948	FR LLC Mulch & Soil	pine brk mini		3,416.00	(127,111.48)	
2/27/2024	1950	XEROX FINANCIAL SERVICES	Copier Lease -2/1-2/29		434.71	(127,546.19)	
2/27/2024	1951	Staples Account	Office Supplies		218.01	(127,764.20)	
2/28/2024	657	CITY OF TAMPA UTILITIES	Water payments Feb2024- parks (2), CDD mtc ctr, cul de sacs- bank stmt		1,984.00	(129,749.00)	
2/29/2024	658	South State Bank	Paper statement fee		2.00	(129,751.00)	
01/31/2024				15,174.02	240,226.42	(129,751.00)	

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU FEBRUARY 29, 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	\$2,370,518		\$2,370,518
<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	37,327		37,327
Interest	32,853		32,853
Interest/Wealth Account	3,322		3,322
Misc Rev	\$2,668		\$2,668
Mkt Flux	-\$16		-\$16
Carry Forward Bal *	-		-
<b>Total</b>	<b>\$2,446,688</b>	<b>\$ 478,427</b>	<b>\$2,925,099</b>
<b><u>Expenses</u></b>			
Operations	\$ 1,099,773		<b>1,099,773</b>
<b><u>Non Operating</u></b>			
Renewal & Rel		154,839	154,839
NPDES/EPA		19,775	19,775
Capital Projects		134,469	134,469
TP Signature 2017		<u>0</u>	<u>0</u>
<b>Total</b>	<b>\$1,099,773</b>	<b>\$309,083</b>	<b>\$309,083</b>
<b>Total Expenditures</b>			<b>\$1,408,856</b>

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU FEBRUARY 29, 2024  
GENERAL FUND**

<u>General Fund</u>	1/31/2024	(\$000)
Cash		-130
Cash Equivalent (Excess Cash ICS)		3,052
Insured Investment Account		2,736
Accounts Receivable		3
Prepaid Items		16
<b>Total Assets</b>		<b>\$ 5,678</b>
Less:		
Payables		97
Accrued Expenses		77
Non Spendable A/C Prepaid		16
	<b>Total Assigned and Planned Funds</b>	<b>5,487</b>
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
		<b>\$ 2,343</b>
	<b>Net Adjusted Cash</b>	<b>\$ 3,144</b>

(\$ 000)	2023-24 Fiscal Year		
	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
<b>Mar</b>			
CDD Operations	21	251	
R&R	2	25	
NPDES	1	8	
Signature Projects	0	0	
Capital Projects	2	15	
<b>Total</b>	<b>25</b>	<b>299</b>	<b>\$ 2,870</b>
<b>Apr</b>			
CDD Operations	54	220	
R & R	5	9	
NPDES	1	12	
Signature Projects	0	0	
Capital Projects	5	15	
<b>Total</b>	<b>65</b>	<b>256</b>	<b>\$ 2,678</b>
<b>May</b>			
CDD Operations	33	220	
R & R	9	20	
NPDES	1	12	
Signature Projects	0	0	
Capital Projects	3	9	
<b>Total</b>	<b>46</b>	<b>261</b>	<b>\$ 2,463</b>



**TAMPA PALMS CDD  
FEBRUARY 29, 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	91.4%	0.0%
January	\$2,604	94.4%	\$2,810	94.3%	-0.1%
February	\$2,640	96%	\$2,849	96%	0%
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%			
<b>Year End</b>					
Total Assessed (Net Dis	\$2,980				

## Summary- Project Driven Expenses

	February, 2024
<b>Operating Capital Projects</b>	(\$000)
<u>Sources of Funds</u>	
FY 2023-24 Budget	\$207
<u>Uses of Funds</u>	
Spent Thru 2/29/2024	134
Total Funds Under Consideration	\$0
<b>Budget Available as of 2/29/2024</b>	<b>\$73</b>
<b>Renewal &amp; Replacement</b>	
<u>Sources of Funds</u>	
FY 2023-24 Budget	236
<u>Uses of Funds</u>	
Spent Thru 2/29/2024	155
Total Funds Under Consideration	\$0
<b>Budget Available as of 2/29/2024</b>	<b>\$81</b>
<b>TP Signature Projects</b>	
<u>Sources of Funds*</u>	
FY 2023-24 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 2/29/2024	\$0
Total Funds / Projects Under Consideration	\$0
<b>Budget Available as of 2/29/2024</b>	<b>\$329</b>

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

			Original Project	Feb, 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	
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	
Asbury Wall Repairs				\$8,320.00	
Wall Repairs Tampa Palms Blvd & Compton Blvd				\$24,509.00	
<b>Landscape</b>					
Pointsettias				\$6,400.00	
Tree Work				\$43,209.00	
Cul de Sac Restorations				\$7,224.00	
Storm Prep & Clean-Up				\$1,908.00	
<b>Irrigation</b>					
<b>Lighting (Park &amp; Landscape)</b>					
<b>Other</b>					
<b>Total R&amp;R Projects</b>				\$154,839	\$0

**Capital Projects 2023-24  
Budget Monitor**

Feb, 2024			
(\$000)	Current Projects	Spent 2022-23	Pending Commitments
<b>Tampa Palms Signature Projects (BB Downs)</b>			
Consulting Services	10	0	-
Irrigation	20	0	
Main Entry Restorations	21	0	
Area 2 Pond		0	
Bruce B Downs Improvements	172	0	
<b>Sub-Total TP Signature Projects</b>	<b>\$329</b>	<b>\$0</b>	<b>\$0</b>
<b>Capital Projects</b>			
Consulting Services			
Irrigation Systems		830	
Parks & Cameras			
Landscape & Lighting		\$19,983	
Infrastructure (Signs and Lighting)		\$113,656	
<b>Sub-Total Capital Projects</b>	<b>\$0</b>	<b>\$134,469</b>	<b>\$0</b>
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$0</b>	<b>\$0</b>



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

<b>Tampa Palms Signature Projects (BB Downs)</b>	<b>Current Projects</b>	<b>Spent A/O Feb, 2024</b>	<b>Pending Commitments</b>
<b>Consulting Services</b>			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	10,250		
<b>Irrigation</b>			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	20,000		
<b>Main Entry Restorations</b>			
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>	127,513		
<b>Area 2 Pond</b>			
Littoral Plantings & Noxious Removal			
<i>Sub Total</i>			
<b>Bruce B Downs Improvements</b>			
Wall restorations 4 villages + drainage & additional landscape buffer	171,577		
<i>Sub Total</i>	171,577		
<b>Sub-Total Tampa Palms Signature</b>	<b>329,340</b>	<b>\$0</b>	
<b>Normal Capital Projects</b>			
	<b>Current</b>		<b>Pending</b>
<b>Irrigation Systems</b>			
Pump Station Extending Life		\$830	
<i>Sub Total</i>	0	\$830	
<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)		\$19,983	
<i>Sub Total</i>	-	\$19,983	-
<b>Infrastructure (Signs and Lighting)</b>			
Speed Limits Sign(s) & Park Signs			
Walls - Kensington New Wall		\$113,656	
<i>Sub Total</i>		\$113,656	
<b>Sub-Total Normal Capital Projects</b>	<b>\$0</b>	<b>\$134,469</b>	
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$134,469</b>	

# Focus For 2023-24

Re-Presented April 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 April, 2024

	Next Steps	Timing
<b>Tampa Palms Blvd &amp; Community Restorations</b>		
(1) Review Signature Use	Review w/ Board	April
(2) Establish Long Term & Short Term Blvd Needs	Review With Board	Mar
<b>Monitor Projects in Tampa Palms</b>		
(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
<b>Monitor Issues Impacting Tampa Palms</b>		
(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



Next Step                      Date                      Responsible

**I. Signature / Boulevard Projects**

Evaluation of Needs  
+ Post construction

Apl

Staff

**II Capital Projects & Restoration Projects**

- 1) Wayfinding, Walls & Misc. Signs**  
 a) Report on Signs & Lighting  
 b) Wayfinding Lighting

Post Construction Eval  
Review Improved Options

Apl

TBD

Staff

**2) Infrastructure**

- a) Kensington Wall Rebuild

Report to Board

Apl

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  
 b) Wall Restorations  
 c) Monument Lighting Review  
 d) Monument Sign Assessment

Report To Board  
Update Board  
Update Board  
Update Board

Apl

Apl

TBD

TBD

Staff

Staff

Staff

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 Update Board	Mar - Apl Jun	Staff Staff
<u>V. Misc and Lo</u> a) Tampa Palms Blvd b) Multi-Modal Path Repaving [COT] c) Illegal Construction e) NPDES Rporting	Report Schedule To Board Report To Board Report To Board Report To Board	Apl Apl Apl TPD	Staff Staff TPOA Bus Mgr Staff
<u>VI Financial C</u> a) Update Conitions	Report To Board	Monthly	Staff & Chairman

1  
2  
3  
4  
5  
6  
7  
8

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

9  
10  
11  
12

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday, March 13, 2024 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

13  
14  
15  
16  
17  
18  
19

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

20  
21

Mr. Oneal called the meeting to order.

22  
23

The Board members and staff introduced themselves for the record.

