

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Agenda Package *Board of Supervisors Meeting*



Wednesday, April 9, 2025
6:00 P.M. Compton Park Recreation Building
16101 Compton Drive,
Tampa, Florida

BREEZE MANAGEMENT



Tampa Palms Community Development District

**16311 Tampa Palms Blvd W
Tampa, Florida 33647**

April 4, 2025

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 9, 2025 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 12, 2025 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, Director
Breeze Management

**Tampa Palms
CDD Board Meeting Agenda**

**April 9, 2025 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 12, 2025 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - Community Updates
 - Hurricane Update
 - 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 28, 2025

The District had a \$ 6.1 million cash balance, net of liabilities, at the end of the first five months of fiscal year 2024-25. The District's cash planning includes FY 2024-25 budgeted expenses, FY 2025-26 forecast Q1 expenses, along with other contingent liabilities that result in a forecast of an unallocated fund balance of approximately \$1.98 K at the end of calendar year 2025..... at this time. (Details provided below.)

Revenue

Assessment revenue collected as of January is net \$2.96 K (96%) which is exactly the typical on- target percentage for the collection cycle of a normal fiscal year. Note an additional \$32K was received in Mar [but not reported as these are February financials]. Interest on the ICS reserves is slightly ahead of budget and the investments, as presented on the financial statements shows below-budget but this is simply due to the fact that booked earnings have not yet been realized (see Section 6.J for a full accounting.)

ExpensesNormal Operations

Normal Operations overall display a positive variance of \$134 K. This is the result of (1) a concerted effort to minimize expenses as the CDD deals with the hurricane restoration costs and (2) timing, as Spring expenses, such as mowing and pond bank work. is reduced.

Project Driven

Were the Hurricane Milton recovery expenses excluded, the projects in total [including walls] display a positive variance of \$39K. With the hurricane restoration work included, the projects are trending with a negative variance of \$159 K. The amount and timing of FEMA reimbursements is unknown. There are sufficient reserve funds to handle in the interim.

Forecast Budget Performance Calendar Year 2025Sources of Funds (Shown as \$000)

Balance February 28, 2025	\$ 6,127
March Collection, Not Yet Displayed	32
Collections Prior to December 2025 Receipts	104
Total Sources of Funds	\$ 6,263

Uses of Funds

Balance of FY 2024-25 expenses	(\$1,936)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr. FY 2025-26 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(329)	
Total Uses of Funds		(\$ 4,179)
Projected District Unallocated Balance	December 31, 2025	\$ 1,984

Outlook

The District outlook is consistent with the FY 2024-25 budget. The sole known significant budget variances are the result of the hurricane expenses and the uncertainty of FEMA reimbursements.

FAQ *A little more than a year ago, and driven by cost/budget overruns, and limitations in coverages due to park attendant availability, the CDD made changes in its support of the parks to include (1) park attendants AM only for Hampton Park [PM Securitas Guards] and a “roving” Securitas guard to cover Amberly and Oak parks.*

The question has been asked, is the model working from both the financial standpoint and operationally?

First from an operational perspective, the change has demonstrated a number of successes:

- Prior to this reorganization, Amberly Park had no coverage M-F, only weekend coverage. Now, while there is no permanently stationed guard all day, there is 7 Day/Week coverage, multiple times during the day. Further in case of need, the roving guard can return to the park at any time if requested by the TPOA Parks manager or CDD staff.
- The roving guards open the restrooms at Amberly Park (and close them), patrol the entire park many times during the day, remove the trash from the parks for disposal and “check-in” via the vision system so the CDD can verify that rounds have been completed.
- Prior to this reorganization, Oak Park had no coverage and now is patrolled and trash is removed daily. Oak Park also contains digital vision “check-in” points which permit monitoring of coverage locations and times.
- The Vision reports are provided every day for the prior day’s activities.

A further operational improvement is visibility to the residents of their presence due to the fact that the roving guards drive a “marked” truck and wear uniforms with the Securitas company name and logo.



Operationally, the rovers also pick-up snipe signs on the weekends when the ABM teams are not on site.

The use of Securitas guards in the afternoons in Hampton Park has increased the coverage reliability, as it was intended.

Tampa Palms park attendants are frequently college students who are not permanent employees and in the case of Hampton, which has only a single attendant in the afternoon, unlike Compton Park, unplanned changes in classes, tests etc used to have a serious negative impact on coverage and park safety.

From a financial standpoint the arrangements are working. As of this month’s financial statements, the combined park attendant and guard line items are tracking about 10% under budget.

**Tampa Palms CDD
Balance Sheet
February 28, 2025**

GENERAL

ASSETS:

CASH - Operating Account	\$ 70,560
PETTY CASH	500
Wealth Fund Account- South State Bank	2,816,239
ICS Sweep- South State Bank	3,005,135
ACCTS. RECEIVABLE	-
RECEIVABLE FROM TAMPA PALMS HOA	20,672
ASSESSMENTS RECEIVABLE	198,460
RECEIVABLE EXCESS FEES	-
PREPAID ITEMS	16,356
TOTAL ASSETS	<u>\$ 6,127,922</u>

LIABILITIES:

ACCOUNTS PAYABLE	\$ 171,911
ACCRUED EXPENSES	91,907
DEFERRED REVENUE - ON ROLL ASSESSMENTS	198,460

FUND BALANCE:

NON-SPENDABLE	16,356
ASSIGNED	2,343,000
UNASSIGNED	3,306,288
TOTAL LIABILITIES & FUND BALANCE	<u>\$ 6,127,922</u>

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, 2024 through February 28, 2025

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 3,228,609	\$ 2,905,748	\$ 3,085,335	\$ 179,587
EARLY PAY DISCOUNT	(129,144)	(116,230)	(122,179)	(5,949)
ON ROLL ASSESSMENTS-EXCESS FEES	15,000	-	-	-
INTEREST INCOME	60,000	25,000	27,485	2,485
INVESTMENTS	100,000	41,667	21,927	(19,740)
MISC. REVENUE	3,000	1,250	10,665	9,416
TOTAL REVENUES	3,277,465	2,857,435	3,023,234	165,799
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
SUPERVISORS COMPENSATION	11,000	4,583	3,800	783
MANAGEMENT FEES	70,000	29,167	29,167	-
FUTA/SUTA/PAYROLL FEES	6,073	2,530	550	1,980
FICA	6,906	2,878	2,667	211
AUDITING SERVICES	7,280	-	-	-
ASSESSMENT ROLL SERVICES	10,452	10,452	10,452	-
TAX COLLECTOR FEES-ASSESSMENTS	64,572	58,115	59,204	(1,089)
LEGAL SERVICES	3,640	1,517	803	714
MISCELLANEOUS ADMIN. SERVICES	12,854	5,356	6,226	(870)
DIRECTORS & OFFICERS INSURANCE	3,952	3,952	3,691	261
TOTAL ADMINISTRATIVE SERVICES	196,729	118,550	116,560	1,990
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT STAFF S/T ALL POSITIONS	180,405	75,169	74,746	423
PARK STAFF - LEASING CO	70,000	29,167	23,409	5,758
PARK PATROL - SECURITY CO	137,924	57,468	53,809	3,659
FIELD MISCELLANEOUS	20,800	8,667	868	7,799
TOTAL FIELD MANAGEMENT SVCS	409,129	170,471	152,832	17,639
GENERAL OVERHEAD:				
P&L INSURANCE	23,000	23,000	21,880	1,120
INFORMATION SYSTEMS (TELEPHONE / SECURITY)	16,380	6,825	5,955	870
WATER - UTILITY	60,176	25,073	14,171	10,902
REFUSE REMOVAL (SOLID WASTE)	11,440	4,767	4,377	390
ELECTRICITY	168,951	70,396	55,582	14,814
STORMWATER FEE	3,514	3,514	3,379	135
MISC. FIELD SERVICES	13,520	5,633	1,200	4,433
TOTAL GENERAL OVERHEAD	296,981	139,208	106,544	32,664
LANDSCAPE MAINTENANCE:				
LANDSCAPING MANAGEMENT FEE	16,900	7,875	7,875	-
LANDSCAPE AND POND MAINTENANCE	1,294,765	539,485	511,027	28,458
LANDSCAPE REPLACEMENT	111,562	48,484	26,310	20,174
TOTAL LANDSCAPE MAINTENANCE	1,423,227	595,844	545,212	48,632
LANDSCAPE MTC NEW & ENHANCED:				
PROPERTY MOWING	85,446	35,603	25,122	10,481
COUNTY POND	5,460	2,275	1,515	760
NPDES POND PROGRAM	55,071	22,946	10,835	12,111
TOTAL LANDSCAPE MTC NEW & ENHANCED	145,978	60,824	37,472	23,352
FACILITY MAINTENANCE:				
IRRIGATION MAINTENANCE	124,767	51,988	47,014	4,972
R&M FOUNTAIN	29,384	12,243	10,181	2,062
FACILITY MAINTENANCE	91,010	37,921	35,503	2,419
JANITORIAL/SUPPLIES	3,149	1,312	784	528
TOTAL FACILITY MAINTENANCE	248,310	103,462	93,482	9,981
TOTAL NORMAL OPERATIONS	2,722,354	1,186,359	1,052,102	134,257

