

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

*Agenda Package
Board of Supervisors Meeting*



Wednesday, June 8, 2016

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package June 8th, 2016

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Tampa Palms Community Development District

**Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9102
Fax: 813-374-9106**

June 3, 2016

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District is scheduled for Wednesday, June 8, 2016 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 reviews are the minutes of the May, 2016 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,

Bruce StDenis

Bruce St Denis
District Manager

JD:cs

cc: Maggie Wilson
Carolyn Stewart (Record Copy)

Tampa Palms CDD Meeting Agenda

**June 8th, 2016, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the April Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Bruce B Downs Update
 - Community Appearance
 - Upcoming Council Elections
 - Local Property Values
 - CDD Organization Update
 - Palm Tree Update
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

7 months ending April 30, 2016Executive Summary

As of April 30th, the District has cash balances net of liabilities of \$ 4.8 M. Taking into consideration expenses for the balance of FY 2015-16, first quarter operating requirements and weather and pest reserves, along with adjusting for the Signature TP 2017 expenditures, the District has \$1.4 M unallocated funds. (Details below.)

The District has collected 98 % of the special assessments for the fiscal year. This is comparable to the collections this same time last year. It is expected that the District will collect \$56 K in additional revenues by end of FY 2015-16.

There continue to be no operating variances material to the annual performance as of April 30th.

Note: Streetlight transactions are no longer meaningful. The street lights have been consolidated with General Fund.

Outlook

Sources and Uses of Funds	12 months ending 12/31/2016	
(\$000)		
District General Fund Cash 4/30/16		\$ 4.793
<u>Revenues</u>		
Cash collections: through Q1 FY 2016-17	\$ 56	\$ 56
<u>Expenses & Cost Allocations</u>		
District Operations May – September 2016	\$ 1,103	
District Operation Q1 October – December 2016	600	
Winter Damage Reserve	200	
Wind/Hurricane Damage Reserve	200	
Palm Pest Allocation	200	
TP Signature 2017 Budget (BBD mitigation)	\$ 1,195	(\$ 3,498)
Projected General Fund Balance 12/31/2016		\$ 1,351

Note:

* No meaningful FY 2016-17 receipts are available for District use until Jan of 2017.

**Tampa Palms CDD
Balance Sheet
April 30, 2016**

GENERAL

ASSETS:

CASH - Operating Account	\$ 218,605
PETTY CASH	500
INVESTMENTS:	
Excess Fund Account- Sunshine Bank	4,622,792
Excess Fund Account- Iberia Bank	40,143
State Board Investment Pool A	14,893
RECEIVABLE FROM TAMPA PALMS HOA	5,812

TOTAL ASSETS

\$ 4,902,745

LIABILITIES:

ACCOUNTS PAYABLE	\$ 103,845
ACCRUED EXPENSES	5,609

FUND BALANCE:

NON-SPENDABLE	-
RESTRICTED	-
UNASSIGNED:	4,793,291

TOTAL LIABILITIES & FUND BALANCE

\$ 4,902,745

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
FY2016 - For the period from October 1, 2015 through April 30, 2016

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
REVENUES				
SPECIAL ASSESSMENTS ON ROLL (Gross)	\$ 2,519,225	\$ 2,461,470 (a)	\$ 2,461,470	\$ -
INTEREST	10,000	5,833	14,486	8,652
CLUB MEMBERSHIP FEES	-	-	1,200	1,200
SL REIMBURSEMENTS -CITY OF TAMPA	1,000	332	332	-
MISCELLANEOUS REVENUE	1,200	700	167	(533)
DISCOUNT-ASSESSMENTS	(100,769)	(98,459) (a)	(98,459)	-
TOTAL REVENUES	<u>2,430,656</u>	<u>2,369,876</u>	<u>2,379,196</u>	<u>9,320</u>
EXPENDITURES				
ADMINISTRATIVE:				
PAYROLL - SUPERVISORS COMPENSATION	11,000	6,417	4,985	1,432
PAYROLL SERVICES FEE	-	-	957	(957)
PAYROLL TAXES - FICA	5,810	3,389	3,567	(178)
PAYROLL TAXES - Unempl & W/Comp Ins	3,823	2,230	279	1,951
CDD MANAGEMENT SERVICES	57,588	33,593	32,301	1,292
AUDITING SERVICES	5,824	5,824	5,600	224
ASSESSMENT ROLL SERVICES	10,050	10,050	9,663	387
TAX COLLECTOR FEES-ASSMTS	50,385	49,230 (a)	49,230	-
PROPERTY APPRAISER'S FEES-ASSMTS	25,192	- (a)	-	-
LEGAL SERVICES	26,032	15,185	5,387	9,798
MISCELLANEOUS ADMIN.SERVICES (Admin + Filing fees + Bank fees)	11,107	6,479	5,425	1,054
DIRECTORS & OFFICERS INSURANCE	3,276	1,911	-	1,911
TOTAL ADMINISTRATIVE	<u>210,087</u>	<u>134,308</u>	<u>117,393</u>	<u>16,915</u>
FIELD MANAGEMENT SERVICES:				
ADMIN ASSISTANT	53,314	31,100	30,291	809
PARK ATTENDANTS	82,985	48,408	41,762	6,646
PARK PATROL	58,993	34,413	25,881	8,531
FIELD CONSULTANT	98,414	57,408	57,812	(404)
FIELD MANAGEMENT CONTINGENCY	19,760	11,527	6,579	4,948
TOTAL FIELD MANAGEMENT SERVICES	<u>313,466</u>	<u>182,855</u>	<u>162,326</u>	<u>20,530</u>
GENERAL OVERHEAD:				
INSURANCE	10,699	10,699	12,757	(2,058)
INFORMATION SYSTEMS (TEL & SECURITY)	20,316	11,851	9,977	1,874
WATER-UTILITY	19,760	11,527	5,914	5,612
REFUSE REMOVAL (SOLID WASTE)	5,921	3,454	3,080	374
ELECTRICITY	124,800	72,800	58,822	13,978
STREETLIGHTING EXPENSE (Includes City Portion)	2,500	1,458	1,600	(142)
STORMWATER FEE	1,391	1,391	3,046	(1,655)
MISCELLANEOUS FIELD SERVICES	13,000	7,583	5,065	2,519
TOTAL GENERAL OVERHEAD	<u>198,387</u>	<u>120,763</u>	<u>100,262</u>	<u>20,501</u>
LANDSCAPE MAINTENANCE:				
LANDSCAPING MANAGEMENT FEE	18,000	10,500	10,800	(300)
LANDSCAPE AND POND MAINTENANCE	921,518	537,552	499,888	37,664
LANDSCAPE REPLACEMENT	72,800	42,467	39,272	3,195
NPDES PROGRAM	28,989	16,910	15,130	1,780
TOTAL LANDSCAPE MAINTENANCE	<u>1,041,307</u>	<u>607,429</u>	<u>565,090</u>	<u>42,339</u>
FACILITY MAINTENANCE:				

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
FY2016 - For the period from October 1, 2015 through April 30, 2016

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
<i>IRRIGATION MAINTENANCE</i>	86,131	50,243	38,136	12,107
<i>R&M FOUNTAIN</i>	22,015	12,842	13,874	(1,032)
<i>FACILITY MAINTENANCE</i>	72,800	42,467	32,833	9,634
<i>MOTOR FUEL & LUBRICANTS</i>	6,116	3,568	1,509	2,058
<i>JANITORIAL/SUPPLIES</i>	1,892	1,104	1,955	(851)
<i>PROJECTS :</i>				
<i>R&R & DEFERRED MTC</i>	175,000	102,083	131,909	(29,826)
<i>NPDES / CLEAN WATER</i>	50,000	29,167	14,461	14,706
<i>SIGNATURE TP 2017</i>	78,455	45,765	26,321	19,444
<i>CAPITAL PROJECTS</i>	175,000	102,083	43,986	58,097
<i>TOTAL FACILITY MAINTENANCE & PROJECTS</i>	667,409	389,322	304,985	84,337
TOTAL EXPENDITURES	2,430,656	1,434,678	1,250,055	184,622
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	935,199	1,129,141	193,942
FUND BALANCE - BEGINNING			3,664,150	3,664,150
FUND BALANCE - ENDING	\$ -	\$ 935,199	\$ 4,793,291	\$ 3,858,092

a) The "Year-to-Date Budget" allocation is calculated as a percentage of the annual budget and is based on actual collections from the prior year. Actual assessment collections are reported at gross. Assessment discount and county collection fees are estimated pending actual discount and collection information from County.