24  
25  
26  
27  
28  
29

Present and constituting were:

30	Tracy Falkowitz	Supervisor*
31	Richard Diaz	Supervisor*
32	Don Oneal	Vice Chair*
33	Gregory Horvath	Supervisor *

34  
35

\* Constituting quorum

36  
37  
38  
39

Also present were:

40	Patricia Thibault	Director, Breeze Management
41	Maggie Wilson	Consultant/Resident
42	Warren Dixon	TPOA Business Consultant
43	Brian Koerber	TPOA Community Director
44	Jimmy Ferguson	Resident
45	Bill Schneider	Resident

46  
47

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

48  
49  
50  
51

**Pledge of Allegiance**

52  
53

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

54  
55  
56  
57

**SECOND ORDER OF BUSINESS – Supervisor Comments**

58  
59

There being none, the next item followed.

60  
61  
62  
63

**THIRD ORDER OF BUSINESS- Public Comments**

64  
65

There being none, the next item followed.

66  
67  
68  
69

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

70  
71

Ms. Wilson briefly reviewed the topics that are front and center for the CDD for 2023.

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

2 Mr. Oneal asked if everyone had read the minutes and unless there were corrections or  
3 additions there should be a motion to approve. Ms. Wilson noted that in preparing the minutes  
4 she was fooled by her template and a name correction was made from Field to Oneal. While  
5 the packets had the wrong name, it has been corrected for the public record.

6

7 On MOTION by Ms. Falkowitz, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the  
8 Board approved the Minutes of the February 14, 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

14 On MOTION by Ms. Falkowitz SECONDED by Mr. Horvath WITH ALL IN FAVOR, the  
15 Board approved the Disbursements for the month ending January 31, 2024 in the amount of  
16 \$357,720.90 .

17

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

19

20 ♦ **....Around the Neighborhoods**

21 Ms. Wilson reviewed the overall appearance of  
22 the community, noting that the OLM inspections have  
23 consistently spoken well of the property conditions.

24

25 It was noted that leaf and pollen are currently a focus of  
26 daily management.

27

28



**Around the Neighborhood**  
*Community Doing Well*



**Spring Arrives**

- High Heat But Dry
  - Little Winter Damage
  - Summer Mulch In Place
- Azaleas & Bougainvillea Blooming
- Awash In Leaf Drop
- 95.5% Inspection Result



1 Ms. Wilson noted that the annuals had just been  
2 planted and would soon be followed by the caladiums  
3 scheduled for late Mar bulb planting and April-May  
4 sprouting.

5 She reviewed the typical Spring arrivals such as  
6 the azaleas that are beginning to bloom.

7  
8 ♦ **Park Improvements**

9 Ms. Wilson noted that one improvement is  
10 needed for the parks, the replacement of the canopies  
11 over the seating between the courts at Hampton Park.  
12 The structures are sound and the canopies have been  
13 ordered.

14  
15 ♦ **Wall Restoration Project**

16 Ms. Wilson reviewed the wall restoration  
17 project and stated that when it commenced the focus  
18 was making certain no dangerously disintegrating walls  
19 were in place but it has accomplished something else, it  
20 modernizes much of Tampa Palms.

21  
22 Ms. Wilson reviewed the Kensington wall  
23 which had to be rebuilt and is being done in three  
24 segments, with the first – the portion that was literally  
25 falling down and the second which was unstable. Phases  
26 1 & 2 are complete. Phase 3 will commence in May;  
27 this was / is the least damaged portion.



**Around the Neighborhood**  
*Spring Is Here*

- Annuals
  - Villages
  - Main Entry
- Caladiums Follow



**Around The Neighborhood**  
*Park Improvements*

- Tennis Canopy Benches
  - Hampton Park
  - Hampton Park (2)
  - Between Courts
- Need Freshening
  - Structures OK
  - Canopy Replacements



**Around the Neighborhood**  
*Wall Restorations*

- Important Project
  - Stop Deterioration
  - Remove Mold
- Multi-Year Project
  - Wyndham Last Year
  - Multiple This Year

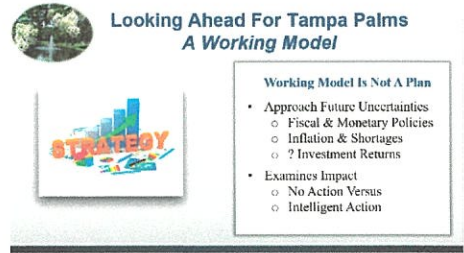


**Around the Neighborhood**  
*Wall Restorations*

- Kensington Wall
  - Double Wall
  - Brick Laminate
- Rebuild In Three Phases
  - Most Damaged First
  - Plagued W/ Delays
- Final Segment Starting

1 ♦ **Modeling Tampa Palms**

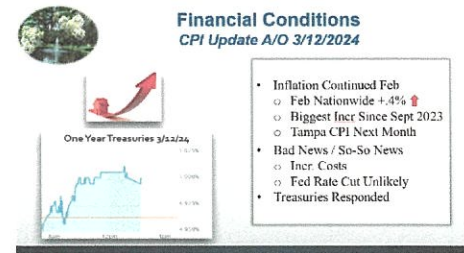
2 Ms. Wilson introduced the 2024 version of the  
3 multi-year financial model. She noted this was a model  
4 designed to provide supervisors to examine the impacts  
5 of known events and estimate the results of emerging  
6 trends and policies.



7  
8 The model provides a realistic view of future financial positions to assist supervisors  
9 in the preservation of the \$20M in CDD assets. She noted that the model is not a plan but rather  
10 a directional view of District's needs based on the most current information. She advised that  
11 next month in April a preliminary budget will be presented for consideration in advance of the  
12 May adoption of a proposed budget.

13  
14  
15 ♦ **Financial Conditions**

16 Ms. Wilson reported that in February the CPI  
17 was published for January by the Bureau of Labor  
18 Statistics showing a slight increase in the inflation rate  
19 from November of +.3, highest increase in four months.  
20 Feb numbers due March 12th.

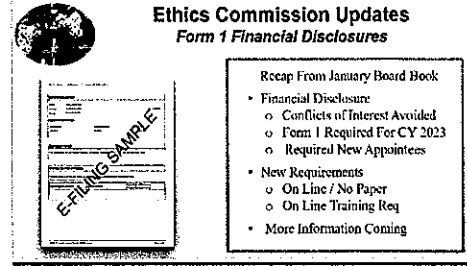


21  
22 She further reported that on March 7th the Fed Chairman Powell stated that, the FOMC  
23 voted to continue to hold the federal funds rate target range at 5-1/4 to 5-1/2 percent and to  
24 continue to reduce the Federal Reserve's securities holdings. She advised that as mentioned  
25 last month and introduced by the Chairman in his earlier remarks, at some level this may be a  
26 good thing for Tampa Palms as Fed Fund Rate cuts may diminish earnings opportunities for  
27 investment of Tampa Palms CDD reserve funds.

28

1 ♦ **Employee Handbook**

2 Ms. Wilson presented the CDD's employee  
3 handbook/manual which is reviewed annually for  
4 completeness. This same handbook is shared with the  
5 TPOA for consistency. Since the CDD has exactly one  
6 employee, the handbook seems excessive but statement  
7 of policies are required by insurers.



8  
9 ♦ **Additional Advanced Board Package Materials:**

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

12  
13 **EIGHT ORDER OF BUSINESS - -- Other Matters**

14  
15 **NINTH ORDER OF BUSINESS - -- Public Comments**

16 There being none, the next item followed.

17  
18 **TENTH ORDER OF BUSINESS - Supervisor Comments**

19 There being none, the next item followed.

20  
21 **ELEVENTH ORDER OF BUSINESS - Adjournment**

22 There being no further business,

23 On MOTION by Ms. Falkowitz SECODED by Mr. Horvath with ALL IN FAVOR, the  
24 meeting was adjourned.

25  
26 *\*These minutes were done in summation format, not verbatim.*

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

1 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a  
2 publicly noticed meeting held on April 13, 2024.

3

4

5 **Signature**

**Signature**

6

7 Patricia Thibault

Donald Oneal

8 **Printed Name**

**Printed Name**

9 **Title:**

**Title:**

10  **Secretary**

**Vice Chairperson**

11  **District Manager**

**Chairperson**



## .... Around the Neighborhood

### *General Appearance- April 2024*

The annuals, particularly the Antigua Marigolds, popped into color in time for the Easter holidays. Here they are shown lined with red begonias and the *soon-to-fully-bloom* blue salvia.



The large bloom Antigua Marigolds are an important Spring annual for the color that “pops out” at the main entries.

The use of three types of annuals, especially at crucial entries, is done to balance the response different types of annuals have to both transitional weather and the rigors of inconsistent rainfall and water restriction necessity. The yellow and pink will soon be followed by the bright blue and if the pink suffer from heat, it will not be noticeable.



The ornamental trees such as the flowering bottlebrush at the entrance to Sterling Manor, are returning to bloom nicely.

The crape myrtles throughout the community are following into bloom but will be many weeks behind the bottlebrush.

The crapes along the medians adjacent to the power corridor and in the village areas of Amberly Dr. have been properly pruned to encourage both sprouts and full bloom.

The median crapes are a small crape myrtle variety, placed to colorfully draw the eye away from the overhead transmission lines.



There is one location where the crape myrtles are not performing well, that is the Area 1 portion of Amberly Dr, south of the Canterbury and Nottingham and prior to the apartments.

These trees are both old and heavily shaded by the conservation areas on both sides and are an example of the wrong placement of a plant or tree.

### *Property Rating/Ranking*

The OLM inspection conducted just before the rains came last Wednesday; they rated the entire property as a 95%.

They in particular complimented the weed control, which is very difficult in the power corridor area, and the consistent mulching.





