

***TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT***

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



***Wednesday, May 8, 2024***

***6:00 P.M.***

***Compton Park Recreation Building***

***16101 Compton Drive***

***Tampa, Florida***

Breeze Management



# TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

## CDD Meeting Advanced Package May 8, 2024

### Contents

1. Introduction
2. Agenda
3. Financial Statements
  - a. Financial Analysis
  - b. Financial Statements A/O 3/31/2024
  - c. Monthly Financial Summary
  - d. Project Driven Financial Reports
  - e. Check Registers & Other Disbursements
4. Strategic Planning and Capital Projects Planning
  - f. The Focus for 2024
  - g. Strategic Planning
5. March 13, 2024 Minutes
6. Consultant Reports
  - h. Community Updates
  - i. FY 2023 Audit
  - j. NPDES Update
  - k. Financial Conditions / Cash Management
  - l. 2024 General Election
  - m. FY 2024-25 Budget & Budget Hearing Date
    - o Budget Action Overview
    - o Proposed FY 2024-25 Budget
    - o Proposed Assessments
    - o Resolution Setting the Public Hearing Date & Adopting Preliminary Budget

# Tampa Palms Community Development District

---

16311 Tampa Palms Blvd W  
Tampa, Florida 33647

May 3, 2024

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Board Meeting is scheduled for Wednesday, May 8, 2024 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The advanced copy of the agenda for this meeting is attached.

Enclosed for your review are the minutes of the April 10, 2024 CDD Board Meeting and the documents outlined in the table of contents.

Any additional support material will be distributed prior to the meeting, and staff will present their reports at the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

*Maggie*

Maggie Wilson  
Tampa Palms

cc: Patricia Thibault  
Breeze

**Tampa Palms  
CDD Board Meeting Agenda**

**May 8, 2024 6:00 p.m.  
Compton Park Recreation Building  
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Board Member Discussion Items
3. Public Comments
4. Approval of the April 10, 2024 Minutes
5. Approval of District Disbursements
6. Consultant Reports
  - Around the Neighborhood
  - Modeling Tampa Palms Future
  - Proposed FY 2024-25 Budget
  - Proposed FY 2024-25 Assessments
  - Resolutions
  - NPDES MS4 Permit
  - Financial Conditions
  - FY 2023 Audit
7. Other Matters If Introduced
8. Public Comments
9. Supervisor comments
10. Adjourn

Financial Summary  
Mid-Fiscal Year; March 31, 2024

The District had a \$ 5.3 million cash balance, net of liabilities, at the end of the first five months of fiscal year 2023-24. The District’s cash planning includes FY 2023-24 budgeted expenses, FY 2024-25 forecast Q1 expenses, along with other contingent liabilities that result in a forecast of an unallocated fund balance of approximately \$1,598 K at the end of calendar year 2024. (Details provided below.)

Revenue

Assessment revenue collected as of February is net \$2,874 K (96.4 %) on target for the collection cycle for the fiscal year. An additional \$72K was collected in Mar but not deposited until April so it is not reflected in these financial statements.

Expenses

*Normal Operations*

Normal Operations overall display a modest positive variance of \$39 K. The most meaningful negative result was displayed in the Misc Admin where the extraordinary field document storage costs for Iron Mountain are displayed. The unusual and not normal admin expenses have been recast as “field contingency”. (See FAQ page 2 following for detailed explanation)

*Project Driven*

The project driven line items display a small positive variance of \$54K attributable (1) moving ahead of the heavy first quarter expenses of annuals, poinsettias, and (2) moving the wall restorations to Signature projects as suggested by Vice Chair Oneal. The Signature line item shows a negative variance of \$144K as it has not been funded as yet from the *assigned* funds.

Forecast Budget Performance Calendar Year 2024

Sources of Funds (Shown as \$000)

Balance February 29, 2024	\$ 5,307
Collected in April 2024	72
Collections Prior to December 2024 Receipts	34
Total Sources of Funds	\$ 5,413

Uses of Funds

Balance of FY 2023-24 expenses	(\$1,472)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr. FY 2024-25 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(329)	
Total Uses of Funds		(\$ 3,815)
Projected District Unallocated Balance	December 31, 2024	\$ 1,598

Outlook

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

***FAQ Since late 2023, the financial results have displayed a negative variance in the Miscellaneous Administrative line item. To what is this increase in Misc Admin expenses attributed and is anything being done to address this?***

Most of the expenses displayed in Misc Administration reflect the general cost-updraft that is a function of the inflationary economy; one stands out as extraordinary: the Iron Mountain costs for document storage.

As a unit of State of FL government, the CDD is required to secure and maintain certain documents. Some must be preserved into perpetuity, in particular:

- Employee records (for Tampa Palms these are comprised of the records of landscape workers from 1982 until 2001)
- All bond documents



In 2023 in support of the City and EPC actions to preserve the Tampa Palms lands from illegal development, the CDD requested of Iron Mountain return of certain DRI documents. It was at that time the extraordinary cost for document removal transport was made known.

Further upon review it became known that there have been annual increases in the minimum storage cost that by the end of 2023 were atrocious.

In 2022 the minimum charge was \$291.05 / mth, in 2023 it increased 62% to \$472.44; but the increases did not stop, in 2024 the monthly minimum increased to \$624.56, an increase of 33%. To forestall removal, Iron Mountain also increased their costs to remove and transport.

Enough was enough: to pay \$7,500 a year at a minimum to store document that reasonably will never be needed is outrageous. Staff reviewed local document storage options and going forward Crown Document Management will store required Tampa Palms documents: the monthly charge is \$109.00.

It is anticipated that at some future time, the State of Fla will allow required documents to be scanned and retained digitally but until this happens, original documents must be retained.

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

	<b>GENERAL</b>
<b><u>ASSETS:</u></b>	
CASH - Operating Account	\$ 61,455
PETTY CASH	500
Wealth Fund Account- South State Bank	2,743,885
ICS Sweep- South State Bank	2,591,284
ACCTS. RECEIVABLE	-
RECEIVABLE FROM TAMPA PALMS HOA	4,925
ASSESSMENTS RECEIVABLE	-
RECEIVABLE EXCESS FEES	-
PREPAID ITEMS	15,501
<b>TOTAL ASSETS</b>	<b>\$ 5,417,550</b>
<b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$ 109,733
ACCRUED EXPENSES	-
DEFERRED REVENUE - ON ROLL ASSESSMENTS	-
<b><u>FUND BALANCE:</u></b>	
NON-SPENDABLE	15,501
ASSIGNED	2,343,000
UNASSIGNED	2,949,316
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b>\$ 5,417,550</b>

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
	<b>\$ 2,343,000</b>

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

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>REVENUES</b>				
ASSESSMENTS NON-ADVALOREM	\$ 3,104,432	\$ 2,793,989	\$ 2,991,533	\$ 197,544
ON ROLL ASSESSMENTS-EXCESS FEES	-	-	-	-
EARLY PAY DISCOUNT	(124,177)	(111,759)	(117,377)	(5,618)
INTEREST INCOME-INVESTMENTS OTHER	60,000	30,000	41,225	11,225
INTEREST INCOME-WEALTH ACCOUNT	-	-	9,904	9,904
UNREALIZED GAIN/LOSS	-	-	-	-
S/T REALIZED GAIN/LOSS	-	-	44,918	44,918
MARKET FLUCTUATION-OTHER	-	-	(18)	(18)
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	750	2,668	1,918
CARRY FORWARD	82,729	-	-	-
<b>TOTAL REVENUES</b>	<b>3,124,484</b>	<b>2,712,980</b>	<b>2,972,853</b>	<b>259,874</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES:</b>				
<b>PERSONNEL SERVICES</b>				
BOARD OF SUPERVISORS	11,000	5,500	3,400	2,100
FICA	5,824	2,912	3,028	(116)
FUTA/SUTA/PAYROLL FEES	6,824	3,312	650	2,662
<b>S/T PERSONNEL SERVICES</b>	<b>23,448</b>	<b>11,724</b>	<b>7,078</b>	<b>4,646</b>
<b>PROFESSIONAL SERVICES</b>				
ATTORNEY'S FEES	3,500	1,750	502	1,248
ANNUAL AUDIT	6,930	-	-	-
MANAGEMENT FEES	88,000	34,000	32,500	1,500
TAX COLLECTOR	62,089	57,422	57,422	-
ASSESSMENT ROLL	10,050	10,050	10,000	50
<b>S/T PROFESSIONAL SERVICES</b>	<b>160,569</b>	<b>103,222</b>	<b>100,424</b>	<b>2,798</b>
<b>ADMINISTRATIVE SERVICES</b>				
DIRECTORS & OFFICERS INSURANCE	3,800	3,800	3,691	109
MISC. ADMINISTRATIVE SERVICES	12,360	6,180	8,056	(1,876)
<b>S/T ADMINISTRATIVE SERVICES</b>	<b>16,160</b>	<b>9,980</b>	<b>11,747</b>	<b>(1,767)</b>
<b>TOTAL ADMINISTRATIVE</b>	<b>190,177</b>	<b>124,926</b>	<b>119,249</b>	<b>5,677</b>
<b>FIELD / OPERATIONS SERVICES</b>				
<b>FIELD MANAGEMENT SERVICES</b>				
DISTRICT OPERATING STAFF	174,966	87,483	85,952	1,531
PARK ATTENDANTS	73,935	36,668	31,082	5,886
PARK PATROLS (Security Co)	132,819	86,310	61,991	4,319
FIELD MANAGEMENT CONTINGENCY	20,800	10,400	8,687	1,713
<b>S/T FIELD MANAGEMENT SVCS</b>	<b>402,320</b>	<b>201,160</b>	<b>187,712</b>	<b>13,448</b>
<b>GENERAL OVERHEAD:</b>				
INSURANCE	16,500	16,500	21,880	(5,380)
IT (TEL / SECURITY)	15,750	7,875	6,452	1,423
WATER	54,212	27,106	18,544	8,562
REFUSE REMOVAL	11,000	5,500	5,027	473
ELECTRICITY	156,438	78,218	73,889	4,329
STORMWATER FEE	3,041	3,041	3,379	(338)
MISC. FIELD SERVICES	13,000	8,500	4,020	2,480
<b>S/T GENERAL OVERHEAD</b>	<b>269,939</b>	<b>144,740</b>	<b>133,191</b>	<b>11,549</b>
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPE & POND MAINTENANCE	1,246,033	623,017	629,508	(6,492)
LANDSCAPE MONITORING FEE	18,900	9,450	9,450	-
LANDSCAPE & REPLACEMENT	107,271	53,836	48,659	4,977
<b>S/T LANDSCAPE MAINTENANCE</b>	<b>1,372,204</b>	<b>686,102</b>	<b>687,617</b>	<b>(1,515)</b>
<b>LANDSCAPE MAINTENANCE NEW &amp; ENHANCED:</b>				
PROPERTY MOWING	82,160	41,080	40,544	536
COUNTY POND	5,250	2,625	1,764	861
NPDES POND PROGRAM	52,953	26,477	24,721	1,756
<b>S/T LANDSCAPE NEW &amp; ENHANCED</b>	<b>140,363</b>	<b>70,182</b>	<b>67,029</b>	<b>3,153</b>