**TAMPA PALMS CDD
CHECK REGISTER**

FY 2016

Date	Num	Name	Memo	Receipts	Disbursements	Balance
EOM Balance 03-31-2016 - Sunshine Bank				244,958.81	164,851.32	121,201.16
04/01/2016	6067	DPFG	CDD Mgmt - April		5,337.94	115,863.21
04/01/2016	6068	EEL SECURITY	Monitoring - April-June 2016		89.85	115,773.36
04/01/2016	6069	MARY-MARGARET WILSON	Field Mgmt - April		8,280.00	107,493.36
04/01/2016	6070	MIRACLE CLEANING SERVICES	Amb. Pk - Cleaning - April		335.00	107,158.36
04/01/2016	6071	REPUBLIC SERVICES	4/1-4/30 - Solid Waste		440.00	106,718.36
04/01/2016	ACH04012016	PAYCHEX	P/R Fees		56.80	106,661.56
04/01/2016	ACH04012016	PAYCHEX	3/14-3/27 P/R		727.85	105,933.71
04/06/2016	6072	ABM Landscape & Turf Services	Landscape Maint - March		57,837.16	48,096.55
04/06/2016	6073	AT&T	Long Distance		113.84	47,982.71
04/06/2016	6074	CINTAS	Mats		56.38	47,926.33
04/06/2016	6075	CLEAN SWEEP SUPPLY COMPANY	Supplies		205.90	47,720.43
04/06/2016	6076	DIXIE SAFE AND LOCK, INC	Keys (12)		83.00	47,637.43
04/06/2016	6077	DOROTHY I COLLINS-PETTY CASH CYSTOD	Petty Cash-Reimbursement		93.10	47,544.33
04/06/2016	6078	HOOVER PUMPING SYSTEMS	Pump Repairs		198.00	47,346.33
04/06/2016	6079	SEFFNER ROCK & GRAVEL	Top Soil		510.00	46,836.33
04/06/2016	6080	TAMPA ELECTRIC	2/23-3/1 - Streetlights		71.99	46,764.34
04/06/2016	6081	TERMINEX	Pest Control		71.00	46,693.34
04/06/2016	6082	VERIZON	Cell Phone - March		109.14	46,584.20
04/06/2016	6083	VERIZON FLORIDA, LLC	HP Fios		135.68	46,448.52
04/06/2016	6084	XEROX CORPORATION	Meter Usage		16.42	46,432.10
04/06/2016	6085	VERIZON FLORIDA, LLC	HP Phone - April		199.32	46,232.78
04/20/2016		Transfer	Funds Transfer	264,325.00		310,557.78
04/14/2016	6086	ABM Landscape & Turf Services	Landscape Misc.		59,311.68	251,246.10
04/14/2016	6087	CINTAS	Safety Mats		56.38	251,189.72
04/14/2016	6088	CLEAN SWEEP SUPPLY COMPANY	Supplies		183.75	251,005.97
04/14/2016	6089	ESD WASTE2WASTER, INC	Pump Maint - March		300.00	250,705.97
04/14/2016	6090	FLIGHT OF ANGELS	Courier		43.00	250,662.97
04/14/2016	6091	FLORIDA FOUNTAIN MAINTENANCE, INC	Fntn Maint		417.38	250,245.59
04/14/2016	6092	IRON MOUNTAIN	Storage - April		159.69	250,085.90
04/14/2016	6093	LOWE'S	Supplies		34.36	250,051.54
04/14/2016	6094	MIRACLE CLEANING SERVICES	4/1-4/15 - CDD Cleaning		550.00	249,501.54
04/14/2016	6095	SUNSHINE STATE ONE CALL F FLORIDA	Dig Tickets		25.17	249,476.37
04/14/2016	6096	TAMPA ELECTRIC	Summary Bill - March		9,502.75	239,973.62
04/14/2016	6097	TAMPA PALMS OWNERS ASSOCIATION	Not Previously Invoiced- Park Attendants		600.71	239,372.91
04/14/2016	6098	TURNBURY WOOD HOA	1st Qtr- Electric		767.43	238,605.48
04/14/2016	6099	U.S SECURITY ASSOCIATES, INC	2/26-3/31 - Security Officer		3,648.40	234,957.08
04/14/2016	6100	XEROX CORPORATION	Copier Contract		111.11	234,845.97
04/14/2016		Deposit	Deposit	462.95		235,308.92
04/15/2016	ACH04152016	PAYCHEX	P/R Fees		66.80	235,242.12
04/15/2016	15006DD	DOROTHY I COLLINS-PETTY CASH CYSTOD	3/28-4/10/16 - P/R - D.Collins		2,160.05	233,082.07
04/15/2016	ACH04152016	PAYCHEX	P/R 3/28-4/10/16		727.86	232,354.21
04/20/2016	6101	ADVANCED ENERGY SOLUTION OF	Repairs		377.49	231,976.72
04/20/2016	6102	ARCHITECTURAL FOUNTAINS, INC	Fntn Maint		1,460.00	230,516.72
04/20/2016	6103	CINTAS	Mats		56.38	230,460.34
04/20/2016	6104	CLEAN SWEEP SUPPLY COMPANY	Supplies		51.42	230,408.92
04/20/2016	6105	CROWELL PLUMBING & HEATING COMPANY	Backflow Testing		3,716.90	226,692.02
04/20/2016	6106	HOOVER PUMPING SYSTEMS	Irrigation Repairs		1,633.25	225,058.77
04/20/2016	6107	OLM, INC	Landscape Insp		1,575.00	223,483.77
04/20/2016	6108	SEFFNER ROCK & GRAVEL	Landscaping		1,578.80	221,904.97
04/20/2016	6109	TERMINEX	Pest Control		49.00	221,855.97
04/28/2016	6110	ADVANCED ENERGY SOLUTION OF	Lighting Repairs		396.09	221,459.88
04/28/2016	6111	CINTAS	Mats		56.38	221,403.50
04/28/2016	6112	ESD WASTE2WASTER, INC	Pump Maint - April		300.00	221,103.50
04/28/2016	6113	FRONTIER COMMUNICATIONS	Phone - Amb. Pk		178.19	220,925.31
04/28/2016	6114	MIRACLE CLEANING SERVICES	4/19-4/29 - CDD Cleaning		430.00	220,495.31
04/28/2016	6115	SEFFNER ROCK & GRAVEL	Top Soil		510.00	219,985.31
04/28/2016	6116	TERMINEX	Pest Control		53.00	219,932.31
04/29/2016	ACH04292016	PAYCHEX	P/R Fees		56.80	219,875.51
04/29/2016	15007DD	DOROTHY COLLINS	4/11-4/24 P/R - D. Collins		2,160.05	217,715.46
04/29/2016	15008	EUGENE R. FIELD	BOS Mtg - 4/13/16		184.70	217,530.76
04/29/2016	15011DD	James P. Soley	BOS Mtg - 4/13/16		184.70	217,346.06
04/29/2016	15009	PATRICIA B. MANEY	BOS Mtg - 4/13/16		184.70	217,161.36
04/29/2016	ACH04292016	PAYCHEX	4/14-4/24 - D Collins/BOS - 4/13/16		850.26	216,311.10

**TAMPA PALMS CDD
CHECK REGISTER**

FY 2016

Date	Num	Name	Memo	Receipts	Disbursements	Balance
04/29/2016	15010	WILLIAM B SHIMER	BOS Mtg - 4/13/16		184.70	216,126.40
04/29/2016		Sunshine Bank	Interest	6.79		216,133.19
EOM Balance 04-30-2016 - Sunshine Bank				264,794.74	169,862.70	216,133.19
Beg balance 04-01-2016 - Iberia Bank						3,431.73
04/01/2016	ACH04012016	PAYCHEX	W/Compensation		11.68	3,420.05
04/15/2016	ACH04152016	PAYCHEX	P/R 4/14-4/24 - D. Collins BOS 4/13/16		13.92	3,406.13
04/15/2016	ACH04152016	PAYCHEX	W/Compensation		15.85	3,390.28
04/26/2016	269	Iberia Bank	Water utilities payment by IB - Apr 2016		908.71	2,481.57
04/30/2016		Iberia Bank	Service Charge		10.00	2,471.57
EOM Balance 04-30-2016 - Iberia Bank				0.00	960.16	2,471.57
Consolidated EOM Operating Cash Balance 04-30-2016						218,604.76

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU APRIL 30, 2016
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$ 1,895,525		\$ 1,895,525
<u>Non Operating</u>			
Capital Projects		170,988	170,988
Renewal & Rel		170,988	170,988
Signature 2017		76,656	76,656
NPDES		48,854	48,854
Interest	14,486		14,486
Misc Rev	1,368		1,368
City Payments- Streetlight	332		332
Carry Forward Bal *			
Total	\$ 1,911,379	\$ 467,486	\$ 2,379,196
<u>Expenses</u>			
Operations	1,033,378		1,033,378
<u>Non Operating</u>			
Renewal & Rel		131,909	131,909
NPDES/EPA		14,461	14,461
Capital Projects		43,986	43,986
TP Signature 2017		<u>26,321</u>	<u>26,321</u>
Total	1,033,378	216,678	1,250,055
Excess Revenue Vs Expenses	878,001	250,809	\$1,129,141

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU APRIL 30, 2016
GENERAL FUND**

<u>General Fund</u>	<u>4/30/2016</u>	<u>(\$000)</u>
Cash		219
Cash Equivalent (Excess Cash ICS)		4,663
Due From TPOA		6
Accounts Receivable (SL PD FROM GF)		0
Prepaid Expense		0
State Board Monies*		<u>15</u>
Total		\$ 4,903
Less:		
Payables		103.8
Accrued Expenses		5.6
Due to Streetlights		
	Net Cash 4/30/2016	\$ 4,793
Allocation for:		
Winter Damage		200
Wind/Hurricane Damage		200
Palm Pests**		200
TP Signature 2017		1,195
First Qtr 2016-17 Expenses		<u>600</u>
	Adjusted Net Cash	\$ 2,398
	Forecast	

<u>(\$ 000)</u>	<u>2015-16 Fiscal Year</u>		<u>Monthly Bal</u>
	<u>Receipts</u>	<u>Expenses</u>	
May			
CDD Operations	4	187	
R&R	0	25	
NPDES	0	19	
Signature 2017	0	22	
Capital Projects	0	51	
Total	5	304	\$ 2,099
Jun			
CDD Operations	30	10	
R & R	3	45	
NPDES	1	25	
Signature 2017	0	6	
Capital Projects	3	5	
Total	36	91	\$ 2,044
Jul			
CDD Operations	13	170	
R & R	1	10	
NPDES	0	45	
Signature 2017	0	25	
Capital Projects	1	6	
Total	16	256	\$ 1,804

* SBA Account Closure delayed due to signature requirements/ May financials will be the last report.

** Palm Treatment and Replacement Identified as Future Liability

TAMPA PALMS CDD
APRIL 30, 2016

GENERAL FUND

(\$000)	<u>Prior Year Collected %</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October				
November	30.4%	527	22%	-8.6%
December	88.0%	2363	98%	9.7%
January	92.8%	2250	93%	0.2
February	94.2%	2291	94.7%	-
March	95.1%	2295	95.0%	-0.1%
April	98.0%	2363	98.0%	0.0%
May	98.7%			
June	99.9%			
July	100.0%			
August	100.0%			
September	100.0%			
Year End				
Total Assessed		\$2,419		

Summary- Project Driven Expenses

7 Months Ending April 30, 2016

Operating Capital Projects

Sources of Funds

FY 2015-16 Budget \$171

Uses of Funds

Spent Thru 4/30/16 \$44

4/30/16 Commitments \$21

Total Funds Spent & Committed \$65

Funds Available as of 4/30/16 \$106

Renewal & Replacement

Sources of Funds

FY 2015-16 Budget 171

Uses of Funds

Spent Thru 4/30/16 \$132

4/30/16 Commitments \$0

Total Funds Spent & Committed \$132

Funds Available as of 4/30/16 \$39

TP Signature 2017 Capital Projects

Sources of Funds*

FY 2015-16 Budget \$74

Uses of Funds

Spent Thru 4/30/16 \$26

4/30/16 Commitments \$0

Total Funds Spent & Committed \$26

Funds Available as of 4/30/16 \$48

**Capital Projects 2015-16
Budget Monitor**

30-Apr-16

(\$000)	5 Year Model	Current Projects	Spent 2015-16	Committed To Spend
Tampa Palms Signature Projects (BB Downs)				
Consulting Services	80	25	-	25
Main Entry Restorations	895	60	20,152	89
Irrigation	368	125	6	-
Bruce B Downs Improvements	287	-	\$ -	-
Sub-Total TP Signature 2017				
	1,630	\$ 210	\$ 26	\$ 25
Capital Projects				
Irrigation Upgrades	150	-	-	-
Parks	250	110	23	16
Landscape & Lighting	175	90	21	0
Signs, Infrastructure & Lighting	275	125		
Sub-Total Capital Projects				
	850	\$ 325	\$ 44	\$ 21
Total TP Signature & Capital Projects				
	*	\$ 535	\$ 70	\$ 46

* Five Year Model

\$1,630 Signature TP 2017
\$850K Capital Projects

**Capital Projects Budget Detail
Month Ending April 30, 2016**

Tampa Palms Signature Projects (BB Downs)	5 Year Model	Current Projects	Spent 2015-16	Committed To Spend
Consulting Services				
Design Impl Oversight				-
Prelim BB Downs / Area 2 Designs		25,000		25,000
Main Entry Lighting Designs				-
<i>Sub Total</i>	80,000	25,000		25,000
Main Entry Restorations				
Area 1 Entry (Including Drainage Swale)	245,000	-	20,152	-
Area 1 & 2 Landscape	475,000	25,000		-
Area 2 Entry (Corner Property + Pond)	175,000	35,000		-
<i>Sub Total</i>	895,000	60,000	20,152	-
Irrigation				
Area 1 Main Line Relocation	94,103			-
Area 1 & 2 Irrigation & Wiring Adjustments			6,169	
Irrigation Area 2 Entry/BB Downs	274,000	125,000		
<i>Sub Total</i>	368,103	125,000	6,169	-
Bruce B Downs Improvements				
Pedestrian Fencing	286,897	-		-
<i>Sub Total</i>	286,897			-
Sub-Total Tampa Palms Signature 2017	\$ 1,630,000	\$ 210,000	\$ 26,321	\$ 25,000
Standard Capital Projects				
	5 Year Model	Current Projects	Spent 2015-16	Committed To Spend
Irrigation Upgrades [\$150-200]				
Wiring, Upgrades & Additional Zones	150,000	-		-
Area 1 Pump Station Filters				-
<i>Sub Total</i>	150,000	-	-	-
Parks [\$200-250]				
Amberly Perimeter Fencing Landscape	-	3,699		
Camera Systems (Including CDD)	-	40,000	4,081	6,961
Amberly Picnic Table/Seats	-	12,655		8,775
Hampton Tennis Court Enhancements		37,000	18,640	560
<i>Sub Total</i>	250,000	109,844	22,721	16,296
Landscape & Lighting [\$150-200]				
Landscape Enhancements	175,000	-	21,265	-
<i>Sub Total</i>	175,000	90,000	21,265	-
Signs, Infrastructure & Lighting [\$150-200]				
LED Upgrades Plus Installation	125,000	125,000		
Misc ROW Sign				-
Monument Structure Enhancements	150,000	-		
<i>Sub Total</i>	\$275,000	\$125,000	\$0	\$5,197
Sub-Total Normal Capital Projects	\$850,000	\$324,844	\$43,986	\$21,493
Total TP Signature 2017 & Standard Capital Projects	\$2,480,000	\$534,844	\$70,307	\$46,493