### *Wall Restoration Project(s)*

Walls are unquestionably a signature recognizable element for Tampa Palms, especially as (1) the roads are public and ungated so more than any pillared entrances, they are identified as “Tampa Palms”, (2) particularly in Area 1, they separate the homes from public access, many times by no more than five feet from public boundary [the City setback rule] and (3) often no more than several feet from public sidewalks.

What began as a project to identify and repair walls where hidden deterioration was both a health and safety concern, resulted in substantially improving the look of Tampa Palms.

Numerous areas where vine roots had eaten away the motor between blocks were uncovered and restored. Pillars sinking and threatening to fall (one such pictured to the right) were uncovered and rebuilt/stabilized.

Neighbors have called and both applauded the outcomes questioned “when will my wall be done?”.



As was suggested by Acting Chairman Oneal last month, this constitutes a genuine and proper Signature initiative as it defines what is anticipated and expected as a community restoration with a twenty-plus year life.

Although not displayed under “Signature” in the financial reports this month, it will be so displayed in May. At a future time if the Board chooses, monies can be reallocated from the Signature fund.



### *Path Restoration*

As promised by the City of Tampa, portions of the multi-modal path are being restored as men and materials become available.

A portion of the path on Tampa Palms Blvd near the power corridor and Yardley Way was recently made safer by repaving.



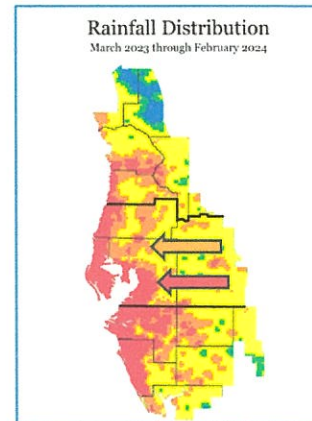


*Rainfall and Tampa Palms Ponds*

Tampa Palms residents continue to remark on the low levels of many of the ponds, concerned in part as to if the water restrictions will be increased and if the aquifer is recovering.

The SWFWMD report depicting the rainfall for the last twelve months indicates how many of the areas, in particular those south of Tampa Palms, experienced severe lack of rainfall. (Tampa Palms to the right with an orange arrow [drier than normal] and the areas to the south where the reservoir is located with the red arrow [very dry].)

Fortunately, even though Mar-Jun are the driest months of the year, SWFWMD reports indicate that the rainfall received through the end of



Regions **	March 27 percentile***	Previous week percentile	Same date last year percentile	Normal range percentile****
North	54	50	38	25 – 75
Central	64	63	52	25 – 75
South	67	63	42	25 – 75

February 2024 reflects a 25% improvement over the same time period in 2023.

*“Fort” Construction in Wetlands*

The last few months there have been repeated intrusions into the CDD wetlands by teens building “forts”, in particular in Asbury and between Sterling Manor and Manchester. These wetlands are covered by conservation easements and serve as storm drainage conduits and should not be disturbed.

Neighbors have provided pictures and videos and ABM has cleared out the areas when they are reported. The identities of the children are not known so notification of the parents is not possible.

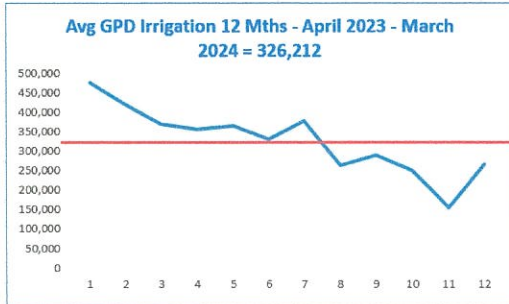
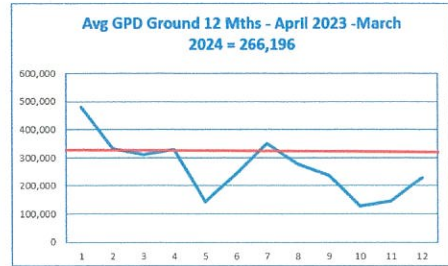


Those neighbors who were thought to have reported the activity have been gifted with “ding-dong-dash” episodes which are both annoying and very dangerous for the children. Some parents have been notified (they assured Brian Koerber that their children were not involved) and hopefully the word will spread.

### SWFWMD Irrigation Permit

It has been a struggle for Joe Laird and the ABM team but at this time and even with the minimal rainfall and multiple intrusions into the irrigation systems – the twelve month average gallons per day for ground water pumping (water taken from the aquifer) is below the permitted level (313,400 gpd).

For SWFWMD this is the most critical number as it represents water removed from the aquifer.



The measure of water used for irrigation is over the allotted irrigation allowance, principally due to the number of substantial mainline intrusions early to mid-2023.

ABM took steps to more quickly identify and shut down breaks, many of which are not immediately observable. As of June of 2023 ABM brings the irrigation team in at 5:30 AM to patrol the property looking for leaks and / or stuck valves.

Staff is working with ABM to more precisely measure the lands under irrigation. The intent is to make certain that the allocation of GPD is sufficient for the actual lands involved.

## Weapon Policy For Tampa Palms Parks

The Parks Handbook has for some time contained language that makes it clear that “weapons”, real or faux, should not be carried or displayed by anyone (with the exception of law enforcement personnel) in a Tampa Palms Park.

- i. “WEAPON” means any device which may or has caused harm to another person in a park. (page 2)
- ii. **Weapons**, except by City of Tampa, Hillsborough County or State of Florida law enforcement officers, **shall not be openly displayed or carried by any person**, whether a resident, employee, member, guest, or visitor, in any park property or in any park facility. The term “Weapons” includes real weapons, replicas, and toys. (page 9)

There have been occasions where for celebratory reasons or possibly misguided attempts to appear threatening, owners and / or visitors have carried weapons (guns) onto park properties owned by either the TPOA or the CDD.

- On one occasion a tennis player at Hampton Park threatened a park attendant with a gun ostensibly in his vehicle (where it was legal) but the weapon was never produced.
- Two years ago, during a bachelor party at Compton Park, numerous replica guns were produced and fired, causing no damage - just noise. Although these guns were not real, if someone saw them through the windows or heard the gunfire and called law enforcement, this could have created a dangerous situation for law enforcement and the young men who were playing with them.
- More recently it was reported that the spouse of an owner brought a faux AR 15 to a sub-association meeting. Although it was reported that this individual was involved in a physical altercation with others during the meeting, the gun was not involved.



What owners, renters and others do with weapons on their own properties, or properties to which they have been invited, is not the business of the CDD or the TPOA.

The safe management of common areas is the rightful concern of the CDD and TPOA. It was for that reason that the Parks Handbook states that weapons or replicas are not allowed in the parks. Not everyone reads the Park Handbook and it has been proposed that excerpts from the manual be posted on the web site under the rules and policies portion, where it could be easily pointed out to anyone visiting a Tampa Palms Park.

The TPOA Business Consultant, Warren Dixon, has drafted the “policy” and it is attached. It will be presented to the TPOA Board and the CDD Board. If this posting of the already in-place regulations on the web site appears to be a reasonable approach, it should be approved by motion.

The “policy statement” follows, as does the Park Handbook, for supervisor review.

JOINT POLICY ON FIREARMS AT TPOA AND CDD FACILITIES

The carrying or display of any kind of firearms or weapons on properties owned by the Tampa Palms Owners Association or the Tampa Palms Community Development District may be perceived as a threat of harm, even if unintentional, and could result in an armed response either by other persons, or by law enforcement responding to such actual or perceived threat.

Therefore, other than when carried by law enforcement officers on duty, no firearm or weapon of any kind may be brought onto, displayed, or carried by any person, whether a resident, employee, member, guest or visitor in any Tampa Palms recreational facility, whether owned by the Tampa Palms Owners Association or the Tampa Palms Community Development District. These facilities include any park, building, recreation center, open space, athletic field, tennis court, racquet ball court or any other area owned, improved, maintained, operated, or otherwise controlled by the Tampa Palms CDD or TPOA for recreation.

“WEAPON” means any device which may or has caused harm to another person in a park or building, and includes real weapons, replicas and toys.

“FIREARM” means any real firearm, replica firearm, movie prop, blank gun, BB gun, air gun (including airsoft guns), pellet gun, paintball gun or toy gun.

Any person or group violating this policy may be barred from use of any or all of the facilities.

For the Tampa Palms Owners Association Board

\_\_\_\_\_ Date \_\_\_\_\_

For the Tampa Palms Community Development District Board

\_\_\_\_\_ Date \_\_\_\_\_



# Tampa Palms Park and Recreation Area

## Rules and Regulations



(Last updated 12/22/2022)

Chapter 1: General Provisions

Chapter 2: General Regulations for Park Use

Chapter 3: General Rules of Conduct and Personal Behavior

Chapter 4: Regulations for Recreation Activities

Chapter 5: Vehicles in Parks and Recreation Facilities

Chapter 6: Pets in Parks

Chapter 7: Park Security Procedures

Chapter 8: Tampa Palms Tennis & Racquet Ball Court Rules

## **Chapter 1: General Provisions**

### **Section 1: Purpose**

The Tampa Palms™ Community, both the CDD and the TPOA, believe it necessary to have rules and regulations to allow all who participate in park activities to enjoy a safe and pleasing environment. These rules are also intended to provide for the ongoing enjoyment and protection of the natural resources in the area.

Exceptions to these rules may only be approved by the TPOA staff, CDD staff consultant or designee, who will be acting under the guidance of the applicable Boards.

