

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

Agenda Package Board of Supervisors Meeting



Wednesday, June 11, 2025

6:00 P.M.

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package June 11, 2025

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Tampa Palms Community Development District

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

June 6, 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, June 11, 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 May 14, 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.
Anchor Stone Management

Tampa Palms CDD Meeting Agenda

**June 11, 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 May 14, 2025 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - ...Around the Neighborhoods
 - Management Transition
 - Financial Conditions
 - FY 2024-25 Proposed Budget- Represented
 - Renovation Projects Reviewed
 - Florida Ethics Commission Review
7. Other Matters
8. Public Comments
9. Supervisor comments
10. Adjourn

Financial Summary
April 30, 2025 Financial Statements

The District had a \$ 5.2 million cash balance, net of liabilities, at the end of the first seven months of fiscal year 2023-24. 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 \$1.8 K at the end of calendar year 2025. (Details provided below.)

Revenue

Assessment revenue collected as of April is net \$3,066 K (99 %) and on target for the collection cycle for the fiscal year. An additional \$8 K was collected in April but not deposited until May so it is not reflected in these financial statements.

Expenses

The total expenses, for both normal operations and projects is \$10 K under budget for the year

Normal Operations

Normal Operations overall display a modest positive variance of \$138 K. The sole meaningful negative variances displayed is for the Irrigation Maintenance which is substantially due to number of irrigation repairs brought about by both Hurricane Helene (minimal) and Hurricane Milton (substantial).

Project Driven

The project driven line items display a negative variance of \$128K, inclusive of both the wall restorations and hurricane restoration projects. Were the hurricane projects removed, the result These will be funded from the *assigned* funds by amendment at fiscal year-end.

Forecast Budget Performance Calendar Year 2025

Sources of Funds (Shown as \$000)

Balance April 30, 2025	\$ 5,493
Collected in May 2025	8
Collections Prior to December 2025 Receipts	<u>24</u>
Total Sources of Funds	\$ 5,525

Uses of Funds

Balance of FY 2023-24 expenses	(\$1,339)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr. FY 2025-25 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	<u>(329)</u>	
Total Uses of Funds		(\$ 3,682)
Projected District Unallocated Balance	December 31, 2025	\$ 1,843

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 Supervisors at the end of the May 2025 CDD meeting raised the subject of electronic payments made for CDD expenses; specifically does Tampa Palms use them and are they safe.

These questions came about in part from discussions regarding the use of third-party software used by many management companies where invoices are mailed directly to “digital lock boxes” and paid by management company agents via a dashboard set-up with direct access to client financial accounts and using ACH processes. (In the case of the just-terminated company by Tampa Palms, those agents are off-shore in India and the Philippines.)

Tampa Palms does not utilize any third-party software and/or digital lockbox for the receipt and management invoices or payments. The primary reason is the CDD’s responsibility for the financial interests of the owners. In a nutshell, payments made via ACH transfers are not insured by the FDIC.

Banks often set up procedures for certifying ACH payments, but the processes (including authorizing each payment etc) must be performed by the client and the banks limited responsibility for failures and the FDIC has no responsibility for failures.

ACH payments are generally safe but there are vulnerabilities including:

- **Phishing Attacks** – Scammers send fake emails or messages to trick users into revealing sensitive banking information
- **Account Takeover** – Criminals steal login credentials and gain unauthorized access to bank accounts, allowing them to initiate fraudulent ACH transactions.
- **Business Email Compromise (BEC)** – Fraudsters impersonate executives or vendors and request ACH payments to fraudulent accounts.
- **Fake Invoices** – Scammers send fraudulent invoices to businesses, leading to unauthorized ACH payments.
- **Lack of Real-Time Verification** – ACH transactions are processed in batches, meaning they don’t verify in real-time, making them vulnerable to fraud.
- **Data Breaches** – Sensitive banking information can be exposed if businesses don’t implement strong security measure.



If Tampa Palms were processing thousands or even hundreds of payments per month, possibly the convenience would over-ride security but Tampa Palms issues less than fifty payments in an average month.

TAMPA PALMS CDD
FINANCIAL SUMMARY OCTOBER 1 THRU APRIL 30, 2025
GENERAL FUND

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,516,791		\$2,516,791
<u>Non Operating</u>			
Capital Projects		\$223,704	\$223,704
Renewal & Rel		\$256,089	\$256,089
Signature		\$0	\$0
NPDES		\$69,304	\$69,304
Interest	50,062		50,062
Interest/Wealth Account	27,404		27,404
Misc Rev	\$10,666		\$10,666
Total	\$2,604,923	\$ 549,097	\$3,154,020
<u>Expenses</u>			
Operations	\$ 1,486,245		1,486,245
<u>Non Operating</u>			
Renewal & Rel		95,664	95,664
NPDES/EPA		14,777	14,777
Capital Projects		41,003	41,003
<u>Signature Reserve</u>			0
<i>Hurricane Restoration*</i>		197,409	197,409
<i>Wall Restorations**</i>		<u>102,969</u>	<u>102,969</u>
Total	\$1,486,245	\$451,822	\$451,822
Total Expenditures			\$1,938,067

* FEMA application made for reimbursement,

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

**TAMPA PALMS CDD
FINANCIAL OCTOBER 1 THRU APRIL 30, 2025
GENERAL FUND**

<u>General Fund</u>	<u>4/30/2025</u>	<u>(\$000)</u>
Cash		102
Cash Equivalent (Excess Cash ICS)		2,528
Insured Investment Account		2,822
Accounts Receivable (TPOA)		24
Prepaid Items		15
Accounts Receivable		2
Total Assets		\$ 5,493
Less:		
Payables		11
Accrued Expenses		183
Non Spendable A/C Prepaid		15

Total Assigned and Planned Funds 5,284

Allocation for Assigned:

		Weather Damage	400
		Community-Wide Wall & Monument	100
		Pond Improvements	700
\$	3,164	1st Qtr Expenses	679
	2941	Infrastructure Replacement Contingency	135
\$	223	TP Signature Projects (unspent)	329
			\$ 2,343
		Net Adjusted Cash	\$ 2,941

<u>2024-25 Fiscal Year</u>			
<u>(\$ 000)</u>	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
May			
CDD Operations	7	260	
R&R	1	15	
NPDES	0	12	
Signature Projects **	0	19	
Capital Projects	1	9	
Total	8	315	\$ 2,634
2024-25 Fiscal Year			
Jun			
CDD Operations	12	245	
R & R	1	11	
NPDES	0	12	
Signature Projects **	0	11	
Capital Projects	1	9	
Total	15	288	\$ 2,361
Jul			
CDD Operations	5	245	
R & R	1	11	
NPDES	0	12	
Signature Projects **	0	11	
Capital Projects	0	9	
Total	6	288	\$ 2,079

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

TAMPA PALMS CDD
APRIL 30, 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%	\$2,996	97%	0.2%
April	\$2,947	99%	\$3,066	99%	0%
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		

Tampa Palms CDD
Balance Sheet
April 30, 2025

GENERAL

ASSETS:

CASH - Operating Account	\$ 101,666
PETTY CASH	500
Wealth Fund Account- South State Bank	2,821,976
ICS Sweep- South State Bank	2,527,946
ACCTS. RECEIVABLE	1,575
RECEIVABLE FROM TAMPA PALMS HOA	23,959
ASSESSMENTS RECEIVABLE	
RECEIVABLE EXCESS FEES	2
PREPAID ITEMS	15,420
TOTAL ASSETS	<u><u>\$ 5,493,044</u></u>

LIABILITIES:

ACCOUNTS PAYABLE	\$ 10,677
ACCRUED EXPENSES	182,945
DEFERRED REVENUE - ON ROLL ASSESSMENTS	-

FUND BALANCE:

NON-SPENDABLE	15,420
ASSIGNED	2,343,000
UNASSIGNED	2,941,000
TOTAL LIABILITIES & FUND BALANCE	<u><u>\$ 5,493,042</u></u>

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2024 through April 30, 2025

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 3,228,609	\$ 2,905,748	\$ 3,188,442	\$ 282,694
EARLY PAY DISCOUNT	(129,144)	(116,230)	(122,554)	(6,324)
ON ROLL ASSESSMENTS-EXCESS FEES	15,000	-	-	-
INTEREST INCOME	60,000	35,000	50,062	15,062
INVESTMENTS	100,000	58,333	27,404	(30,929)
MISC. REVENUE	3,000	1,750	10,666	8,916
TOTAL REVENUES	3,277,465	2,884,602	3,154,020	269,418
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
SUPERVISORS COMPENSATION	11,000	6,417	5,600	817
MANAGEMENT FEES	70,000	40,833	40,833	-
FUTA/SUTA/PAYROLL FEES	6,073	3,543	750	2,793
FICA	6,906	4,029	3,552	477
AUDITING SERVICES	7,280	-	-	-
ASSESSMENT ROLL SERVICES	10,452	10,452	10,452	-
TAX COLLECTOR FEES-ASSESSMENTS	64,572	61,222	61,222	-
LEGAL SERVICES	3,640	2,123	978	1,145
MISCELLANEOUS ADMIN. SERVICES	12,854	7,498	6,976	522
DIRECTORS & OFFICERS INSURANCE	3,952	3,952	3,691	261
TOTAL ADMINISTRATIVE SERVICES	196,729	140,069	134,054	6,015
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT STAFF S/T ALL POSITIONS	180,405	105,236	103,467	1,769
PARK STAFF - LEASING CO	70,000	40,833	31,339	9,494
PARK PATROL - SECURITY CO	137,924	80,456	77,560	2,896
FIELD MISCELLANEOUS	20,800	12,133	-	12,133
TOTAL FIELD MANAGEMENT SVCS	409,129	238,658	212,366	26,292
GENERAL OVERHEAD:				
P&L INSURANCE	23,000	23,000	21,880	1,120
INFORMATION SYSTEMS (TELEPHONE / SECUR)	16,380	9,555	8,409	1,146
WATER - UTILITY	60,176	35,103	18,381	16,722
REFUSE REMOVAL (SOLID WASTE)	11,440	6,673	6,074	599
ELECTRICITY	168,951	98,555	79,078	19,477
STORMWATER FEE	3,514	3,514	3,379	135
MISC. FIELD SERVICES	13,520	7,887	2,078	5,809
TOTAL GENERAL OVERHEAD	296,981	184,287	139,279	45,008
LANDSCAPE MAINTENANCE:				
LANDSCAPING MANAGEMENT FEE	18,900	11,025	11,025	-
LANDSCAPE AND POND MAINTENANCE	1,294,765	755,280	711,399	43,881
LANDSCAPE REPLACEMENT	111,562	65,078	60,300	4,778
TOTAL LANDSCAPE MAINTENANCE	1,425,227	831,383	782,724	48,659
LANDSCAPE MTC NEW & ENHANCED:				
PROPERTY MOWING	85,446	49,844	39,777	10,067
COUNTY POND	5,460	3,185	2,121	1,064
NPDES POND PROGRAM	55,071	32,125	25,854	6,271
TOTAL LANDSCAPE MTC NEW & ENHANCED	145,978	85,154	67,752	17,402

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2024 through April 30, 2025

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
FACILITY MAINTENANCE:				
IRRIGATION MAINTENANCE	124,767	72,781	90,013	(17,232)
R&M FOUNTAIN	29,384	17,141	13,535	3,606
FACILITY MAINTENANCE	91,010	53,089	45,111	7,978
JANITORIAL/SUPPLIES	3,149	1,837	1,411	426
TOTAL FACILITY MAINTENANCE	248,310	144,848	150,070	(6,222)
TOTAL NORMAL OPERATIONS	2,722,364	1,624,399	1,486,245	138,154
PROJECT DRIVEN EXPENSES:				
RENEWAL AND REPLACEMENT & DEFERRED MAINTENANCE	258,894	151,022	95,664	55,358
NPDES / CLEAN WATER / AGE REPLACEMENTS	70,063	40,870	14,777	26,093
CAPITAL PROJECTS	226,154	131,923	41,003	90,920
SIGNATURE 2017	-	-	102,969	(102,969)
WALL RESTORATION	-	-	197,409	(197,409)
HURRICANE RESTORATION	-	-	-	-
TOTAL PROJECT DRIVEN EXPENSES	555,111	323,815	451,822	(128,007)
TOTAL EXPENDITURES NORMAL OPERATIONS AND PROJECT DRIVEN	3,277,465	1,948,214	1,938,067	10,147
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	936,388	1,215,953	279,665
FUND BALANCE - BEGINNING	-	4,083,467	4,083,467	-
FUND BALANCE - ENDING	\$ -	\$ 5,019,855	\$ 5,299,420	\$ 279,665

Summary- Project Driven Expenses

	Apr-25
Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2024-25 Budget	\$226
<u>Uses of Funds</u>	
Spent Thru 4/30/2025	41
Total Funds Under Consideration	\$0
Budget Available as of 4/30/2025	\$185
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2024-25 Budget	259
<u>Uses of Funds</u>	
Spent Thru 4/30/2025	96
Total Funds Under Consideration	\$0
Budget Available as of 4/30/2025	\$163
TP Signature & Reserve Projects	
<u>Sources of Funds*</u>	
FY 2024-25 Budget	\$0
<u>Uses of Funds</u>	
Wall Repair/Restoration	
Spent Thru 4/30/2025	\$103
Hurricane Restorations	\$197
Budget Available as of 4/30/2025	\$0
* Assigned Funds \$2,343	

SUMMARY

FY 2024-25 RENEWAL REPLACEMENT PROJECTS

			Original Project	Apl 2025	Committed To Spend
Infrastructure					
Monument / Granite Cleaning				\$4,650.00	
Replace Light Poles Amberly & Hampton Pks				\$1,699.75	
Repaired / Replaced LEDs on Multiple Monuments				\$5,189.69	
Landscape					
Hurricane Helene Clean-Up				\$3,358.00	
Tree Work				\$61,898.15	
Summer Caladiums				\$4,960.00	
Irrigation					
Underground Power Sant to Reserve				\$13,908.50	
Lighting (Park & Landscape)					
Other					
Total R&R Projects				\$95,664	

**Capital Projects 2024-25
Budget Monitor**

April, 2025			
(000)	Current Projects	Spent 2024-25	Pending Commitments
Tampa Palms Signature Projects			
Consulting Services	-	\$0	-
Irrigation	-	\$0	
Wall Improvements		\$102,969	
Hurricane Milton (pending FEMA)		\$197,409	
Sub-Total Tampa Palms Signature	-	\$300,378	
Sub-Total TP Signature Projects		\$300,378	\$0
Capital Projects			
Consulting Services			
Irrigation Systems		\$0	
Parks & Cameras		\$7,986	
Landscape & Lighting		\$0	
Infrastructure (Signs and Lighting)		\$33,017	
Sub-Total Capital Projects		\$0	\$41,003
Total TP Signature & Standard Capital Projects		\$341,381	\$0

**Capital Projects Signature Projects
Through April 31, 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)			
Area 2 Phase II			
Area 2 Landscape (TP Blvd & Amberly Phase II)			
Area 2 Pond Landscape & Wayfinding			
<i>Sub Total</i>			
Hurricane Restorations		197,409	
<i>Sub Total</i>			
Wall Improvements			
Restoration and Repair w/o Rebuild		102,969	0
<i>Sub Total</i>	0		
Sub-Total Tampa Palms Signature	0	\$300,378	
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	
Replace Fountain Lighting		\$6,100	
Replace 5HP Fountain Cambridge I		\$12,993	
Traffic Control Sign Posts (1)		\$1,704	
<i>Sub Total</i>		\$33,017	
Sub-Total Normal Capital Projects	\$0	\$41,003	
Total TP Signature & Standard Capital Projects		\$341,381	