	5 Year Model	FY 2013-14	FY 2014-15	FY 2015-16
Signature TP 2017	\$1,630	\$380	\$64,738	\$26,321
Capital Projects	\$850	\$110	\$121,786	\$43,986

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>1) Signature 2017 - Area 2 Entrance Pond</u>			
a) Construction & Structure Design	Monitor Progress & Report	Jun	Staff
Corner Fill & Level	Estimate & Budget Required	Jul-Aug	Staff/ J Rinard
Establish Timeline For Planting	Review/ Board	Jul-Aug	Staff/ J Rinard
b) Littoral Plantings			
Design Review & Prelim Pricing	Review w/ Board	Aug	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Sept	Supv Maney/Board
Schedule Plantings	Hold for County / Contractor / Water	TBD	Staff/ Contractor
c) Pond Perimeter Plantings			
Design Review & Prelim Pricing	Review w/ Board	Jul-Aug	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Jul-Aug	Supv Maney/Board
Schedule Irrigation & Plantings	Hold for County / Contractor / Water	TBD	Staff/ Contractor
d) Trees & Shrubs (Church Buffer)			
Design Review & Prelim Pricing	Review w/ Board	Jul-Aug	Staff/ J Rinard
Preliminary Budget Established	Board Approval	Jul-Aug	Supv Maney/Board
Schedule Irrigation & Planting	Hold for County / Contractor / Water	TBD	Staff/ Contractor

Next Step

Date

Responsible

1) Signature 2017 - Area 2 Entrance Pond (Cont'd)

e) County Authority To Improve Sample Contract To CDD Legal County Negotiations	Update Board Approval to Proceed	Jun TBD	Staff/Board Staff/ J Rinard
---------------------------------------------------------------------------------------	-------------------------------------	------------	--------------------------------

1) Signature 2017 - Area 2 General Entrance

a) Area 2 Hardscape (BB Downs Corner)	Consider Options	TBD	Staff/ J Rinard
b) Area 2 Entrance (BB Downs Corner) Landscape Options	Consider Options	TBD	Staff/ J Rinard
c) Area Roadway Bricks Establish Price and Timing Negotiate w/ COT & County	Board Review/Approval Receive Approval	TBD TBD	Staff/ Board Staff
d) Area 2 Entrance (Amberly Corner) Landscape Options	Consider Options	Jul-Aug	Staff/ J Rinard
e) Boulevard & Entry Street Lighting	Hold For Final Entry Designs	TBD	Staff/J Rinard

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>1) Signature 2017 - Area 1 Entrance</u>			
a) Area 1 Exit Side -Taking Area Hardscape Replacement Options Refine & Price Designs	Hold for const progress Board Consideration	TBD TBD	Staff/J Rinard Staff/ J Rinard
b) Area 1 Exit Side -Taking Area Landscape Replacement Options Refine & Price Designs	Consider Designs Board Approval	TBD TBD	Staff/ J Rinard Staff/Board
c) Area 1 Entry Side - Landscape Replacement Options	Consider Designs Refine Designs For Board Consideration	Jul-Aug TBD	Staff/ J Rinard Staff/ J Rinard
c) Boulevard & Entry Street Lighting	Hold For Final Entry Designs	TBD	Staff/J Rinard
<u>1) Signature 2017 - BB Downs / Amberly Entries</u>			
a) Landscape Replacement Options	Consider Designs Refine Designs For Board Consideration	TBD TBD	Staff/ J Rinard Staff/ J Rinard
b) Sign Replacements (No Trucks)	Monitor & Report	TBD	Staff

Next Step

Date

Responsible

1) Signature 2017 - BB Downs Pedestrian Fencing

- | | | | |
|----------------------------------|---------------------------|------------|-------|
| a) Construction Timeline- Area 2 | Monitor Progress & Report | Jun | Staff |
| b) Construction Timeline- Area 1 | Monitor Progress & Report | Jun | Staff |

2) Capital Projects

- | | | | |
|--------------------------------------------------------------------|----------------------|------------|----------------|
| a) Wayfinding & Misc Signs
Area 2 Entry (Sig 2017 Area 2 Above) | Design Options | TBD | Staff/Soley |
| b) LED Landscape Lighting
Phase III | Future Consideration | TBD | Staff/J Rinard |
| c) Village Entry Restorations
Review Need & Progress | Update Board | Jul | Maney / Staff |

3) NPDES Projects

- | | | | |
|----------------------------------------------|-------------------------|------------|-----------------|
| a) Oak Park Path
Possible Pervious Paving | Update on progress | May | Staff |
| b) Control Structure
Inspection Project | Review Options W/ Board | Jul-Aug | Staff/ |
| Upgrade Project | Review Options W/ Board | Jul-Aug | Staff/T Stewart |

Tampa Palms CDD

Strategic Planning

June 8, 2016

Next Step

Date

Responsible

4) Weather Resistant Turf & Landscape

- | | | | |
|-------------------------------------------------|-------------------------|------------|-------------|
| a) Assessment YTD Weather Impacts | Implement cure projects | Ongoing | Maney/Staff |
| b) Landscape Pests/Problems/
Weather Impacts | Report To Board | Jun | Maney/Staff |
| Area 1 -Amberly | Report To Board | Jun | Maney/Staff |
| Palm Tree Pests | Report To Board | Jun | Maney/Staff |

5) Park Reviews

- | | | | |
|----------------------------------------|-----------------|-----|-----------------|
| a) Park Security Review (Twice Yearly) | Report to Board | Oct | Staff |
| b) Review Rule Making | Report to Board | Aug | Staff |
| c) Wind Sail Replacement | Report to Board | TBD | Staff/ J Rinard |

TP CDD Planning Horizon

Significant Events

Jun, 2016

FY 2015 -16

- Enhanced Website Requirements For CDDs Go Into Effect
- NPDES Audit of District Operations
- County Approval For CDD Area 2 Pond Site Enhancements
- BB Downs Construction – Area 2 Traffic Shift Temporary Lanes
- BB Downs Construction – Area 1 Exit Removals
- BB Downs Construction – Area 1 Lanes Diverted
- BB Downs Construction – Area 1 Road Closures
- Area 2 Entry Improvements
- CDD Supervisor Appointment
- NPDES Renewal (NOI Development)

FY 2016 -17

- Area 2 Pond Complete
- Area 2 Pond Site Enhancements Commence
- CDD Elections - Three Seats
- Special Election- City Council For Tampa Palms Area (District 7)
- Lane and Entry Blockage- Area 1 & 2 BB Downs Construction
- Area 1 Entry Hardscape Improvements
- Southern Segment BBD Complete (All Portions)
- Possible Playground Updates (Hampton)

Update BB Downs Mitigation

This report is filed monthly to update the Board Members as to the status of funds - both availability and committed - for the Signature Tampa Palms 2017 projects.

After consultation with the Chairman, an additional \$300 K was included to provide for the mitigation of unforeseen events, the consequence of the widening project.

Financial Impact Report- June, 2016

Funds Available A/O June, 2016

\$1,195 K

Estimated Timing By Project- June, 2016

Opening Balance	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
	\$1,630,000	\$1,249,520	\$1,195,520	\$1,090,520	\$415,520
Consulting & Design Services			\$35,000	\$35,000	\$10,520
Irrigation Relocation	93,583				
Area 1 Entry- Landscape			\$20,000	\$100,000	\$65,000
Area 1 Pillars, Fencing & Lighting				\$175,000	\$50,000
Area 2 Pillars, Fencing & Lighting				\$175,000	\$50,000
Irrigation- General & Repairs		\$54,000	\$45,000	\$50,000	\$35,000
Area 2 Entry Landscape			\$5,000		\$65,000
Area 2 Entry Fountain				\$55,000	
Area 2 Entry - Littoral Plantings					\$60,000
Area 2 Pond - Landscape				\$85,000	
Area 2 Entry- Roadway Bricks					\$80,000
BB Downs Fencing	286,897				
S/T By Fiscal Year	\$380,480	\$54,000	\$105,000	\$675,000	\$415,520
Total All Projects					\$1,630,000

1 **FOURTH ORDER OF BUSINESS - Public Comments**

2 There being none, the next item followed.

3

4 **FIFTH ORDER OF BUSINESS - Approval of the April 13, 2016 Minutes**

5

6 On MOTION by Mr. Schoolfield, SECONDED by Mr Soley, WITH ALL IN FAVOR, the
7 Board approved the Minutes of the April 13, 2016 Board Meeting.

8

9 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

10

11 A copy of the Board Financial Analysis, Financial Statements and Check Register are
12 attached hereto and made a part of the public record. Mr. Field noted that the check register
13 had been reviewed.

14

15 On MOTION by Mr. Soley, SECONDED by Ms. Maney, WITH ALL IN FAVOR, the
16 Board approved the March 31, 2016 disbursements in the Amount of Iberia Bank
17 \$782.77 and Sunshine Bank \$164,851.32 for total of \$165,634.09.

18

19

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

21

22 ♦ **Bruce B Downs Update**

23

24 Ms. Wilson reviewed the progress of the construction,
25 including the removal of the Area 1 exit trees, noting that the
26 removal highlighted how limited the space was for utilities,
27 sidewalk and restoration.



28 Ms. Wilson reviewed the current order of constructions activities and general timeline
29 for each.

30

31 ♦ **Community Appearance**

32

33 Ms. Wilson reviewed current look of the property and
34 the recent OLM inspection results. There was detailed
35 discussion of the revitalization of the Reserve entry.



36 The improvements to the boulevard medians and
repairs necessitated due to the garbage truck damage to the cul

1 de sac's was also reviewed.

2 Ms. Wilson discussed the SWFWMD pumping permit
3 and displayed a graph of the actual water used versus the
4 allowable limits, noting that the El Nino has been kind to
5 Tampa Palms in the last year.



7 ♦ **Board Member Replacement**

8
9 Ms. Wilson stated that in the wake of Mr. Shimer's
10 resignation, the board is required to appoint a replacement. The
11 timing and criteria for replacement are Board decisions.



12 The Board members acted to appoint A. Michael
13 Gibson. Mr. Soley spoke regarding his work with Mr. Gibson
14 on other community organizations.

15
16 On MOTION by Ms. Maney, SECONDED by Mr. Schoolfield WITH ALL IN FAVOR, the
17 Board approved appointment of A. Michael Gibson as Supervisor to server out the remainder
18 of Mr. Shimer's term.

19
20 Upon approval of the appointment Bruce St Denis reviewed in detail the
21 responsibilities and required conduct of a State official, which is the post to which Mr.
22 Gibson has been appointed. In particular Mr. St Denis reviewed (a) the Sunshine Law
23 requirements and details (b) the regulations regarding public records and (c) the Code of
24 Ethics.

25 Ms. Wilson also mentioned the Board-adopted codes of Core Values, Direction,
26 Mission and Roles which will be re-presented next month for consideration and are presented
27 on the CDD web page

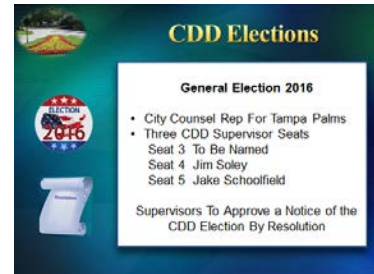
28
29 ♦ **Oak Park Update**

30 Ms. Wilson reviewed the recent improvements to Oak
31 Park and the presence of protected species in the park, in
32 particular the gopher tortoises.