### **Section 2: Authority**

Any law enforcement officer or park employee or CDD/TPOA designated security company officer has authority to ask any person who is violating these rules to stop whatever behavior that is contrary to the rules. If they refuse to comply with the request, the officer, park employee or CDD/TPOA designated security company officer may then order that person to leave the park for the remainder of that calendar day.

### **Section 3: Definitions**

- a. "ALCOHOL" means any intoxicating beverage including 3.2 beer, wine, wine coolers or any other malt liquor beverage.
- b. "BOARD" means the Tampa Palms CDD Board and/or the TPOA Board.
- c. "FACILITIES" means any structures including but not limited to buildings, courts, playground equipment, bridges, trails, fields and pathways, shelters, fences that are built, installed or established on park property to serve a particular park or recreation purpose.
- d. "DESIGNATED AREAS" means any area on park property or in park facilities and buildings which provides direction and instruction to the residents and members ensuring a safe environment.
- e. "PARKS" means any park, building, recreation center, open space, athletic field, tennis court, racquet ball court or any other area owned, improved, maintained, operated, or otherwise controlled by the Tampa Palms CDD or TPOA for recreation.
- f. "PARKS DIRECTOR" means the Tampa Palms Parks & Amenities Manager who oversees issuance of reservations for exclusive use of shelters and oversees park attendant assignments.
- g. "PERSON" means any individual, firm, partnership, corporation, or group.
- h. "WATERCRAFT" means any device used for navigation on water.
- i. "WEAPON" means any device which may or has caused harm to another person in a park.
- j. "DRONE" means any remotely piloted aircraft or device.
- k. "RESIDENT" is defined as an OWNER, RENTER, or member of the immediate family residing in TAMPA PALMS AREAS 1 or 2, which consists of the following Villages in the chart below; RESIDENTS have access to parks and facilities (\*\* Eagles Point & Landmark at Grayson Park only have access to the CDD Parks, Hampton, Amberly & Oak Park.)



“RESIDENT” (Continued)

Amberly Place	Faircrest	Reserve
Asbury	Henley	Sanctuary
Ashmont	Huntington	Sterling Manor
Cambridge	Kensington	Stonington
Cambridge II	Manchester	Tremont
Cambridge III	Mezzo at Tampa Palms	Turnbury Wood
Canterbury	Nottingham	Wellington
Coventry	Palma Vista Condominiums	Westover
Enclave	Palma Vista Townhomes	Wyndham
Estates at River Park	Eagles Point **	The Dawson**

## Chapter 2: General Regulations for Park Use

### Section 1: Hours and Access

Tampa Palms parks and recreation facilities are open to everyone who is a resident of the Tampa Palms Areas 1 and 2 (see above) regardless of race, gender, age, creed, national origin, sexual orientation, physical and mental abilities and/or limitations. Non-residents may purchase a park membership for **ONLY THE CDD PARKS OF HAMPTON, AMBERLY & OAK, Compton Park, and River Park facilities are reserved for residents of Areas 1 and 2 only and no memberships are available.** ID showing residence in Tampa Palms Areas 1 or 2, or park membership, may be required if a member is not recognized by the staff.

- a. Compton Park is open daily: 8 AM to 9 PM, M-Thur (10 PM Fri & Sat, 8 PM Sun)
- b. River Park is open Summer: Sun - Sat 8 AM -7 PM. Winter: 8 AM-6 PM.
- c. Hampton Park is open 8 AM to 9 P.M. M-Sat, (8 PM Sun) unless otherwise posted, and shall be considered closed after 9 P.M. even if the park does not have gates or barriers which prevent access to the park.

No person should be in Hampton Park between the hours of 9 P.M. and 8 AM unless they are performing maintenance at the direction of the CDD staff.

- d. Amberly Park is open from daylight to 6 P.M., unless otherwise posted, and the restroom facilities shall be considered closed after 6 P.M. even if the park does not have gates or barriers which prevent access to the park. No person should be in Amberly Park between the hours of 6 P.M. and daylight unless they're walking through the park on the pathway or unless they have written permission from the CDD staff.
- e. Any park or section of park may be closed by the a CDD/TPOA employee, or CDD/TPOA designated security company officer at any time, e.g., inclement weather, site emergencies or holidays. A notice will be posted in any area which is closed.
- f. Individuals who have reserved tennis courts, racquetball courts or pickleball courts or who are arriving to use the courts, should present themselves to the CDD/TPOA employee or CDD/TPOA designated security company officer upon arrival and sign in with any guest to prevent interruption of their game for ID checks.
- g. Duties of the employees and security personnel at the parks do not permit providing day care for children. Parents must exercise their own judgment as to whether their children are mature enough to be unaccompanied at the parks and playgrounds.

### Section 2: Reservations

- a. A reservation is required if any person wants the exclusive use of a specific area, building, or other park facility or for special events of a cultural, educational, political, religious, or recreational nature. **Any person with a reservation must follow the RULES AND REGULATIONS listed in this document and in the applicable Reservation Form, including any attachments. Failure to follow the Rules and Regulations and attachments may result in forfeiture of the event deposit.**

- b. Reservations for exclusive use are issued for the following park facilities.
- the pavilion area of Hampton Park, excluding the restrooms, water fountain and soft drink machines, all of which may be used by all park attendees
  - the cabana area at Hampton Park
  - the pavilion area at Amberly Park
  - the meeting rooms at Compton Park.

**Members who have reserved a facility within the buildings may also use the playground; however, the playground will not be reserved. The pool may not be used or reserved during a scheduled event.**

- c. **A resident is allowed to reserve a TPOA event room once per quarter. They must provide an Event Deposit** in an amount set by the TPOA Board when booking a reservation in a TPOA facility that requires such deposit. Any person with a reservation is liable for any loss, damage, or injuries to the park or to any person associated with the reservation holder. Such loss, damage or injury shall be forfeited from the Event Deposit. In addition, any resident who does not attend the full duration of the event to which guests are invited, or who violates any of the Rules and Regulation set forth in this manual and in the Event Reservation Form may forfeit the entire Event Deposit and have their use rights to the facility suspended. If damages exceed the amount of the Event Deposit, the resident will be billed for the difference. Some reservations may require additional insurance coverage with the TPOA listed as an additional insured.
- d. The person granted a reservation cannot transfer that reservation to another person without the written permission of the Tampa Palms Parks & Amenities Manager or TPOA staff.
- e. Any reservation may be revoked for violation of these RULES AND REGULATIONS.
- f. It is not permitted to disturb, harass, or interfere with any person in possession of a valid permit or with their property or equipment.
- g. **The following applies only to the TPOA Compton Park facilities, including the clubhouse and the park; all foregoing provisions of Section 2 above continue to apply:**
- A resident of Tampa Palms who is a member of an organization that may have members who are not Tampa Palms residents may reserve use of Compton Park facilities for use by the organization. **Nonresidents may not make park reservations nor use TPOA facilities.**
  - Tampa Palms residents may schedule social functions only for themselves or for immediate family members (who may be nonresidents). In order to preserve availability of the Compton Park clubhouse for Tampa Palms residents, social functions such as wedding events, graduation parties, baby showers and the like may not be scheduled by a TPOA resident for nonresidents who are not immediate family members, even if the Tampa Palms resident is invited as a guest.
  - Because evening events often require extensive cleanup which may delay park closing, **a cleanup fee may be charged if needed and the resident will be notified.** This charge

is in addition to the event deposit and would be collected to facilitate the ability to clean and close the park and be prepared for future events the next day.

- **Event reservations include only space and setup of tables and chairs.** No staff will be provided to wait tables, tend bar, cook, or perform other functions. Tablecloths, room or table decorations, signs, announcements, or the like are the sole responsibility of the event organizers.

- Special requests for use of electronic equipment such as microphones, speaker stands, connectors, the display screens and the like will be accommodated if such is available. Requests for separate rooms will be honored so long as available facilities permit. Windows may not be covered. Special requests for male or female park attendants to be on duty for events will be honored only if scheduling and staff availability permits.

- **The TPOA does not have authority to grant permission for use of the TECO power corridor or the Tampa Palms Elementary School parking lot for event parking.** If use is desired, it must be coordinated by the event organizers directly with TECO or the school.

### **Section 3: Memberships**

- a. Any individual seeking to use any CDD park that is not a resident of the Tampa Palms CDD may purchase an annual membership to the CDD-owned parks **ONLY**
- b. Such annual membership cost shall be equal to the general cost of park maintenance and restoration costs paid by the assessments of the residents of the Tampa Palms CDD.
- c. The annual cost of a membership is set at \$300. Membership must be obtained from the CDD staff or designee. For information on memberships call 813 977-3933.
- d. Memberships are available to:
  - Individuals
  - Families to include parents and any minor children

### **Section 4: Guest Use**

- a. Residents of Tampa Palms may bring **two guests** to any park for general park use. (Children under 18, accompanied by a resident, are not considered "guests" for the purpose of establishing *only two guests*.)
- b. Residents who will be playing doubles tennis and Pickleball may bring three guests for the use of the tennis and pickleball courts only.
- c. The resident must sign-in all guests.
- d. No guest may remain in the park unless the responsible resident is also in the park.
- e. All rules and regulations which apply to residents also apply to guests.

### **Section 5: Commercial use**

Tampa Palms parks are open to the residents of Tampa Palms and members for **private and personal** recreational use. The parks are not available for commercial purposes, which is to say that they may not be used by anyone, resident or member, advertising for activities conducted in the parks.