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

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Acct Balance
03/31/2025						171,011.06
4/9/2025	202	Wayne Gill	Amberly Wall west Side (replacement check)		9,637.00	161,374.06
4/17/2025	560	A & A DEVELOPMENT, INC	Sidewalk repair - Amberly Dr irrigation and Amberly Park path		6,528.00	154,846.06
4/17/2025	561	ABM Landscape & Turf Services LLC	Landscape Maint - April 25		76,313.21	78,532.85
4/17/2025	562	ADVANCED ENERGY SOLUTIONS	Repair lights Amberly/Hampton Parks		1,205.61	77,327.24
4/17/2025	564	Annie the Arborist	Tree evaluation		200.00	77,127.24
4/17/2025	565	CINTAS	Inv 5262415006		19.19	77,108.05
4/17/2025	566	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		212.60	76,895.45
4/17/2025	567	Crown Information Management	Misc Admin Svcs- document storage		109.00	76,786.45
4/17/2025	568	FLORIDA FOUNTAIN MAINTENANCE,	Maint/repair		5,973.50	70,812.95
4/17/2025	569	FEDEX	Shipping		16.43	70,796.52
4/17/2025	570	FLORIDA FOUNTAIN MAINTENANCE,	Reserve Maint-April		550.00	70,246.52
4/17/2025	571	FLORIDA FOUNTAIN MAINTENANCE,	Turnbury Maint-April		180.00	70,066.52
4/17/2025	573	FRONTIER COMMUNICATIONS	Act #81355802910720065- Amberly Park		300.00	69,766.52
4/17/2025	574	FRONTIER COMMUNICATIONS	Act #813-972-5699-051491-5- Hampton Park		274.92	69,491.60
4/17/2025	575	Lowes Business Acct/ SYNCB	Office Supplies-statement 4/25		478.07	69,013.53
4/17/2025	576	OLM, INC.	Landscape Insp - 04/25		1,575.00	67,438.53
4/17/2025	577	OLM, INC.	Landscape Insp - 07/24		1,575.00	65,863.53
4/17/2025	578	SECURITAS SECURITY SERVICES USA	03/1-3/31/25 Security		6,572.95	59,290.58
4/17/2025	579	SECURITAS SECURITY SERVICES USA	03/1-3/31/25 Security		5,285.80	54,004.78
4/17/2025	580	SiteOne Landscape Supply LLC	repair/maint		65.00	53,939.78
4/17/2025	581	SOLITUDE LAKE MANAGEMENT LLC	annual maint-April 2025		303.00	53,636.78
4/17/2025	582	TECO	Acct# 311000040213-combined power billing		11,536.84	42,099.94
4/17/2025	583	TERMINIX Inc.	Pest Control		96.00	42,003.94
4/17/2025	584	TERMINIX Inc.	Pest Control		100.40	41,903.54
4/17/2025	585	TERMINIX Inc.	Pest Control		136.46	41,767.08
4/17/2025	586	Tigris	repair/maint		1,094.36	40,672.72
4/17/2025	587	Tigris	repair/maint		12,993.00	27,679.72
4/17/2025	588	Straley Robin Vericker	legal Services		175.00	27,504.72
4/17/2025	590	Wayne Gill	Amberly Wall west Side		2,514.00	24,990.72
4/24/2025	591	Donald O'Neal Jr.	04/09/25 BOS MTG		200.00	24,790.72
4/24/2025	592	Eugene R. Field	04/09/25 BOS MTG		200.00	24,590.72
4/24/2025	593	Gregory Horvath	04/09/25 BOS MTG		200.00	24,390.72
4/24/2025	594	Richard Diaz	04/09/25 BOS MTG		200.00	24,190.72
4/24/2025	596	XEROX FINANCIAL SERVICES	Copier Lease		213.94	23,976.78
4/24/2025	597	Culver Services Inc	Pest Control CDD Mtc Ctr		125.00	23,851.78
4/24/2025	599	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service 05/01-05/31		760.09	23,091.69
4/24/2025	600	ESD WASTE2WATER, INC.	Clean Cart filter/check hose & connections		300.00	22,791.69
4/24/2025	601	FEDEX	Delivery NEED INVOICE		36.45	22,755.24
4/24/2025	602	DOUGLAS CLEANING SERVICE	April 2025 Cleaning Service		2,000.00	20,755.24
4/24/2025	603	PicsRight International Inc.	Ref # 6072-0366-3974		250.00	20,505.24
4/25/2025	793	South State Bank	Wire & tsf fee		30.00	20,475.24
4/30/2025	794	South State Bank	Paper statement fee		2.00	20,473.24
4/29/2025	795	CITY OF TAMPA UTILITIES	Water payments April bank stmt		2,260.87	18,212.37
4/4/2025	040425	Sach Engage PEO	Payoll		3,163.15	15,049.22
4/18/2025	041825	Sach Engage PEO	Payoll		3,163.15	11,886.07
4/25/2025	wire04252	M Wilson Consulting	FY2024-25-May		10,220.00	1,666.07
4/24/2025			Funds Transfer	100,000.00		101,666.07
04/30/2025				100,000.00	169,344.99	101,666.07

Significant Events [Focus] For 2024-25



Re-Presented June, 2025

he 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 Funds Use	Review w/ Board	June
(2) Review Long Term & Short Term Blvd Needs	Review With Board	Aug
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Agreement Plan Report	June
(2) Tampa Palms Blvd	CDD (Landscape /Irrigation/Signs)	Review Monthly
(3) City Bike Path Improvements	Report Progress	Aug
Monitor Issues Impacting Tampa Palms		
(1) Monitor Hurricane Restoration	Update Board	June
(2) Review Investment Timing	Chair & Vice Chair to Review W/ Board	Monthly
(3) Update on FEMA Progress	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 Management	Review Transition	June

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Supervisor *

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Vice Chair *

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Supervisor *

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Supervisor *

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Chairman *

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21

22

Director, Anchor Stone Management

23

Consultant/Resident

24

TPOA Business Consultant
TPOA Community Director

25
26

TPOA Community Director
TPOA CAM/Resident

26
27

Breeze / Kai Management

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Anchor Stone Management

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Anchor Stone Management

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Anchor Stone Management

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FOURTH ORDER OF BUSINESS – CDD Focus For 2024-25

Ms. Wilson briefly reviewed the topics that are on the radar for the CDD for 2025.

FIFTH ORDER OF BUSINESS – Approval of Minutes

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

On MOTION by Mr. Diaz SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board approved the Minutes of the April 9, 2025 CDD Meeting.

SIXTH ORDER OF BUSINESS – Approval of District Disbursements

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

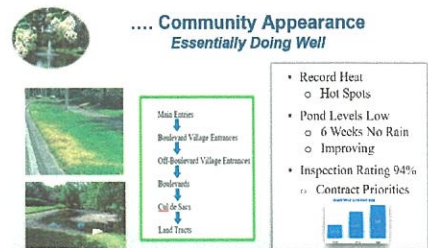
On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending March 31, 2025 in the amount of \$399,548.53

SEVENTH ORDER OF BUSINESS - Consultant Reports

♦ **Community Appearance**

Ms. Wilson reviewed the overall appearance of the Tampa Palms stating that per the OLM inspection rating was a respectable (94 %).

There have been numerous comments made by residents and folks from the neighboring communities as to how elegant Tampa Palms appears at this time.



Ms. Wilson noted that the landscape is suffering from “hot spots” due to the no-rain and very un Spring-like temperatures which have hovered around the high 80’s for several weeks. Unfortunately the turf is further damaged by trucks, in particular communications company trucks, that pull off the roadways and leave their vehicles running while they work. Ms. Wilson reviewed the landscape priorities which were established by contract.

The current annuals will be retained for as long as possible; hopefully make it through the Memorial Day weekend despite the heat.

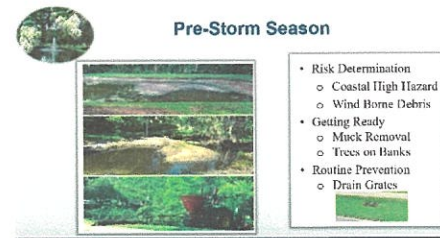
The change out is scheduled for early June and the replacements will be the heat tolerant coleus.