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

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
<b>FACILITY MAINTENANCE:</b>				
IRRIGATION SYSTEM	119,968	59,984	63,898	(3,914)
FOUNTAIN	28,254	14,127	13,658	469
FACILITY MAINTENANCE	87,510	43,755	32,927	10,828
JANITORIAL/SUPPLIES	3,028	1,514	1,871	(357)
<i>S/T FACILITY MAINTENANCE</i>	<u>238,760</u>	<u>119,380</u>	<u>112,354</u>	<u>7,026</u>
<b>PROJECT DRIVEN EXPENSES:</b>				
RENEWAL AND REPLACEMENT & DEFERRED MTC	235,872	117,938	119,774	(1,838)
CAPITAL PROJECTS	207,481	103,741	88,330	35,411
NPDES CLEAN WATER	87,421	33,711	12,653	21,058
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>510,774</u>	<u>255,387</u>	<u>200,757</u>	<u>54,630</u>
<b>Assigned Expense Projects:</b>				
SIGNATURE TP 2017	-	-	80,770	(80,770)
WALL RESTORATIONS	-	-	83,634	(83,634)
WALL CONSTRUCTION	-	-	144,404	(144,404)
<i>S/T ASSIGNED EXPENSE PROJECTS</i>	<u>-</u>	<u>-</u>	<u>144,404</u>	<u>(144,404)</u>
<b>TOTAL EXPENDITURES</b>	<u>3,124,637</u>	<u>1,601,877</u>	<u>1,852,313</u>	<u>(50,436)</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	(63)	1,111,103	1,320,540	209,437
FUND BALANCE - BEGINNING	-	-	3,987,277	
<b>FUND BALANCE - ENDING</b>	<u>\$ (53)</u>	<u>\$ 1,111,103</u>	<u>\$ 5,307,817</u>	<u>\$ 209,437</u>

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

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<b><u>Revenues</u></b>			
Operating 1	\$2,395,729		\$2,395,729
<b><u>Non Operating</u></b>			
Capital Projects		\$197,600	\$197,600
Renewal & Rel		\$218,400	\$218,400
Signature		\$0	\$0
NPDES		\$62,427	\$62,427
Realized G/L	44,918		44,918
Interest	41,225		41,225
Interest/Wealth Account	9,904		9,904
Misc Rev	\$2,668		\$2,668
Mkt Flux	-\$18		-\$18
Carry Forward Bal *	-		-
<b>Total</b>	<b>\$2,494,444</b>	<b>\$ 478,427</b>	<b>\$2,972,853</b>
<b><u>Expenses</u></b>			
Operations	\$ 1,307,152		<b>1,307,152</b>
<b><u>Non Operating</u></b>			
Renewal & Rel		119,774	119,774
NPDES/EPA		12,653	12,653
Capital Projects		68,330	68,330
<u>Signature Reserve</u>			
TP Signature 2017		<u>144,404</u>	<u>144,404</u>
<b>Total</b>	<b>\$1,307,152</b>	<b>\$345,161</b>	<b>\$345,161</b>
<b>Total Expenditures</b>			<b>\$1,652,313</b>

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

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

<u>General Fund</u>	3/31/2024	(\$000)
Cash		62
Cash Equivalent (Excess Cash ICS)		2,591
Insured Investment Account		2,744
Accounts Receivable		5
Prepaid Items		16
<b>Total Assets</b>		<b>\$ 5,418</b>
Less:		
Payables		110
Accrued Expenses		0
Non Spendable A/C Prepaid		16

**Total Assigned and Planned Funds** **5,292**

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** **\$ 2,949**

(\$ 000)	2023-24 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
<b><i>Apl</i></b>			
CDD Operations	60	220	
R&R	6	9	
NPDES	2	12	
Signature Projects	0	0	
Capital Projects	5	15	
<b>Total</b>	<b>72</b>	<b>256</b>	<b>\$ 2,765</b>
<b><i>Apl</i></b>			
CDD Operations	73	220	
R & R	6	20	
NPDES	2	12	
Signature Projects	0	0	
Capital Projects	6	9	
<b>Total</b>	<b>88</b>	<b>261</b>	<b>\$ 2,591</b>
<b><i>May</i></b>			
CDD Operations	21	220	
R & R	9	20	
NPDES	1	12	
Signature Projects	0	0	
Capital Projects	2	9	
<b>Total</b>	<b>32</b>	<b>261</b>	<b>\$ 2,362</b>

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

(\$000)	<u>Prior Year Collected \$</u>	<u>Prior Year Collected %</u>	<u>Current Year Collected \$</u>	<u>Current Year Collected %</u>	<u>Variance % Fav (Unfav)</u>
October					
November	\$850	30.8%	\$474	16%	-15%
December	\$2,522	91.4%	\$2,724	91.4%	0.0%
January	\$2,604	94.4%	\$2,810	94.3%	-0.1%
February	\$2,640	96%	\$2,849	96%	0%
March	\$2,660	96%	\$2,874	96.4%	0.4%
April	\$2,725	99%			
May	\$2,746	99.5%			
June	\$2,768	100.3%			
July	\$2,769	100.3%			
August	\$2,769	100.3%			
September	\$2,769	100.3%			
<b>Year End</b>					
Total Assessed (Net Dis	\$2,980				

## Summary- Project Driven Expenses

	<b>March, 2024</b>
<b>Operating Capital Projects</b>	(\$000)
<u>Sources of Funds</u>	
FY 2023-24 Budget	\$207
<u>Uses of Funds</u>	
Spent Thru 3/31/2024	68
Total Funds Under Consideration	\$0
<b>Budget Available as of 3/31/2024</b>	<b>\$139</b>
 <b>Renewal &amp; Replacement</b>	
<u>Sources of Funds</u>	
FY 2023-24 Budget	236
<u>Uses of Funds</u>	
Spent Thru 3/31/2024	120
Total Funds Under Consideration	\$0
<b>Budget Available as of 3/31/2024</b>	<b>\$116</b>
 <b>TP Signature Projects</b>	
<u>Sources of Funds*</u>	
FY 2023-24 Budget	\$0
<u>Uses of Funds</u>	
Spent Wall Construction	64
Spent Wall Repair/Reconstruction	81
Spent Thru 3/31/2024	\$144
Total Funds / Projects Under Consideration	\$0
<b>Budget Available as of 3/31/2024</b>	<b>\$329</b>
* Assigned Funds	

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

			Original Project	Mar, 2024	Committed To Spend
<b>Infrastructure</b>					
Wall Projects (Repair & Restore) BB Downs @Amberly-Palm Lake				\$3,300.00	
Drainage Swale Repairs				\$1,183.00	
Powerline Berm Restore (TP Blvd, (Yardley)				\$15,336.00	
Kensington Wall Interior					
<b>Landscape</b>					
Pointsettias				\$6,400.00	
Tree Work				\$53,698.00	
Cul de Sac Restorations				\$7,224.00	
Storm Prep & Clean-Up				\$1,908.00	
Burchette/Nottingham				\$5,541.00	
Stonington				\$10,284.00	
Canterbury				\$2,100.00	
Mums				\$12,800.00	
<b>Irrigation</b>					
<b>Lighting (Park &amp; Landscape)</b>					
<b>Other</b>					
<b>Total R&amp;R Projects</b>				\$119,774	\$0

**Capital Projects 2023-24  
Budget Monitor**

Mar, 2024			
(\$000)	Current Projects	Spent 2022-23	Pending Commitments
<b>Tampa Palms Signature Projects</b>			
Consulting Services	-	0	-
Irrigation	-	0	
Main Entry Restorations	-7	0	
Area 2 Pond		0	
Wall Improvements	229	0	
<b>Sub-Total TP Signature Projects</b>	<b>\$329</b>	<b>\$0</b>	<b>\$0</b>
<b>Capital Projects</b>			
Consulting Services			
Irrigation Systems		837	
Parks & Cameras			
Landscape & Lighting		\$23,858	
Infrastructure (Signs and Lighting)		\$43,634	
<b>Sub-Total Capital Projects</b>	<b>\$0</b>	<b>\$68,329</b>	<b>\$0</b>
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$0</b>	<b>\$0</b>