- a. Selling merchandise of any type on park property is not allowed other than for Board-approved charitable events primarily benefitting the Tampa Palms community as a whole. Charges or donations may not be accepted by anyone else for activities conducted in the parks.
- b. Commercial photography of any kind is not allowed on park property without the proper permit and/or written permission from the TPOA or CDD staff.
- c. Advertising of any kind, including the distribution of fliers, leaflets, or pamphlets either in the park or by placing them on vehicles parked within any park, is not allowed.
- d. Permits for commercial photography use may be available by calling the CDD staff at 813-977-3933 or the TPOA staff at 977-3337.

## **Chapter 3: General Rules of Conduct and Personal Behavior**

### **Section 1: General Conduct**

The Tampa Palms CDD and TPOA regulations state that a person may be expelled from a park for a period of 24 hours or longer if there is reasonable cause to believe that person violated the following rules of general conduct by intentionally disrupting the orderly operation of a park, program, or event.

A person may also be expelled for an extended period and be reinstated only when there is evidence that the person's presence will no longer threaten the orderly operation of the park.

- a. The following conduct is not allowed on park property: fighting; offensive, abusive, or obscene language, gestures, or behavior; disturbing, harassing, or interfering with any park employee, another visitor, or their property; intentionally disrupting the orderly operation of the park; and/or disregarding the rights or safety of others.
- b. No person shall interfere with the orderly conduct of games or other recreational activity in a park or park facility.
- c. The high-volume use of loudspeakers, car stereos, boom boxes, compact disc players or other loud sound systems is not allowed in and around parks, buildings, or ball fields without written permission from the CDD or TPOA staff.
- d. The flying of remote-control drones or powered model aircraft in all of the parks, including open fields, is forbidden.
- e. Individuals refusing to show proof of residence in Tampa Palms Areas 1 or 2 or a CDD Park membership to a park attendant or CDD/TPOA designated security company officer which results in a request for law enforcement assistance, will be asked to leave the park for no less than 24 hours. New residents who have not obtained ID reflecting a valid Tampa Palms Area 1 or 2 address may show a utility bill or other official document addressed to them at an Area 1 or 2 address.

### **Section 2: General Conduct in Park Facilities**

- a. The use of roller skates, in-line skates, skateboards, scooters, bicycles or any other type of propelled vehicle or equipment is not allowed on the playground, the tennis courts, basketball courts, pickleball courts or racquetball facilities.
- b. Resident, members and guests shall enter park facilities only at designated street entrances, and shall only park in the parking spaces provided.
- c. No parking along the maintenance entrance to Hampton Park or along the power line easement shall be allowed without written permission from the CDD staff and then only in situations where the normal parking lot is unavailable.

### **Section 3: General Conduct on Park Property**

- a. Entering into any pond, designated natural area, native plant area or restored natural area is not permitted.
- b. Placing any foreign object, solid or liquid, into the water of any pond, or fountain is not allowed.
- c. Digging holes, cutting trees or plants, attaching signs to trees, or damaging any park property is not allowed.
- d. Harassing or otherwise disturbing wildlife in any manner is not allowed. Fishing is not allowed in the parks.



- e. Garbage, bottles, cans, paper, and other refuse shall be placed in designated trash receptacles.
- f. Glass containers are not allowed in any park, except where designated, or where the use is specifically permitted by the TPOA or CDD staff.

**Section 4: Smoking in Tampa Palms Parks – Both the CDD and TPOA Parks**

- a. Smoking is not permitted in the pavilions, restrooms, offices, court areas or anywhere around the playground areas of Compton, Hampton or Amberly Parks.
- b. Smoking by Tampa Palms TPOA or CDD employees, or employees of security companies which may be retained by the TPOA or CDD, is not permitted at any time in Tampa Palms - owned parks.

**Section 5: Consumption of Alcohol**

- a. The Tampa Palms CDD specifically prohibits the possession or consumption of alcohol in all CDD parks. There will be no exceptions.
- b. Holders of reservations for exclusive use of facilities within the CDD parks may not use or possess alcohol in the park during their functions.
- c. Anyone found consuming or possessing alcohol will be asked to leave the park.
- d. Serving and consuming alcohol during private event at Compton Park (limited to the meeting rooms) must be approved in writing by the TPOA Parks & Amenities Manager. **Alcohol may not be consumed in the Compton Park recreational areas.**

**Section 6: Use of Fireworks and Weapons**

- a. Fireworks, model rockets and remote-control vehicles (including drones and model aircraft) are not allowed without written approval from the respective CDD or TPOA staff.
- b. **Weapons**, except by City of Tampa, Hillsborough County or State of Florida law enforcement officers, **shall not be openly displayed or carried by any person**, whether a resident, employee, member, guest, or visitor, in any park property or in any park facility. The term “Weapons” includes real weapons, replicas, and toys.
- c. The CDD or TPOA staff may remove any obstructing article, or item, found on park property at the expense of the owner, and if not claimed within 60 days, may sell, or destroy such items.

## **Chapter 4: Regulations for Recreation Activities**

### **Section 1: Picnicking**

- a. Picnicking is allowed in designated areas.
- b. Assuming control over a complete pavilion without a reservation is not allowed.
- c. A permit and approval from TPOA Parks & Amenities Manager or CDD staff are required for the use of tents, canopies, inflatable's, large games and rides in the parks. Requests for permits will be evaluated on an individual basis with safety of the park the overriding consideration. No motorized (moving) games or rides will be permitted. **Inflatable "bounce houses" will not be permitted at Compton Park or River Park.**

### **Section 2: Grilling and Outdoor Cooking**

- a. Grilling and outdoor cooking is allowed in areas designated and equipped for that purpose.
- b. Individuals are not allowed to bring their own grill for outdoor cooking without written permission from the TPOA Parks & Amenities Manager or CDD staff.

### **Section 3: Recreational Fires**

- a. Recreational fires are not allowed in the parks except for in the Amberly Park fireplace or the River Park fire pit.
- b. Fires in the Amberly fireplace and River Park fire pit shall not be left unattended and must be extinguished no later than 6:00 PM.
- c. Only cut logs and charcoal briquettes are allowed to be burned. The harvesting of live or dead wood from any park area is not allowed.
- d. Portable fire pits are not allowed.

### **Section 4: Swimming, Boating and Fishing**

- a. No bathing, wading, or swimming is allowed in ponds or lakes in Tampa Palms CDD parks.
- b. Fishing is not allowed in Tampa Palms parks, except on River Park dock.
- c. No boats, canoes, rafts, or any other flotation device is allowed in Tampa Palms Park lakes or ponds.
- d. Canoes may be launched into the Hillsborough River from the TPOA's River Park dock.

### **Section 5: Paths and Trails**

- a. Designated pathways, trails and surfaces may be used by bicyclists, pedestrians, and other users.
- b. Pedestrians shall have the right-of-way at all times. Bicycle riders shall observe and obey all traffic laws, traffic signals and directional signs.
- c. Bicycle riders shall operate in a safe and controlled manner.
- d. Designated bicycle racks are provided for bike parking. Bikes should not be left out where they may endanger other park visitors.
- e. The use of in-line skates, skateboards, roller skates, roller skis, freestyle or mountain and off-road bicycling and self-propelled scooters is prohibited in the parks.
- f. Permanent and/or temporary pathway or trail markings shall not be placed on any CDD, TPOA or City pathway or trail without written permission from the respective CDD or TPOA staff.
- g. Motorized vehicles shall not be used on park paths and sidewalks.
- h. People with mobility, circulatory, respiratory, or neurological disabilities may use power devices for mobility such as powered wheelchairs and scooters and other "power-driven mobility devices" (OPDMD).

### **Section 6: Wildlife and Environmental Protection**

- a. Attempts to kill, injure, harass, remove, or unnecessarily disturb fish, waterfowl, singing or other birds, deer or any wildlife creatures within park property is not allowed.
- b. The feeding of any wildlife creatures within park property is not allowed without written permission from the CDD or TPOA staff.
- c. Tampa Palms is home to many species and varieties of wildlife that both reside in or transit the area, especially the conservation and wetland areas as well as its parks. Some of these varieties can be or are dangerous if approached. They include, by example and not by limitation, alligators, snakes, coyotes, foxes, bobcats, owls, hawks, bears, Florida panthers, feral hogs, raccoons, armadillos, and snapping turtles. There are also some species that are protected by law, such as Sandhill Cranes, soft-shelled turtles, and box turtles. **Do not approach or feed wild animals.** Feeding wild animals makes them associate humans with food and increases the danger. Neither the CDD nor the TPOA will be responsible for injury from wild animals.
- d. The abuse of any natural resource within the park system is not allowed, nor is the removal of any natural resource from within the park system without written permission from the CDD or TPOA staff. This includes but is not limited to trees, plants, shrubs, flowers, soil and turf.

## **Chapter 5: Vehicles in Parks and Recreation Facilities**

### **Section 1 Operation of Motor Vehicles**

- a. The operation of any motor vehicle within a park is only allowed in designated parking areas.
- b. Motor vehicle parking is not allowed in any area designated "no parking" either by painted curb, signage, or both.
- d. Motor vehicles parked illegally on park property may be tagged and/or towed at owner's expense.
- e. Children and/or pets shall not be left unattended in vehicles.

## **Chapter 6: Pets in Parks**

### **Section 1: Service Animals**

Service animals are defined by the Americans with Disabilities Act (ADA) as a dog that is trained and certified to assist persons with disabilities are allowed in all park areas and facilities. The tasks performed by a service animal must be directly related to the person's disability, and the dog must be harnessed, leashed, or tethered while in public spaces, include our parks and courts unless these devices interfere with the service animal's work or the person's disability prevents use of these devices. Most dogs trained as service animals are NOT carried but remain on the ground. Park staff and security personnel may inquire whether the animal is required because of a disability, and what tasks the animal is trained to perform. Members may NOT be asked for documentation of the service animal's training or the nature of the member's disability.