Ms. Wilson noted that final fertilizer will be placed in May and not further fertilizing is permitted until September.

◆ Pre-Storm Season

Ms. Wilson detailed the work that is being done before the upcoming storm seasons. Of particular note is the removal of sand and other muck washed into two ponds from the stormwater conveyances during the torrential rains from Hurricane Milton.



Additionally, Ms. Wilson state that large trees planted by the original developers too close to some retention ponds which began to lean or fall into the retention ponds during the storms are being removed.

◆ Audit

The 2023-2024 audit report was presented and it was noted that this audit is a “no comment” audit. Ms. Wilson reported that this is the twenty-second “no comment” audit in a row for the Tampa Palms CDD and that special thanks should be given to District Manager, Patricia Thibault, for both managing the audit process and making certain that there is meticulous record keeping for the district.



Ms. Wilson stated that the audit should be approved by the board by motion and Patricia Thibault has taken the necessary steps to file the audit with the Auditor General's office and it has been accepted.

On MOTION by Mr. Field, SECONDED by Ms. Falkowitz, WITH ALL IN FAVOR, the Board approved the Audit of the FY 2023-24 Financial Statements.

♦ **FEMA Update**

Ms. Thibault updated the board on the progress with the application for reimbursement from FEMA for costs incurred. There will be a series of conference calls as the application makes its way through the approval process.



FEMA Update *Category A Debris Removal*

Emergency Restoration - Hurricane Milton									
Item	Amount	Category	Status	Comments	Amount	Category	Status	Comments	Amount
1. Initial Approval	100,000	Category A	Approved	Initial Approval	100,000	Category A	Approved	Initial Approval	100,000
2. Approved As To Form	100,000	Category A	Approved	Approved As To Form	100,000	Category A	Approved	Approved As To Form	100,000
3. Funding Document Submitted	100,000	Category A	Approved	Funding Document Submitted	100,000	Category A	Approved	Funding Document Submitted	100,000
4. Inspection & Review	100,000	Category A	Approved	Inspection & Review	100,000	Category A	Approved	Inspection & Review	100,000
5. In Progress	100,000	Category A	Approved	In Progress	100,000	Category A	Approved	In Progress	100,000

- Initial Approval
 - Approved As To Form
 - Funding Document Submitted
- Inspection & Review
 - In Progress

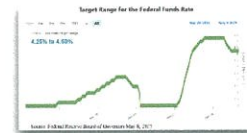


♦ **Financial Conditions**

Ms. Wilson reported that the economic news for April was mixed. The Fed Funds rate remains unchanged and this is good news for the CDDs



Financial Conditions *Monthly Report*



- Economic Turmoil
 - Funds Rate Unchanged
 - Good For CDD
 - ? Hold Until Sept
 - Increase ICS Rate
 - Wealth Account Y/E
 - Est \$94 K
 - \$1.2 M Avail Sept

♦ **Proposed FY 2025-26 Budget & Hearing Date**

Ms. Wilson state that there was board consensus at the April 2025 meeting that a modest increase in assessment of 3% should be proposed for FY 2025-26. This increase will be backed up by continued focus on investment revenue.



FY 2025-26 Resolutions *Budget / Public Hearing*



- Proposed Budget
 - On Target With Model
 - 3% Assessment Incr.
 - Thoughtful Approach
- Assessments Cannot Be Raised At Budget Hearing
- Resolution 2025-3
 - Approve Budget
 - Sets August 13th Hearing Date

The proposed budget was represented for adoption.

Ms. Wilson noted that the budget and assessments can be lowered at the Budget Hearing but they cannot be raised once the preliminary budget and assessments are adopted.

1 The proposed date for the Budget Hearing was 8/13/2025. This date is the date of the
2 regular CDD meeting, which will be held following the Budget Hearing at the same meeting.
3 There will be one letter sent by first-class US Mail to each owner of property subject to the
4 assessments at least 20 days prior to the Public Hearing.
5 There will also be two newspaper notices and the budget will be posted on the web site.

6 On MOTION by Ms. Falkowitz Mr. Diaz, SECONDED by Mr. Diaz, WITH ALL IN FAVOR,
7 the Board approved Resolution 2025-3 approving the Proposed FY 2025-2026 Budget for
8 Publication and Setting the Public Hearing for August 13, 2025 at 6:00 p.m. at the Compton
9 Park Recreational Building 16101 Compton Drive, Tampa, FL 33647.

10
11
12 ♦ **Management Vendor Consideration**

13 Ms. Wilson reviewed the recent changes in the
14 vendor retained for management, noting that they were
15 displaying an incompatible business model which was
16 clearly proven by recent unauthorized resolutions
17 requested from counsel that changed the legal address
18 of the CDD, the officers and banking access.




Management Company
Consideration- Retain / Replace

- Current Vendor Breeze/Kai
- Non-Compatible Business Model
 - Not Collaborative
 - Professed Unauthorized Changes
 - ✓ Officers
 - ✓ District Address
 - ✓ Banking Access
 - Unsettling Business Practices
 - Global Staffing

19 Further with the departure of Patricia Thibault, there are non-trivial concerns about
20 some unsettling business practices such as global staffing with access to CDD financial
21 accounts. Due to these changes an RFP was issued to Anchor Stone Management that was
22 favorably received.

23 It was noted by supervisors Diaz and ONeal that
24 Anchor Stone Mgmt, and in particular Patricia
25 Thibault, offers the boutique-style management
26 demanded by Tampa Palms.



Management Company
Consideration- Retain / Replace

- District Needs – Boutique Style
 - Collaborative
- RFP Confirmed Anchor Stone Mgmt
 - Consistent Operations
 - Familiar w/ District
 - No Economic Impact
- Board Motions Required
 - Terminate Breeze/Kai
 - Engage Anchor Stone Mgmt

27
28 After discussion among the supervisors during which there was substantial confidence
29 in the management under the direction of Patricia Thibault, the board decided to move
30 immediately to terminate all agreements with Breeze Connected / Kai, subject to the 60 day
31 cancellation stipulation in the current agreement and to immediately engage Anchor Stone
32 Management LLC.

1 On MOTION by Ms. Falkowitz SECODED by Mr. Horvath with ALL IN FAVOR, the Board
2 approved termination of the Management agreement with Breeze Connected / Kai and
3 instructed staff to send the letter of termination and commencing the 60-day transition period.
4

5
6 On MOTION by Mr. Diez SECODED by Mr. Horvath with ALL IN FAVOR, the Board
7 approved engaging of Anchor Stone Management LLC, as represented in their RFP Response
8 and Prospectus, with Patricia Thibault as District Manager.
9

10
11 ♦ **Additional Advanced Board Package Materials:**

12 Information regarding financial reports were included in the Advance Board package;
13 copy of which is attached hereto and made a part of the public record.
14

15 **EIGHT ORDER OF BUSINESS -- Other Matters**
16

17 **NINTH ORDER OF BUSINESS -- Public Comments**

18 There being none, the next item followed.
19

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

21 Supervisor Diaz discussed the financial statements and noted with so many
22 unprecedented expenses subsequent to Hurricane Milton it is gratifying to see that the district
23 remains generally within budget.

24 Ms. Wilson briefly reviewed some of steps taken to defer expenses in light of these
25 expenses.

26 Supervisor Oneal mentioned some tree limbs along Tampa Palms Blvd, in particular
27 the one over the stop sign at the exit from City Plaza.
28

29 **ELEVENTH ORDER OF BUSINESS - Adjournment**

30 There being no further business,
31

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

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

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

8 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
9 publicly noticed meeting held on June 11, 2025.

10
11 _____
12 **Signature**

13
14 Patricia Thibault

15 **Printed Name**

16 **Title:**

17 ☒ **Secretary**

18 ☐ **District Manager**

Donald Oneal

Printed Name

Title:

☒ **Vice Chairperson**

☐ **Chairperson**

Neighborhood Update

General Appearance

The OLM reviewed the community earlier this week (on June 4th) and found that going almost two months with no rain and the early arrival of record setting summer heat, the appearance of Tampa Palms was both upscale respectable. Certainly the several inches of rain received on the last day of The contract performance was rated at 92.5%.