1 ♦ **CDD Elections**

2 Ms. Wilson noted that three CDD seats will be
3 included in the 2016 general election, Seat 3 (now Mr.
4 Gibson), Seat 4 (Mr. Soley) and Seat 5 (Mr. Schoolfield). Ms.
5 Wilson advised that the Florida statute FS 190 details the
6 manner in which community development districts must
7 publish the dates for the election of board member seats and
8 presented a Resolution for approval authorizing that publication.



9
10 **On MOTION by Mr. Soley, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the**
11 **Board adopted Resolution 2016-2, Approving General Election Resolution for Seats 3,4 & 5.**
12

13 ♦ **New Cable Company**

14 Ms. Wilson reported on the contacts that have been
15 made within Tampa Palms by those who are serving as
16 “advance men”, exploring the possibility of serving Tampa
17 Palms by an additional cable company
18



19
20 ♦ **Activity in TPOST 3**

21 Ms. Wilson briefed the Board on what is known
22 about new services and villages in the neighboring TPOST 3
23 CDD.

24 One new village with 178 single family homes is
25 being developed and a new Race Trac service station and
26 convenience store will be built across from LA Fitness.



27
28 **Additional Advanced Board Package Materials:**

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

31
32 **EIGHTH ORDER OF BUSINESS – Other Matters**

33 There being none, the next item followed.

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NINTH ORDER OF BUSINESS – Public Comments

Cyril Spiro, Cory Lake Isles CDD Supervisor, spoke briefly to mention that he was running for the City Council Seat soon to be vacated by Lisa Montelione, as she will resign June 1 to run for State Representative for District 63.

He also noted that he and a business partner whom he state was a Tampa Palms resident have a business where they facilitate online public meetings.

Warren Dixon (Manchester) spoke to the recently defeated transportation initiative and noted that in general he was a supporter of such initiatives, and feared that adequate attention to the roadway funding had not been addressed; he understood why this initiative failed- too over-reaching in funding model design and too little specificity in spending model.

TENTH ORDER OF BUSINESS - Supervisor Comments

Mr. Soley stated that he had visited Oak Park and that the improvements looked great.

Ms. Maney stated that she wanted to compliment Joe Laird for his exceptional work in maintaining the consistent look of Tampa Palms, from palm tree challenges and maintenance to pump station management. She noted that his depth of knowledge and flexibility in addressing the ever-present challenges of BB Downs have made all the difference. She asked that this message be conveyed to Mr. Laird. There was general Board member agreement.

ELEVENTH ORDER OF BUSINESS - Adjournment

There being no further business,

On MOTION by Mr. Gibson, SECONDED by Mr. Schoolfield, WITH ALL IN FAVOR, the meeting was adjourned.

**These minutes were done in summary format.*
**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to 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 _____.

3
4
5
6
7
8
9

10 _____

11 **Signature**

12

13 Bruce St Denis

14 **Printed Name**

15

16 **Title:**

17 Secretary

18 District Manager

Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson

Modeling The CDD's Financial Future

As stated earlier this year, the Tampa Palms CDD is the only CDD in the area known to utilize multi-year financial model in the decision making process. Future-look financial modeling:

- Brings rigor to the financial planning process.
- Allows board members to examine the future effects of current assessment and spending decisions.
- Protects the community succession boards against unanticipated "surprises".

The CDD's financial modeling utilizes an abstract representation (a model) of the real world financial situation. That said, it is a model, it is not an adopted plan for the District.

The CDD's financial model is:

- Moderately simple.
- Based solely on key cash flow drivers.

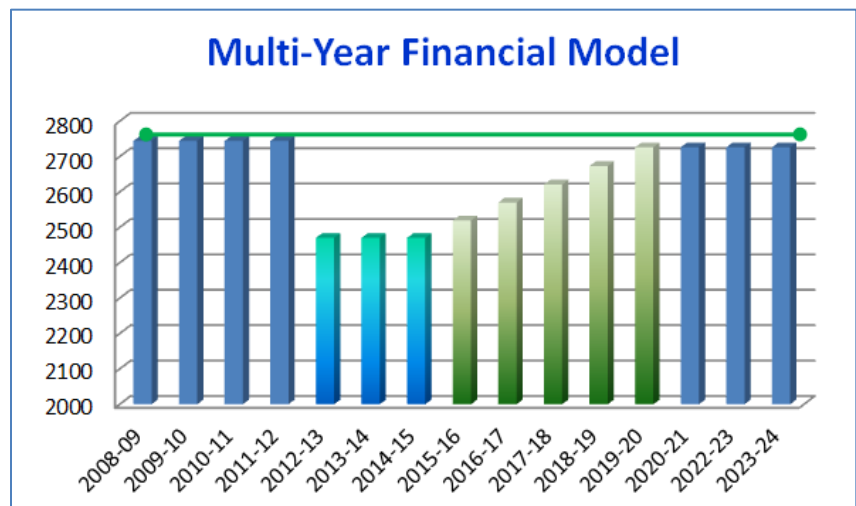
Last year the Board reviewed forward planning models that match the annual needs of the District with practical increases across the planning horizon. The plan endorsed by the Board was designed to credibly maintain the District's financial health and ability to deal with the significant outside influences which the District does not control.

The plan directionally endorsed by the Board was for a manageable 2% per year total assessment increase over each of five years, which commenced in FY 2015-16. 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 modest increases
- At the end of five years (FY 2019-20), assessments will slightly less than FY 2008-09 levels

The chart to the right depicts the directional model.

On the following pages the current model is displayed both in summary and detail versions.



CDD Financial Model 2% Incr Revenue No Appraiser Fee - Summary

Revised 5/23/2016

		Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	
		0	1	2	3	4	5	6	7	8	9	
		2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
<u>CDD Operations</u>												
		(\$000)										
Revenue												
Assessments		2,375	2,418	2,467	2,516	2,566	2,618	2,618	2,618	2,618	2,618	
Misc		9.39										
Interest		10	10	10	10	10	10	10	10	10	10	
Carry Forward		85	-	-	-	0	0	0	0	0	0	
		<u>2,494</u>	<u>2,428</u>	<u>2,477</u>	<u>2,526</u>	<u>2,576</u>	<u>2,628</u>	<u>2,628</u>	<u>2,628</u>	<u>2,628</u>	<u>2,628</u>	
<u>Expenses</u>												
Normal Expenses		1,989	1,936	1,942	2,000	2,105	2,185	2,237	2,322	2,367	2,412	
Project Driven												
R&R		170	175	178	180	182.5	185	188	190	193	195	
NPDES/ Clean Water		50	50	50	50	50	50	50	50	50	50	
Cap Projects		175	175	178	180	182.5	185	188	190	193	195	
S/T Projects		395	400	405	410	415	420	425	430	435	440	
Total Expenses		\$ 2,385	\$ 2,336	\$ 2,347	\$ 2,410	\$2,520	\$2,605	\$2,662	\$2,752	\$2,802	\$2,852	
FY Ending Revenue (Deficit)		\$294	\$118	\$130	\$116	\$57	\$23	(\$34)	(\$125)	(\$174)	(\$225)	
Multi-Year Fund Balance												
Beginning*		2,248	2,541	2,659	2,789	2,905	2,962	\$ 2,985	2,951	2,826	2,653	
FY Ending Revenue (Deficit)		294	118	130	116	57	23	(34)	(125)	(174)	(225)	
Ending Fund Balance*		2,541	2,659	2,789	2,905	2,962	2,985	2,951	2,826	2,653	2,428	
Less:												
Required On Hand												
Weather Reserve		(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	(400)	
1st Quarter Operations		(596)	(584)	(587)	(602)	(630)	(651)	(665)	(688)	(700)	(713)	
Palms Restoration			(200)									
Total Required On Hand		\$996	\$1,184	\$987	\$1,002	\$1,030	\$1,051	\$1,065	\$1,088	\$1,100	\$1,113	
Excess After Required **		1,545	1,475	1,802	1,903	1,932	1,934	1,885	1,738	1,552	1,315	

CDD Financial Model 2% Incr Revenue No Appraiser Fee - Summary

* Beginning Fund Bal \$3,442 Minus Remove Signature TP 2017 of \$1,195

** \$25K one-time excess from Property Appraiser FY2015-16, omitted in Years 2-5

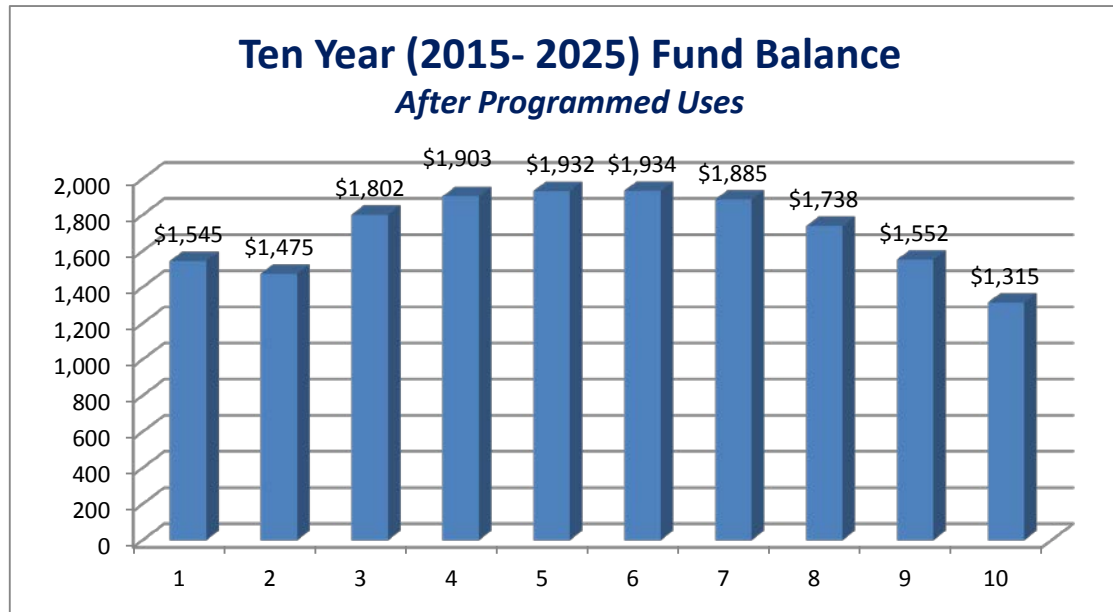
Plan Year	Plan Year	Plan Year	Plan Year
1	2	3	4
2014-15	2015-16	2016-17	2017-18

(\$000)

Signature TP 2017

	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	
<u>Revenue- All Sources</u>	\$0	\$0	\$0		
Expenses (See Detail)	\$380	\$210	\$545	\$440	
Excess Revenue	(\$380)	(\$210)	(\$545)	(\$440)	← Project Complete
Fund Balance					
Beginning	\$1,250	\$1,195	\$985	\$440	
FY Excess (Deficit)	\$55	(\$210)	(\$545)	(\$440)	
Ending	\$1,195	\$985	\$440	\$0	