### **Section 2: Dogs**

#### **Section 2: Emotional Support Animals**

Emotional support animals are defined by the Americans with Disabilities Act as those that can provide comfort and support just by being with people with any of many different emotional conditions (by way of example and not exclusion, anxiety, depression, bipolar disorder, mood disorder, panic attacks, fear or phobias, etc.) It can be any animal and is not limited to being a dog. Generally, a letter from a licensed mental health professional stating the need for an emotional support animal is necessary (especially if the animal is a "exotic" one), and persons being asked to accept an emotional support animal as such may request such certification.

### **Section 3: Safety Concerns**

The ADA does not override legitimate safety concerns of a community. Because of such concerns, it is recognized that any animal running free on our courts can present a danger, especially by being a trip hazard, to residents using the courts or to the animal itself. As a result, no animals of any kind are permitted on tennis, pickleball or racquetball courts, though they are allowed in the other areas of the parks if properly controlled and housebroken (sanitation is a safety concern as well). Trained and certified service animals, as distinguished from emotional support animals, are allowed in CDD and TPOA buildings (as distinguished from the courts). Any dogs or other domestic animals other than service animals are not allowed inside buildings in the parks without written permission from the TPOA or CDD staff. Residents or their guests with animals violating these rules may be required to leave the parks, and may be barred from the parks for repeated violations.

### **Section 4: Dogs**

In general dogs are welcome in TPOA and CDD parks other than the courts and buildings, with the following restrictions:

- a. Dogs must be effectively restrained on a leash, harness or tether no longer than six feet held by the owner or a responsible person.
- b. Owners and/or handlers of dogs must prevent their animals from the pursuit or harassment of wildlife or wildlife nests, burrows, or habitat in any park property.
- c. An owner or person handling a dog is responsible for solid waste clean-up and must carry a device for such clean-up.
- d. Any member or guest violating these rules may be asked to leave the parks. Persons who commit repeated violations may be barred from the parks from the pursuit or harassment of wildlife or wildlife nests, burrows, or habitat in any park property.



## Chapter 8: Tampa Palms CDD Tennis & Racquetball Court Rules and TPOA Tennis & Pickleball Rules

For the convenience of all, the use rules for the Tampa Palms CDD tennis courts are consistent with the use rules of the Tampa Palms Owners Association tennis courts.

- a. All players must wear non-marking tennis shoes and appropriate tennis or racquet ball attire.
- b. Courts are for tennis only and may not be used for any other purpose. Roller skates, skateboards, scooters, bicycles, lacrosse equipment etc. are strictly prohibited.
- c. Courts are for the exclusive use of Tampa Palms residents (see village list page 12) and members (Hampton only). The courts are also open to any guest playing with a Tampa Palms resident. That guest may be a coach.
- d. Owners/members may bring three guests to play tennis to facilitate doubles play. Only one court may be used: there must be a resident/owner/member on every court.
- e. Owners or members may reserve courts only one and a half hours a day. **Owners must leave the courts promptly at the end of their reservation.** If no one is scheduled or waiting to play, the park attendants will reassign a court for continued play. (One reservation per day per household.)
- f. Reservations start on the hour or the half hour and are void if not used by 15 minutes after reservation time.
- g. To discourage ineligible use of the courts, **all owners/members and guests must sign-in before each session and will be assigned a court for use.**
- h. Players may not make comments or express complaints to or about other players, or even approach other players to trade courts or times. Any such requests should be discussed with the park attendants.
- i. Reservations are accepted from owners no more than 24 hours in advance. Reservation requests may be left on the voice answering system but if left more than 24 hours in advance of the requested time, the reservation request will not be honored.
- j. When making court reservations, owners or members should provide their name and address. All players should have Tampa Palms CDD or TPOA appropriate ID when checking in.
- k. To encourage fair playing times during peak hours of use for the tennis, racquetball, and pickleball courts, they are to be reserved on Saturday and Sunday's at the specific starting times of 8:00am, 9:30am, 11:00am, and 12:30pm.

The Tampa Palms parks are a place for recreation and enjoyment. The Tampa Palms CDD and the TPOA take very seriously their responsibility to provide a safe and peaceful environment where owners and members may take pleasure in their parks.

These tennis court use rules have been established to provide a framework for assuring a safe and tranquil environment. Failure to adhere to these rules will result in removal of park-use privileges.

- 1<sup>st</sup> offense 1 week
- 2<sup>nd</sup> offense 1 month
- 3<sup>rd</sup> offense 3 months

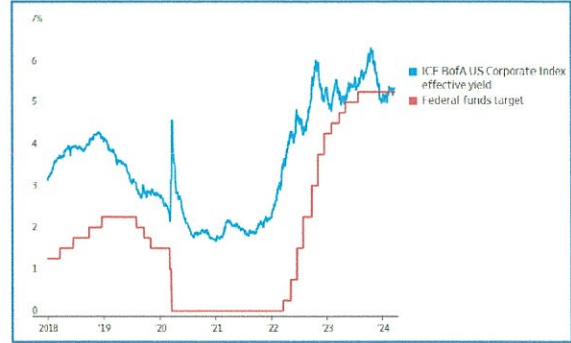
## CDD Financial News & Economy and Investments - Update

The Federal Reserve has been promising interest-rate cuts, which theoretically should diminish Treasury yields, a key driver of mortgage rates and other borrowing costs, but as reported, Treasury yields have continued to rise.

This enabled Vice Chair Oneal to negotiate a 6 Month treasury, as was planned, with the proceeds of the CD redeemed in March, but at a surprising 5.2% yield.

At this time the Fed's short-term rate remains between 5.25% and 5.5%, which continues to be a two decade high. At the beginning of 2024 the pundits and investors acting on Fed Chair Powel's remarks, expected at least a 2 pt drop but the reality of Jan and Feb CPI results have revised those forecasts to a year-end 4.5% to 4.75%.

The chart to the right published by the St Louis Fed last week reiterates the Fed fuds rate target.



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)	<u>Budget</u>
Interest Income	\$ 60 K
Wealth Account	0
Carry Forward	<u>83</u>
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.

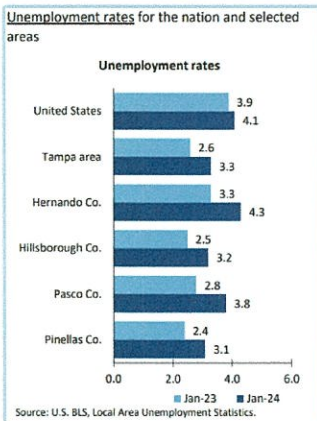
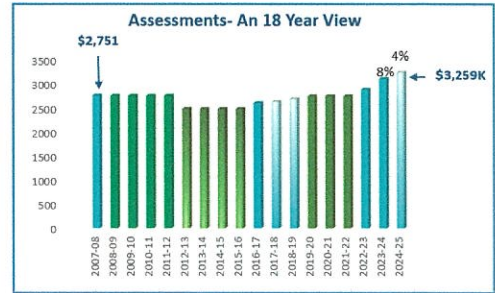
By skillfully and safely investing the reserves in the Wealth Account and through negotiation of a more favorable rate on the operating accounts, the use of the Carry Forward revenue is eliminated for FY 2023-24.

	<b>Forecast</b>
Interest Income	\$ 86 K
Wealth Account	\$137
Carryforward	<u>0</u>
Total	\$223 Fav Variance \$80K

At the end of March, a six-month brokered CD matured with \$6.5K in earnings and Vice Chairman Oneal will work with SouthTrust to reinvest the \$237 K principal, at or about 5.2%. 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.

As previously noted, the ability to definitively create a multi-year outlook has dramatically changed and the financial strategies that served the CDD for much of the District’s life, will not serve the constituents in the current environment. The chart to the right illustrates the modest assessment strategy of the past, as well as, a view to the next fiscal year that continues to support Tampa Palms in the manner that residents can rely upon to secure their important investments, their homes.



In addition the Tampa area is a unique sub-set of the national economic experience with inflation as reported by the Bureau of Labor Statistics as almost twice that of the national average. (The two month CPI for Tampa will be issued next week.)

Further economists describe the very low unemployment rate (usually considered a good thing) as in part a hidden driver fueling local inflation as companies must compete for workers as higher costs.

Wages coupled with escalating utility costs, insurance rates and general product costs are the drivers that the CDD must address to maintain Tampa Palms and assure the continued value of owner properties.

At the same time the economic issues must be considered, the fact the Tampa Palms is more than forty years old and the cost to retain that upscale look increases each year (mature trees cost more to manage, aging irrigation systems are expensive to repair etc).

The attached preliminary budget, based on current economic realities, reflects the probability that the current inflationary environment will not be completely brought under control immediately but is moving in the right direction.

The immediate Board responsibilities require approving the FY 2024-25 proposed budget next month. The CDD is required to approve this budget at the May meeting and must submit a budget with revenue and expenses balanced. An assessment increase of 4 % is displayed for the Board’s consideration.