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

<b>Tampa Palms Signature Projects</b>	<b>Current Projects</b>	<b>Spent A/O Mar, 2024</b>	<b>Pending Commitments</b>
<b>Consulting Services</b>			
Restoration Designs			
Survey & Staking & MOT			
<i>Sub Total</i>			
<b>Irrigation</b>			
Area 1 & 2 Irrigation (Incl BB Downs)			
<i>Sub Total</i>	0		
<b>Main Entry Restorations</b>			
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		
<b>Area 2 Pond</b>			
Littoral Plantings & Noxious Removal			
<i>Sub Total</i>			
<b>Wall Improvements</b>			
Wall restorations multi villages + drainage & additional landscape buffer	229,000	144,404	
<i>Sub Total</i>	229,000		
<b>Sub-Total Tampa Palms Signature</b>	<b>329,000</b>	<b>\$0</b>	
<b>Normal Capital Projects</b>			
	<b>Current</b>		<b>Pending</b>
<b>Irrigation Systems</b>			
Pump Station Extending Life		\$837	
<i>Sub Total</i>	0	\$837	
<b>Parks &amp; Cameras</b>			
Volleyball Removal w/ Irrigation Install			
<i>Sub Total</i>			-
<b>Landscape &amp; Lighting</b>			
Area 1 Entry			
Major Landscape (> 5 Years)		\$23,858	
<i>Sub Total</i>	-	\$23,858	-
<b>Infrastructure (Signs and Lighting)</b>			
Speed Limits Sign(s) & Park Signs			
Down Payment		\$43,634	
<i>Sub Total</i>		\$43,634	
<b>Sub-Total Normal Capital Projects</b>	<b>\$0</b>	<b>\$68,329</b>	
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$68,329</b>	

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

Date	Check No	Vendor Name	Description	Deposit	Disbursement	Acct Balance
02/29/2024				15,174.02	240,226.42	(129,751.00)
3/1/2024	664	South State Bank	Overdraft Fee		144.00	(129,895.00)
3/1/2024	664	South State Bank	Overdraft Fee		180.00	(130,075.00)
3/4/2024			Funds Transfer	200,000.00		69,925.00
3/6/2024	1952	Gregory Horvath	Feb BOS MTG		200.00	69,725.00
3/6/2024	1953	Donald O'Neal	Feb BOS MTG		200.00	69,525.00
3/6/2024	1954	Richard Diaz	Feb BOS MTG		200.00	69,325.00
3/6/2024	1955	Tracey Falkowitz	Feb BOS MTG		200.00	69,125.00
3/7/2024	8	Florida Boys Caladiums	Caladiums (picked-up and installed by ABM- check written locally)		3,920.00	65,205.00
3/8/2024	1956	A & A DEVELOPMENT, INC	Capital projects Ba; Phase II Kensington		63,634.00	1,571.00
3/8/2024	1957	ADVANCED ENERGY SOLUTIONS LLC	Electical maint/repair		90.00	1,481.00
3/8/2024	1958	CINTAS	Inv 4185110911		76.59	1,404.41
3/8/2024	1959	CORE & MAIN LP	Irrigation Repair Supplies		132.62	1,271.79
3/8/2024	1960	FEDEX	Shipping		15.24	1,256.55
3/8/2024	1961	FLORIDA FOUNTAIN MAINTENANCE, INC.	March Maint-Reserve		550.00	706.55
3/8/2024	1962	IRON MOUNTAIN Corp	Information storage Service -3/1-3/31/24		624.56	81.99
3/8/2024	1963	SECURITAS SECURITY SERVICES USA, INC.	2/1-2/29/24 Security		5,983.00	(5,901.01)
3/8/2024	1964	SHREDGREEN Inc	Field documet shredding		150.00	(6,051.01)
3/8/2024	1965	SiteOne Landscape Supply LLC	Landscape pond maint supplies		84.00	(6,135.01)
3/8/2024	1966	SiteOne Landscape Supply LLC	Landscape pond maint supplies		394.00	(6,529.01)
3/8/2024	1967	SOLITUDE LAKE MANAGEMENT LLC	County pond-March 2024		294.00	(6,823.01)
3/8/2024	1968	TURNBURY WOOD HOA	Shared Electrical Expense		344.51	(7,167.52)
3/8/2024	1969	TURNBURY WOOD HOA	Shared Electrical Expense		344.78	(7,512.30)
3/8/2024	1970	TURNBURY WOOD HOA	Shared Electrical Expense		359.79	(7,872.09)
3/8/2024			Funds Transfer	100,000.00		92,127.91
3/8/2024	030824ACH	Engage PEO	Payroll		3,072.47	89,055.44
3/8/2024			Deposit	296.97		89,352.41
3/13/2024	031224ACH	Harland Clarke	Checks		334.70	89,017.71
3/15/2024	1971	Wayne Gill'	Wall repair/Paint		8,800.00	80,217.71
3/15/2024	1972	Wayne Gill'	wall repair/paint		5,400.00	74,817.71
3/15/2024	1973	Wayne Gill'	Wall-repair/maint-Compton Blvd/Cambridge		4,160.00	70,657.71
3/15/2024	1974	ARCHITECTURAL FOUNTAINS, INC	July-Sept Fountain Services		750.00	69,907.71
3/15/2024	1975	ARCHITECTURAL FOUNTAINS, INC	Svc Call - repair.maint		210.00	69,697.71
3/15/2024	1976	CINTAS	Inv 5201309092		32.67	69,665.04
3/15/2024	1977	CINTAS	Inv 4185806685		76.59	69,588.45
3/15/2024	1978	FEDEX	Shipping		12.64	69,575.81
3/15/2024	1979	FRONTIER COMMUNICATIONS	Act #81355802910720065- Svc 03/1-3/31/24		223.86	69,351.95
3/15/2024	1980	FRONTIER COMMUNICATIONS	Act #81397256990514915- Svc 02/28-3/27/24		230.11	69,121.84
3/15/2024	1981	Lowe's Business Acct/ SYNCB	Office Supplies-statement 3/2/24		176.11	68,945.73
3/15/2024	1982	SECURITAS SECURITY SERVICES USA, INC.	2/1-2/29/24 Security		4,452.46	64,493.27
3/15/2024	1983	SiteOne Landscape Supply LLC	Landscape pond maint supplies		364.00	64,129.27
3/15/2024	1984	SiteOne Landscape Supply LLC	Landscape pond maint supplies		520.00	63,609.27
3/15/2024	1985	Staples Account	Office Supplies		107.80	63,501.47
3/15/2024	1986	TECO	Summary Bill		10,621.15	52,880.32
3/15/2024	1987	TERMINIX Inc.	Pest Control 2/5/24		129.02	52,751.30
3/15/2024	1988	TERMINIX Inc.	Pest Control 2/5/24		81.32	52,669.98
3/20/2024	1989	Breeze Connected LLC, CDD	Professional Management Services - Monthly fee		5,416.66	47,253.32
3/20/2024	1990	Breeze Connected LLC, CDD	Business Observer Ntc		146.57	47,106.75
3/20/2024	1991	Gregory Horvath	03-13-24 BOS MTG		200.00	46,906.75
3/20/2024	1992	Richard Diaz	03-13-24 BOS MTG		200.00	46,706.75
3/20/2024	1993	Tracey Falkowitz	03-13-24 BOS MTG		200.00	46,506.75
3/20/2024	1994	Donald O'Neal	03-13-24 BOS MTG		200.00	46,306.75
3/21/2024	1995	DOUGLAS CLEANING SERVICE	March 2024 Cleaning Service		1,520.00	44,786.75
3/21/2024	1996	M Wilson Consulting	FY 2023-24-April		9,875.00	34,911.75
3/22/2024	032224ACH	Engage PEO	Payroll		3,072.48	31,839.27
3/25/2024	1997	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		270.00	31,569.27
3/25/2024	1998	ARCHITECTURAL FOUNTAINS, INC	svc call-replaced 80mfd capacitor/labor		170.00	31,399.27
3/25/2024	1999	CINTAS	Inv 4186547236		76.59	31,322.68
3/25/2024	2000	EI SECURITY, INC.	Monitoring		89.85	31,232.83
3/25/2024	2001	ESD WASTE2WATER, INC.	Clean Cart filter/check hoses & connections		300.00	30,932.83
3/25/2024	2002	FEDEX	Shipping		15.68	30,917.15
3/25/2024	2003	FLIGHT OF ANGELS	Job # 2024000058		26.00	30,891.15
3/25/2024	2004	FLORIDA FOUNTAIN MAINTENANCE, INC.	Maint-Turnbury		690.13	30,201.02
3/25/2024	2005	FLORIDA FOUNTAIN MAINTENANCE, INC.	Maint-Reserve		1,459.54	28,741.48
3/25/2024	2006	IRON MOUNTAIN Corp	Information storage removal charges 4/1/24		4,398.41	24,343.07
3/25/2024	2007	OLM, INC.	inspections --March 2024		1,575.00	22,768.07
3/25/2024	2008	TERMINIX Inc.	Pest Control 3/4/24		95.00	22,673.07
3/25/2024	2009	WELCH TENNIS COURTS, INC	Court nets maint.repair		1,539.98	21,133.09
3/25/2024	2010	XEROX FINANCIAL SERVICES	Copier Lease -3/1-3/31		209.79	20,923.30
3/28/2024	1424-VOID	A. Michael Gibson	Void check 1424-May 2023 BOS MTG	200.00		21,123.30
3/28/2024			Funds Transfer	200,000.00		221,123.30
3/29/2024	2011	ABM Landscape & Turf Services LLC	VOID		-	221,123.30
3/29/2024	2012	ABM Landscape & Turf Services LLC	Landscape Maint & Performance--March 2024		73,875.32	147,247.98
3/29/2024	2013	ABM Landscape & Turf Services LLC	Landscape Maint Projects-Feb 2024		68,235.00	79,012.98
3/29/2024	2014	ADVANCED ENERGY SOLUTIONS LLC	Electrical maint/repair		225.00	78,787.98
3/29/2024	2015	CINTAS	Inv 4187261855		76.59	78,711.39
3/29/2024	2016	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		264.48	78,446.91
3/29/2024	2017	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		203.80	78,243.11
3/29/2024	2018	FRONTIER COMMUNICATIONS	Act #81397739330707895- Svc 3/16-4/15/24		559.47	77,683.64
3/29/2024	2019	REPUBLIC SERVICES 696 Inc	Solid Waste pick up - service (4/1-4/30)		802.50	76,881.14
3/29/2024	2020	TAMPA PALMS OWNERS ASSOCIATION Inc	Hampton Park- Attendant payroll Qtr 2		13,944.53	62,936.61
3/29/2024	2021	Zeno Office Solutions, Inc.	Copier Supplies		19.68	62,916.93
3/29/2024	663	South State Bank	Paper statement fee		2.00	62,914.93
3/31/2024	662	CITY OF TAMPA UTILITIES	Water payments Mar2024 bank stmt		1,460.15	61,454.78
03/31/2024				500,496.97	309,291.19	61,454.78