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2024 through February 28, 2025

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
PROJECT DRIVEN EXPENSES:				
RENEWAL AND REPLACEMENT & DEFERRED MTC	258,894	107,873	69,966	37,908
NPDES / CLEAN WATER / AGE REPLACEMENTS	70,083	29,193	14,777	14,416
CAPITAL PROJECTS	228,154	94,231	29,206	74,025
SIGNATURE 2017				
WALL RESTORATION	-	-	87,466	(87,466)
HURRICANE RESTORATION	-	-	197,409	(197,409)
TOTAL PROJECT DRIVEN EXPENSES	<u>556,111</u>	<u>231,297</u>	<u>389,824</u>	<u>(158,527)</u>
TOTAL EXPENDITURES NORMAL OPERATIONS AND PROJECT DRIVEN	<u>3,277,465</u>	<u>1,417,856</u>	<u>1,441,925</u>	<u>(24,269)</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	1,439,779	1,581,309	141,530
FUND BALANCE - BEGINNING	-	4,083,467	4,083,467	-
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 5,623,246</u>	<u>\$ 5,664,776</u>	<u>\$ 141,530</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY OCTOBER 1 THRU FEBRUARY 28, 2025
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,432,458		\$2,432,458
<u>Non Operating</u>			
Capital Projects		\$216,208	\$216,208
Renewal & Rel		\$247,508	\$247,508
Signature		\$0	\$0
NPDES		\$66,982	\$66,982
Interest	27,485		27,485
Interest/Wealth Account	21,927		21,927
Misc Rev	\$10,666		\$10,666
Total	\$2,492,536	\$ 530,698	\$3,023,234
<u>Expenses</u>			
Operations	\$ 1,052,102		1,052,102
<u>Non Operating</u>			
Renewal & Rel		69,966	69,966
NPDES/EPA		14,777	14,777
Capital Projects		20,206	20,206
<u>Signature Reserve</u>			0
<i>Hurricane Restoration*</i>		197,409	197,409
<i>Wall Restorations**</i>		<u>87,466</u>	<u>87,466</u>
Total	\$1,052,102	\$389,824	\$389,824
Total Expenditures			\$1,441,925

* FEMA application made for reimbursement,

** To be funded by (1) wealth account income or (2) amendment from reserves

TAMPA PALMS CDD
FINANCIAL OCTOBER 1 THRU FEBRUARY 28, 2025
GENERAL FUND

<u>General Fund</u>	<u>2/28/2025</u>	<u>(\$000)</u>
Cash		71
Cash Equivalent (Excess Cash ICS)		3,005
Insured Investment Account		2,816
Accounts Receivable (TPOA)		21
Prepaid Items		16
Total Assets		\$ 5,929
Less:		
Payables		172
Accrued Expenses		92
Non Spendable A/C Prepaid		15
Total Assigned and Planned Funds		5,650
Allocation for Assigned:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
		\$ 2,343
Net Adjusted Cash		\$ 3,306

	<u>2024-25 Fiscal Year</u>		
<u>(\$ 000)</u>	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
Mar			
CDD Operations	26	245	
R&R	2	11	
NPDES	1	12	
Signature Projects **	0	11	
Capital Projects	2	9	
Total	32	288	\$ 3,049
Apr			
	<u>2024-25 Fiscal Year</u>		
CDD Operations	80	245	
R & R	8	11	
NPDES	2	12	
Signature Projects **	0	11	
Capital Projects	7	9	
Total	97	288	\$ 2,858
May			
CDD Operations	12	260	
R & R	1	15	
NPDES	0	12	
Signature Projects **	0	19	
Capital Projects	1	9	
Total	15	315	\$ 2,558

** Anticipating hurricane plus final wall. FEMA applications will be made. Will be accounted for and paid via a Budget Amendment

**TAMPA PALMS CDD
FEBRUARY 28, 2025
GENERAL FUND**

(\$000)	Prior Year Collected \$	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October					
November	\$474	16%	\$108	3%	-12%
December	\$2,724	91%	\$1,228	40%	-52%*
January	\$2,810	94%	\$2,825	91%	-3.1%
February	\$2,849	96%	\$2,963	96%	0%
March	\$2,874	96%			
April	\$2,947	99%			
May	\$2,959	99.3%			
June	\$2,991	100.4%			
July	\$2,991	100.4%			
August	\$2,991	100.4%			
September	\$2,991	100.4%			
Year End					
Total Assessed (Net Discount)		3,099	* Collection period was extended due to Hurricane Milton. As of February receipts, revenue is on target		

Summary- Project Driven Expenses

	Feb-25
Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2024-25 Budget	\$226
<u>Uses of Funds</u>	
Spent Thru 2/28/2025	20
Total Funds Under Consideration	\$0
Budget Available as of 2/28/2025	\$206
 Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2024-25 Budget	259
<u>Uses of Funds</u>	
Spent Thru 2/28/2025	70
Total Funds Under Consideration	\$0
Budget Available as of 2/28/2025	\$189
 TP Signature & Reserve Projects	
<u>Sources of Funds*</u>	
FY 2024-25 Budget	\$0
<u>Uses of Funds</u>	
Wall Repair/Restoration	
Spent Thru 2/28/2025	\$87
Hurricane Restorations	\$197
Budget Available as of 2/28/2025	\$0
* Assigned Funds \$2,343	

SUMMARY

FY 2024-25 RENEWAL REPLACEMENT PROJECTS

			Original Project	Feb 2025	Committed To Spend
Infrastructure					
Street Sign Mtc (Amberly Both Sides)				\$7,188.00	
Monument / Granite Cleaning				\$4,650.00	
Landscape					
Hurricane Helene Clean-Up				\$5,190.00	
Non-FEMA Tree Work				\$16,990.00	
Tree Work				\$13,750.00	
Irrigation					
Underground Power Sant to Reserve				\$13,908.50	
Lighting (Park & Landscape)					
Storm Damaged Electrical Monuments & Landscape				\$8,289	
Other					
Total R&R Projects				\$69,966	

**Capital Projects 2024-25
Budget Monitor**

February, 2025			
(\$000)	Current Projects	Spent 2024-25	Pending Commitments
Tampa Palms Signature Projects			
Consulting Services	-	\$0	-
Irrigation	-	\$0	
Wall Improvements		\$0	
Area 2 Pond		\$0	
Sub-Total Tampa Palms Signature	-	\$284,875	
Sub-Total TP Signature Projects	\$100	\$284,875	\$0
Capital Projects			
Consulting Services			
Irrigation Systems		\$0	
Parks & Cameras		\$7,986	
Landscape & Lighting		\$0	
Infrastructure (Signs and Lighting)		\$12,220	
Kensington Wall (Replace Pavers)			
Somerset Damaged Monument (50% Dep)			
Sub-Total Capital Projects	\$0	\$20,206	\$0
Total TP Signature & Standard Capital Projects		\$305,081	\$0

**Capital Projects Signature Projects
Through February 28, 2025**

Tampa Palms Signature Projects	In Progres FY 2024-25	Spent A/O FY 2024-25	Pending Commitments
Consulting Services			
Restoration Designs			
Survey & Staking & MOT			
<i>Sub Total</i>			
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)			
<i>Sub Total</i>	0		
Main Entry Restorations			
Area 1 Entry Landscape (Phase II)	50,000		
Area 2 Phase II	50,000		
Area 2 Landscape (TP Blvd & Amberly Phase II)			
	0		
Area 2 Pond Landscape & Wayfinding			
<i>Sub Total</i>	100,000		
Hurricane Restorations		197,409	
<i>Sub Total</i>			
Wall Improvements			
Restoration and Repair w/o Rebuild		87,466	0
<i>Sub Total</i>	0		
Sub-Total Tampa Palms Signature	100,000	\$284,875	
Normal Capital Projects	Current		Pending
Irrigation Systems			
Pump Station Extending Life			
<i>Sub Total</i>	0		
Parks & Cameras			
Racquetball Bldg Net Apparatus		\$3,215	
New Swings		\$4,771	
<i>Sub Total</i>		\$7,986	-
Landscape & Lighting			
Area 1 Entry			
Major Landscape (> 5 Years)			
<i>Sub Total</i>	-		-
Infrastructure (Signs and Lighting)			
New Sign & Granite Restoration (Deposits)		\$4,695	
Kensington Rebuild 4 Phases (1 FY 23, 3 24, Comp 25)		\$7,525	
<i>Sub Total</i>		\$12,220	
Sub-Total Normal Capital Projects	\$0	\$20,206	
Total TP Signature & Standard Capital Projects		\$305,081	