The Board cannot increase the assessments during the July Budget Hearing, from the level approved and submitted in May. Following are:

- The preliminary budget
- A view of assessments at 4%
- The multi-year model
- The assessment methodology



Assumption Set For Preliminary Budget

Revenue

- Assessment revenue will increase by 4% (50% less than in 2024)
- Interest revenue will remain at \$60K (ICS Account)
- Investment revenue will decrease by 20% to \$100K (note none budgeted in 2024)
- No carryforward (reserve) revenue budgeted

Expenses

- “General” expenses increased by 4%
- Property & Liability insurance increased by 39% over 2024 budget
- Main Landscape [most meaningful expense line] increased 4% due to favorable contract [see below]
- Water Utility increased 11% due to multi-year COT plan.
- Renewal and Replacement increased 10%
- Capital Projects increased 9%

Landscape Line Breakout

	2023-24	2024-25	Incr
Base Contract	933,265	937,330	4%
Mulch	149,500	179,400	20%
Flowers	137,268	150,995	10%
Handyman	26,000	27,040	4%
<b>Total</b>	<b>\$ 1,246,033</b>	<b>\$ 1,294,765</b>	<b>4%</b>

Base Contract Calculation					
	22--23		23-24		24-25
Oct	71,034	=8.6 Incr In 22	73,875		76,830
Nov	71,034		73,875		76,830
Ded	71,034		73,875		76,830
Jan	71,034		73,875		76,830
Feb	71,034		73,875		76,830
Mar	71,034		73,875		76,830
Apl	71,034		73,875		76,830
May	73,875	4%	76,830	4%	79,904
Jun	73,875		79,904		79,904
Jul	73,875		83,100		79,904
Aug	73,875		86,424		79,904
Sept	73,875		89,881		79,904
	866,614		933,265		937,330

# Preliminary Budget FY 2024-25 - For Discussion

## 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
Adopted	Forecast	Model	\$	%

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

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

### II. FUNDS RESERVED

<b>Reserves Required</b>						
Weather Reserve	(400)	(400)	(400)	(400)	(400)	(400)
1st Quarter Operations	(679)	(679)	(679)	(679)	(679)	(679)
Community-Wide Walls	(100)	(100)	(100)	(100)	(100)	(100)
Pond Restorations	(700)	(700)	(700)	(700)	(700)	(700)
Balance of Signature	(323)	(323)	(323)	(323)	(323)	(323)
Infrastructure & Other Contingency	(135)	(135)	(135)	(135)	(135)	(135)
<b>SIT Annual Retainage- Reserves</b>	<b>\$2,343</b>	<b>\$2,343</b>	<b>\$2,343</b>	<b>\$2,343</b>	<b>\$2,343</b>	<b>\$2,343</b>

### III FUND BALANCE DETAILS

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



# Preliminary Budget FY 2024-25 - For Discussion

General Expense Incr

4.00%

Revised 3/25/24

Insert Percent Below To Model Revenue Increases

## Budget Detail

Current Year FY 2023-24 Adopted Budget	Outlook FY 2023-24 Outlook Y/E	Next FY FY 2024-25 Proposed Model	Year Over Year Comparison	
			\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget
			\$	%
\$ 3,104,432	\$ 3,104,432	\$ 3,228,609	\$ 124,177	4%
\$ (124,177)	\$ (124,177)	\$ (129,144)	\$ (4,967)	4%
\$ 2,980,255	\$ 2,980,255	\$ 3,099,465	\$ 119,210	4%
\$ 60,000	\$ 60,000	\$ 60,000	\$ -	100%
0	15,000	15,000	\$ 15,000	100%
	125,707	100,000	\$ 100,000	100%
1,500	4,000	3,000	\$ 1,500	100%
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>

### 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

#### Expenditures

#### Administrative Expenditures

##### ADMINISTRATIVE:

- SUPERVISORS COMPENSATION
- MANAGEMENT SERVICES
- FUTA/SUTA/WK/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	-	0%
68,000	68,000	70,000	2,000	3%
5,824	5,896	6,073	249	4%
6,624	6,705	6,906	282	4%
6,930	7,000	7,280	350	5%
10,050	10,000	10,452	402	4%
62,089	62,089	64,572	2,484	4%
3,500	3,500	3,640	140	4%
12,360	12,360	12,854	494	4%
3,800	3,691	3,952	152	4%
<b>190,177</b>	<b>189,640</b>	<b>196,729</b>	<b>6,553</b>	<b>3%</b>

## Preliminary Budget FY 2024-25 - For Discussion

Field/ Operations Services	Current Year		Outlook		Next FY FY 2024-25 Proposed Model	Year Over Year Comparison	
	FY 2023-24 Adopted Budget	FY 2023-24 Outlook Y/E	FY 2023-24 Outlook	FY 2023-24 Outlook		\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget
<b>FIELD MANAGEMENT SERVICES:</b>							
DISTRICT STAFF SIT ALL POSITIONS	174,966	174,966	174,966	180,405	5,439	3%	
PARK STAFF -LEASING CO-	73,936	60,000	60,000	(3,936)	(3,936)	-5%	
PARK PATROL- SECURITY CO	132,619	127,000	127,000	5,305	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>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	21,880	23,000	6,500	39%	
INFORMATION SYSTEMS (TELEPHONE & SECUR)	15,750	15,750	15,750	16,380	630	4%	
WATER-UTILITY	54,212	54,212	54,212	60,176	5,964	11%	
REFUSE REMOVAL (SOLID WASTE)	11,000	10,500	10,500	11,440	440	4%	
ELECTRICITY	156,436	156,436	156,436	168,951	12,515	8%	
STORMWATER FEE	3,041	3,379	3,379	3,514	473	16%	
MISC. FIELD SERVICES	13,000	13,000	13,000	13,520	520	4%	
<b>TOTAL GENERAL OVERHEAD</b>	<b>269,939</b>	<b>275,157</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	18,900	-	0%	
LANDSCAPE AND POND MAINTENANCE	1,246,033	1,246,033	1,246,033	1,294,765	48,732	4%	
LANDSCAPE REPLACEMENT	107,271	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>1,372,204</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	82,160	85,446	3,286	4%	
COUNTY POND	5,250	5,250	5,250	5,460	210	4%	
NPDES POND PROGRAM	52,953	52,953	52,953	55,071	2,118	4%	
<b>TOTAL LANDSCAPE MTC : NEW</b>	<b>140,363</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	119,968	124,767	4,799	4%	
R&M FOUNTAIN	28,254	28,254	28,254	29,384	1,130	4%	



## Preliminary Budget FY 2024-25 - For Discussion

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

FACILITY MAINTENANCE  
JANITORIAL/SUPPLIES  
**TOTAL FACILITY MAINTENANCE**

<b>2,613,764</b>	<b>2,598,890</b>	<b>2,722,353</b>	<b>108,590</b>	<b>4%</b>
235,872	235,872	258,894	23,022	10%
67,368	67,368	70,063	2,695	4%
207,481	207,481	226,154	18,673	9%
0	0	0	-	0%
<b>510,721</b>	<b>510,721</b>	<b>555,111</b>	<b>44,390</b>	<b>9%</b>
<b>\$3,124,484</b>	<b>\$3,109,610</b>	<b>\$3,277,465</b>	<b>\$152,980</b>	<b>5%</b>
<b>\$0</b>	<b>\$75,351</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>

**Total Normal Operations**  
  
**Project Driven Expenses**  
 Renewal and Replacement & Deferred Mtc  
 NPDES / Clean Water / Age Replacements  
 Capital Projects  
 Signature 2017  
**Total Project Driven**

**Total Expenses Normal Operations  
and Project Driven**

**Excess Revenue**

**Signature IP 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**  
**Preliminary View FY 2024-25 RESIDENTIAL ASSESSMENTS**  
**At 4% Increase**

	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>1682</b>						
<b>Apartment</b>									
W LIVE OAKS BLVD LLC	0.0600	46.20	770	293,286	\$381	\$304,916	\$396	\$15	4%
WZ 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>1425</b>						
<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>600</b>						
<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%
		22	304						
			<b>304</b>						



PRELIMINARY 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 2023- 24 Total	\$ Incr Vs 2023-24	% Incr Vs 20231-24
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 SSTMPL01 LLC	347555515	6.11	720	36.13	221	1.07%	4,571	\$0.0	\$282	\$4,667	\$4,854	\$187	4%



**PRELIMINARY 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 MATHEWS 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 LLC	347555523	2.57	720	36.13	93	0.45%	1,924	\$0.0	\$282	\$2,123	\$2,207	\$84	4%
19	PAUL H AND 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

## 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	3,099	3,223	3,352
Misc	2	4	2	2
Interest	60	45	45	45
Investments	0	100	70	70
Excess Fees	0	15	15	15
Unallocated Carryforward	83	0	0	0
<b>Revenue Total</b>	<b>3,124</b>	<b>3,277</b>	<b>3,355</b>	<b>3,484</b>
Expenses				
Normal Expenses	2,614	2,722	2,832	2,992
Project Driven	511	555	577	601
<b>Total Annual Expenses</b>	<b>\$3,124</b>	<b>\$3,277</b>	<b>\$3,409</b>	<b>\$3,592</b>
<b>Annual Excess Revenue (Deficit)</b>	<b>(\$0)</b>	<b>(\$0)</b>	<b>(\$54)</b>	<b>(\$67)</b>

### II. FUNDS RESERVED

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

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	3,999
Less Carryforward Moved To Budget	0	0	0	0
FY Ending Revenue (Deficit)	0	0	(54)	(67)
<b>Ending Fund Balance</b>	<b>4,053</b>	<b>4,053</b>	<b>3,999</b>	<b>3,931</b>
<b>Excess After Required Funds</b>	<b>\$1,710</b>	<b>\$1,710</b>	<b>\$1,656</b>	<b>\$1,588</b>