# Focus For 2023-24

Re-Presented May 2024



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

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

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

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

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

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

Specific considerations A/O May, 2024

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

Next Step                      Date                      Responsible

**I. Signature / Boulevard Projects**

Evaluation of Needs  
Post construction

Jul

Staff

**II Capital Projects & Restoration Projects**

**1) Wayfinding, Walls & Misc. Signs**

a) Report on Signs & Lighting  
b) Wayfinding Lighting

Jul

Staff

TBD

**2) Infrastructure**

a) Kensington Wall Rebuild

Jun

Staff

**III Keeping Tampa Palms Upscale (Landscape)**

**1) Assessment YTD Weather Impacts**

Report To Board

On Going

Staff

**2) Restoration Projects**

- a) Cul de Sacs / Replacement Palms
- b) Wall Restorations
- c) Monument Lighting Review
- d) Monument Sign Assessment

Report To Board

Jun

Staff

Update Board

May

Staff

Update Board

TBD

Staff

Update Board

TBD

Staff

**3) LED Landscape Lighting**

Future Consideration

TBD

Staff

**Tampa Palms CDD**

**May 8, 2024**

**Strategic Plans**

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

1  
2  
3  
4  
5  
6  
7  
8

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

9 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community  
10 Development District was held on Wednesday, April 10, 2024 at 6:00 p.m. at the Compton  
11 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

12  
13  
14  
15  
16  
17  
18  
19

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

20 Mr. Oneal called the meeting to order.

21 The Board members and staff introduced themselves for the record.

22 Present and constituting were:

23 Tracy Falkowitz	Supervisor*
24 Richard Diaz	Supervisor*
25 Don Oneal	Vice Chair*
26 Gregory Horvath	Supervisor *

27 \* Constituting quorum

28 Also present were:

29 Patricia Thibault	Director, Breeze Management
30 Maggie Wilson	Consultant/Resident
31 Warren Dixon	TPOA Business Consultant
32 Brian Koerber	TPOA Community Director
33 Jimmy Ferguson	Resident

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

35  
36  
37  
38

**Pledge of Allegiance**

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

40  
41  
42  
43

**SECOND ORDER OF BUSINESS – Supervisor Comments**

44 Mr. Diaz noted how nice the property is looking and complimented the teams. Acting  
45 Chair Don Oneal agreed saying the annuals really pop. Supervisor Horvath agreed and asked  
46 about the blue ones ,would they bloom soon. The answer was yes they will follow in a week  
47 or so.

48  
49  
50  
51

**THIRD ORDER OF BUSINESS- Public Comments**

52 There being none, the next item followed.

1

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

3

Ms. Wilson briefly reviewed the topics that are on the radar for the CDD for 2023.

4

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

6

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

8

9 On MOTION by Mr. Horvath, SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board  
10 approved the Minutes of the March 13, 2024 CDD Meeting.

11

12 **SIXTH ORDER OF BUSINESS – Approval of District Disbursements**

13

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

15

16 On MOTION by Mr. Horvath SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board  
17 approved the Disbursements for the month ending February 29, 2024 in the amount of  
18 \$240,226.42.

19

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

21

22 ♦ **....Around the Neighborhoods**

23

Ms. Wilson reviewed the overall appearance of the Tampa Palms stating that per the OLM inspection rating (95.5%) as well as supervisor and community feedback, Tampa Palms is “looking good”.

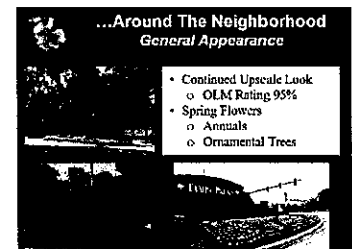
27

28 She noted that the annuals are vibrant, very visible from BB Downs as well as the boulevards.

29

In addition the Spring- blooming ornamental trees are beginning to appear. The bottle brush are in full bloom and the crape myrtles will follow soon.

30



1 Ms. Wilson up-dated the board on the wall restoration  
2 project . There was discussion regarding the suggestion made in  
3 March by Don Oneal that given the nature of the walls (a Signature  
4 element) and the length of time the improvements can reasonably  
5 expected to last (20 years) this project should be categorized as a  
6 “Signature Project”.

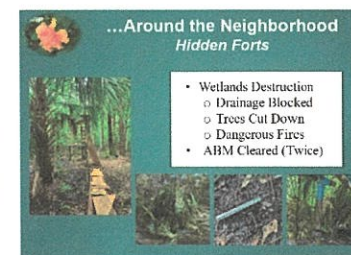


7 Ms. Wilson reported on the improvements made to the  
8 multi-modal path by the City of Tampa. Many of the repairs were  
9 made in the area of the power corridor and Yardley Way.



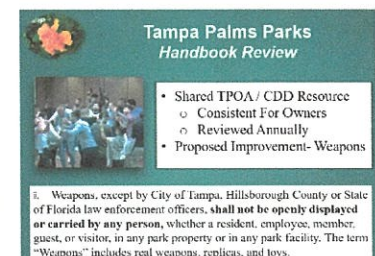
10 The City has opened projects for the boulevards and completes  
11 them as men and materials are available.

12  
13 Ms. Wilson made the Board aware of the improper  
14 construction of “forts” on CDD wetlands by local children. The  
15 destruction of wetlands, combined with drainage interruptions and  
16 the danger of fire (there was evidence that fires had been started  
17 and fire starting devices were on site). ABM has removed the  
18 “forts”, cleared the brush and restored the drainage.



19  
20 ♦ **Park Handbook Review**

21 Ms. Wilson advised that the Park Handbook has for some  
22 time stated that weapons of any type, real or faux cannot be carried  
23 or displayed in a TPOA or CDD facility.



24 The reasons are safety for all as even faux weapons can be  
25 mistaken for the real thing, leading to tragedy.

26 A recent occurrence when a resident attended a sub-association meeting bringing with  
27 him what looked like an AR 15 decorated with some blue covering. That lead to a discussion  
28 of a joint TPOA – CDD policy that would be posted on the web site, restating what had already  
29 been approved the Parks Handbook that no weapons, real or replica is allowed. There was  
30 consensus that restating the policy on the web made sense.

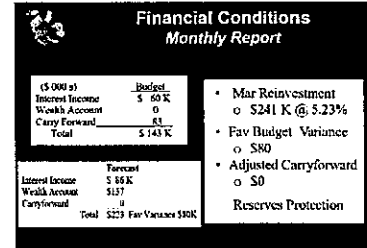
31



On MOTION by Ms. Falkowitz SECONDED by Mr. Diaz WITH ALL IN FAVOR, the Board approved a joint policy on weapons on TPOA and CDD facilities to be placed on the website.

◆ **Financial Conditions**

As is done monthly, Ms. Wilson reported on the investments and returns for FY 2023-24 YTD. She noted that the interest on the investments had obviated the need for the use of carryforward reserve revenue this year. She also reported that Acting Chair Don Oneal had reinvested the \$241K that matured in March for six months through the end of the fiscal year and 5.23%.



Financial Conditions Monthly Report	
(\$ 000's)	Budget
Interest Income	\$ 60 K
Wash Account	0
Carry Forward	61
Total	\$ 143 K

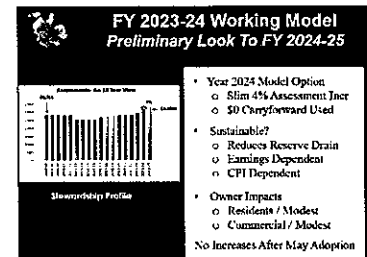
  

Forecast	
Interest Income	\$ 66 K
Wash Account	\$137
Carryforward	0
Total	\$223 Fav Variances \$80K

- Mar Reinvestment
  - \$241 K @ 5.23%
- Fav Budget Variance
  - \$80
- Adjusted Carryforward
  - \$0
- Reserves Protection

◆ **Preliminary Look at FY 2024-25 Budget**

Ms. Wilson introduced a preliminary look at a budget for the coming fiscal year which was based on a slim assessment increase of 4%.