Tampa Palms Community Development District
Check Register - Operating Account (Acct *1755)
February FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Acct Balance
01/31/2025						69,928.41
2/20/2025	200	ADB Landscaping Materials, Inc.	Winter Entry Poinsettias - Check Written Locally		10,000.00	59,928.41
1/10/2025	389	TERMINIX Inc.	VOID: Pest Control 120224		(96.00)	60,024.41
2/3/2025	429	TURNBURY WOOD HOA	Shared Electrical Expense (Fountain & Lighting)		336.42	59,687.99
2/3/2025	430	VOID				
2/3/2025	431	Breeze Connected LLC, CDD	Professional Management Services		5,833.33	53,854.66
2/4/2025	432	ADVANCED ENERGY SOLUTIONS LLC	Repair path lights parks (Amberly & Compton)		2,011.46	51,843.20
2/4/2025	433	ADVANCED ENERGY SOLUTIONS LLC	Repair time clocks Area 1 & 2 Entrances, Photo Cell 4 Monuments		1,400.00	50,443.20
2/4/2025	434	ADVANCED ENERGY SOLUTIONS LLC	Elect Repairs (Three LED strips, Time Clocks & Palm Lake Monment)		5,189.69	45,253.51
2/4/2025	435	ADVANCED ENERGY SOLUTIONS LLC	Elect Repairs Area 2 Entry, Cambridge & Somerset & Park Path Pole		1,699.75	43,553.76
2/4/2025	436	ADVANCED ENERGY SOLUTIONS LLC	Park Camera Repairs		180.00	43,373.76
2/4/2025	437	ADVANCED ENERGY SOLUTIONS LLC	Cambridge Monument Switch		90.00	43,283.76
2/4/2025	438	CINTAS	Inv 4219706863		83.12	43,200.64
2/4/2025	439	CINTAS	Inv 4218972337		83.12	43,117.52
2/4/2025	440	Crown Information Management	Document Storage		109.00	43,008.52
2/4/2025	441	FEDEX	Shipping		57.93	42,950.59
2/4/2025	442	HOOVER PUMPING SYSTEMS Corp	Maint/Repair Shut-Off Valve Area 1 System		1,578.30	41,372.29
2/4/2025	443	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service		848.28	40,524.01
2/4/2025	444	SiteOne Landscape Supply LLC	Pine Bark Mulch		5,255.00	35,269.01
2/4/2025	445	SiteOne Landscape Supply LLC	Pine Bark Mulch		5,255.00	30,014.01
2/4/2025	446	SOLITUDE LAKE MANAGEMENT LLC	Monthly Mtc County Pond		303.00	29,711.01
2/9/2025	447	ADVANCED ENERGY SOLUTIONS LLC	Electrical Maint-Hampton park		315.00	29,396.01
2/9/2025	448	ADVANCED ENERGY SOLUTIONS LLC	Electrical Maint-Hampton park		383.25	29,012.76
2/9/2025	449	CINTAS	Inv 4220442429		83.12	28,929.64
2/9/2025	450	Culver Services Inc	Rodant Control CDD Mtc Center		2,366.90	26,562.74
2/9/2025	451	FRONTIER COMMUNICATIONS	Act #813-972-5699-051491-5- Svc 01/28-02/27/25		290.67	26,272.07
2/9/2025	452	SECURITAS SECURITY SERVICES USA, INC.	1/1-1/31/25 Security Roving (Amberly & Oak Parks)		4,798.20	21,473.87
2/9/2025	453	SECURITAS SECURITY SERVICES USA, INC.	1/1-1/31/25 Security Hampton Park		6,393.40	15,080.47
2/9/2025	454	TERMINIX Inc.	Pest Control 1-6-25		129.02	14,951.45
2/9/2025	455	TERMINIX Inc.	Pest Control 1-6-25		96.00	14,855.45
2/9/2025	456	ULINE	Safety Mat - Hampton Restroom		234.48	14,620.97
2/9/2025	457	Zeno Office Solutions, Inc.	Copier Lease		23.31	14,597.66
2/9/2025	458	ADVANCED ENERGY SOLUTIONS LLC	Facility Maint-Hampton park		517.50	14,080.16
2/14/2025	459	CINTAS	Inv 5253335001		11.13	14,069.03
2/14/2025	460	ADVANCED ENERGY SOLUTIONS LLC	Repair-Amberly park DVR Switch		135.00	13,934.03
2/14/2025	461	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		201.80	13,732.23
2/14/2025	462	FLORIDA FOUNTAIN MAINTENANCE, INC.	RM-Reserve		550.00	13,182.23
2/14/2025	463	FLORIDA FOUNTAIN MAINTENANCE, INC.	RM-Turnbury		180.00	13,002.23
2/14/2025	464	FLORIDA FOUNTAIN MAINTENANCE, INC.	RM-fountain		405.19	12,597.04
2/14/2025	465	FRONTIER COMMUNICATIONS	Act #81355802910720065- Svc 2/1-2/28/25		281.67	12,315.37
2/14/2025	466	OLM, INC.	Landscape Insp - 2/5		1,575.00	10,740.37
2/14/2025	467	Staples Account	Office Supplies		399.79	10,340.58
2/17/2025	468	Eugene R. Field	02/12/25 BOS MTG		200.00	10,140.58
2/17/2025	469	Gregory Horvath	02/12/25 BOS MTG		200.00	9,940.58
2/17/2025	470	Richard Diaz	02/12/25 BOS MTG		200.00	9,740.58
2/17/2025	471	Tracey Falkowitz	02/12/25 BOS MTG		200.00	9,540.58
2/17/2025	472	Donald O'Neal Jr.	02/12/25 BOS MTG		200.00	9,340.58
2/18/2025	473	M Wilson Consulting	FY2024-25-March		10,220.00	(879.42)
2/18/2025	474	DOUGLAS CLEANING SERVICE	Feb 2025 Cleaning Service		2,000.00	(2,879.42)
2/20/2025	475	CORE & MAIN LP	Irrigation Repair Supplies		235.62	(3,115.04)
2/20/2025	476	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	(3,415.04)
2/20/2025	477	REP SERVICES, INC.	New Swings - Hampton & Amberly Parks		4,770.96	(8,186.00)
2/20/2025	478	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service/ 3-0696-0012892		936.47	(9,122.47)
2/20/2025	479	SiteOne Landscape Supply LLC	Bulk shredded fines		280.00	(9,402.47)
2/20/2025	480	Staples Account	Office Supplies		399.79	(9,802.26)
2/20/2025	481	Staples Account	Office Supplies		25.62	(9,827.88)
2/20/2025	482	TECO	Acct# 311000040213-summary bill - all sites		11,435.14	(21,263.02)
2/20/2025	483	TERMINIX Inc.	Pest Control 2-3-25		100.40	(21,363.42)
2/20/2025	484-488	VOID				
2/27/2025	489	Wayne Gill'	Amberly Wall East Side 1of 3 Segments Deferred		5,824.00	(27,187.42)
2/27/2025	490	Wayne Gill'	Amberly Wall East Side 2 of 3 Segments Deferred		5,830.00	(33,017.42)
2/28/2025	491	ABM Landscape & Turf Services LLC	Landscape Maint - Feb 2025		76,313.21	(109,330.63)
2/28/2025	492	ADVANCED ENERGY SOLUTIONS LLC	Provided New Underground Elect Sant to Reserve		13,908.15	(123,238.78)
2/28/2025	493	FRONTIER COMMUNICATIONS	Act #813-97-3933-070789-5- Svc 2/16-3/15/25		613.48	(123,852.26)
2/28/2025	494	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service/ 3-0696-0012892		936.47	(124,788.73)
2/28/2025	495	SiteOne Landscape Supply LLC	Pine Park Fines		550.00	(125,338.73)
2/28/2025	496	SiteOne Landscape Supply LLC	Pine bark mini nuggets-mulch		4,860.00	(130,198.73)
2/28/2025	497	SiteOne Landscape Supply LLC	Irrigation System (Sentinel) Parts		611.22	(130,809.95)
2/28/2025	498	XEROX FINANCIAL SERVICES	Copier Lease		213.94	(131,023.89)
2/11/2025	Non Check	South State Bank	Bank Charges		18.00	(131,041.89)
2/7/2025	020725ACH	Engage PEO	Payroll		3,203.29	(134,245.18)
2/21/2025	022125ACH	Engage PEO	Payroll		3,163.15	(137,408.33)
2/28/2025	Non Check	South State Bank	Bank Fee		2.00	(137,410.33)
2/28/2025	Non Check	CITY OF TAMPA UTILITIES	Water payments Feb bank stmt		2,096.42	(139,506.75)
2/4/2025			Deposit	10,066.34		(129,440.41)
2/9/2025			Funds Transfer	200,000.00		70,559.59
02/28/2025				210,066.34	209,435.16	70,559.59

Significant Events [Focus] For 2024-25

Re-Presented April, 2025



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

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

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

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

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

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

Specific considerations A/O March, 2025

	Next Steps	Timing
Tampa Palms Blvd & Community Restorations		
(1) Review Signature Use	Review w/ Board	Mar
(2) Review Long Term & Short Term Blvd Needs	Review With Board	Mar
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Agreement w/ Developer Plan	On-going
(2) Tampa Palms Blvd	CDD (Landscape /Irrigation/Signs)	Review Monthly
(3) Bike Path Improvements	Report Progress	May
Monitor Issues Impacting Tampa Palms		
(1) Monitor Hurricane Restoration	Update Board	Monthly
(2) Evaluate Investment Options	Chair & Vice Chair to Review W/ Board	Monthly
(3) Update on FEMA Options	Review w/ Board	Monthly
(3) Monitor & Implement Strategies To Restore Budgeting to Stand-Alone W/O Reserves	Board & Staff Review	On-going
CDD Board Matters		
(1) CDD Park Manual	Review w/ Board	Annually
(2) CDD Calendar	Review w/ Board	Annually-Mar

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FIRST ORDER OF BUSINESS - Welcome & Roll Call

The Board members and staff introduced themselves for the record.