CDD Financial Model 2% Incr Revenue No Appraiser Fee - Summary



Multi-Year Financial Model- Detail

Revised 5/23/2016

4.0% Insert Percent Below To Model Revenue Increases

CDD Operations

	Plan Year 0	Plan Year 1	Plan Year 2	Plan Year 3	Plan Year 4	Plan Year 5	Plan Year 6	Plan Year 7	Plan Year 8	Plan Year 9
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	2019	2020	2021	2022	2023
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	2020	2021	2022	2023	2024
	Actual*	Model	Model	Model	Model	Model	Model	Model	Model	Model
Assessment Increase By Year		2.0%	2.0%	2.0%	2.0%	2.0%				
Revenue- All Sources										
Assessments Non-Advalorem	2,470,556	\$ 2,519,225	\$ 2,569,610	\$ 2,621,002	\$ 2,673,422	\$ 2,726,890	\$ 2,726,890	\$ 2,726,890	\$ 2,726,890	\$ 2,726,890
Early Payment Discount	(95,117)	\$ (100,769)	\$ (102,784)	\$ (104,840)	\$ (106,937)	\$ (109,076)	\$ (109,076)	\$ (109,076)	\$ (109,076)	\$ (109,076)
Net Assessments	2,375,439	\$ 2,418,456	\$ 2,466,825	\$ 2,516,162	\$ 2,566,485	\$ 2,617,815	\$ 2,617,815	\$ 2,617,815	\$ 2,617,815	\$ 2,617,815
Interest Income	24,413	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Excess Fees										
Capital Transfer		-	-							
Misc Revenue	9,392	-	-							
County Eminent Domain										
Carry Forward Revenue	85,000									
	2,494,244	2,428,456	2,476,825	2,526,162	2,576,485	2,627,815	2,627,815	2,627,815	2,627,815	2,627,815
Expenditures										
Administrative Expenditures										
ADMINISTRATIVE:										
SUPERVISORS COMPENSATION	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000
FICA	5,810	5,810	5,810	5,810	5,810	5,810	5,329	5,329	5,329	5,329
FUTA/SUTA/Wkman's Com/Payroll Charge	3,824	3,824	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024
MANAGEMENT SERVICES	54,023	56,184	58,431	60,769	63,199	65,727	68,356	71,091	73,934	76,892
AUDITING SERVICES	5,600	5,824	6,057	6,299	6,551	6,813	7,086	7,369	7,664	7,971
ASSESSMENT ROLL SERVICES	9,663	10,050	9,663	9,663	9,663	9,553	9,935	10,333	10,746	11,176
TAX COLLECTOR FEES-ASSMTS	49,663	50,385	51,392	52,420	53,468	54,538	54,538	54,538	54,538	54,538
PROPERTY APPRAISER'S FEES-ASSMTS	24,698	25,192								
LEGAL SERVICES	25,031	26,032	20,000	20,800	21,632	22,497	23,397	24,333	25,306	26,319
MISCELLANEOUS ADMIN.SERVICES	10,145	10,551	10,973	11,412	11,868	12,343	12,837	13,350	13,884	14,440
DIRECTORS & OFFICERS INSURANCE	3,150	3,276	3,407	3,543	3,685	3,832	3,986	4,145	4,311	4,483
TOTAL ADMINISTRATIVE	202,607	208,127	181,757	186,740	191,901	197,138	201,487	206,511	211,736	217,169

TP 5 Year Financial Model- Detail

	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	2019	2020	2021	2022	2023
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	2020	2021	2022	2023	2024
	Outlook	Model	Model	Model	Model	Model	Model	Model	Model	Model
Field/ Operations Services										
FIELD MANAGEMENT SERVICES:										
ADMIN ASSISTANT	51,263	53,314	55,446	57,664	59,970	62,369	64,864	67,459	70,157	72,963
FIELD MANAGER	97,440	101,338	↓ 99,000	102,960	107,078	111,362	115,816	120,449	125,267	130,277
PARK ATTENDANT	79,794	82,985	86,305	89,757	93,347	97,081	100,964	105,003	109,203	113,571
PARK PATROL	56,724	58,993	61,353	63,807	66,359	69,014	71,774	74,645	77,631	80,736
FIELD MISCELLANEOUS	19,000	19,760	↓ 19,000	19,000	19,000	19,000	19,000	19,760	20,550	21,372
TOTAL FIELD MANAGEMENT SERVICES	304,221	316,390	321,104	333,188	345,755	358,826	372,419	387,315	402,808	418,920
GENERAL OVERHEAD:										
P & L INSURANCE	10,287	10,699	11,127	11,572	12,035	12,516	13,017	13,537	14,079	14,642
INFORMATION SYSTEMS (TELEPHONE)	19,534	20,316	21,128	21,973	22,852	23,766	24,717	25,706	26,734	27,803
WATER-UTILITY	13,165	13,692	14,239	14,809	15,401	16,017	16,658	17,324	18,017	18,738
REFUSE REMOVAL (SOLID WASTE)	5,694	5,922	6,159	6,405	6,661	6,928	7,205	7,493	7,793	8,105
ELECTRICITY	118,694	123,442	↓ 118,000	122,720	127,629	132,734	138,043	143,565	149,308	155,280
STORMWATER FEE	1,337	1,391	↓ 3,000	3,120	3,245	3,375	3,510	3,650	3,796	3,948
STREETLIGHTS - OPERATING TRANSFER	3,000	3,000	↓ -	-	-	-	-	-	-	-
MISC. FIELD SERVICES	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000
TOTAL GENERAL OVERHEAD	184,712	191,461	186,653	193,599	200,823	208,336	216,149	224,275	232,726	241,516
LANDSCAPE MAINTENANCE:										
LANDSCAPING MANAGEMENT FEE	18,000	18,000	18,000	18,000	18,000	18,720	19,469	20,248	21,057	21,900
LANDSCAPE AND POND MAINTENANCE	968,164	921,518	942,943	965,011	1,032,741	1,074,153	1,086,357	1,129,377	1,129,377	1,129,377
LANDSCAPE REPLACEMENT	70,000	72,800	75,712	78,740	81,890	85,166	88,572	92,115	95,800	99,632
NPDES PROGRAM	27,874	28,989	30,149	31,354	32,609	33,913	35,269	36,680	38,147	39,673
TOTAL LANDSCAPE MAINTENANCE	1,084,038	1,041,307	1,066,804	1,093,106	1,165,240	1,211,951	1,229,667	1,278,420	1,284,382	1,290,582
FACILITY MAINTENANCE:										
IRRIGATION MAINTENANCE	75,000	78,000	81,120	84,365	87,739	91,249	94,899	98,695	102,643	106,748
R&M FOUNTAIN	16,462	17,121	17,806	18,518	19,259	20,029	20,830	21,663	22,530	23,431
FACILITY MAINTENANCE	72,472	75,371	78,386	81,522	84,782	88,174	91,701	95,369	99,183	103,151
MOTOR FUEL & LUBRICANTS	5,880	6,116	6,360	6,615	6,879	7,154	7,440	7,738	8,048	8,370
JANITORIAL/SUPPLIES	1,819	1,892	1,967	2,046	2,128	2,213	2,301	2,393	2,489	2,589
TOTAL FACILITY MAINTENANCE	171,634	178,499	185,639	193,065	200,787	208,819	217,172	225,858	234,893	244,289

	Plan Year 1	Plan Year 2	Plan Year 3	Plan Year 4	Plan Year 5	Plan Year 6	Plan Year 7	Plan Year 8	Plan Year 9	Plan Year 10
	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	2019	2020	2021	2022	2023
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	2020	2021	2022	2023	2024
	Outlook	Model	Model	Model	Model	Model	Model	Model	Model	Model
Total Normal Operations	1,826,291	1,935,784	1,941,957	1,999,698	2,104,506	2,185,070	2,236,894	2,322,379	2,366,545	2,412,476
Project Driven Expenses										
Renewal and Replacement & Deferred Mitigation	170,000	175,000	177,500	180,000	182,500	185,000	187,500	190,000	192,500	195,000
NPDES / Clean Water	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Capital Projects	175,339	175,000	177,500	180,000	182,500	185,000	187,500	190,000	192,500	195,000
Total Project Driven	374,414	400,000	405,000	410,000	415,000	420,000	425,000	430,000	435,000	440,000
Total Expenses Normal Operations and Project Driven	\$2,200,705	\$2,335,784	\$2,346,957	\$2,409,698	\$2,519,506	\$2,605,070	\$2,661,894	\$2,752,379	\$2,801,545	\$2,852,476
Excess Revenue**	293,538	117,672	\$129,868	\$116,464	\$56,979	\$22,745	(\$34,079)	(\$124,564)	(\$173,730)	(\$224,661)

* Year end totals for both revenue and expenses reflect year end actual financial statements

** \$25K one-time excess from Property Appraiser FY2015-16

Signature TP 2017

	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	
Revenue Allocated	\$1,250	\$1,195	\$985	\$440	Project Complete ←
Total Expenses BB Downs Mitigation (See D)	\$55	\$210	\$545	\$440	
Excess Revenue	\$1,195	\$985	\$440	\$0	

Cells in yellow have been adjusted since the last version

FY 2016-2017 Preliminary Budget

June 3, 2016

This preliminary budget overview is provided to allow supervisors to review the budget each month in advance of the Budget Hearing in July. The proposed budget remains at the 2% total assessment increase level as approved by the Board during the April meeting and is consistent with the forward looking model.

Executive Summary

The proposed budget for FY 2016-2017 is presented this month for preliminary approval. This approval is necessary to send notice to the owners of the upcoming Budget Hearing which will be held in July.

This budget is based on the Board's multi-year financial model. Consistent with that model, assessments will be increased 2%.

This budget maybe modified by the Board between now and the Budget Hearing. The assessments may not be increased once the public notice is made but it may be lowered.

Budget Overview

Fundamentally, the proposed Budget is the FY 2016-2017 portion of the forward looking financial model, adjusted to meet current year requirements and to balance the budget as is statutorily required.

	FY 2015-16	FY 2015-16	FY 2016-17	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2015-16 Budget	VS 2015-16
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,519,225	2,519,225	2,569,610	50,385	2%
Early Payment Discount	(100,769)	(100,769)	(102,784)	(2,015)	
Interest Income	10,000	20,869	10,000	-	
Misc. Rev	1,200	1,200	1,200	1,200	
Carry Forward	-	-	-	-	-
Total Revenue	\$2,429,656	2,440,525	2,478,026	49,570	2%

Revenues

As planned, the assessments will increase a gross amount of 2% over the FY 2015-16 level.

- In an abundance of caution, and given the state of the current financial markets, the interest income forecast is maintained at \$ 10 K per year.
- No excess fee distributions were planned from the County Tax Assessor or Property Appraiser.
- Carry Forward revenue is not included for FY 2015-16 due to uncertainty as to the progress of the BB Downs widening project. Should the need arise; a budget amendment may be approved by the Board to make this revenue available to cover Signature 2017 expenses.

Expenditures

The expenses of the District are displayed to reflect the activities grouped within normal operation of the District, including the administrative costs, management services, overhead and supplies and project-driven expenses which address the on-going requirement to sustain and improve the \$11.9 M of capital assets of the District.

Normal Operations

	FY 2015-16	FY 2015-16	FY 2016-17	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2015-16 Budget	VS 2015-16
Administrative Expenditures					
<i>S/T Personnel Services</i>	20,634	11,000	21,834	1,200	5.8%
<i>S/T Professional Services</i>	175,072	175,072	168,087	(6,985)	-4.0%
<i>S/T Administrative Services</i>	<u>14,383</u>	<u>13,587</u>	<u>14,407</u>	<u>24</u>	0.2%
Total Administrative	\$210,088	\$209,293	\$204,328	-\$5,761	-2.7%
Field/ Operations Expenditures					
<i>S/T Field Management Svcs</i>	313,466	313,466	322,104	8,637	2.8%
<i>S/T General Overhead</i>	197,387	198,621	185,914	(11,473)	-5.8%
<i>S/T Landscape Maintenance</i>	1,041,307	1,041,307	1,066,804	25,497	2.4%
<i>S/T Facility Maintenance</i>	180,945	180,945	188,183	7,238	4.0%
<i>S/T Field Operating Supplies</i>	<u>8,007</u>	<u>8,007</u>	<u>5,967</u>	<u>(2,040)</u>	-25.5%
Total Field Operations/Services	1,741,114	1,742,346	1,768,972	27,858	1.6%
Total Normal Operations (Admin & Field)	1,951,200	1,951,639	1,973,300	22,097	1.1%

Normal Operations

Normal operations increased by 1.1 % over FY 2015-16. This rate of decrease is primarily attributable to:

- Adjustments made to the Five Year Financial Model to bring it in line with the CDD's actual spending program.
- A conservative view of the economies of the ABM agreement which are fixed through May 2017 and thereafter tied to CPI, as well as, reductions in operating costs that will result from the construction interruptions brought about by the widening of BB Downs which reduce the amount of enhancements possible at the main entries.
- Reductions in the cost of electricity primarily attributable to the efficiencies of LED lighting.
- Adjustments in forecasted water price increases.