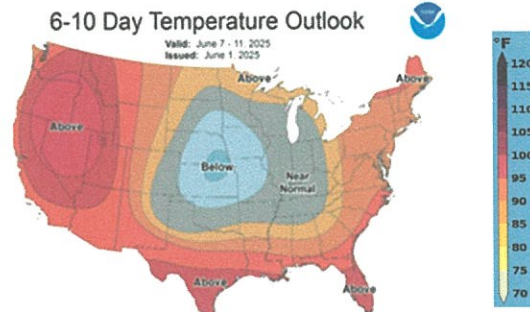
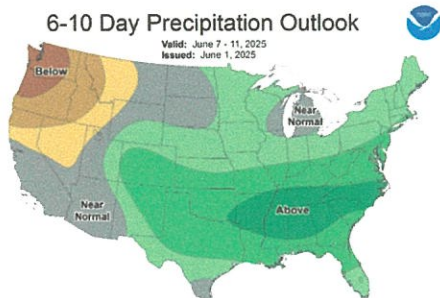
That said, the Spring drought created havoc with some shrubs and many areas of turf that were barely recovering from hurricane damage.

Areas where the soil is sandy or tree cover is not readily available show hot spots such as to the right on Amberly south of Tampa Palms Blvd by Fla Executive Realty.

ABM is irrigating these areas and treating for chinch or fungus but not replacing turf in the areas that do not respond until genuine rains return.

Unfortunately, based on NOAA's weather predictions for the area, temperatures are forecast to be 40-50% higher than the "normal" for the first few weeks of June. One small consolation is that for the same period the rainfall outlook is forecast to be about 40%+ above normal conditions.

Even if the heat that creates sauna conditions, the rain should help the ponds.



Tampa Palms Stormwater Ponds

The long periods of no rain added to the dryer than normal winter and the extremely limited 2024 rainy season has left many of the ponds almost empty.

The levels of almost all ponds have dropped six to eight feet, with smaller and intermediate ponds almost completely dry at this time.

The main entry ponds are pretty much holding their own look-wise but are low. The Area 2 County pond has substantial vegetative growth in its shallow areas which is mostly hidden from BB Downs by berm plantings.





Bare banks are the order of the day everywhere you look in Tampa Palms.

At this time no fountains have had to be shut down due to low water levels.



To the left is a typical small pond and it is at this time completely dry. This one, located in Ashmont, was so dry a week ago that one could walk across the entire pond and not even encounter mud.

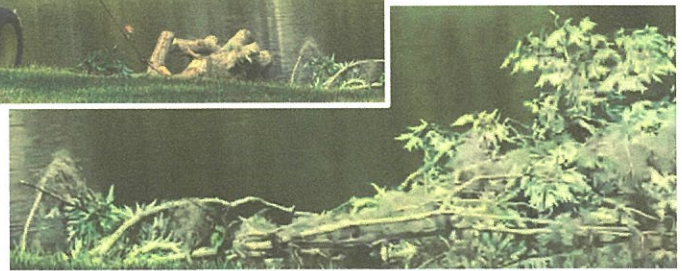
Unfortunately, many of these small ponds are directly behind homes and there is nothing that can be done to improved their appearance. One owner wanted staff to "dig the pond deeper" and didn't accept that this action would only make a bad situation worse.



The trees endangering the holding capacity of some stormwater ponds due to the fact that they were planted by the developers too close to the pond banks, have been removed. There were several trees at Westover and Asbury, along Tampa Palms Blvd. It was quite a production to get them down, float them across the



pond so that the abutting properties were not impacted by the workers, tractors etc.



Seasonal Plantings

For some good news, the summer annuals are being installed and coleus will be used for all entries. The varieties include oxblood, Alabama and watermelon.

Coleus is a beautiful landscape plant prized for its colorful foliage, which comes in multiple shades of green, yellow, pink, red, orange, and maroon. The picture to the left is from a prior year: the coleus will not be planted for another week.



Coleus are used in the summer and early fall because they are a heat-tolerant, durable annual plant which has very few disease and insect problems. There are very few annuals that will thrive in full, hot Florida summer sun. Coleus are a colorful exception.



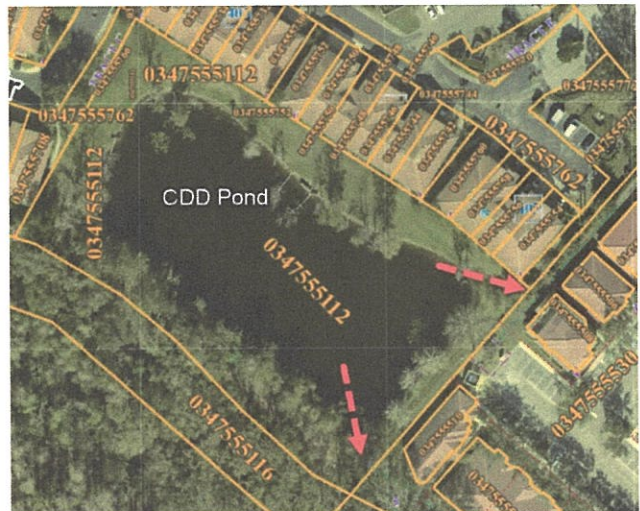
Sometimes the plants will appear to flag slightly at the end of the day but the plants recover overnight, especially with irrigation.

Fence Placed on CDD Property

There exists a situation involving the Palma Vista Townhomes and a fence which was placed on a portion of the CDD-owned retention pond property in the Palma Vista village.

There exists a concrete wall separating Somerset and Palms Vista that extends about 190 feet from Amberly Dr. At that point the wall is replaced with a black metal fence which runs to the end of the property.

It was assumed by both Palma Vista and Somerset that the fence was on the boundary. The CDD owns a stormwater pond on the SE corner of the Palma Vista village. The pond serves stormwater retention for Amberly Dr., Palma Vista and Somerset.



A tree fell during a wind storm in April on the east side of the fence. (Somerset side). While it was observed by the CDD's pond maintenance crew, they did not report it because they assumed that it was on Somerset property, as did the residents in Palma Vista.

The downed tree was brought to staff's attention last week month Somerset's management company. Upon evaluating the boundary lines and using aerial photographs it was determined that it is on CDD-owned pond property, as is the fence.

- The fence extends from the block wall separating Palma Vista from Somerset Professional Park.
- For the first 30-40 feet the fence appears to be on the boundary between Palma Vista and Somerset.
- At the point where it approaches the now fallen tree, the fence cuts in at an angle about 20 ft and then runs through CDD property to the rear boundary instead of along the boundary.



The larger question of the fence remains. There are three options:

1. Move the fence to the boundary
2. Remove the fence from CDD property entirely
3. Allow the fence to remain in place with agreements that:
 - o The property on the Somerset side will not be maintained by the CDD:
 - o That the fence (repair/maintenance/painting etc) will not be the responsibility of the CDD. (The CDD does not fence its pond properties and does not maintain fences or walls between properties.)