Gene Field	Chairman*
Tracy Falkowitz	Supervisor*
Richard Diaz	Supervisor*
Don Oneal	Vice Chair*
Greg Horvath	Supervisor*

Also present were:

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

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

There being none, the next item followed.

There being none, the next item followed.

Ms. Wilson briefly recapped the events and issues that were paramount in FY 2024-25.

FIFTH ORDER OF BUSINESS – Approval of Minutes

On MOTION by Mr. Field, SECONDED by Mr. Horvath WITH ALL IN FAVOR, the Board approved the Minutes of the February 12, 2025 CDD Meeting.

SIXTH ORDER OF BUSINESS - Approval of District Disbursements

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

On MOTION by Mr. Diaz SECONDED by Mr. Horvath WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending January 31, 2025 in the amount of \$472,788.37.

SEVENTH ORDER OF BUSINESS - Consultant Reports

◆ **Neighborhood Updates**

Ms. Wilson reported annual recovered from the hurricane and weather damages and looked respectable.

OLM inspection yielded discussions of weeds and fungus but resulted in a very respectable rating of 93.5% rating.

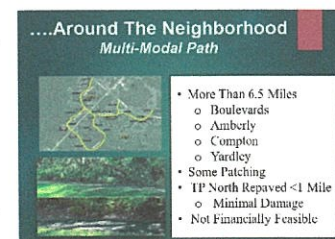


Ms. Wilson reported that the growers are struggling but it appears that the Mar annuals will be ready in about three weeks. The plans include Antigua marigolds and lavender salvia. Both of these annuals have been successfully used for past Spring plantings. They will be followed by caladiums.

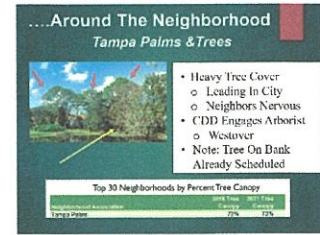


Ms. Wilson reported on the multi-modal path in Tampa Palms, noting that there is more than 6.5 miles of path. The City is making repairs when men and materials are available.

Ms. Wilson stated that Tampa Palms North had apparently refurbished some paths but that would cost close to \$500K for the TP paths.

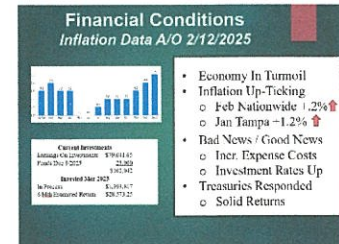


Ms. Wilson reported on the heavy tree cover in Tampa Palms and the anxiety that Milton has caused for some residents who fear trees might fall on their homes. When reports are received the CDD has the subject trees evaluated by and arborist. There are some hurricane damaged trees that will be removing from pond banks.



◆ **Cash Management Update**

Ms. Wilson reviewed the investments to date and the funds coming due in March for re-investment. The Vice Chairman Oneall reiterated that the current economic conditions have kept the door open for modest returns.



She noted that for investments in place for FY 2024-25 there is a return of \$76,278 and in March \$1.3M will become available for reinvestment. It is anticipated that if reasonable re-investment opportunities continue, the reserves will be protected.

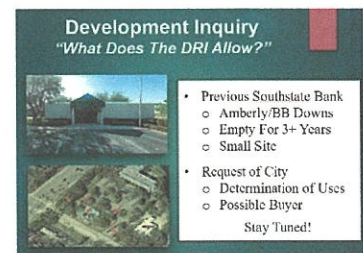
◆ **Park Updates**

Ms. Wilson made everyone aware that luckily hurricane damage to the parks was minimal. The one swinging bench that was destroyed will be replaced (backordered now) and new swings are on the way. The netting over the racquetball courts is scheduled for repair.



◆ **CDD Employee Manual**

Ms. Wilson reported that the former Southstate Bank building which was purchased by a development company more than two years ago has remained empty. Now the owner has asked the City of Tampa to formally confirm what the property could be used for. It appears that the intention may be a storage facility.



1 ♦ **Additional Advanced Board Package Materials:**

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

5 **EIGHT ORDER OF BUSINESS – Other Matters**

6 There being none, the next item followed.

8 **NINTH ORDER OF BUSINESS – Public Comments**

9 There being none, the next item followed.

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

12 Supervisor Diaz inquired about Form 9 gift reporting. Ms. Wilson thought forms would
13 be sent from the Ethics Commission but she would confirm.

15 **ELEVENTH ORDER OF BUSINESS - Adjournment**

16 There being no further business,

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

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

22 **Each person who decides to appeal any decision made by the Board with respect to any matter*
23 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
24 *the proceedings is made, including the testimony and evidence upon which such appeal is to*
25 *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 9, 2025.

3

4

5 **Signature**

Signature

6

7 Mary Margaret Wilson

Donald Oneal, Jr.

8 **Printed Name**

Printed Name

9 **Title:**

Title:

10 ☒ **Assistant Secretary**

☒ **Vice Chairperson**

11 ☐ **District Manager**

☐ **Chairperson**

.... Neighborhood Updates

General Appearance- April 2025

The annuals, particularly the Antigua Marigolds, are presenting in time for the Spring holidays. Here they are shown below, lined with red begonias and the *soon-to-fully-blooming* 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 marigolds and pink begonias will soon be followed by the bright blue salvia and if the pink suffer from heat, it will not be noticeable.

Property Inspection / Rating

The OLM inspection conducted just before the rains came last Wednesday; the inspector rated the entire property as a 93%.



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

Spring Trees Beginning To Show

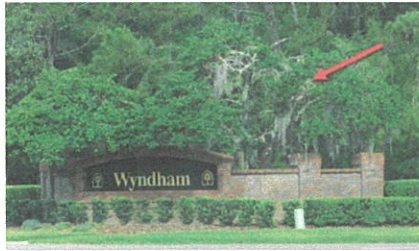


The ornamental trees such as the flowering bottlebrush at the entrance to Sterling Manor, are returning to bloom nicely. Shown to the left is the tree at the exit of Sterling Manor. The tree on the entrance site was damaged by Hurricane Milton

Joe Laird was certain from beginning that the tree could be saved and in fact, despite the damage, it burst into bloom.

ABM has arranged for an arborist to determine the next steps to improve the tree (what to trim, what to bolster up and any special fertilizers that may be helpful).

There are other ornamental trees that have been damaged by the hurricane. ABM is monitoring their health (working to possibly save them) and holding off replacements in part because available stock is both limited and pricey.



The crape myrtles throughout the community did not suffer much damage. They have been properly pruned to encourage both sprouts and full bloom. The smaller varieties, such as along Amberly Dr pictured to the right, are heavily pruned.

The larger specimens such as along the entrance to Manchester, are simply "topped" to remove the prior year's blooms. The other large specimens along the power corridor were severely trimmed this year by the power companies. The crape myrtles will follow the bottle brush to bloom in the coming weeks.



The Reserve Fountains

As was discussed in February, the work to refurbish the three Reserve fountains is underway. The concrete bases of all three were cracking and chipping, causing concern both about possible catastrophic failures (leaking) and even damage to the pumping equipment from debris circulating through the water.

The repairs needed are basic and fairly minimal;

- Drain and pressure wash the fountains
- Remove all connections feature apparatus
- Restore the bases, then repaint the interiors

The entry fountain and the center fountain have been completed. Work is proceeding on the exit fountain, pictured to the right.

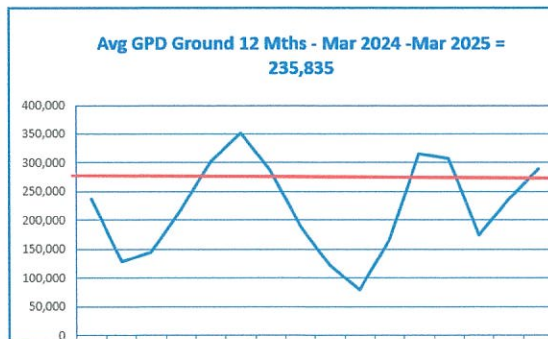
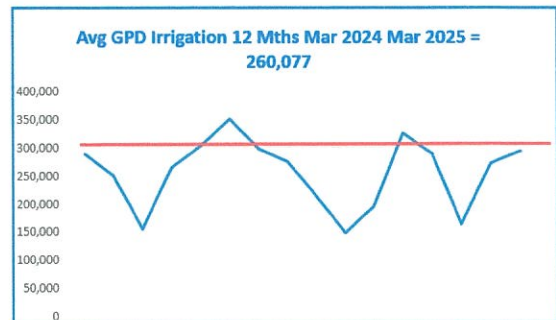
The technicians have been instructed to check the age and condition of all operating components and to replace anything obviously aging now.



SWFWMD Irrigation Permit

As dry portion of the year with the minimal rainfall takes shape, Joe Laird is careful to manage the water use. He notes that he has “banked” about three months underuse for the times when increasing heat and no rainfall upsurge irrigation demands.

The Tampa Palms SWFWMD permit allows an average per day use of 313,400 gallons and the twelve month running average is about 17% under the allowance.