Project Driven Expenses

	FY 2015-16	FY 2015-16	FY 2016-17	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2014-15 Budget	VS 2014-15
Project Driven Expenses					
Signature TP 2017	78,454	78,454	78,526	72	0.1%
Renewal and Replacement & Deferred Mtc	175,000	175,000	188,100	12,500	7.8%
Capital Projects	175,000	175,000	188,100	12,500	5.6%
NPDES/Clean Water	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>0</u>	0.0%
Total Project Driven Expenses	\$478,454	\$478,454	504,726	\$26,272	5.5%

Notes:

Project driven expenses increased \$26 K or 5.5 %.

Funds have been allocated for the TP Signature 2017 restorations at virtually the same level as FY 2015-16: additional TP Signature 2017 will be added, if needed, via a budget amendment approved by the Board.

- Capital projects are budgeted at \$ 188 K, consistent with the Multi-Year Model plus additional allocations to balance the budget as required by law.
- Renewal & replacement programs are funded consistent with the five-year projects model consistent with the Multi-Year Model plus additional allocations to balance the budget as required by law
- R&R NPDES Projects are funded at the \$50 K level reflecting the realities of funding the expenditures to meet the intensifying EPA requirements and the aging pond system.

Total Expenditures

	FY 2015-16	FY 2015-16	FY 2016-17	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2014-15 Budget	VS 2014-15
Total Normal Operations and Project Driven Expenses	\$2,429,656	\$2,430,093	\$2,478,026	\$48,370	2%

Total expenditures, normal operations plus project driven expenses, equal revenues and is proposed with a 2% increase from the adopted 2015-16 Budget. The proposed budget is balanced as is required by Florida statutes.

**TAMPA PALMS CDD
PROPOSED BUDGET- FY 2016-17 - SUMMARY
GENERAL FUND**

	FY 2015-16	FY 2015-16	FY 2016-17	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2015-16 Budget	VS 2015-16
REVENUE- ALL SOURCES					
Assessments Non-Advalorem	2,519,225	2,519,225	2,569,610	50,385	2%
Early Payment Discount	(100,769)	(100,769)	(102,784)	-	
Interest Income	10,000	20,869	10,000	-	
Misc. Rev	1,200	1,200	1,200	1,200	
Carry Forward	-	-	-	-	-
Total Revenue	\$2,429,656	\$2,440,525	2,478,026	48,370	2%
EXPENDITURES*					
Administrative Expenditures					
<i>S/T Personnel Services</i>	<i>20,634</i>	<i>11,000</i>	<i>21,834</i>	<i>1,200</i>	<i>5.8%</i>
<i>S/T Professional Services</i>	<i>175,071</i>	<i>175,072</i>	<i>168,087</i>	<i>(6,985)</i>	<i>-4.0%</i>
<i>S/T Administrative Services</i>	<i>14,383</i>	<i>13,587</i>	<i>14,407</i>	<i>24</i>	<i>0.2%</i>
Total Administrative	\$210,089	\$209,293	\$204,328	-\$5,761	-2.7%
Field/ Operations Expenditures					
<i>S/T Field Management Svcs</i>	<i>313,466</i>	<i>313,466</i>	<i>322,104</i>	<i>8,638</i>	<i>2.8%</i>
<i>S/T General Overhead</i>	<i>197,387</i>	<i>198,621</i>	<i>185,914</i>	<i>(11,473)</i>	<i>-5.8%</i>
<i>S/T Landscape Maintenance</i>	<i>1,041,305</i>	<i>1,041,307</i>	<i>1,066,804</i>	<i>25,497</i>	<i>2.4%</i>
<i>S/T Facility Maintenance</i>	<i>180,945</i>	<i>180,945</i>	<i>188,183</i>	<i>7,238</i>	<i>4.0%</i>
<i>S/T Field Operating Supplies</i>	<i>8,007</i>	<i>8,007</i>	<i>5,967</i>	<i>(2,040)</i>	<i>-25.5%</i>
Total Field Operations/Services	1,741,111	1,742,346	1,768,972	27,859	1.6%
Total Normal Operations (Admin & Field)	1,951,200	1,951,639	1,973,300	22,098	1.1%
Project Driven Expenses					
Signature TP 2017	78,454	78,454	78,526	72	0.1%
Renewal and Replacement & Deferred M	175,000	175,000	188,100	13,100	8.2%
Capital Projects	175,000	175,000	188,100	13,100	5.9%
NPDES/Clean Water	50,000	50,000	50,000	0	0.0%
Total Project Driven Expenses	\$478,454	\$478,454	504,726	\$26,272	5.5%
Total Normal Expenses- Operations and Project	2,429,656	2,430,093	2,478,026	\$48,370	2%

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD
PROPOSED FY 2016-17 RESIDENTIAL ASSESSMENTS**

Total Revenue Assessed				FY 2015-16	FY 2016-17	Increase \$	% Incr	
				\$2,519,225	\$2,569,610	\$50,385	2.0%	
	Avg Lot Size	Acreage	Units	% Incr FY 2015-16	FY 2016-2017	Per Unit 2016-17	Incr Vs 2015-16	% Incr FY 2015-16
Single Family Villages								
Asbury	0.4234	47.42	112	1.52%	120,862	1,079.00	\$29	2.8%
Ashmont	0.3485	9.06	26	1.55%	23,989	922.00	\$24	2.7%
Cambridge 1	0.4028	14.50	36	1.53%	37,299	1,036.00	\$28	2.8%
Cambridge 2	0.3723	29.78	80	1.54%	77,786	972.00	\$26	2.7%
Cambridge 3	0.3639	11.28	31	1.54%	29,600	954.00	\$25	2.7%
Canturbury	0.5185	14.00	27	1.50%	34,500	1,277.00	\$33	2.7%
Coventry	0.4137	19.03	46	1.52%	48,708	1,058.00	\$27	2.6%
Enclave	0.2611	43.34	166	1.59%	122,872	740.00	\$20	2.8%
Estates at River Park	0.7700	8.47	11	1.70%	19,832	1,802.00	\$42	2.4%
Huntington	0.4693	19.71	42	1.51%	49,348	1,174.00	\$30	2.6%
Kensington	0.4681	22.00	47	1.51%	55,105	1,172.00	\$31	2.7%
Manchester	0.2641	33.80	128	1.58%	95,541	746.00	\$20	2.8%
Nottingham	0.2000	11.40	57	1.63%	34,920	612.00	\$16	2.7%
Palma Vista II	0.0637	5.10	80	1.84%	26,250	328.00	\$9	2.8%
Reserve	0.7651	87.22	114	1.70%	204,362	1,793.00	\$43	2.5%
Sanctuary	0.1453	11.48	79	1.69%	39,377	498.00	\$13	2.7%
Sterling Manor	0.1350	13.90	103	1.70%	49,111	476.00	\$12	2.6%
Stonington	0.4615	27.23	59	1.51%	68,366	1,158.00	\$30	2.7%
Tremont	0.3691	44.29	120	1.54%	115,886	965.00	\$25	2.7%
Turnbury Wood	0.7700	3.08	4	1.47%	7,212	1,802.00	\$42	2.4%
Wellington	0.2788	20.91	75	1.58%	58,289	777.00	\$21	2.8%
Westover	0.5446	33.22	61	1.50%	81,265	1,332.00	\$31	2.4%
Wyndham	0.2807	49.97	178	1.58%	139,057	781.00	\$21	2.8%
		580.19			\$2,088			
Apartments								
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	1.85%	245,854	319	\$8	2.6%
JWC TAMPA BP LLC	0.0597	20.30	340	1.86%	108,350	319	\$9	2.9%
		66.5	1110		354205			
Remote Site Apartments								
EAGLES POINT VENTURES LI	0.0617	11.84	192	2.16%	37,344	194.50	\$6	2.9%
LANDMARK AT GRAYSON PAI	0.1696	69.21	408	2.16%	79,356	194.50	\$6	2.9%
			600		116700			
Condo's								
Faircrest	0.0725	19.13	264	1.95%	91,295	345.00	\$9	2.7%
Hamptons	0.0729	23	315	1.82%	109,233	346.00	\$9	2.7%
Palma Vista I	0.0725	2.90	40	1.82%	13,836	345.00	\$9	2.7%
		45	619		214364			
<i>Subtotal Single Family</i>					\$1,539,538			
<i>Subtotal Residential</i>					\$2,224,807			
<i>Sun total Commercial</i>					\$344,010			
Total Assessed					\$2,568,818			
Total Budget					\$2,569,610			
Rounding Error					\$792.41			

PROPOSED FY 2016-17 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF *	ITE Code **	ITE Factor	Trips	% Trips	ROW & Stormwater	Parks	Admin Asmt	FY 2015-16 Total	FY 2016-17 Total	Incr Vs 2015-16
GEM PROPERTIES	347560960	90.86	820	42.94	3901	19.63%	66,007	\$0.0	\$293	\$64,401	\$66,300	\$1,899
PERA CITY PLAZA TAMPA INC	339790402	183.70	820	42.94	7888	39.69%	133,453	\$0.0	\$293	\$129,897	\$133,746	\$3,849
NCNB NATIONAL PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.17%	14,029	\$0.0	\$293	\$13,925	\$14,322	\$397
CRI PALM LAKE LLC	347555070	97.58	710	11.01	1074	5.41%	18,177	\$0.0	\$293	\$17,953	\$18,470	\$517
CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.91%	9,787	\$0.0	\$293	\$9,806	\$10,080	\$274
THE BANK OF TAMPA	347555080	5.39	912	156.48	843	4.24%	14,264	\$0.0	\$293	\$14,154	\$14,557	\$403
67 TAMPA REALTY LLC	347560560	3.61	710	11.01	40	0.20%	673	\$0.0	\$293	\$956	\$966	\$10
67 TAMPA REALTY LLC	347560556	14.40	565	79.26	1141	5.74%	19,310	\$0.0	\$293	\$19,054	\$19,603	\$549
ENHANCEMENT HOLDINGS LLC	347555505	2.57	720	36.13	93	0.47%	1,570	\$0.0	\$293	\$1,827	\$1,863	\$36
SMO59 LLC	347555506	2.04	710	11.01	22	0.11%	380	\$0.0	\$293	\$671	\$673	\$2
CARL D AND MARTHA J YATES	347555508	3.99	710	11.01	44	0.22%	744	\$0.0	\$293	\$1,025	\$1,037	\$12
LI MANAGEMENT RESOURCE LLC	347555510	2.63	710	11.01	29	0.15%	490	\$0.0	\$293	\$778	\$783	\$5
FMC SOMERSET LLC	347555515	6.11	720	36.13	221	1.11%	3,735	\$0.0	\$293	\$3,929	\$4,028	\$99
ST GEORGE SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	478	\$0.0	\$293	\$766	\$771	\$5
RAYMOND W MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	380	\$0.0	\$293	\$671	\$673	\$2
CERILLO FAMILY LLC	347555521	2.57	720	36.13	93	0.47%	1,573	\$0.0	\$293	\$1,829	\$1,866	\$37
SOMMERSET PARK LLC	347555523	2.57	720	36.13	93	0.47%	1,572	\$0.0	\$293	\$1,829	\$1,865	\$36
PAUL H AND SUSAN M L DUGA	347555529	4.18	720	36.13	151	0.76%	2,552	\$0.0	\$293	\$2,780	\$2,845	\$65
BEACHDALE PROPERTIES L C	347555527	4.12	720	36.13	149	0.75%	2,519	\$0.0	\$293	\$2,748	\$2,812	\$64
RODENT REALTY INC	347555525	2.54	720	36.13	92	0.46%	1,554	\$0.0	\$293	\$1,811	\$1,847	\$36
ROLLI PROPERTY INVESTMENTS	347555452	2.69	720	36.13	97	0.49%	1,645	\$0.0	\$293	\$1,899	\$1,938	\$39
TAMPA PALMS ANIMAL HOSPITAL	347555454	2.60	710	11.01	29	0.14%	484	\$0.0	\$293	\$1,843	\$777	-\$1,066
ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	484	\$0.0	\$293	\$772	\$777	\$5
RODNEY HOLCOMBE	347555458	2.64	720	36.13	95	0.48%	1,614	\$0.0	\$293	\$1,869	\$1,907	\$38
L C GIGINO	347555460	2.64	720	36.13	95	0.48%	1,614	\$0.0	\$293	\$1,869	\$1,907	\$38
TAMPA PALMS CLUB INC	347560154	92.64	495	22.88	2120	10.67%	35,863	\$0.0	\$293	\$35,128	\$36,156	\$1,028
KEVIN MELKER LLC	347555502	2.04	720	36.13	74	0.37%	1,248	\$0.0	\$293	\$1,514	\$1,541	\$27
					19871		\$336,199	\$0.0	\$7,911	\$335,704	\$344,010	\$8,306