FY 2023-24 Working Model Preliminary Look To FY 2024-25	
Assessment An 11 Year View	Year 2025 Model Option
Year 1	o Slim 4% Assessment Incr
Year 2	o \$0 Carryforward Used
Year 3	o Sustainable?
Year 4	o Reduces Reserve Drain
Year 5	o Earnings Dependent
Year 6	o CPI Dependent
Year 7	o Owner Impacts
Year 8	o Residents / Modest
Year 9	o Commercial / Modest
Year 10	No Increases After May Adoption
Year 11	

It was noted that declines in interest rates might decrease the capability to off-set inflation and that was reflected in the preliminary budget.

Ms, Wilson noted that the assessment in the budget that would be presented as the proposed for FY 2024-25 in May could not be increased and offered to show other options if the members wanted to see the effects of other / different assessment increases.

After much discussion all Board members agreed that a 4% increased was the proper course.

◆ **Additional Advanced Board Package Materials:**

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

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

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

1           There being none, the next item followed.

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

3           Ms. Falkowitz announced the multitude of sport-oriented camps that the City of Tampa  
4 is offering right here in Tampa Palm at the COT Rec Center. The camps are affordable (\$100  
5 / week) and range from dance to gymnastics to skate boarding and much more.

6           Mr. Diaz told everyone about the brand new Steinway grand piano that just was  
7 delivered to the County’s New Tampa Performing Arts Center and mentioned the “Concert  
8 Grand” that took place on April 5<sup>th</sup> to welcome the piano.

9

10

11   **ELEVENTH ORDER OF BUSINESS - Adjournment**

12           There being no further business,

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

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

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

20   **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a  
21 publicly noticed meeting held on   May 8, 2024  .**

22

23   \_\_\_\_\_

24   **Signature**

25

26   Patricia Thibault

27   **Printed Name**

28   **Title:**

29    **Secretary**

30    **District Manager**

\_\_\_\_\_

**Signature**

Donald Oneal

**Printed Name**

**Title:**

**Vice Chairperson**

**Chairperson**

..... Around The Neighborhood



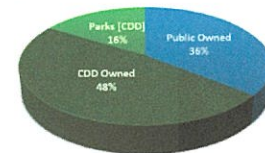
The portion of the CDD mission regarding *protection and maintenance of CDD assets* translates directly into the appearance of the community.

The appearance of Tampa Palms is crucial during this time of social and economic upheaval, not to mention difficult weather challenges, as community appearance is both reassuring to many that at least some elements of life are functioning in what is an almost normal fashion.

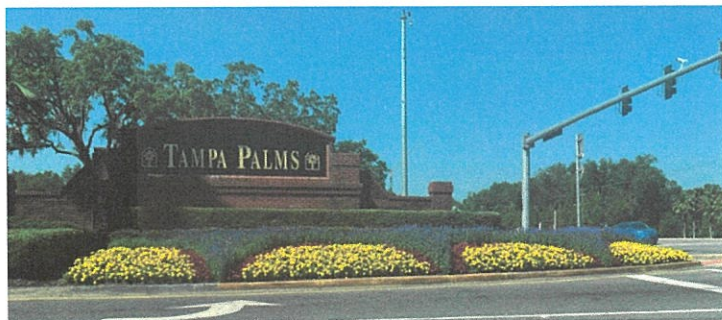
Tampa Palms is a unique community and the manner in which it addresses appearance is quite different from the planned communities in the New Tampa and even the Tampa Bay area.

- Tampa Palms is an old community; it is the oldest CDD in Hillsborough County [1982]. Of the 105 CDDs in Hills County, 89 were created on or after the year 2000.
- At least 36% of the landscape care provided along the boulevards is for property owned by others, principally the City of Tampa. For example, the entire Area 2 entry median in front of City Plaza from BB Downs [including the monument] to Amberly Dr. is City of Tampa right of way.
- The CDD assessments are apportioned according to benefit received and are applied to each type of ownership, including the commercial interests which pay 36% of the total assessments.
  - The owner-occupied residences [64% of assessments]
  - The commercial owners [36% of assessments]
    - Retail and professional organizations [14%]
    - Apartment complexes [22%]
- The maintenance includes monthly inspection to make certain proper contract performance. This is performed by OLM Inc. <http://olminc.com/our-services-cdd.php>. If in any month ABM were to fail, there is a 25% performance penalty. [A cure period is provided by the CDD].

Tampa Palms Landscape & Shrub Maintenance



***The May Landscape Report***



The Spring annual plantings and contrasting deep green shrubs and turf at the main entries continue to provide a bright welcoming array for both the Tampa Palms residents and guests.

They are also an attractive signpost for those who pass by Tampa Palms on Bruce B Downs, even as they cruise by at 55 MPH, or at night.

## *Turf and Pond Challenges*



The drought conditions from last year (minimal rainy season rainfall) combined with both the current unseasonable daytime heat, irrigation limitations and the typical Spring dry season are creating areas of “hot spots” especially in locations where the turf does not benefit from tree coverage and the grass is struggling.

ABM is working to augment irrigation as these sites appear, in particular because (1) turf is required along the ROWs to mitigate stormwater [NPDES] and (2) the fact that sod is increasingly pricey.

The pictures to the left are along the Sterling Manor frontage a show the effects of the incline not holding water and utility vehicles parking along the road side.

Likewise, many of the ponds continue to be very low, particularly some of the smaller ponds where the control structures are out of the water.



## *The Final Fertilization Until Fall*

This month ABM will place the last fertilizer that can be applied until October.

Due to concerns about the harmful environmental impact to both surface water and groundwater quality caused by leaching of nitrate and phosphorus into surface waters, such as the Tampa Palms ponds and the Hillsborough River, both the City of Tampa and the Hillsborough County enacted ordinances several years ago which regulate the use of fertilizers containing nitrogen and/or phosphorus during the rainy season from June until October.

These ordinances apply to anyone using fertilizer on turf and/or landscape plants, both residential and commercial.



This will mean little to Tampa Palms except that the more prolific pond weed and algae growth in the summer, which is difficult to effectively treat, is somewhat reduced.

*New Annuals Coming .... Mid- June*

The summer annuals should be arriving early and removal of the marigolds will commence two weeks prior to provide time to condition the beds.

Coleus will be used for all entries. 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. In Florida there are varieties of coleus have been developed for the direct sun.



Sometimes the plants will appear to flag slightly at the end of the day but they recover overnight, especially with irrigation. The colors and types planned are to the above but the exact varieties that will used have will be determined by Joe Laird based on plant maturity the week before they are needed.

*Streetlight Improvements*

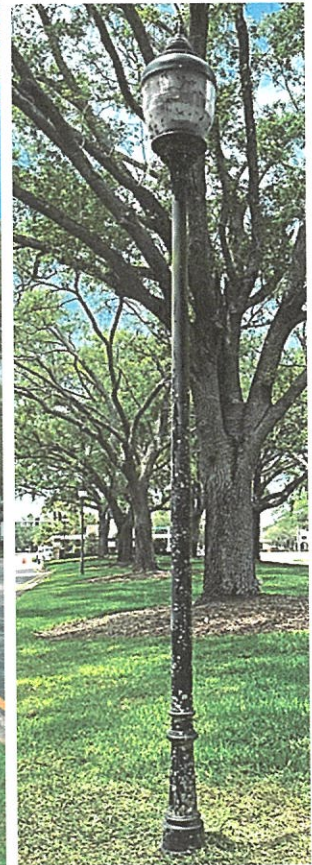
At the main entrance to Tampa Palms it is the CDD that owns the streetlights which are on the entry medians.

These poles are exposed to a hostile environment of rain, bugs, lawn mowers and more all year-round and they do show their wear as shown on a “before” picture to the right.

It is fortunate that the developers used private streetlights at the entrances rather than the post-top streetlights that were provided by TECO and can be seen throughout the non-gated villages.

The TECO streetlights are 35 years old fiberglass and are in miserable shape in many places.

TECO has steadfastly refused to upgrade, replace in kind or even maintain the village lights, except to replace them when after too much mowing or weed whacking at the bottom they fall over.



Staff is going to take another run at the City (they pay for the village streetlights) to see if the City can convince that these old, and possibly dangerous, streetlights can be replaced.

They are not a CDD asset and so this will be a longshot at best.

## Tree Maintenance

The trees along the boulevards and in the parks are mostly substantially mature (and even some at the twilight of their life span) and for that reason require require more trimming and more dead limb elimination. The size of these trees, and critical locations, make tree management expensive.

In April it was discovered that several trees on CDD-owned property and located in an unusual place, were dead or dying. The trees were in a planter immediately behind the entry fountain and wall at the Reserve.



The owner's boundary is approximately five feet from their pool cage as indicated by the black line in the aerial to the left.

For the last twenty plus years the CDD policy has been that the CDD does not maintain property that is not visible to all owners.

Previously the CDD had offered to deed this area to the abutting owners but the owners did not accept and for many years they required that the CDD place annuals and illuminate this area. The Gene Field Boards put a stop to providing private landscape in 2001.

The dead trees were observed by ABM and Mel Lohn (on the Reserve Board). One tree in particular was a threat to the Reserve monuments and all three were a danger to the owner's home.

Florida Tree Law is very specific as to who has responsibility and liability with trees on or near a boundary:

- If the tree branches or a tree falls on abutting property and the tree is otherwise healthy, the abutting owner is responsible, not the tree owner.
- If the tree branches or a tree falls on abutting property and the tree was dead, the owner of the tree [usually defined as where the tree is rooted] has responsibility and liability.