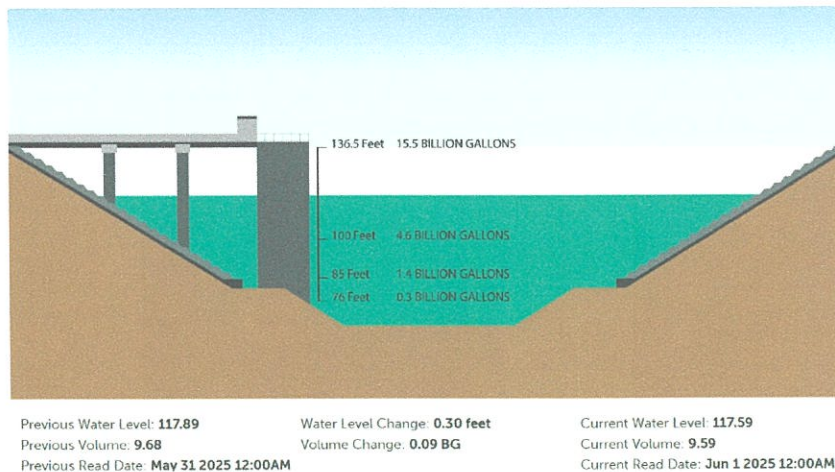
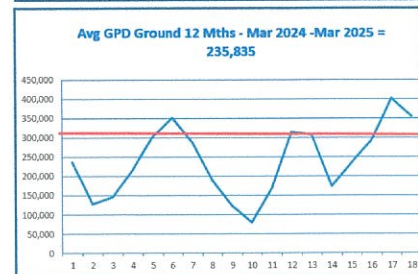
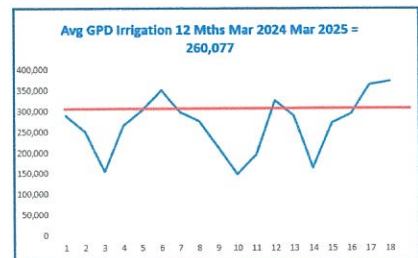
The CDD does not fence stormwater retention ponds and the sole benefit of this fence is to the owners in Palma Vista prevent the easy access to homes from the adjacent commercial property. At this time staff is trying to determine who placed the fence.

Irrigation Management

Tampa Palms irrigates the common areas, many if not most are City-owned ROW, and does so under a SWFWMD permit. The irrigation use, as opposed to the ground water use (well from the aquifer) has spiked recently due to both mainline intrusions and dry conditions but still remains under the mandated average gallons per day of 313,400 due to the careful management by ABM (Joe Laird).

Plant selection for replacements today is done by ABM with consideration of the water-use and drought profiles of the proposed plants. Colorful lilies and pentas no longer are as often present on medians and shrub beds.

The charts to the right depict the last eighteen months of usage: the red line represents the permit level



Water availability for the Tampa Bay Region is increasingly become a serious issue, if not for today but certainly for the relatively immediate future.

The graphic to the left depicts the water level Thursday, June 2nd for the Tampa Bay Water reservoir. While it was full after the two hurricanes in 2024, with the no rain and dry weather, it is at approximately 61% of its capacity.

Adopted Water Rate Increases – City of Tampa

Last month a supervisor remarked on the budgeted increase for water for the CDD, questioning why so high and noting an increase of 11%. seemed to be a significant. It is.

Staff thought that it would be useful to recap the multi-year increases to the charges for potable water that were approved in 2021 by the City and are programmed to continue to at least 2040.

There two elements to the bills for residential water / wastewater service.

1. The base charge
2. The consumption or use charge

Base Rate Increases

The base charges apply to each meter on a monthly bases; there is one for water service and one for wastewater or sewage service.

For FY 2024-25 the charges are:

- Water \$6.00 per month or \$72.00 a year
- Wastewater \$6.00 per month or \$72.00 a year*

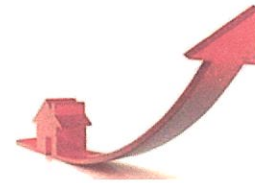
* The CDD potable meters for the cul de sacs solely provide water for irrigation and no wastewater charges apply.

The base monthly rate for each meter will increase by \$1.00 per year through 2034.

Consumption Rate Increases

The more costly portion of the water bill is the consumption portion which is the measured monthly water use. The consumption or use portion is billed rate tiers with each tier costing more per CCF use.

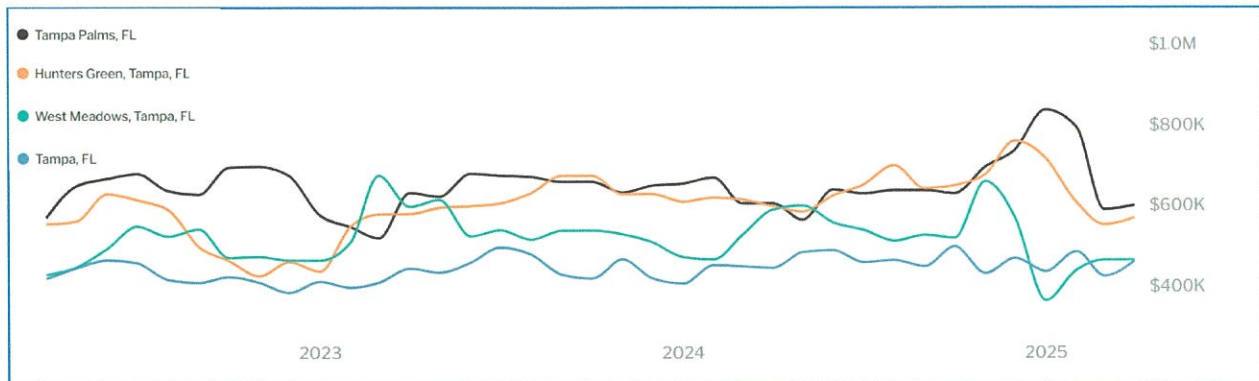
Consumption	Tier	Inside City	Outside City
0 - 5 ccf per month	0	\$3.35	\$4.18
6 - 13 ccf per month	1	\$3.91	\$4.88
14 - 26 ccf per month	2	\$6.57	\$8.21
27 - 46 ccf per month	3	\$8.75	\$10.93
Greater than 46 ccf per month	4	\$10.10	\$12.62



- The cost for each CFF in every tier will increase by 11% in FY 2024-25 and again increase in FY 2025-26 by another 11%.
- In FY 2026 the increase cost per tier will continue but will drop to a 6% increase.
- For the next 14 years, [2027-2040] the tier increases are currently programmed to be 1% per year.

Renovation Projects Make a Difference

Strategically-focused renovation projects are critical to safety and value of any neighborhood. That said, this is especially true of Tampa Palms which is now approaching 45 years in age. In fact even the two communities adjacent to Tampa Palms (TPOST 3 and Tampa Palms North), are substantially “younger” than Tampa Palms.



Tampa Palms is holding its own, as shown in this three-year view of selling prices that is based on MLS data.

There has been an ongoing and concerted effort, endorsed and directed by the CDD board, to renovate and update the visible features of Tampa Palms. By revitalizing outdated or deteriorating common area elements, these projects contribute to the overall visual appeal of the community, create a more attractive and welcoming environment for residents and visitors alike.

Improved aesthetics impart a sense of pride and identity within the neighborhood.

The major renovation projects, which are funded by the adopted budget lines of R&R Projects and Capital Projects each year, include the following:

- Improvements to aging cul de sac landscape which, while owned by the City of Tampa, exists right in front of many owners' front doors.
- Renovation and restoration of deteriorating community walls.
 - Tampa Palms has more than 290,000 linear feet of walls along the boulevards.
 - Due to the cost to construct, and maintain, no other community that followed Tampa Palms has anywhere close to the number of walls as Tampa Palms.

A major project that is looming is the upgrade of the nearly twenty-year old irrigation management system.

While not visible to residents, much of the ambiance of Tampa Palms depends on this system, a Toro Sentinel system that is being replaced with new control systems. The impetus to replace is based on emerging difficulty to obtain replacement parts for a system that is no longer manufactured.

This will be a capital improvement project for which there are board-approved reserves. Staff will provide additional information to the board for approval in the future.



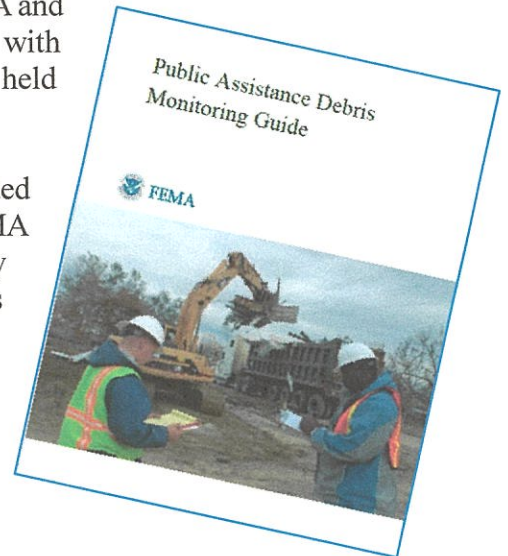
FEMA Funding Update

There is continuing good news to report this month regarding the CDD's application for funding for debris removal from FEMA.