* TSF Source: Hillsborough County Property Appraiser

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

Bruce Downs Update

There has been no material change in the progress or the overall plans for the project:

In-progress:

- The Cypress Creek Bridge is under construction.
- The new forced main pipes (green) are being installed.
- The old force mains are being prepared for removal and the storm drain pipe installation is beginning.

Next steps:

- The northbound exit from Tampa Palms Area 2 will be expanded.
- As soon as the utilities are in place the exit lane from Tampa Palms Area 1 will be created.
- When all of the pipes are in place, the three of the northbound lanes will be built.
- Upon completion of the northbound lanes, traffic will be shifted onto the new lanes. Southbound traffic will remain where it is.
- The pond will be completed.
- The two new southbound lanes will be constructed and the left turn and inside northbound lanes will be completed.

The sidewalk network at the Area 2 to entrance has been completed. The sidewalks are entirely concrete, with no brick inserts as existed previously. This was a known change in the plans and the sidewalks are now much safer for pedestrians.

In addition the sidewalks were created with a slight slope and the path connecting the pork chops and other side of the median to the sidewalks also slopes to the street. This sloping supports the ADA requirements for enhanced mobility and reduces the collection of rainwater on the sidewalks which can result in slip and fall dangers.



The sidewalk running north along the west side of BB Downs has also been completed.

The contractor placed bahai sod both on the street side and on the property side of the sidewalk to reduce dust and mud.

Ms. Maney has expressed some concerns about this sod as a long term solution for such as visible area, particularly between the sidewalk and the street:

- Bahai sod is not universally attractive; it puts out seed pods if not mowed and if mowed before the seed pods can germinate, the turf reduces to dirt.
- The location will not reliably support St Augustine due to the difficulty in providing sufficient moisture in an area surrounded by hot concrete.

One option for consideration might be the use of the lava rock that was previously used on the pork chops at the Amberly intersection. This can be more fully explored when the final landscape and hardscape plans are presented for the Area 2 entry.

The creation of an expanded left turn (northbound) lane from the Area 2 exit will begin in the coming 3-4 weeks. The plans for this expansion were previously reviewed and it was known that one tree and one streetlight were certain to be removed with the possibility of two trees removed.

The new lane (and curbing) will cut into the existing median for 77 feet. Based on the actual construction plans, it appears that three trees are almost certainly to be removed and two streetlights, most likely a third. (At least two of the streetlights most likely may be replaced, post construction.)



The median stretches approximately 300 feet from the Public exit closest to B Downs to the Amberly intersection.

The only lighting for that entire 300 ft (both sides of the street) is provided by the three decorative poles owned by the CDD.

At the Amberly intersection, there are two TECO cobra poles with street lights that were part of the original developer package and have long since transitioned to City responsibility.

Due to the tree cover along the entrance, which admittedly will be reduced somewhat at least for the median area, these lights are not affective for most the entry and exit.



The CEI engineers briefed staff on the lighting situation and noted that the construction plans have no provision for illumination for the City ROW along Tampa Palms Blvd. Staff asked the City for support, specifically to determine what type of (specifications for) temporary lighting would be required during construction.

Staff was advised in writing by the City that

1. Lighting is not a requirement, it is an amenity
2. It is generally the City's preference to provide "City lighting" not private and there was an offer to "look into it for the future", but that nothing would likely occur during construction.

3. The City manager with oversight for lighting took the issue away from his staff by noting that “this was a complicated matter and best left to the County”. Staff thinks he might have been trying to protect Tampa Palms from the trials and tribulations of dealing with a cobra pole requirement at the main Tampa Palms entry.

That leaves Tampa Palms with two similar but different issues to address for entry lighting to serve the look of the main entries:

- Temporary lighting during the construction phase.
- A permanent lighting solution that provides pleasant vista into the community.

At no time should the CDD attempt to address any issue other than appearance and community ambiance.

Staff engaged Brad Pendergrass of AE Systems. Brad is locating the existing conduit and working with staff and the contractors to understand if:

- a. The construction will impact the existing power service to the medians (both the median that will go dark during the lane construction and the front median)
- b. The contractors can provide conduit to support a post-construction lighting solution.

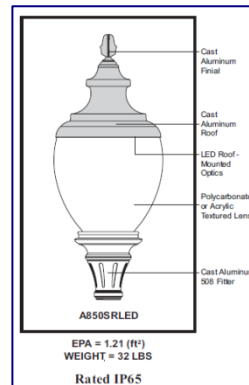


The light above will remain during construction

Brad has recommended “beefing up” the lumens on the light that will remain on the east-side median. This can be done by a bulb change in the existing fixture. The larger bulb will have substantially greater power use but with only a single fixture involved, it should not break the bank.

As soon the construction is more complete, the CDD Board may consider permanent lighting for both entrances. Jason Rinard was previously researched options and the preliminary selection was provided to the Board in Oct of 2014.

The fixture selected is manufactured by the Sternburg Corporation and is known as the Old Town Series. It is a traditional acorn style fixture provided with a decorative cast aluminum fitter, a polycarbonate or acrylic clear textured acorn and a cast aluminum roof.



It has LED light sources and roof mounted down-lighting optics. It measures 16" diameter and 40-1/2" overall height. The poles are available in a number of colors but will be standard black for Tampa Palms.

These fixtures have been used at Compton Park, but in lower lumen output than would be used at the main entries.

Board Officer Appointments

The Florida statutes provide that after any membership change to the Board, the Board should “reorganize”, that is select its chairman and vice chairman and reconfirm its officers.

A. Michael Gibson (Adi) was appointed as a new member at the May meeting by Board-approved Resolution.

At this time the Board should (1) elect a Chairman and (2) elect a Vice- Chairman, as well as, reconfirm its organization, including both Board Members and Officers.

Note “Officers”, are not members of the Board, they are not elected, they have no voting powers: they are individuals who serve for the Board and at the pleasure of the Board. In Tampa Palms the present officers include:

Bruce St. Denis & John Daugirda	Secretaries/District Manager
John Daugirda & Bruce St Denis	Treasurers
Patricia Comings-Thibault	Assistant Treasurer
Mary-Margaret Wilson	Assistant Secretary
Randy Marlowe	Assistant Secretary/ Member Emeritus

In addition to the election of a chairman and co-chairman, staff recommends changing the officers in the following manner:

1. Removing John Daugirda as Co-Treasurer.
John is no longer maintaining his residence in Florida and Florida statutes require residency by the Treasurer. John can continue as both Co-District Manager and Co-Secretary.
2. Appointing Patricia Comings-Thibault as Co-Treasurer; Patricia currently serves as Assistant Treasurer.

The specific reference in the Statutes that allows the appointment of officers follows:

190.006 (6) As soon as practicable after each election or appointment, the board shall organize by electing one of its members as chair and by electing a secretary, who need not be a member of the board, and such other officers as the board may deem necessary.

If the Board wishes to make these changes, it should do so by approving Resolution 2016-3 which is attached.

RESOLUTION 2016-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT ["DISTRICT"] DESIGNATING THE OFFICERS OF THE DISTRICT

WHEREAS, the Board of Supervisors of the Tampa Palms Community Development District at the business meeting held on June 8th, 2016 desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were appointed to the offices shown, to wit:

<u>Gene Field (Board Member)</u>	_____	.
<u>Jim Soley (Board Member)</u>	_____	.
<u>Patricia Maney (Board Member)</u>	_____	Assistant Secretary
<u>Jake Schoolfield (Board Member)</u>	_____	Assistant Secretary
<u>A Michael Gibson (Board Member)</u>	_____	Assistant Secretary
<u>Bruce St. Denis & John Daugirda</u>	_____	Secretaries
<u>Bruce St Denis & Patricia Comings-Thibault</u>	_____	Treasurers
<u>Patricia Comings-Thibault</u>	_____	Assistant Treasurer
<u>Carolyn Stewart</u>	_____	Assistant Secretary
<u>Mary-Margaret Wilson</u>	_____	Assistant Secretary
<u>Randy Marlowe</u>	_____	Assistant Secretary

2. That this Resolution supersedes all previous resolutions and motions designating, electing or appointing officers adopted by the Board of Supervisors of the Tampa Palms Community Development District and are hereby declared null and void.

ADOPTED THIS 8th DAY OF JUNE, 2016

Signature _____

Signature _____

Printed Name _____

Printed Name _____

Title:

- Secretary
- Assistant Secretary

Title:

- Chairperson
- Vice Chairperson

Community Appearance

The mild winter and modest spring rains this year have produced a very lush and green spring landscape. Through focused care, the Maney-Laird prescription for handling fungus is working - without any wholesale turf replacement. Dollar and other water-friendly weeds are beginning to appear. ABM is using a pre-emergent herbicide this week.

The OLM score was 91.5 on June 4th, a truly excellent score for this time of year when Mother Nature has been more than just kind this year in providing early summer temperatures.

OneSource put out the pre-summer fertilizer during May and the results are very evident. (No more fertilizer can be utilized until October 1st.) The turf is a vibrant green throughout the property.

The summer flowers are beginning to bloom, in particular the roses at the entrances to Huntington and Westover and the agapanthus which are coming into bloom along the Huntington pond, the Wellington entrance and the entrance to the CDD.

AMB is on the last leg of the first palm tree pruning of 2016, the completion of which is scheduled each year to occur by the beginning of the hurricane season.



The summer annuals will be installed the week of June 1st and coleus will be used for all entries.

Coleus are used in the summer and early fall because they are a heat-tolerant, durable annual which has very few disease and insect problems.



There are very few annuals that will thrive in full, hot sun. Coleus are a colorful exception. Many varieties of coleus have been developed precisely for the direct sun. Sometimes the plants will appear to flag slightly at the end of the day but they recover overnight, especially with irrigation.

For this installation a dark burgundy plant will be coupled with a light green and a green/gold mixture for contrast.