The trees in located behind the fountain and the wall at the Reserve were the legal responsibility of the CDD.

The one leaning over the fountain, the picture to the right is from last Nov, was fully dead and the other two had rotted and hole filled trunks. It was luck that none of them fell.



## FY 2022- 2023 Audit Report

### Executive Summary

The 2022-23 Audit has been completed.

A copy of the audit in its entirety follows.

The 2022-2023 audit is a “no comment” audit. This is the twenty-first “no comment” audit in a row for the Tampa Palms CDD. Here are some highlights from the 2023 Audit Report for your attention.

The audit should be approved by the board by motion and Patricia will take the necessary steps to file the audit with the Auditor General’s office.

Following are some key references from the Final Audit Report.

**Report on the Audit of the Financial Statements** (Excerpts from page 3 of Final Audit Report which is attached)

### Opinions

We have audited the accompanying financial statements of the governmental activities and the major fund of Tampa Palms Community Development District, Hillsborough County, Florida (“District”) as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibility of the Management for the Financial Statements

The District’s management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

### **Management Letter To Board of Supervisors (excerpts from Page 29)**

- **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

**I. Current year findings and recommendations.**

**II. Status of prior year findings and recommendations.**

**III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tampa Palms Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tampa Palms Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

### **REPORT TO MANAGEMENT (excerpts from Page 30)**

#### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

#### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None



### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2023**

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-20
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Schedule of Revenues, Expenditures and Changes in Fund Balance -- Budget and Actual -- General Fund	21
Notes to Required Supplementary Information	22
<b>OTHER INFORMATION</b>	
Data Elements required by FL Statute 218.39 (3) (c)	23
<b>INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS</b>	24-25
<b>INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	26
<b>MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	27-28



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Tampa Palms Community Development District  
Hillsborough County, Florida

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of Tampa Palms Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 24, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*B. & Associates*

April 24, 2024

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tampa Palms Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year resulting in a net position balance of \$10,414,127.
- The change in the District's total net position in comparison with the prior fiscal year was (\$54,919), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental fund reported an ending fund balance of \$3,987,615, a decrease of (\$15,971) in comparison with the prior year. A portion of fund balance is non-spendable for prepaids, assigned to subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2023	2022
Assets, excluding capital assets	\$ 4,112,301	\$ 4,129,350
Capital assets, net of depreciation	6,426,512	6,465,460
Total assets	<u>10,538,813</u>	<u>10,594,810</u>
Liabilities, excluding long-term liabilities	124,686	125,764
Total liabilities	<u>124,686</u>	<u>125,764</u>
Net Position		
Investment in capital assets	6,426,512	6,465,460
Unrestricted	<u>3,987,615</u>	<u>4,003,586</u>
Total net position	<u>\$ 10,414,127</u>	<u>\$ 10,469,046</u>

A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay any related debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The District does not have any debt related to capital assets.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 2,790,481	\$ 2,651,267
General revenues		
Unrestricted net investment earnings	145,737	20,807
Miscellaneous	2,672	3,796
Total revenues	<u>2,938,890</u>	<u>2,675,870</u>
Expenses:		
General government	397,111	367,464
Maintenance and operations	<u>2,596,698</u>	<u>2,495,990</u>
Total expenses	<u>2,993,809</u>	<u>2,863,454</u>
Change in net position	<u>(54,919)</u>	<u>(187,584)</u>
Net position - beginning	10,469,046	10,656,630
Net position - ending	<u>\$ 10,414,127</u>	<u>\$ 10,469,046</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$2,993,809. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in professional services including the landscape maintenance and repairs.

### GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2023 exceeded appropriations by \$34,282. The over expenditures were funded by available fund balance.

### CAPITAL ASSETS

At September 30, 2023, the District had \$13,291,112 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,864,600 has been taken, which resulted in a net book value of \$6,426,512. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.



## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tampa Palms Community Development District's Finance Department at 1540 International Parkway, Suite 2000, Lake Mary, FL 32746.

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 1,338,507
Investments	2,698,796
Due from other	36,154
Prepays	38,844
Capital assets:	
Nondepreciable	3,910,220
Depreciable, net	2,516,292
Total assets	10,538,813
 <b>LIABILITIES</b>	
Accounts payable	124,686
Total liabilities	124,686
 <b>NET POSITION</b>	
Investment in capital assets	6,426,512
Unrestricted	3,987,615
Total net position	\$ 10,414,127

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u> Charges for Service	<u>Net (Expense) Revenue and Changes in Net Position</u> Governmental Activities
Primary government:			
Governmental activities:			
General government	\$ 397,111	\$ 397,111	\$ -
Maintenance and operations	2,596,698	2,393,370	(203,328)
Total governmental activities	2,993,809	2,790,481	(203,328)
General revenues:			
Unrestricted net investment earnings			145,737
Miscellaneous			2,672
Total general revenues			148,409
Change in net position			(54,919)
Net position - beginning			10,469,046
Net position - ending			\$ 10,414,127

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2023**

	Major Fund General	Total Governmental Funds
<b>ASSETS</b>		
Cash and cash equivalents	\$ 1,338,507	\$ 1,338,507
Investments	2,698,796	2,698,796
Due from other	36,154	36,154
Prepays	38,844	38,844
Total assets	\$ 4,112,301	\$ 4,112,301
<b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	\$ 124,686	\$ 124,686
Total liabilities	124,686	124,686
Fund balances:		
Nonspendable:		
Prepays	38,844	38,844
Assigned to:		
Subsequent year's expenditures	82,729	82,729
Unassigned	3,866,042	3,866,042
Total fund balances	3,987,615	3,987,615
Total liabilities and fund balances	\$ 4,112,301	\$ 4,112,301

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 3,987,615

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,291,112	
Accumulated depreciation	(6,864,600)	<u>6,426,512</u>
Net position of governmental activities		<u>\$ 10,414,127</u>

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Fund General	Total Governmental Fund
<b>REVENUES</b>		
Non ad valorem assessments	\$ 2,790,481	\$ 2,790,481
Net investment earnings	145,737	145,737
Miscellaneous	2,672	2,672
Total revenues	2,938,890	2,938,890
<b>EXPENDITURES</b>		
Current:		
General government	397,111	397,111
Maintenance and operations	2,303,853	2,303,853
Debt Service:		
Capital outlay	253,897	253,897
Total expenditures	2,954,861	2,954,861
Excess (deficiency) of revenues over (under) expenditures	(15,971)	(15,971)
Fund balances - beginning	4,003,586	4,003,586
Fund balances - ending	\$ 3,987,615	\$ 3,987,615

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$	(15,971)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, the cost of those capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		253,897
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Loss on disposal of fixed assets		(17,353)
Depreciation on capital assets is not recognized in governmental funds but is reported as an expense in the statement of activities.		<u>(275,492)</u>
Change in net position of governmental activities	\$	<u>(54,919)</u>

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Tampa Palms Community Development District ("District") was created in 1982 by the Florida Land and Water Adjudicatory Commission. The District exists under the "Uniform Community Development District Act of 1980", otherwise known as Chapter 190, Florida Statutes.

The District was created for the purpose of planning, financing, constructing, operating and maintaining certain portions of the community-wide infrastructure. The District consists of 5,400 acres of land and is located entirely within Hillsborough County, Florida. The area encompassed by the District was annexed by the City of Tampa in 1985.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Supervisors are elected on an at large basis by qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying property taxes and assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, like operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.



## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period.

The District reports the following major governmental fund:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to third party agreements.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**Assets, Liabilities and Net Position or Equity (Continued)**

Deposits and Investments (Continued)

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure – structures and other	20 – 60
Infrastructure – parking and roadways	35
Infrastructure – walls, gates, monuments	5 – 20
Infrastructure – drainage and irrigation	10 – 30
Equipment	5 – 10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

**Committed fund balance** – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**Assigned fund balance** – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

**NOTE 4 – DEPOSITS AND INVESTMENTS**

**Deposits**

The District’s cash balances including certificates of deposit as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository’s financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**Investments**

The District’s investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
US Treasury Bill	\$ 1,532,796	N/A	September 5, 2024 Various from December 21, 2023 to September 20, 2024
Certificates of Deposit	<u>1,166,000</u>	N/A	
Total Investments	<u>\$ 2,698,796</u>		

*Custodial credit risk* – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk.

The U.S. Treasury investment is held by the trustee or agent but not in the District’s name.

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

#### NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

##### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions & Adjustments	Ending Balance
<b>Governmental activities</b>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,890,220	\$ -	\$ -	\$ 3,890,220
Project in progress	-	20,000	-	20,000
Total capital assets, not being depreciated	3,890,220	20,000	-	3,910,220
Capital assets, being depreciated				
Infrastructure:				
Structures	714,603	-	-	714,603
Parking and roadways	40,000	-	-	40,000
Walls and monuments	4,526,134	63,634	-	4,589,768
Irrigation and drainage system	1,519,301	-	(17,353)	1,501,948
Other	1,328,368	106,537	-	1,434,905
Equipment	1,035,942	63,726	-	1,099,668
Total capital assets, being depreciated	9,164,348	233,897	(17,353)	9,380,892
Less accumulated depreciation for:				
Infrastructure:				
Structures	539,742	18,327	-	558,069
Parking and roadways	33,374	-	(1,858)	31,516
Walls and monuments	3,565,469	63,247	-	3,628,716
Irrigation and drainage system	1,072,342	55,364	-	1,127,706
Other	539,984	87,339	-	627,323
Equipment	838,197	53,073	-	891,270
Total accumulated depreciation	6,589,108	277,350	(1,858)	6,864,600
Total capital assets, being depreciated, net	2,575,240	(43,453)	(15,495)	2,516,292
Governmental activities capital assets, net	\$ 6,465,460	\$ (23,453)	\$ (15,495)	\$ 6,426,512

Depreciation expense was charged to the maintenance and operation program/function.