For SWFWMD the most critical number is the amount of water removed from the aquifer or the ground water.

The running total for water pumped from the aquifer is even lower at almost 25% under the permitted amount.

Recapping The Hurricane Impacts on Tampa Palms

For Tampa Palms, the effects of the hurricane(s) are still felt in a number of ways:

- Landscape displays from the struggling shrubs to damaged major elements such as trees that have been deformed, though not destroyed.
- Delays or pauses in projects or improvements that have been deferred due to the storm-necessary work.
- The substantial cost to make Tampa Palms safe after Milton and the on-going work to recoup some of those expenditures from FEMA

There is substantial work remaining, particularly in three areas:

1. Trees on CDD property near roadways that were destabilized by damaged to other trees by Milton and now require removal or trimming.
2. Trees along pond banks that are damaged and must be removed.
3. Trees that remain in Oak Park (but are off the paths) and need to be cut-up and removed.



The work above is not of a type that would fall under a FEMA reimbursement schedule.

Emergency Restoration- Hurricane Milton

Tampa Palms Expenses Recorded to Date

Project Work	Date	Labor Hours	Cubic Yards Debris Removed	\$ Billed To CDD	Notes
On Site Work Clearing Debris and Transporting to Temporary Storage in Tampa Palms					
Site Work Clearing & Removing Debris	October, 2024	1,333.25	N/A	\$62,323.99	Billed On OCT CDD Invoice
Site Work Clearing & Removing Debris	November, 2024	1,262.40	N/A	\$72,139.00	Billed On Nov CDD Invoice
Site Work Clearing & Removing Debris	December, 2024	95.00	N/A	\$22,300.00	Billed On Dec CDD Invoice
		2,690.65		\$156,762.99	ABM Work Oct-Dec
Debris Transport To Final FEMA Disposal Stations					
Debris Disposal Hampton Park Temp Site	November, 2024	N/A	136.4	\$1,874.40	Amount only Reflects Disposal Station Charges
Debris Disposal Amberly Park Temp Site	November, 2024	N/A	40.3	\$1,107.15	Amount only Reflects Disposal Station Charges
Debris Disposal Hampton Park Rear & Rear Mtc Bldg	December, 2024	N/A	398.8	\$5,303.38	Amount only Reflects Disposal Station Charges
Debris Disposal Hampton Park Rear & Rear Mtc ABM	December, 2024	N/A	156.3	\$2,148.86	Amount only Reflects Disposal Station Charges
			731.8	\$10,433.79	
Most Debris Management Activities					
FEMA Monitoring	Nov & Dec 2024	N/A	See Above	\$8,800.00	Steadfast Environmental
Grapple Trucks & Drivers	December, 2024	N/A	See Above	\$7,076.20	Suncost
Pond Tree Removals	January, 2025	N/A		\$6,950.00	Palma Vista Pond
				\$22,826.20	
Total A/O Jan 2024				\$190,022.98	

Patricia is heading up the formal filings, determination reviews and responses as the FEMA application moves along through the process.

It is difficult to predict what the CDD can reasonably expect to receive.

The page one headline this Wednesday in the Tampa Bay Times was chilling.

Storm repair aid canceled

This aid is not the same as the CDD's application but

Looking AheadWith Weather Changes What Can Future Storms Bring

Tampa Palms is a complex community, much more so than many residents even know. In many ways, the storm damage, both that has occurred and potential for the future damage, is much greater in Tampa Palms than in the sister communities in the New Tampa area due to that very complexity.

Tampa Palms is large and was created with the intent of winding around natural forested areas. Further it was developed with the intent of community-wide maintenance and management.

This differs substantially from communities developed after Tampa Palms, such as Tampa Palms North, TPOST 3, West Meadows etc.

Most residents are familiar with the landscape-maintained areas along the boulevards, such as the main entries, village entries, and roadway medians that contain trees, shrubs and even signs which are vulnerable to storm damage.

Many residents are not aware of the Tampa Palms "Land Tract Areas" which abut road ways, homes, and ponds within Tampa Palms.

There are thirty-seven land tracts located within the community. Most of these areas are owned by the CDD, though a few are City-owned.

The list to the right shows the locations of the tracts and their size and visibility.

Land Tract Areas				
Location	Owned By	Lg / Sm	Visibilit	Irrigatio
Ashmont (Nest to KinderCare)	CDD	Small	Low	VUP
Ashmont (Small wood-line)	CDD	Small	Low	VUP
Ashmont Cul-de-sac	City	Medium	Low	None
Cambridge I Along Amberly Dr Woodline	CDD	Small	High	None
Cambridge II In front of pond	CDD	Medium	High	Potable
Cambridge III (Around wood-line Ancroft)	EcoPalms	Small	Low	None
Cambridge III (Wood-lineCondover)	CDD	Medium	Medium	None
Compton Dr (Conservation woodline)	CDD	Medium	High	VUP
Canterbury (Berm w/ hedges)	CDD	Medium	Medium	VUP
Enclave (Yardleg- cul de sac area)	City	Medium	Low	VUP
Enclave Oak Park Path (inside)	CDD	Small	Low	None
Enclave Berm south of Fairchild	City	Large	High	VUP
Enclave Berm south of Wareham -Estates Side	City	Large	High**	Vell
Enclave Berm south of Wareham -I-75 Side	CDD/Power Compan	Large	High	Vell
Enclave Oak Park Frontage	CDD	Large	High	VUP
Reserve Pond (Front Area)	CDD	Small	Low	None
Stonington (Tract between Tremont and Stoningt	CDD	Small	Low	None
Stonington (Front of pond tracts [2])	CDD	Medium	High	None
Stonington (Large pond @ entry)	CDD	Medium	High	VUP
Stonington (Pond #64 sand filter)	CDD	Medium	Low	VUP
Stonington (Berm along power corridor)	CDD	Medium	Low	VUP
Tremont (Wareham- power corridor @ entry)	City / Power Compan	Medium	Medium	Vell
Tremont (Fairchild power corridor @ entry)	City / Power Compan	Medium	Medium	VUP
Tremont (Denny Miller pond)	CDD & City	Small	Low	Potable
Wyndham Halsey Rd. / Power Corridor	City / Power Compan	Medium	Low	VUP
Wellington Berm	CDD	Large	High	VUP
Asbury - Dawson In front of bay head	CDD	Small	Low	None
Berm B/T Wellington & Huntington along the lake	CDD	Large	High	None
Huntington Connection To Wellington	CDD	Small	Low	VUP
Huntington. COT Lift Station	City	Medium	Low	None
Manchester (Cut thru to Sterling Manor).	CDD	Small	Low	None
Manchester (Wood-line along Southampton)	CDD	Medium	High	None
Manchester (Wood-line)	CDD	Medium	High	None
Westover (Behind the house)	City	Small	Low	None
Westover (Wood-line)	City	Small	Low	None
Westover Pond Front COT Lift Station	City	Medium	High	Potable
Turnbury pond front on Amberly	City	Small	Medium	VUP

Cul De Sac' In Tampa Palms					
Village	Street	Size	Village	Street	Size
Ashmont	Stonehurst Court	Very Lar *	Tremont	Stanton Lane	Small
	Chadwick Court	Small		Kent Court	Small
Cambridge I	Ambrose Court	Small		Brockway Place	Small
	Amberly Drive	Medium		Benton Court	Small
	Ives Court	Small		Baden Place	Small
	Dwire Court	Small		Rutledge Place	Small
				Blain Court	Small
Cambridge II	Layton Court	Small	Wyndham	Chesterfield Co.	Small
	Tolman Court	Small		Wainwright Court	Small
	Ainsworth Court	Small		Grenwich Court	Small
	Ainsworth Court	Small			
Cambridge III	Condover Court	Small	Area 2		
	Ancroft Court	Small	Asbury	Dawson Ridge	Small
Canterbury	Thursday	Small		Richland Court	Very Large
	Eaton Court	Small			
	Witham Court	Small			
	Vincent Court	Small			
Coventry	Fentress Court	Small	Huntington	Wesley Drive	Small
	Burchette Road	Small		Langhorne Ct	Small
	Anton Court	Small			
	Cannery Court	Small			
Enclave	Warden Place	Small	Manchester I	Burnham Way	Small
	Dowling Court	Small		Grantham Place	Small
	Sexton Court	Small			
	Canton Court	Small	Manchester II	Selby Way	Small
	Camelia Court	Small		Bethany Court	Small
	Stowe Court	Small		Ridley Place	Small
	Camelot Court	Small		Boswell Way	Small
	Washburn Place	Small			
	Cadbury Court	Small	Wellington	Ebensburg Court	Small
Stonington	Tuesday	Small		Armstrong Place	Medium
	Newcastle Court	Very Large			
	Vincent Court	Very Large			
	Mifflin Court	Very Large			
	Danborough Cou	Very Large			

Another source of storm vulnerability are the cul de sacs that are in many/most of the Tampa Palms villages.

The CDD maintains the 54 City-owned cul de sacs which are located along public roads in villages that are not gated.

The chart to the left lists the cul de sacs in Tampa Palms by village and notes their relative size.

These areas pose significant vulnerability to storm threats that will affect residents.

At this same time the ABM teams are making preparations in advance of the coming storm season to take whatever measures are possible in advance to minimize community-wide damage.