The early summer / non-winter, now combined with limited rain for the second half of May, has negatively affected the “look” of many of the ponds.

- Weed grow is active as is the growth of lilies - which many non-native residents view as weeds.
- Pond levels are the lowest they have been in some time, exposing banks and sometimes creating erosion.

The pond maintenance service is on-site weekly and they properly responding to both weed growth and algae blooms, which are often the result of treating the weeds. Where erosion control is required, ABM is taking steps, most of the time just replenishing dirt and sod but in one case adding rip raft rock.



The heavily pruned crape myrtles along Amberly Area 1 are well on their way to full foliage.

The “test tree” from last year (pictured below) came back first and is very full.

There are two or three, all very small specimens and all in the most deep shade areas, that have not responded so far.



CDD Organization Matters

Review of Organization Documents

Each January the Board reviews the CDD organization documents to assure that the documents reflect current thinking and are consistent with the direction the Board is leading the community. This was completed for 2016.

With the Board membership changes, staff is re-presenting the organization documents for member review. Please find for your review the attached:

- Mission Statement
- Core Values
- Direction Statement
- Board Leadership Roles*

* In January staff made some minor adjustments to better reflect the actual activities of members or indicate primary areas of engagement. Those were highlighted in grey.

This month staff took the liberty of consolidating the SWFWMD and NPDES oversight with the irrigation and penciled in Mr. Gibson's name in place of Bill Shimer.

These are presented solely for consideration and discussion, if there is a desire to make changes or improvements they can be made now or at some future meeting.

Tampa Palms CDD

(1/13/16)

Core Values

We are accountable to our residents for our decisions, actions and inactions.

We work as a team and with the community, committed to open and honest communication, mutual support and respect for each other.

We are a growing and learning organization committed to change and innovation to provide the best possible community for our residents.

We help each other listen, to understand our resident expectations and do all we can to meet them.

We are accountable to the community, for the integrity of all financial reports and communications.

We will be vulnerable in front of our residents to have the public debate required to make the best decisions.

Tampa Palms CDD

CDD Direction Statement

(1/13/16)

Provide timely and effective leadership to protect and preserve the safety and quality of life in Tampa Palms, mitigating the impact of externally-driven changes.

Tampa Palms CDD

1/13/16

Mission Statement

Provide respected and effective leadership for the continuous improvement of Tampa Palms I & II, in statute-authorized CDD responsibilities:

- assessment and collection of taxes & revenues
- protection and maintenance of CDD assets

Board Leadership Roles

Jan 13, 2016

Leadership

Financial Management

Field

Facilitate Board oversight role by providing:

- Development and analysis of annual operating budgets
- Definitive and actionable interim operating reports
- Balance sheet analysis related to Board decisions
- Cash flow projections related to short and long-term plans
- Oversight of up-to-date five year directional plans
- Analysis of annual audits and internal controls
- Provide financial leadership and direction to the rebranding effort, particularly as relates to Signature 2017 efforts.

Board Leadership Roles

Jan 13, 2016

Leadership

Local and State Government Liaison / Parks

Schoolfield

- Monitor CDD mission
- Oversee banking relationship management
- Leadership in assessment methodology development
- Leadership in resident education of CDD responsibilities vs. TPOA
- Monitor changes to laws regarding CDDs
- Coordinate TP interests with City Council
- Monitor web site adherence to State requirements
- Work with staff and consultants to develop, implement and monitor Board-approved programs to continually enhance parks.
- Provide leadership and direction to the rebranding effort from the perspectives of City-County liaison.

Board Leadership Roles

Jan 13, 2016

Leadership

Landscaping

- Monitor landscape maintenance performance
- Develop, implement & monitor routine revitalization and improvement plans
- Develop, implement & monitor a community program to evolve the Tampa Palms community to drought-resistant and winter resistant landscape.
- Provide leadership and direction to the rebranding effort (Signature 2017) from a landscape perspective.
- Work with staff and consultants to develop, implement and monitor Board programs to continually revitalize and keep fresh community landscape.

Maney

Board Leadership Roles

May 26, 2016

Leadership

Irrigation System

Gibson

- Monitor emerging NPDES requirements
- Monitor emerging SWFWMD requirements, particularly as relates to reporting and pumping levels
- Monitor irrigation system performance and recommend changes
- Monitor preventive maintenance program and respond to problems
- Comply with daily watering restrictions
- Comply with monthly usage restrictions
- Anticipate changes in watering restrictions and oversee plans to comply
- Design and implement low volume irrigation
- Provide leadership and direction to the rebranding effort from the perspective of the complex irrigation system infrastructure.
- Work with staff and consultants to develop, implement and monitor programs to continually revitalize irrigation

Board Leadership Roles

Jan 13, 2016

Leadership

Infrastructure and Facility Oversight /

Soley

- Work with staff and consultants to develop, implement and monitor Board-approved programs to continually enhance entrances, community lighting and other infrastructure.
- Identify community infrastructure needs with staff & residents
- Monitor transportation changes and their impact on Tampa Palms, particularly traffic safety.
- Monitor construction and development activities in and near Tampa Palms to assure best interests of the community are served.
- Assume an overall leadership role in the rebranding of Tampa Palms from a project design perspective.

Upcoming Election Dates

2016 is an election-rich year with offices from the Federal level to the local in contention.

2016 Primary Election

- Election Date
Tuesday, August 30, 2016
- Registration Closes
Monday, August 1, 2016
- Early Voting Starts
Monday, Aug 15, 2016
- Early Voting Ends
Sunday, August 28, 2016

2016 General Election

- Election Date
Tuesday, November 8, 2016
- Registration Closes
Tuesday, October 11, 2016
- Early Voting Starts
October 24, 2016
- Early Voting Ends
Sunday, November 6, 2012

There are a number of local races that will appear on the November 8th ballot: the most important to Tampa Palms will be that of the three CDD Supervisor Seats and City Council for District 7. The City Council Seat is out of the normal rotation as:

- Councilmember Montelione resigned June 1, as required for her to run for House seat.
- Her replacement will be filled during the general election, as opposed to appointment due to the fact that there is more than eighteen months remaining on her current term for council.

A few of the other races (excluding the obvious Federal race) include:

- Property Appraiser
- Clerk of Court
- Supervisor of Elections
- Hillsborough County Sheriff
- County Commission Seat 1, 3 and 6. (Tampa Palms may only vote for Seat 6)
- State Representative, District 63

The date for qualifying by petition for the CDD Supervisor Seats passed on May 23rd. Qualifying must be done between noon on June 20th and noon on June 24th by fee. (See attached.)



COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2016)			
FOR INFORMATION ABOUT SEATS UP FOR ELECTION IN YOUR CDD, PLEASE CONTACT YOUR DISTRICT MANAGER OR CALL THE SUPERVISOR OF ELECTIONS CANDIDATE SERVICES LIAISON AT 813-744-5900 EXT. 4465		QUALIFYING OFFICER Craig Latimer Hillsborough County Supervisor of Elections (813) 272-5850	
ELECTORATE	Registered voters who are residents of the District.		
SALARY	TYPE OF ELECTION	TERM	ELECTION DATES
Not to exceed \$4,800	Nonpartisan	4 years, beginning November 22, 2016	11/8/2016 (General)
QUALIFICATIONS			
Registered voter and resident of the District.			
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT			
Form DS-DE9, <i>Appointment of Campaign Treasurer and Designation of Campaign Depository</i> , must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, <i>Statement of Candidate</i> , with the qualifying officer.			
If you accept contributions and make expenses (other than paying fees for filing or petition signature verification) you will be obligated to submit treasurer's reports pursuant to Chapter 106.			
Special Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.			
METHODS OF QUALIFYING FOR THE BALLOT			
QUALIFYING: NOON, 6/20/2016 - NOON, 6/24/2016			
BY FEE	BY PETITION		
During the qualifying period, candidates pay \$25.00.	The candidate collects the signatures of 25 registered voters within the District. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/23/2016. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		
QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS, LOYALTY OATH, AND OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK.			
FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER.			
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 4/8/2016			

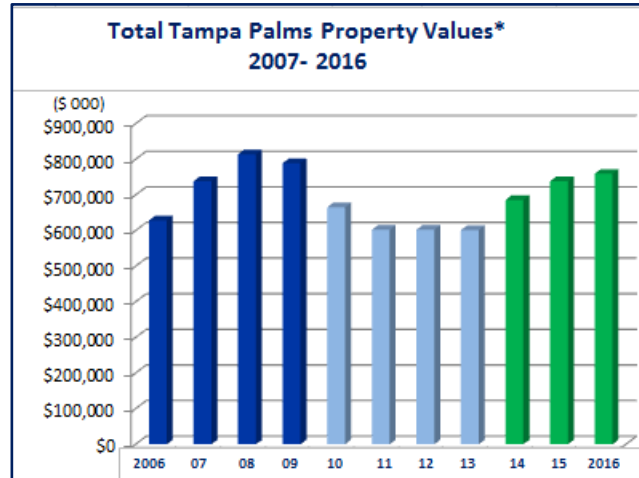
Tampa Palms Property- A Decade of Value Swings

One measure of Tampa Palms' worth is the appraised value attributed to the total properties by the Hillsborough County Property Appraiser. The assessed value of Tampa Palms property for FY 2015 had increased 7.67% according to the Property Appraiser and in 2016 showed a slower increase of 2.8%

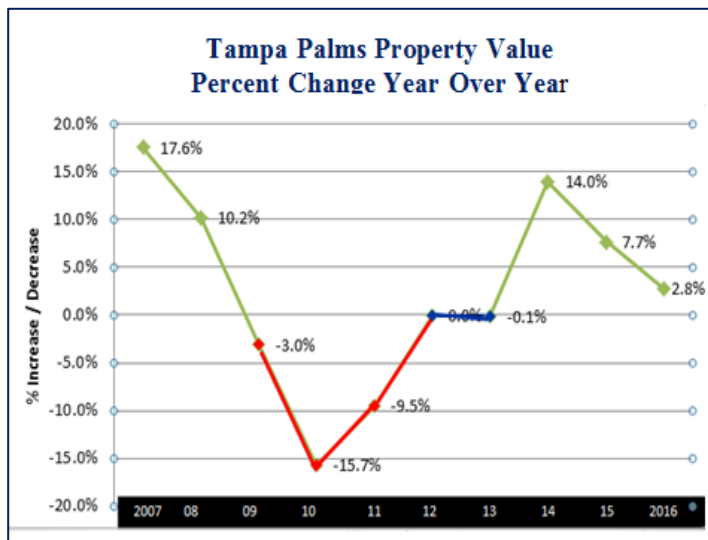
After a rise to \$800 M in 2008, the total value of Tampa Palms property began a slide which lasted through 2013 with a five reduction totaling more than 28%.

This month, the Property Appraiser provided the FY 2016 Tampa Palms assessment role which indicates the total value of Tampa Palms properties, including residential and commercial properties, to be \$759 M.

Stated in a different manner, the total value of Tampa Palms is approximately 93% of the all-time high of 2008.



The rate of value improvement has slimmed substantially, for Tampa Palms and for other communities both in New Tampa and elsewhere in Tampa and Hillsborough County.



A comparison of the percent increase in value for a number of local communities taken from Zillow shows an area-wide slowing of growth in value.

% Increase	2015	2016
Tampa Palms	7.8	2.8
Hunters Green	2.4	1
Cory Isle Lakes	5	2.5
West Meadows	10.4	2.8
Davis Islands	11.2	4
Channelside	7.6	2.3
Westchase	6.7	2.1
Arbor Greene	4.8	1.5

In an analysis of the actual sales prices of the "typical" single family home (3-4 bedroom) for a number of nearby New Tampa communities, the Tampa Palms results were respectable.

This chart courtesy Zillow.