## NOTE 6 – COST SHARE AGREEMENT

The District has an agreement with the Homeowners Association ("HOA") whereby District employees will be used to provide administrative services for the HOA. Pursuant to the agreement, for services rendered during the current fiscal year, the HOA incurred charges of \$14,223 and owes the District \$14,223 as of September 30, 2023.

## NOTE 7 – MANAGEMENT CONTRACT

The District has an agreement with the HOA to provide park attendants for the park under the HOA's PEO for leased employees. Pursuant to the agreement, for services rendered during the current fiscal year, the District incurred charges of \$73,248, of which \$12,528 is payable at September 30, 2023.

## NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 9 -- RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Non ad valorem assessments	\$ 2,759,495	\$ 2,790,481	\$ 30,986
Interest	20,000	145,737	125,737
Miscellaneous	1,500	2,672	1,172
Total revenues	2,780,995	2,938,890	157,895
<b>EXPENDITURES</b>			
Current:			
General government	186,035	397,111	(211,076)
Maintenance and operations	2,256,117	2,303,853	(47,736)
Capital outlay	478,427	253,897	224,530
Total expenditures	2,920,579	2,954,861	(34,282)
Excess (deficiency) of revenues over (under) expenditures	(139,584)	(15,971)	123,613
<b>OTHER FINANCING SOURCES</b>			
Use of fund balance	139,584	-	-
Total other financing sources	139,584	-	-
Net change in fund balance	\$ -	(15,971)	\$ 123,613
Fund balance - beginning		4,003,586	
Fund balance - ending		\$ 3,987,615	

See notes to required supplementary information



**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved annual budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2023 exceeded appropriations by \$34,282. The over expenditures were funded by available fund balance.

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**OTHER INFORMATION – DATA ELEMENTS**  
**REQUIRED BY FL STATUTE 218.39(3)(C)**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**  
**UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	Two (1)
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	One (1)
Employee compensation	\$70,000
Independent contractor compensation	\$115,779
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
<b>Non ad valorem special assessments:</b>	
Special assessment rate	<u>Operations and maintenance (Non-commercial):</u> \$212 - \$2,032  <u>Operations and maintenance (Commercial):</u> \$690 - \$139,170
Special assessments collected	\$2,790,481
Outstanding Bonds:	Not applicable



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Tampa Palms Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Tampa Palms Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 24, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Burr & Associates*

April 24, 2024



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Tampa Palms Community Development District  
Hillsborough County, Florida

We have examined Tampa Palms Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Tampa Palms Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

April 24, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Tampa Palms Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Tampa Palms Community Development District, Hillsborough County, Florida, ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated April 24, 2024.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 24, 2024, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Tampa Palms Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Tampa Palms Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

*Grau & Associates*

April 24, 2024

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

## NPDES MS4 Permit Update

The Florida Department of Environmental Protection (FDEP), in conjunction with the US EPA, has issued the National Pollution Discharge Elimination System (NPDES) permit for the Tampa Palms CDD that addresses stormwater sewers referred to as *Municipal Separate Storm Sewer Systems* (MS4).



There are two elements to the process:

1. Application every five years to use a generic permit which entails specific best practices to
  - Reduce the discharge of pollutants to the "maximum extent practicable" (MEP)
  - Protect water quality
  - Satisfy the water quality requirement of the Clean Water Act
2. Report every two years via pro forma reporting process detailing how the district has performed on the required elements of its permit.

Last Fall the Year 4 Annual Report was due and submitted and it was accepted as approved by FDEP.

The Notice of Intent (NOI) to re-apply for the NPDES MS4 permit for the next five years was submitted as well last Fall, as required six months ahead of the date the current permit expires, April 2024. FDEP cashed the check for the permit fee, \$5,625.00, but there was no word from Tallahassee regarding the status of the NOI.

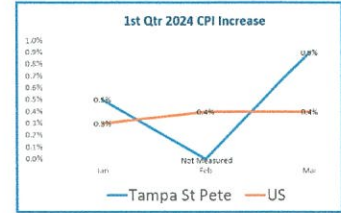
Slightly concerned about being sent to FDEP jail, staff contacted Beth Robertson with the NPDES MS4 staff this month and inquired as to the status. She advised that there is a substantial backlog of NOI's and NPDES staff shortages so the expiring permits with NOI's have been administratively approved. Tampa Palms should continue as currently permitted.



CDD Financial News & Economy and Investments – Update May 1, 2024

The economic news for April is mixed. The combined lower than expected GDP and continued increase in CPI have cast doubts on the number rate Fed Funds rate cuts that were expected in 2024.

The April US CPI was not available as of this report but the March results mirrored the February with a .4% increase each month.



True to form the March Tampa St Pete CPI increase was slightly more than twice the US rate at .9%; the Jan increase was .5% versus the US .3%. Tampa – St Pete CPI is only issued every two months so there was no Feb. release.

There are no changes in the FY 2023-24 investments at this time which are represented below. The Board crafted a plan for additional investments to replace those maturing in FY 2023-24. The impact of that plan, along with the increased rate of interest now paid on the excess funds in the ICS account, is displayed below.



(\$ 000 s)	<u>Budget</u>
Interest Income	\$ 60 K
Wealth Account	0
Carry Forward	<u>83</u>
Total	\$ 143 K

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

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

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

At the end of March, a six-month brokered CD matured with \$6.5K in earnings and Vice Chairman Oneal worked with SouthTrust to reinvest the \$237 K principal, at 5.23%. The most challenging times lie ahead when in June \$235 K will be available for reinvestment and far more important is September when \$2.2 M will be available for reinvestment with uncertainty as to available opportunities.

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

### Wealth Account Investments In-Place As of May, 2024

Issued By	Cusip Number	Maturity Date	Principal (\$)	Interest Rate	Interest (\$)	Total Proceeds (\$)	Proceeds Due
<b>FY 2023-24</b>							
<b>3 Mth Securities</b>		<b>Paid Dec 2023</b>					
City Nat'l	17801DHB5	12/21/2023	\$241,000	5.35	\$3,214	\$244,214	12/21/2023
<b>Total</b>			<b>241,000</b>		<b>3,214</b>	<b>244,214</b>	
<b>6 Mth Securities</b>		<b>Pad Mar 2024</b>					
Valley Nat'l	919853KE0	3/21/2024	\$237,000	5.5	\$6,500	\$243,500	3/21/2024
<b>Total</b>			<b>237,000</b>		<b>6,500</b>	<b>243,500</b>	
<b>9 Mth Securities</b>		<b>Maturing June</b>					
Bank of America	06051V3C8	6/20/2024	235,000	5.4	12,690	247,690	6/20/2024
<b>Total</b>			<b>235,000</b>		<b>12,690</b>	<b>247,690</b>	
<b>12 Mth Securities</b>		<b>Maturing Sept 24</b>					
US Treasury**	912797GL5	9/5/2024	1,226,162	5.377	65,838	1,292,000	9/5/2024
US Treasury**	912797GL5	9/5/2024	243,983	5.379	13,017	257,000	9/5/2024
US Treasury**	912797GL5	9/5/2024	58,984	5.403	3,016	62,000	9/5/2024
Wells Fargo	949764FX7	9/18/2024	232,000	5.45	12,644	244,644	9/18/2024
First Foundation	32026UZ90	9/20/2024	221,000	5.4	11,934	232,934	9/20/2024
U S Treasury	912797GL5	9/5/2024	241,073	4.88	7,927	249,000	9/5/2024
<b>Total</b>			<b>2,223,202</b>		<b>114,376</b>	<b>2,337,578</b>	
<b>FY 2023-24 Total</b>			<b>\$2,936,202.04</b>		<b>\$136,779.96</b>	<b>\$3,072,982.00</b>	

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

Issued By	Cusip Number	Maturity Date	Principal (\$)	Interest Rate	Interest (\$)	Total Proceeds (\$)	Proceeds Due
<b>FY 2023-24</b>							
<b>6 Mth Securities</b>							
Treasury		Sept 2024	\$237,000	5	\$6,500	\$243,500	Sept 2024
<b>Total</b>			<b>237,000</b>		<b>6,500</b>	<b>243,500</b>	
<b>Jun-24</b>							
<b>3 Mth Securities</b>							
TBD		Sept 2024	235,000	5	3,000	238,000	Sept 2024
<b>Total</b>			<b>235,000</b>		<b>3,000</b>	<b>238,000</b>	
<b>FY 2023-24 Total Planned,</b>			<b>\$472,000.00</b>		<b>\$9,500.00</b>	<b>\$481,500.00</b>	

## Resolution Placing CDD Seats on the Ballot

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

- Seat 3. Greg Horvath
- Seat 5 Don Oneal Jr.
- Seat 6 Tracy Falkowitz

Preliminary discussions with all incumbents indicate that they intend to continue to serve.

Supervisor of Elections indicates that CDD candidates may qualify by

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

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

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

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

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

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

The language reads:

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

As noted in the statutes, the CDD must publish notice the election two weeks prior to the qualifying period. This year it should be published by May 30, 2024 - a two-day buffer. The Resolution approving the publication which needs to be approved is attached.

The number of registered electors in Tampa Palms as reported by the Supervisor of Elections is 6,329 in the Tampa Palms CDD. Oddly this is a decline of nearly 200 voters.