This involves primarily:

- Proactively pruning trees that have the potential to impact sidewalks, roads and other vital amenities.
- Maintaining the drainage swales for clear flow to stormwater sewers in order to minimize flooding that can destabilize trees in high wind situations.

It should be noted that this work is not the result of the damage wrecked upon Tampa Palms by Milton, rather this is done every year anticipating that in the event of a serious wind/water occurrence, Tampa Palms can expect damage.

IFAS / U of F has done substantial work tracking and calculating the damage to be expected in an urban tree environment from certain types of weather-based events. A chart based on some of that work is shown below with urban tree loss based on three risks (1) temperature extremes, (2) hurricanes in two strengths and (3) tornados in two strengths.

	DEGREE OF DAMAGE ANTICIPATED BY RISK						
	Temperature Extremes		Hurricane			Tornado	
	Extreme Cold	Extreme Heat	100 MPH	125 MPH	175 MPH	EF0-2*	EF 3- 5**
Assets Affected							
Oak Trees	Minimal	Minimal	Breakage	20% Uprooted	35% Loss	40% Loss	100% Loss
Palms Trees	Minimal	Minimal	Minimal	25% Breakage	35% Loss	40% Loss	100% Loss
Bottle Brush Trees	Minimal	Minimal	Minimal	15% Loss	40% Loss	40% Loss	100% Loss
Magnolia's	Moderate	Moderate	3% Uprooted	15% Loss	50% Loss	40% Loss	100% Loss

* EF0- EF2 tornado's are usually narrow in width and frequently touch down in multiple locations. Damage and fatalities can occur but it is usually not widespread

** EF3-EF5 tornados range from the intense to violent and can be 2 miles wide. Damage can be moderate (F3) to complete devastation (F5). **No F3-F5 tornados have ever been recorded in this area.**

Tampa Palms Park Manual 2025

Each year in April the CDD staff provides a copy of the park rules and regulations to the Board members for review and for any changes that Board members think should be made.

This year staff is not proposing any material modifications or refinements at this time.

These regulations are a shared resource with the TPOA in order that residents have a common set of guidelines for the Tampa Palms community parks. The sole exception in that sharing is due the fact that Hampton and Amberly parks (as CDD parks) permit non-resident memberships and the TPOA parks (Compton and River Park) do not.

The regulations are posted on the Tampa Palms website. A copy follows for Board consideration.



Tampa Palms Park and Recreation Area

Rules and Regulations



(Last updated 8/23/2024)

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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. "FIREARM" means any real firearm, replica firearm, movie prop, blank gun, BB gun, air gun (including airsoft guns), pellet gun, paintball gun or toys gun.
Underlined text added 4/16/2024
- e. "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.
- f. "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.
- g. "PARKS DIRECTOR" means the Tampa Palms Parks & Amenities Manager who oversees issuance of reservations for exclusive use of shelters and oversees park attendant assignments.
- h. "PERSON" means any individual, firm, partnership, corporation, or group.
- i. "WATERCRAFT" means any device used for navigation on water.
- j. "WEAPON" means any device which may or has caused harm to another person in a park.
- k. "DRONE" means any remotely piloted aircraft or device.

- I. "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

- 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**
- 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.
- 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.
- Memberships are available to:
 - Individuals
 - Families to include parents and any minor children

Section 4: Guest Use

Tampa Palms Parks are provided for the enjoyment of the residents.

- Residents of Tampa Palms may bring two guests per household to any park for general park use which includes the fields, paths, picnic facilities and playgrounds. (Children under 18, who are accompanied by a resident, are not considered "guests" for the purpose of establishing two guests for general park use only.)
- Residents who wish to use the basketball courts, racquetball courts or the swimming pool may bring two guests per household.
- Residents who will be playing doubles tennis or pickleball doubles may bring three guests for the use of the tennis and pickleball courts only.
- The resident must sign in all guests for use of tennis, pickleball, racquetball courts swimming pool use.
- No guest may remain in the park unless the responsible resident is also in the park.
- All rules and regulations for park operation 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, Firearms and Weapons

Underlined and strikeout text added 4/16/2024

- 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. "FIREARM" means any real firearm, replica firearm, movie prop, blank gun, BB gun, air gun (including airsoft guns), pellet gun, paintball gun or toys gun.
Underlined text added 4/16/2024
- d. 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 7: Park Security Procedures

Section 1: Access to Parks

Tampa Palms CDD parks are available to residents of the Tampa Palms CDD and those who are members. TPOA-owned parks are available only to residents of Tampa Palms (TPOA Areas 1 and 2).

- a. All individuals entering the parks may be requested to show proof that they are Tampa Palms residents or members unless they are known to the park employee or CDD/TPOA designated security company officer on duty. Even residents and members known to the park attendants will be asked to show ID from time to time.
- b. It is required that those who arrive to use the tennis courts "sign in" with the attendant before beginning their game to avoid interruption in the event the attendant or security personnel require proof of ID.

Section 2. Acceptable forms of ID include

- a. TPOA- issued resident identification
- b. A driver's license that indicates an address included in the Tampa Palms Area 1 or 2 street list (see attached).
- c. A utility bill or other official correspondence addressed to the individual at a Tampa Palms Area 1 or 2 street address.

Section 3: Residents Without ID

Residents who live in the Tampa Palms but whose driver's license does not carry a street address within the Tampa Palms and who do not have a TPOA resident ID will:

- a. Be required to fill out a resident card to include name, address, driver's license number and telephone number.
- b. Will be admitted to the park for a single day (or weekend for River Park)
- c. Be required to contact the CDD (813 977-3933) or TPOA Parks & Amenities Manager (813 977-3337) for a permanent ID card or confirmation of residency.
- d. All resident cards will be retained and checked when a new request to enter. If an individual has previously claimed residency and been granted temporary access but did not obtain an ID, they will not be admitted.

Section 4. Guest

- a. Each Tampa Palms resident (resident shall mean "household") may bring two guests to the parks. Residents must sign-in guests (see attached sheet).
- b. Family members under 18, accompanied by a resident, are not considered "guests" for the purpose of establishing only two guests.

Section 5. Non-Residents

Non-residents who come to any park unaware that Tampa Palms parks are private will be treated with respect and greeted as guests of the community.

- a. The TPOA/CDD Park attendant or security officer will explain that the park(s) are private and why [because they are paid for solely by the owners of Tampa Palms property].
- b. The TPOA/CDD park attendant or security officer will ask that the visitor sign in for the day and the visitor will be allowed to remain in the park for the day, though not granted use of the pool, tennis, racquetball, pickleball or canoe launch facilities. If a non-resident has once been granted temporary access, they will not be readmitted on subsequent days.
- c. The TPOA/CDD park attendant or security officer will provide the visitor with a handout describing other nearby parks which are open to the public in the general area, along with driving directions.

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.

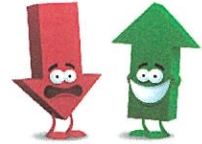
These tennis court use rules have been established to provide a framework for assuring a safe and tranquil environment. Failure to adhere to these rules will result in removal of park-use privileges.

1st offense 1 week

2nd offense 1 month
3rd offense 3 months

Financial Conditions / Cash Management

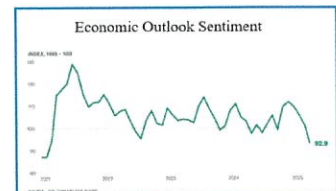
The Tampa Palms CDD, like most of America, is trying to predict the impact that the avalanche of changes brought about by federal, state and corporate actions, combined with supply chain effects from tariffs (real or just anticipated) and even assess the local impact of inflation right here in Tampa Palms.



No easy task.

In the macro, Fed's Chairman Powell kept a finger on the pause button during his speech after the FMO meeting last week. Rates were kept unchanged, in a well described *wait-and-see* approach, the Fed Chair stated; "we do not need to be in a hurry to adjust our policy stance, and we are well-positioned to wait for greater clarity," during a news conference. His stated focus was on inflation uncertainty, as a result of near-term measures of inflation expectations that have recently moved up and combined with what he said was the median participant projects GDP to rise only 1.7 percent this year, somewhat lower than projected 2.0 only December.

The impact of the general economy will substantially drive the CDD's ability to invest reserve funds and use those investment returns to moderate owner assessments and lower the need to use carry-forward funds to balance the budget. The public appears to have soured on expectations for the economy but that may not hamper CDD investment options.



Even with the topsy turvy end of 2024 - both in the markets and for the CDD with the attacks of first Helene (minimal damage) and then Milton (substantial damage), Don Oneal and the Board's plan was able to eek out almost \$100K in earnings.

In September of this year, slightly more than \$1.2M will become available for the Board to reinvest for FY 2025-26. (See chart below.)