# 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	Current Year	Outlook	Model Year 1	Model Year 2	Model Year 3
	2023	2024	2024	2025	2026
	2024	2024	2025	2026	2027
Budget	Y/E	Model	Model	Model	Model
8.0%		4%	4%	4%	4%
\$ 3,104,432	\$ 3,104,432	\$ 3,228,609	\$ 3,357,754	\$ 3,492,064	\$ 3,492,064
Assessments Non-Advalorem					
Early Payment Discount	\$(124,177)	\$(124,177)	\$(129,144)	\$(134,310)	\$(139,683)
Net Assessments	\$ 2,980,255	\$ 2,980,255	\$ 3,099,465	\$ 3,223,443	\$ 3,352,381
Interest Income	\$ 60,000	\$ 60,000	\$ 60,000	\$ 45,000	\$ 45,000
Excess Fees	0	15,000	15,000	15,000	15,000
Investments	1,500	125,707	100,000	70,000	70,000
Misc Revenue	82,729	4,000	3,000	1,500	1,500
Carry Forward Revenue					
	3,124,484	3,184,962	3,277,465	3,354,943	3,483,881

## Expenditures

### Administrative Expenditures

#### ADMINISTRATIVE:

SUPERVISORS COMPENSATION	11,000	10,400	11,000	11,000	11,000
MANAGEMENT SERVICES	68,000	68,000	70,000	72,800	75,712
FUTA/SUTA/WKM/BENEFITS	5,824	5,896	6,074	6,194	6,380
FICA	6,624	6,705	6,839	7,044	7,256
AUDITING SERVICES	6,930	7,000	7,280	7,571	7,874
ASSESSMENT ROLL SERVICES	10,050	10,000	10,452	10,870	11,305
TAX COLLECTOR FEES-ASSMTS	62,089	62,089	64,572	67,155	69,841
LEGAL SERVICES	3,500	3,500	3,640	3,786	3,937
MISCELLANEOUS ADMIN.SERVICES	12,360	12,360	12,854	13,369	13,903
DIRECTORS & OFFICERS INSURANCE	3,800	3,691	3,952	4,110	4,274
<b>TOTAL ADMINISTRATIVE</b>	<b>190,177</b>	<b>189,640</b>	<b>196,603</b>	<b>203,899</b>	<b>211,482</b>

## TP 5 Year Financial Model- Detail

Field/ Operations Services	Current Year	Outlook		Model Year 1		Model Year 2		Model Year 3	
	2023	2023	2024	2024	2025	2025	2026	2026	2027
Budget		Y/E	Model	Model	Model	Model	Model	Model	Model
<b>FIELD MANAGEMENT SERVICES:</b>									
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	<b>174,966</b>	<b>176,301</b>	<b>180,405</b>	<b>189,270</b>	<b>194,948</b>				
PARK STAFF -LEASING CO-	73,936	63,000	70,000	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				
<b>TOTAL FIELD MANAGEMENT SERVICES</b>	<b>402,321</b>	<b>392,101</b>	<b>409,129</b>	<b>433,473</b>	<b>447,287</b>				
<b>GENERAL OVERHEAD:</b>									
P & L INSURANCE	16,500	21,880	23,000	23,920	24,877				
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	11,400	12,540	13,794				
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				
<b>TOTAL GENERAL OVERHEAD</b>	<b>269,939</b>	<b>275,657</b>	<b>296,941</b>	<b>309,522</b>	<b>328,148</b>				
<b>LANDSCAPE MAINTENANCE:</b>									
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				
<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>1,372,204</b>	<b>1,372,204</b>	<b>1,425,227</b>	<b>1,481,480</b>	<b>1,539,983</b>				
<b>LANDSCAPE MTC NEW &amp; ENHANCED</b>									
PROPERTY MOWING	82,160	82,160	85,446	82,160	85,446				
COUNTY POND	5,250	5,250	5,460	5,678	10,124				
NPDES POND PROGRAM	52,953	52,953	55,071	57,274	59,565				
<b>TOTAL LANDSCAPE MTC : NEW</b>	<b>140,363</b>	<b>140,363</b>	<b>145,978</b>	<b>145,112</b>	<b>155,135</b>				
<b>FACILITY MAINTENANCE:</b>									
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
87,510	87,510	91,010	94,651	98,437
3,028	3,028	3,149	3,275	3,406
<b>238,760</b>	<b>238,760</b>	<b>248,310</b>	<b>258,243</b>	<b>268,573</b>

FACILITY MAINTENANCE  
 JANITORIAL/SUPPLIES  
**TOTAL FACILITY MAINTENANCE**

<b>2,613,764</b>	<b>2,608,725</b>	<b>2,722,187</b>	<b>2,831,729</b>	<b>2,950,608</b>
235,872	235,872	259,061	269,423	280,200
67,368	67,368	70,063	72,865	75,780
207,481	207,481	226,154	235,200	244,608
0	0	0	0	0
<b>510,721</b>	<b>510,721</b>	<b>555,278</b>	<b>577,489</b>	<b>600,588</b>
<b>\$3,124,484</b>	<b>\$3,119,445</b>	<b>\$3,277,465</b>	<b>\$3,409,217</b>	<b>\$3,551,196</b>
<b>\$0</b>	<b>\$65,516</b>	<b>(\$0)</b>	<b>(\$54,274)</b>	<b>(\$67,315)</b>

**Total Normal Operations**

**Project Driven Expenses**  
 Renewal and Replacement & Deferred Mtc  
 NPDES / Clean Water / Age Replacements  
 Capital Projects  
 Signature 2017  
**Total Project Driven**

**Total Expenses Normal Operations  
 and Project Driven**

**Excess Revenue**

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



**Total Revenue - All Sources**      **\$3,184,962**      **\$3,277,465**      **\$3,354,943**      **\$3,483,881**



## Special Assessment Methodology – Overview

### Summary

In 2007 the Board directed the development of an assessment methodology that can be used in conjunction with non ad-valorem special assessments (NAV) to fund all portions of the District's general fund budget.

This action was taken to more fairly allocate CDD assessments to the benefitted properties and eliminate the ad valorem assessments that unfairly burdened new owners.

The methodology that meets the requirements of Tampa Palms to fairly allocate expenses of the District as a function of benefit received, utilizes a combination of strategies:

- a. Equivalent residential unit (ERU) generally established as the average residential unit
- b. Acreage per benefitted property types
- c. Institute of Transportation Engineers (ITE) trip generation factors (Commercial Only)

The ERU strategy assigns a value to each residential dwelling unit (the value is 1) and establishes an equivalent value for non-residential or commercial units (the value is 6). This strategy is used when there is essentially equal benefit between properties. This is applied to Administrative for all properties and Park expenses for residential [single family and all apartments].

Acreage analysis utilizes allocations of expenditure based upon the proportion of acres/benefit that a property receives from the District's maintenance and management activities. This strategy is useful in fairly apportioning benefits between similar types of properties but of different sizes. This is used to assess to fund expenses for common areas and stormwater and applies to commercial and residential units, with the exception of the remote apartments which do not benefit sufficiently to be assessed for expenses for the common areas.

The ITE trip generation mechanism determines the value of services provided in conjunction with the right-of-way, storm water and other community-general amenities to commercial properties as a function of benefits received. It is a refinement to the acreage basis that takes into consideration the diversity of commercial benefit. The estimated number of daily trips for each commercial property were calculated using the fundamentals detailed by the Institute of Transportation Engineer's Trip Generation Manual, 7<sup>th</sup> Edition. The ITE manual is the standard accepted by the City of Tampa, Hillsborough County, FDOT and the FHWA for determining trips generated. The stormwater and right of way expenses for the commercial acres are allocated to each commercial property based on a proration of the trips generated by each property.

### Annual Assessments

The annual assessments calculate and apply to each property (unit) the proper prorata share of the budgeted expenses for the year, based on the benefits received by that property.

In Tampa Palms there exist five types of properties (units), each with a different benefit profile:

- Single family residential properties (benefit from administration, monuments, landscape, lighting, stormwater and parks)
- Apartment residences located within Tampa Palms proper (benefit from administration, monuments, landscape, up-lighting, stormwater and parks)
- Apartment properties located outside Tampa Palms proper (benefit from administration and parks)

- Commercial properties (benefit from administration, monuments, landscape, up-lighting, stormwater)

Function	Single Family 1682 Units	Apartment 1425 Units	Remote Apartments 600 Units	Condo 304 Units	Commercial 28 Units
Administration	Yes	Yes	Yes	Yes	Yes
Common Area (ROW) and Stormwater Management	Yes	Yes	No	Yes	Yes
Parks	Yes	Yes	Yes	Yes	No

It is readily apparent that due to the fact that some categories of expenses (right of way and stormwater for the remote apartments or parks for commercial units) do not benefit all of properties and are not assessed to the non-benefitted, the assessment increase per property varies from that of the overall increase in revenue.

The proposed budget for FY 2024-25 will be presented to the Board for preliminary approval in May and for approval of the date of the Budget Hearing.

The plan directionally includes a manageable 4% per year total assessment revenue increase in FY 2024-25 This approach will provide necessary revenue to operate the District, while conserving sufficient funds to react to the unplanned challenges from outside.

- Owners will experience only modest increases
- Total assessments have increased approximately 1/10<sup>th</sup> of 1 percent per year over the last eighteen years.

The chart below depicts the stewardship model.