The work completed by Tampa Palms is being analyzed by FEMA and Fla Dept Emergency Service (FDEMS) and their review along with any questions they have are discussed on conference calls held weekly on Fridays that include FEMA staff.

Patricia Thibault and staff are present on the calls. Patricia provided the district with the documentation and guides published by FEMA for Category A debris removal and the documentation created by Tampa Palms matches those requirements. So far the process is going well.

A summary of the submission is depicted below. There is no expectation that the full amount of the request will be granted.



Emergency Restoration- Hurricane Milton

Tampa Palms Expenses Recorded to Date

Update 1/12/2025

Project Work	Date	Labor Hours	Cubic Yards Debris Removed	\$ Billed To CDD	Notes	Invoice Y/N
<i>On Site Work Clearing Debris and Transporting to Temporary Storage in Tampa Palms</i>						
Site Work Clearing & Removing Debris	October, 2024	1,333.25	N/A	\$62,323.00	Billed On OCT CDD Invoice	Y
Site Work Clearing & Removing Debris	November, 2024	1,262.40	N/A	\$72,139.00	Billed On Nov CDD Invoice	Y
Site Work Clearing & Removing Debris	December, 2024	95.00	N/A	\$22,300.00	Billed On Dec CDD Invoice	Y
		2,690.65		\$156,762.00	ABM Work Oct-Dec	
<i>Debris Transport To Final FEMA Disposal Stations- Billed Separately- Copies of Charge Tickets Avail</i>						
Debris Disposal Hampton Park Temp Site Nov	November, 2024	N/A	136.4	Incl ABM Inv Amount only Reflects Disposal Station Charges		
Debris Disposal Amberly Park Temp Site Nov	November, 2024	N/A	40.3	Incl ABM Inv Amount only Reflects Disposal Station Charges		
Debris Disposal Hampton Park Rear & Rear Mtc Bldg	December, 2024	N/A	398.8	See Suncoat Inv's Amount only Reflects Disposal Station Charges		
Debris Disposal Hampton Park Rear & Rear Mtc ABM	December, 2024	N/A	156.3	Incl ABM Inv Amount only Reflects Disposal Station Charges		
			731.8	\$0.00		
<i>Misc Debris Management Activities</i>						
FEMA Monitoring	Nov & Dec 2024	N/A		\$8,800.00 Steadfast Environmental		Y
Grapple Trucks & Drivers	December, 2024	N/A	See Above	\$17,605.00 Suncoast		Y
Pond Tree Removals	January, 2025	N/A		\$6,950.00 Palma Vista Pond		Y
				\$33,355.00		
Total A/O Jan 2025				\$190,117.00		



Florida Commission on Ethics

"A Public Office is a Public Trust"

A Few Updates & Reminders For Elected Officials

Emails

Elected CDD officials [Board members] may not discuss CDD business with other Board members except at a duly noticed CDD Board meeting. Additionally, others (residents/vendors/anyone) may not advise a CDD supervisor what another supervisor has said on a CDD topic; that is more difficult to accomplish.

For more than twenty years, the Tampa Palms CDD does not publish the private email addresses for the Board members. That said as community leaders, Board member email address are available.

Should a Board member receive an email about CDD matters, and to prevent unintentional violation of the Sunshine Laws, the email is forwarded for response to Staff or the District Manager.

This policy in place for many years as a respectful way to respond to emails directed to a Board member and at the same time reduce the opportunities for accidental violation of the Sunshine Laws.

- CDD staff replies with "I am replying on behalf of the Chairman"
- The reply addresses the matter in one of two ways
 1. Answering the question or addressing the matter presented with what has already been established by the Board during public meetings, or
 2. Advising that the matter will be presented at the next public meeting for consideration by the Board.

Reminder- Financial Disclosure Required By CDD Supervisors Mid-Year

CDD Supervisors are required to file a Form 1, Financial Disclosure form, by the first of July each year. Normally the Form 1 is emailed to the CDD Board Supervisors by Ethics Commission.

- Who must file: All independent special district local officers and specified employees must file this report even if no financial interests exist that require disclosure.
- When to file:
 - Within 30 days of the appointment or date of employment.
 - By July 1st every year

Since 2024:

- The Ethics Commission sends the Form 1 directly to each supervisor via email.
- Form 1 filers will file electronically in 2025 via the Electronic Financial Disclosure Management System (EFDMS).

This new means of filing directly and receiving by email is much improved over the older system where the Form 1's were sent to the Supervisor of Elections. In the past the Form 1's for several supervisors were lost in the mail between the Ethics Commission and the Supervisor of Elections. This method takes the US Mail out of the equation.

If any Supervisor did not receive the email with the instructions as to how to file the Form 1, please advise staff. Patricia Thibault's staff is working with the Ethics Commission and will assist.

Financial Conditions / Cash Management

Staff has been asked to provide updates regarding the current local economy and any reasonable forecasts that might apply to the investments the CDD makes to reduce the need for assessment increases.

Per a number of sources, treasury yields declined to the lowest levels in nearly a month this week, while weaker-than-expected data regarding jobs creation combined with sinking service-sector activity all seemed to echo the Fed Reserve concerns from the May FMO meeting where officials said they saw a risk of persistent inflation, a weakening labor market, and slowing economic growth.

The Federal Reserve mantra seemed to be “wait and see”.

The funds policy rate remains 4.25% to 4.50%, with the next FMO meeting on June 11th, members of the Federal Reserve Board are in a blackout period which limits commentary on monetary policy. Recent speeches before the blackout seem to indicate that the rates will hold steady at this time.

Rate reductions have a detrimental effect on the returns the CDD can expect from funds reinvested and there are \$2.2 M that will become available for reinvestment in Sept of this year.

FY 2024-25 Investment Profile								
Issued	Cusip	Maturity	Principal	APY	Earnings	Total	Proceeds	Actions
By	Number	Date	(\$)	Rate	(\$)	Proceeds (\$)	Due	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	149159UJ2	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	95763PWQ0	9/29/2025	246,000	4.25	5,228	251,228	9/29/2025	Reinvest Sept
Total			\$3,748,972		\$94,939	\$3,843,912		\$ 2,197,165

Management Company Transition

As instructed by the Board at the May 2025 meeting, staff sent notification of termination of the Breeze agreement on May 15, 2025; this notification was sent via email and US Mail (both standard and registered as suggested by district counsel) to Lauren Parsons, VP of Kai.

Ms. Parsons replied by email that the termination letter had been received, she further wished the district luck. With this, the transition from Breeze/Kai to Anchor Stone Management is technically in progress.

That said there has been no further contact by Breeze/Kai management with either CDD staff or Patricia, who was designated by the termination letter as the point of contact.

There has been communication between the district office and the accountant for Breeze who has been assigned to Tampa Palms by Breeze and is very familiar with the operations. In order to minimize confusion and prevent the AP payment operations from being transferred to India with Patricia gone from Breeze, the check stock for Tampa Palms was sent to the district office, once it was known that Patricia had resigned from Breeze. In this manner a hybrid payment system was initiated.

Prior to the termination of Breeze/Kai, all invoices, except those for Breeze, were sent to the district office for coding and then scanned and sent to the Breeze accountant for payment and entry into QuickBooks. Today that process continues, with modifications:

- Staff has prepared an Excel workbook with a worksheet for each time payments are made.
 - This is done to maintain an accounting of the ledger balance.
 - Each worksheet contains the vendor's name, date of invoice, amount paid, coding for each payment
- Transfers from the interest accounts to the operating account are done by Patricia
- Checks are written by Andi and signed by staff (Maggie)
- A scan of the invoices, along with a scan of the checks are emailed to the Breeze/Kai accountant for entry into QuickBooks

The financial statements presented for the June meeting were produced by the Breeze/Kai accountant.