FY 2024-25 Investment Profile								
Issued By	Cusip Number	Maturity Date	Principal (\$)	APY Rate	Earnings (\$)	Total Proceeds (\$)	Proceeds Due	Actions Future
Harborone Bank	41166HFK7	1/8/2025	250,000	4.6	2,899	252,899	1/8/2025	
US Treasury **	912797MM6	3/6/2025	935,544	4.4	19,456	955,000	3/6/2025	
Cathy Bank CD	149159UI2	3/12/2025	179,000	4.6	4,083	183,083	3/12/2025	
Goldman Sachs	38150VXV6	3/17/2025	250,000	4.65	5,765	255,765	3/17/2025	
Schwab CD	15987UCZ9	9/2/2025	250,000	4.35	10,875	260,875	9/2/2025	Reinvest Sept
US Treasury **	912797MH7	9/4/2025	388,148	3.9	7,852	396,000	9/4/2025	Reinvest Sept
US Treasury **	912797MH7	9/4/2025	250,280	4.21	6,720	257,000	9/4/2025	Reinvest Sept
Santander Bank C	80280JYG0	9/12/2025	250,000	4.35	10,875	260,875	9/12/2025	Reinvest Sept
Goldman Sachs	38150VXX2	9/15/2025	250,000	4.25	10,625	260,625	9/15/2025	Reinvest Sept
PNC Bank	38150VR68	9/15/2025	250,000	4.2	5,250	255,250	9/15/2025	Reinvest Sept
Webster Bank	94768NPJ7	9/11/2025	250,000	4.25	5,313	255,313	9/11/2025	Reinvest Sept
Western Alliance	TBD	TBD	246,000	4.25	5,228	251,228	Sept - TBD	Reinvest Sept
Total			\$3,748,972		\$94,939	\$3,843,912		\$ 2,197,165

Please find in the following four sections financial modeling information for review for FY 2025-25.

I. Assumption Set For This Model

II. Preliminary Budget For Consideration

. II. Preliminary Assessments Based on the Preliminary Budget

IV. Assessment Methodology Adopted By Tampa Palms

Note: this is all preliminary information for consideration and not for adoption.

Assumption Set For Preliminary Budget

Below are the major assumptions resident in the preliminary FY 2025-26 Budget for consideration.

Following this page you will find:

- The preliminary budget at 3% increase
- The owner assessments as they would be if the preliminary budget is adopted in May
- The assessment methodology restated.

Revenue

- Assessment revenue will increase by 3% (50% less than in 2025)
- Interest revenue will remain at \$60K (ICS Account)
- Investment revenue will remain at \$100K level.
- Unallocated carry-forward is displayed at \$110K, which is off-set by \$110K FEMA reimbursement

Expenses

- "General" expenses increased by 3%
- Property & Liability insurance increased by 5% over 2025 budget
- Main Landscape [most meaningful expense line] increased 4% due to favorable contract [see below]
- Water Utility increased 3% despite 11% City increased due consumption reductions brought about by once a week water restrictions.
- Renewal and Replacement increased 3%
- Capital Projects increased 3%

Landscape Line Breakout (4% incr)

	2024-25	2025-26
Base Contract	\$931,025	\$968,266
Mulch	\$167,740	\$177,717
Flowers	\$150,000	\$157,500
Handyman	<u>\$46,000</u>	<u>\$48,300</u>
Total	\$1,294,765	\$1,351,783

Base Landscape Contract Calculations

	Base Contract Calculation		
	24-25	25-26	26-27
Oct	76,314	79,366	79,904
Nov	76,314	79,366	79,904
Ded	76,314	79,366	79,904
Jan	76,314	79,366	79,904
Feb	76,314	79,366	79,904
Mar	76,314	79,366	79,904
Apl	76,314	79,366	79,904
May	79,366	82,541	82,301
Jun	79,366	82,541	82,301
Jul	79,366	82,541	82,301
Aug	79,366	82,541	82,301
Sept	79,366	82,541	82,301
	931,025	968,266	970,828

CDD Financial Working Model - Summary

Current Year	Outlook	Model Year 1		Year Over Year Comparison	
		2024	2025	\$ Incr (DCR)	% Incr (DCR)
2025	2025			VS 2024-25	VS 2023-24
Adopted	Y/E		Model	Budget	Budget

I. ANNUAL OPERATIONS

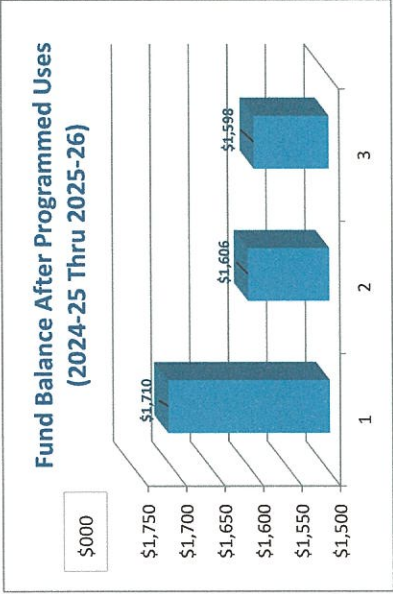
Revenue	Net Assessments	3,099	3,099	3,192	93	3%
	Misc	3	3	3	0	0%
	Interest	60	60	60	0	0%
	Investments	100	95	100	0	0%
	Excess Fees	15	21	21	6	40%
	Unallocated Carryover	0	110	110	0	0%
	FEMA Reimbursement	0	110	110	110	100%
Revenue Total		3,277	3,388	3,486	209	6%
Expenses						3%
	Normal Expenses	2,722	2,721	2,819	97	4%
	Project Driven	555	672	675	119	22%
Total Annual Expenses		\$3,277	\$3,393	\$3,494	\$216	7%
Annual Excess Revenue (Deficit)		\$0	(\$5)	(\$7)		

II. FUNDS RESERVED

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

III FUND BALANCE DETAILS

Current Year	Outlook	Proposed	
		2024	2025
2025	2025		
Adopted	Y/E		Model
(\$000)			
Multi-Year Fund Balance			
	Beginning	4,053	3,948
	Less Carryforward Moved To Budget	0	0
	FY Ending Revenue (Deficit)	0	(7)
	Ending Fund Balance	4,053	3,941
	Excess After Required Funds	\$1,710	\$1,598



Multi-Year Financial Model- Current Model Detail

General Expense Incr

3.00%

Revised 3/23/25

CDD Operations

	Current Year	Outlook	Model Year 1	Year Over Year Comparison	
	2024	2024	2025	\$ Incr (DCR)	% Incr (DCR)
	2025	2025	2026	VS 2024-25	VS 2023-24
	Adopted	Y/E	Model	Budget	Budget
	4%		3%		
Assessment Increase By Year					
Revenue- All Sources					
Assessments Non-Advalorem	\$ 3,228,609	\$ 3,228,609	\$ 3,325,467	\$ 96,858	3%
Early Payment Discount	\$ (129,144)	\$ (129,144)	\$ (133,019)	\$ (3,874)	3%
Net Assessments	\$ 3,099,465	\$ 3,099,465	\$ 3,192,449	\$ 92,984	3%
Interest Income	\$ 60,000	\$ 60,000	\$ 60,000	\$ -	0%
Excess Fees	15,000	\$ 21,000	21,000	\$ 6,000	40%
Investments	100,000	\$ 95,000	100,000	\$ -	0%
Misc Revenue	3,000	\$ 3,000	3,000	\$ -	0%
Carry Forward Pending Reimbursement		110,000		\$ -	
FEMA Reimbursement			110,000	\$ 110,000	100
	3,277,465	3,388,465	3,486,449	\$ 208,984	6%

Expenditures

Administrative Expenditures

General Expense Increase

3%

ADMINISTRATIVE:

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

11,000	11,000	11,000	\$ -	0%
70,000	70,000	72,800	\$ 2,800	4%
6,073	6,073	6,285	\$ 212	3%
6,906	6,906	7,148	\$ 242	4%
7,280	7,280	7,498	\$ 218	3%
10,452	10,452	10,352	\$ -	0
64,572	64,572	66,509	\$ 1,937	3%
3,640	3,640	3,749	\$ 109	3%
12,854	12,854	13,240	\$ 386	3%
3,952	3,691	4,071	\$ 119	3%
196,729	196,468	202,652	\$ 5,923	3%

Field/ Operations Services

FIELD MANAGEMENT SERVICES:

DISTRICT STAFF S/T All POSITIONS
PARK STAFF -LEASING CO-
PARK PATROL- SECURITY CO
FIELD MISCELLANEOUS
TOTAL FIELD MANAGEMENT SERVICES

180,405	180,405	185,817	\$ 5,412	3%
70,000	65,000	67,600	\$ (2,400)	-3%
137,924	137,924	143,441	\$ 5,517	4%
20,800	20,800	20,800	\$ -	0%
409,129	409,129	417,658	\$ 8,529	2%

GENERAL OVERHEAD:

P & L INSURANCE
INFORMATION SYSTEMS (TELEPHONE & SECURITY)
WATER-UTILITY
REFUSE REMOVAL (SOLID WASTE)
ELECTRICITY
STORMWATER FEE
MISC. FIELD SERVICES
TOTAL GENERAL OVERHEAD

23,000	21,880	24,150	\$ 1,150	5%
16,380	16,380	16,871	\$ 491	3%
60,176	60,176	62,000	\$ 1,824	3%
11,440	11,440	11,783	\$ 343	3%
168,951	168,951	174,019	\$ 5,069	3%
3,514	3,379	3,620	\$ 105	3%
13,520	13,520	13,926	\$ 406	3%
296,981	295,726	306,369	\$ 9,388	3%

LANDSCAPE MAINTENANCE:

LANDSCAPING MANAGEMENT FEE
LANDSCAPE AND POND MAINTENANCE
LANDSCAPE REPLACEMENT
TOTAL LANDSCAPE MAINTENANCE

18,900	18,900	18,900	\$ -	0%
1,294,765	1,294,765	1,351,783	\$ 57,019	4%
111,562	111,562	115,000	\$ 3,438	3%
1,425,227	1,425,227	1,485,683	\$ 60,457	4%

LANDSCAPE MTC NEW & ENHANCED

PROPERTY MOWING
COUNTY POND
NPDES POND PROGRAM
TOTAL LANDSCAPE MTC : NEW

85,446	85,446	88,864	\$ 3,417	4%
5,460	5,460	5,460	\$ -	0%
55,071	55,071	56,723	\$ 1,652	3%
145,978	145,978	151,047	\$ 5,070	3%

Current Year	Outlook	Model Year 1	Year Over Year Comparison	
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FACILITY MAINTENANCE:
 IRRIGATION MAINTENANCE
 R&M FOUNTAIN
 FACILITY MAINTENANCE
 JANITORIAL/SUPPLIES
TOTAL FACILITY MAINTENANCE

2024	2024	2025	\$ Incr (DCR)	% Incr (DCR)
2025	2025	2026	VS 2024-25	VS 2023-24
Adopted	Y/E	Model	Budget	Budget

124,767	124,767	128,510	\$ 3,743	3%
29,384	29,384	30,266	\$ 882	3%
91,010	91,010	93,741	\$ 2,730	3%
3,149	3,149	3,244	\$ 94	3%
248,310	248,310	255,760	\$ 7,449	3%

TOTAL NORMAL OPERATIONS

2,722,353	2,720,837	2,819,170	\$ 96,816	4%
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Project Driven Expenses

Renewal and Replacement & Deferred Mtc
 NPDES / Clean Water / Age Replacements
 Capital Projects
 Signature (Hurricane- FEMA)
 Return to Reserves For Hurricane Exp

258,894	195,000	266,661	\$ 7,767	3%
70,063	69,262	70,000	\$ (63)	0%
226,154	212,063	232,939	\$ 6,785	3%
	196,000	0	\$ -	100%
		105,000	\$ 105,000	100%
555,111	672,325	674,600	\$ 119,489	22%

Total Project Driven Expenses

**Total Expenses Normal Operations
 and Project Driven**

\$3,277,464	\$3,393,162	\$3,493,769	\$216,305	7%
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Excess Revenue (Deficit)

\$0	(4,697)	(\$7,321)		
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To Be Adjusted

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD
PRELIMINARY PROPOSED FY 2025-26 RESIDENTIAL ASSESSMENTS**

	Avg Lot Size	Acreage	Units	Assessment FY 2024-25	Per Unit 2024-25	Assessment FY 2025-26	Per Unit 2025-26	\$ Incr Vs 2024-25	% Incr FY 2024-25
Single Family Villages									
Asbury	0.4234	47.42	112	\$152,849	\$1,365	\$157,449	\$1,406	\$41	3%
Ashmont	0.3485	9.06	26	30,289	\$1,165	\$31,200	\$1,200	\$35	3%
Cambridge 1	0.4028	14.50	36	47,152	\$1,310	\$48,570	\$1,349	\$39	3%
Cambridge 2	0.3723	29.78	80	98,271	\$1,228	\$101,227	\$1,265	\$37	3%
Cambridge 3	0.3639	11.28	31	37,387	\$1,206	\$38,512	\$1,242	\$36	3%
Canturbury	0.5185	14.00	27	43,694	\$1,618	\$45,010	\$1,667	\$49	3%
Coventry	0.4137	19.03	46	61,588	\$1,339	\$63,441	\$1,379	\$40	3%
Enclave	0.2611	43.34	166	154,719	\$932	\$159,366	\$960	\$28	3%
Estates at River Park	0.7700	8.47	11	25,176	\$2,289	\$25,935	\$2,358	\$69	3%
Huntington	0.4693	19.71	42	62,457	\$1,487	\$64,337	\$1,532	\$45	3%
Kensington	0.4681	22.00	47	69,741	\$1,484	\$71,841	\$1,529	\$45	3%
Manchester	0.2641	33.80	128	120,318	\$940	\$123,932	\$968	\$28	3%
Nottingham	0.2000	11.40	57	43,845	\$769	\$45,160	\$792	\$23	3%
Palma Vista II	0.0637	5.10	80	32,479	\$406	\$33,447	\$418	\$12	3%
Reserve	0.7651	87.22	114	259,419	\$2,276	\$267,240	\$2,344	\$69	3%
Sanctuary	0.1453	11.48	79	49,251	\$623	\$50,726	\$642	\$19	3%
Sterling Manor	0.1350	13.90	103	61,367	\$596	\$63,204	\$614	\$18	3%
Stonington	0.4615	27.23	59	86,516	\$1,466	\$89,121	\$1,511	\$44	3%
Tremont	0.3691	44.29	120	146,393	\$1,220	\$150,797	\$1,257	\$37	3%
Turnbury Wood	0.7700	3.08	4	9,155	\$2,289	\$9,431	\$2,358	\$69	3%
Wellington	0.2788	20.91	75	73,445	\$979	\$75,652	\$1,009	\$29	3%
Westover	0.5446	33.22	61	102,956	\$1,688	\$106,057	\$1,739	\$51	3%
Windham	0.2807	49.97	178	175,226	\$984	\$180,491	\$1,014	\$30	3%
Apartments									
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	304,916	\$396	\$313,999	\$408	\$12	3%
MEZZ TIC 1 LLC ET AL	0.0597	20.30	340	134,372	\$395	\$138,374	\$407	\$12	3%
HENLEY	0.0729	23	315	135,588	\$430	\$139,632	\$443	\$13	3%
Remote Site Apartments									
EAGLES POINT VENTURES LLC	0.0617	11.84	192	\$45,321	\$236	\$46,658	\$243	\$7	3%
LANDMARK AT GRAYSON PARK	0.1696	69.21	408	\$96,308	\$236	\$99,148	\$243	\$7	3%
Condo's									
Faircrest	0.0725	19.13	264	113,313	\$429	\$116,692	\$442	\$13	3%
Palma Vista I	0.0725	2.90	40	17,173	\$429	\$17,685	\$442	\$13	3%

PROPOSED FY 2025-26 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF (000) *	ITE Code**	ITE Factor	Trips	% Trips	Blvds	Parks	Admin Asmt	FY 2024- 25 Total	FY 2024- 25 Total	\$ Incr Vs 2023-24	% Incr Vs 20231-24
Shoppes of Amberly 1 LLC	347560960	90.86	820	42.94	3901	18.82%	83,229	\$0.0	\$290	\$81,070	\$83,519	\$2,449	3%
2 REAL SUB LLC	339790402	176.16	820	42.94	7564	36.50%	161,370	\$0.0	\$290	\$156,919	\$161,660	\$4,742	3%
3 REAL SUB LLC	339790403	7.53	912	156.48	1179	5.69%	25,150	\$0.0	\$290	\$24,694	\$25,440	\$745	3%
NCNB NATIONAL 4 PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	17,689	\$0.0	\$290	\$17,452	\$17,979	\$526	3%
PLTP INVESTORS 5 LLC	347555070	97.58	710	11.01	1074	5.18%	22,919	\$0.0	\$290	\$22,529	\$23,209	\$680	3%
6 CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.79%	12,341	\$0.0	\$290	\$12,261	\$12,631	\$370	3%
ROCKWELL 7 AMBERLY LLC	347555080	5.39	912	156.48	843	4.07%	17,986	\$0.0	\$290	\$17,741	\$18,276	\$535	3%
15802 AMBERLY 8 LLC	347566444	3.61	710	11.01	40	0.19%	849	\$0.0	\$290	\$1,106	\$1,139	\$32	3%
TAMPA PALMS 9 OFFICE LLC	347566442	14.40	565	79.26	1141	5.51%	24,348	\$0.0	\$290	\$23,916	\$24,638	\$722	3%
ENHANCEMENT 10 HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,980	\$0.0	\$290	\$2,204	\$2,270	\$66	3%
LORDVEN 11 PROPERTIES LLC	347555506	2.04	710	11.01	22	0.11%	480	\$0.0	\$290	\$748	\$770	\$22	3%
CARL D AND 12 MARTHA J YATES	347555508	3.99	710	11.01	44	0.21%	938	\$0.0	\$290	\$1,193	\$1,228	\$35	3%
LI MANAGEMENT 13 RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	618	\$0.0	\$290	\$882	\$908	\$26	3%
ARHC SSTMPFL01 14 LLC	347555515	6.11	720	36.13	221	1.07%	4,709	\$0.0	\$290	\$4,854	\$4,999	\$146	3%

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, 7th 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 2025-26 will be presented to the Board for preliminary approval in May and for final approval on the date of the Budget Hearing.

The plan directionally includes a manageable 3% per year total assessment revenue increase in FY 2025-26. 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 % percent per year over the last nineteen years.

The chart below depicts the CDD stewardship model from 2007 (after the bonds paid) until 2026. For the 19 years, this is an increase rate of approximately 1% per year.