There are two major groupings of information that have to be transitioned:

1. The financial information
 - The QuickBooks financial files
 - The financial statements*
 - The invoice copies*
 - Audit information
 - Copies of all previously voided checks
2. The Non-financial Materials
 - QPD Files and filing
 - Minutes*
 - Resolutions*
 - Meeting advertising and noticing files
 - Supervisor election and appointment files *
 - Budget notices and advertisements
 - The adopted budgets and assessments*
 - The assessment rolls*

* Indicates information that is also maintained in the district office.

Patricia will set the time and method for final file transfer in the coming weeks.

Assumption Set For Preliminary Budget

Presented 5/14/25
Re-Presented 6/11/25

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.
- The assessment methodology restated.
- The Resolution adopting the preliminary budget.

Revenue

- Assessment revenue will increase by 3% (30% less than the 4% increase in 2024-25)
- 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 the anticipated \$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 restriction.
- 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

Tampa Palms CDD Proposed Budget FY 2025-26 - Summary

Current Year	Outlook	Model Year 1	Year Over Year Comparison
2024	2024	2025	\$ Incr (DCR)
2025	2025	2026	% Incr (DCR)
Adopted	Y/E	Model	VS 2024-25
			Budget
			Budget

I. ANNUAL OPERATIONS

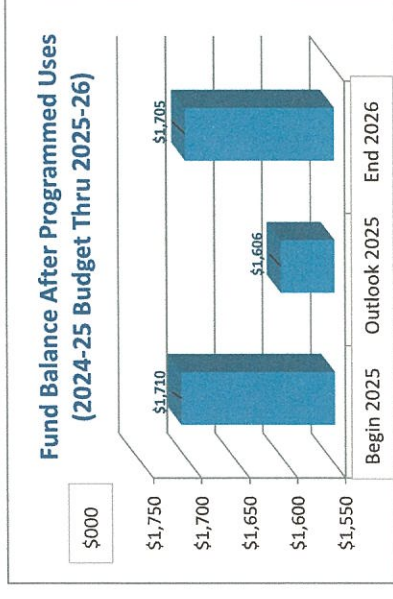
Revenue	Net Assessments	3,099	3,099	3%	93	3%
	Misc	3	3		0	0%
	Interest	60	65		0	0%
	Investments	100	95		0	0%
	Excess Fees	15	21		6	40%
	Unallocated Carryforward	0	110		0	0%
	FEMA Reimbursement	0	110		110	100%
Revenue Total		3,277	3,393	3,486	209	6%
Expenses				3%	3%	3%
	Normal Expenses	2,722	2,721	2,817	94	3%
	Project Driven	555	672	670	115	21%
Total Annual Expenses		\$3,277	\$3,393	\$3,486	\$209	6%
Annual Excess Revenue (Deficit)		\$0	(\$0)	\$0		

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	2024	2025
	2025	2025	2026
	Adopted	Y/E	Model
Multi-Year Fund Balance			
	Beginning	4,053	3,943
	Less Carryforward Moved To Budget	0	(110)
	Add FEMA Payment Moved to Reserves		105
	FY Ending Revenue (Deficit)	0	0
Ending Fund Balance*	4,053	3,943	4,048
Excess After Required Funds	\$1,710	\$1,606	\$1,705



Tampa Palms CDD Proposed Budget FY 2025-26 - Detail

General Expense Incr 3.00%

Revised 4/22/2025

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 2024-25
	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	\$ 64,697	\$ 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	3,393,162	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-ASMTS
LEGAL SERVICES
MISCELLANEOUS ADMIN.SERVICES
DIRECTORS & OFFICERS INSURANCE
TOTAL ADMINISTRATIVE

11,000	11,000	11,000	\$ -	0%
70,000	70,000	72,100	\$ 2,100	3%
6,073	6,073	6,255	\$ 182	3%
6,906	6,906	7,113	\$ 207	3%
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	201,887	\$ 5,158	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	185,517	\$ 5,112	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	417,358	\$ 8,229	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	23,690	\$ 690	3%
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	305,909	\$ 8,928	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	\$ 57,018	4%
111,562	111,562	115,000	\$ 3,438	3%
1,425,227	1,425,227	1,485,683	\$ 60,456	4%

LANDSCAPE MTC NEW & ENHANCED

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

85,446	85,446	88,010	\$ 2,563	3%
5,460	5,460	5,460	\$ -	0%
55,071	55,071	56,723	\$ 1,652	3%
145,978	145,978	150,193	\$ 4,216	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 2024-25
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	2,816,790	\$ 94,437	3%
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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	263,981	\$ 5,087	2%
70,063	69,262	70,000	\$ (63)	0%
226,154	212,063	230,677	\$ 4,523	2%
	196,000	0	\$ -	-100%
		105,000	\$ 105,000	100%
555,111	672,325	669,658	\$ 114,547	21%

Total Project Driven Expenses

**Total Expenses Normal Operations
 and Project Driven**

\$3,277,464	\$3,393,162	\$3,486,448	\$208,984	6%
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Excess Revenue (Deficit)

\$0	(0)	\$0		
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**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD
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%
Wyndham	0.2807	49.97	178	175,226	\$984	\$180,491	\$1,014	\$30	3%
Apartments									
10 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 Inc.	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 2025- 26 Total	\$ Incr Vs 2024-25	% Incr Vs 2024-25
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%

PROPOSED FY 2025-26 COMMERCIAL ASSESSMENTS BY ENTITY

ST GEORGE 15 SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	602	\$0.0	\$290	\$867	\$892	\$25	3%
RAYMOND W 16 MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	480	\$0.0	\$290	\$748	\$770	\$22	3%
CERILLO FAMILY 17 LLC	347555521	2.57	720	36.13	93	0.45%	1,983	\$0.0	\$290	\$2,207	\$2,273	\$66	3%
SOMMERSET PARK 18 LLC	347555523	2.57	720	36.13	93	0.45%	1,982	\$0.0	\$290	\$2,207	\$2,272	\$66	3%
PAUL H AND SUSAN M L DUGA 19 CO-TRUSTEES	347555529	4.18	720	36.13	151	0.73%	3,218	\$0.0	\$290	\$3,406	\$3,508	\$102	3%
BEACHDALE 20 PROPERTIES L C	347555527	4.12	720	36.13	149	0.72%	3,176	\$0.0	\$290	\$3,366	\$3,466	\$101	3%
RODENT REALTY 21 INC	347555525	2.54	720	36.13	92	0.44%	1,959	\$0.0	\$290	\$2,184	\$2,249	\$65	3%
22 LEADERESS LLC	347555452	2.69	720	36.13	97	0.47%	2,074	\$0.0	\$290	\$2,296	\$2,364	\$68	3%
TAMPA PALMS ANIMAL HOSPITAL 23 INC	347555454	2.60	710	11.01	29	0.14%	610	\$0.0	\$290	\$874	\$900	\$25	3%
24 ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	610	\$0.0	\$290	\$874	\$900	\$25	3%
25 SYLVAN ROAD LLC	347555458	2.64	720	36.13	95	0.46%	2,035	\$0.0	\$290	\$2,258	\$2,325	\$67	3%
26 L C GIGINO	347555460	2.64	720	36.13	95	0.46%	2,035	\$0.0	\$290	\$2,258	\$2,325	\$67	3%
TAMPA PALMS 27 CLUB INC	347560154	92.64	495	22.88	2120	10.2%	45,219	\$0.0	\$290	\$44,175	\$45,509	\$1,334	3%
AMBERLY DR 28 PARTNERS LLC	347555502	2.04	720	36.13	74	0.36%	1,574	\$0.0	\$290	\$1,810	\$1,864	\$54	3%
Totals					20727		\$442,162	\$0.0	\$8,119	\$437,099	\$450,281	\$13,182	3%

* Total Square Feet: Source: Hillsborough County Property Appraiser

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