There are a few forms that are required for qualifying for office and they include and are attached:

1. An Oath of Office (important as it sets how one will appear on the ballot)
2. A Candidate Statement (campaign finance law)
3. Form 1 Financial Disclosure (this is filed online)

See following for the following

- Information from the Supervisor of Elections Office
- The "Oath of Office" form.
- The Candidate Statements form.
- CDD Candidate information copied from the Supervisor of Elections web page

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

***All of our offices are open, but some staff members may be working remotely. Our Candidate Services department can be reached at (813) 384-3944 or [candidate@votehillsborough.gov](mailto:candidate@votehillsborough.gov).***

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

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



COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2024)			
FOR INFORMATION ABOUT SEATS UP FOR ELECTION, VISIT THE OFFICES UP FOR ELECTION PAGE ON OUR WEBSITE.		<b>QUALIFYING OFFICER</b>	
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 744-5900 ext. 4465	
<b>ELECTORATE</b>	Registered voters who are residents of the District.		
<b>SALARY</b>	<b>TYPE OF ELECTION</b>	<b>TERM</b>	<b>ELECTION DATES</b>
Not to exceed \$4,800	Nonpartisan	4 years, beginning November 19, 2024	11/5/2024 (General)
<b>QUALIFICATIONS</b>			
Registered voter in Hillsborough County and resident of the district.			
<b>FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT</b>			
Form DS-DE9, <i>Appointment of Campaign Treasurer and Designation of Campaign Depository</i> , must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, <i>Statement of Candidate</i> , with the qualifying officer.			
Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106.			
<b>Special Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account:</b> A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.			
<b>METHODS OF QUALIFYING FOR THE BALLOT</b> <b>QUALIFYING: NOON, 6/10/2024 - NOON, 6/14/2024</b>			
<b>BY FEE</b>	<b>BY PETITION</b>		<b>BY WRITE IN</b>
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2024. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.
<b>QUALIFYING PACKETS, WHICH INCLUDE THE OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK.</b> <b>FOR ADDITIONAL INFORMATION, PLEASE CONTACT OUR OFFICE.</b>			
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. <b>Revised 3/26/2024.</b>			



# CDD Candidates

---

Candidate qualifying begins at noon on June 10, 2024 and ends at noon on June 14, 2024. We will begin accepting qualifying documents and fees on **May 27, 2024** during the pre-qualifying period. ***We encourage you to beat the rush by submitting your documents and fee during the pre-qualifying period.*** (Please note: On May 27, 2024, our offices will be closed for Memorial Day. Qualifying documents and fees can be dropped in a secure box at our Elections Service Center at 2514 N. Falkenburg Rd., Tampa, FL, on that day.) For more information about qualifying, review the [fact sheet](#).

---

## Important Dates

Pre-Qualifying	Begins May 27, 2024
Qualifying Period	Noon, June 10, 2024 - Noon, June 14, 2024
Election Day	November 5, 2024

---

## Candidate Documents

### Statement of Candidate *(Required)*

---

[DS-DE 84](#)

**Submission Period:** Anytime before Noon, June 14, 2024

Attesting that you have read and understand campaign finance law, [Chapter 106, F.S.](#)

### Candidate Oath *(Required)*

---

[DS-DE 302NP](#)

**Submission Period:** May 27, 2024 - Noon, June 14, 2024

Candidate Oath is the form used to determine how your name appears on the ballot. If you wish to designate a nickname on the ballot, you must complete the Nickname Affidavit section of the oath. The oath must also be notarized.

### Statement of Financial Interest *(Required)*

---

[Form 1](#)

**Submission Period:** May 27, 2024 - Noon, June 14, 2024

The Statement of Financial Interest (Form 1) is required to be filed electronically with the Florida Commission on Ethics. Candidates must provide a **copy** of the electronically filed Form 1 or receipt of electronic filing to our office during qualifying.

---

## Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates *(Optional)*

---

DS-DE 9

**Submission Period:** Anytime before Noon, June 14, 2024

To accept or spend any funds for your campaign, you must first file this form.

## Qualifying Method

### Qualifying by Fee

---

Candidates must pay the \$25 Qualifying Fee at the time of qualifying (*check or cash only*). All checks must be made payable to "Hillsborough County Supervisor of Elections." If you have filed the DS-DE 9 with our office, your qualifying fee must be paid using a check drawn on your campaign account.

### Qualifying by Petition

---

The deadline to submit petitions for the 2024 Election Cycle is noon, May 13, 2024. Candidates must collect 25 valid signatures from registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per petition. During qualifying week, candidates must submit Certificate of Petition Qualifying and complete required paperwork included in the qualifying packet.

**STATEMENT OF  
CANDIDATE**

(Section 106.023, F.S.)

(Please print or type)

OFFICE USE ONLY

I, \_\_\_\_\_,

candidate for the office of \_\_\_\_\_;

have been provided access to read and understand the requirements of

Chapter 106, Florida Statutes.

X

\_\_\_\_\_  
Signature of Candidate

\_\_\_\_\_  
Date

Each candidate must file a statement with the qualifying officer within 10 days after the Appointment of Campaign Treasurer and Designation of Campaign Depository is filed. Willful failure to file this form is a first degree misdemeanor and a civil violation of the Campaign Financing Act which may result in a fine of up to \$1,000, (ss. 106.19(1)(c), 106.265(1), Florida Statutes).

**CANDIDATE OATH**

**NONPARTISAN OFFICE**

(Do not use this form if a Judicial or School Board Candidate)  
Check box **only** if you are seeking to qualify as a write-in candidate:

Write-in candidate

OFFICE USE ONLY

**Candidate Oath**

Name to appear on ballot: \_\_\_\_\_

Check box if two last names without hyphen.  (Name cannot be changed after qualifying.)

Check box if name includes nickname.  (For use of a nickname, you must complete the Nickname Affidavit on reverse side.)

I swear or affirm that I am a candidate for the nonpartisan office of \_\_\_\_\_ (Office) \_\_\_\_\_ (District #)

\_\_\_\_\_, \_\_\_\_\_; I am a qualified elector of \_\_\_\_\_ County, Florida.  
(Circuit #) (Group or Seat #)

I am a qualified elector under the Constitution and the Laws of Florida to hold the office to which I desire to be nominated or elected; I have qualified for no other public office in the state, the term of which office or any part thereof runs concurrent with the office I seek; and I have resigned from any office from which I am required to resign pursuant to Section 99.012, Florida Statutes; and I will support the Constitution of the United States and the Constitution of the State of Florida.

**Statement of Outstanding Fines, Fees, or Penalties**

I owe outstanding fines, fees, or penalties, that cumulatively exceed \$250, for ethics or campaign finance violations (s. 99.021(1)(d), F.S.).

YES, I Do \_\_\_\_\_ NO, I Do Not \_\_\_\_\_

If you do, you must also specify the amount owed and each entity that levied the same on the reverse side.

X ( )  
Signature of Candidate Telephone Number Email Address

Address of Legal Residence City State ZIP Code

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

Signature of Notary Public  
Print, Type, or Stamp Commissioned Name of Notary Public below:

Sworn to (or affirmed) and subscribed before me by means of  
online notarization  OR physical presence   
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Personally Known  OR Produced Identification

Type of Identification Produced: \_\_\_\_\_



**Phonetic Spelling of Name**

**Phonetic spelling for the audio ballot** (not required for qualifying purposes): Print the name phonetically on the line below as you wish it to be pronounced on the audio ballot as may be used by persons with disabilities (see instructions on page 3 of this form):

\_\_\_\_\_

**Statement of Outstanding Fines, Fees or Penalties**

*Pursuant to Section 99.021(1)(d), F.S.*, each candidate, whether a party candidate, a candidate with no party affiliation, or a write-in candidate, shall, at the time of subscribing to the oath or affirmation, state in writing whether he or she owes any outstanding fines, fees, or penalties that cumulatively exceed \$250 for any violations of s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees under part III of chapter 112, any local ethics ordinance governing standards of conduct and disclosure requirements, or chapter 106.

<b>Amount</b>	<b>Entity</b>

**Affidavit of Nickname** (Only required if using nickname for the ballot.)

My legal name is \_\_\_\_\_. I am over the age of eighteen (18) and the contents of this affidavit are true and correct.

My nickname is \_\_\_\_\_. I am generally known by this nickname or have used it as part of my legal name. I have not created the nickname to mislead voters. My nickname does not imply I am some other person, constitute a political slogan or otherwise associate me with a cause or issue, or that is obscene or profane.

**Signature of Candidate:** \_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

\_\_\_\_\_  
**Signature of Notary Public**  
Print, Type, or Stamp Commissioned Name of Notary Public below:

Sworn to (or affirmed) and subscribed before me by means  
of online notarization  OR physical presence

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Personally Known  OR Produced Identification

Type of Identification Produced: \_\_\_\_\_

DO NOT SUBMIT THIS PAGE TO THE FILING OFFICER

### Guide for Designating Phonetic Spelling of Candidate's Name for Audio Ballot

1. Use the tables below.
2. Use upper case for "stressed" syllables. Use lowercase for "unstressed" syllables.
3. Use dashes (-) to separate syllables.
4. Add any notes such as rhyming examples, silent letters, etc.

Vowels			
Stressed Vowel Sounds		Unstressed Vowel Sounds	
EE	(FEET) feet	uh	(SO-fuh) sofa (FING-guhr) finger
I	(FIT) fit		
E	(BED) bed		
A	(KAT) cat (KAD) cad		
AH	(FAH-thur) father (PAHR) par		
AH	(HAHT) hot (TAH-dee) toddy		
UH	(FUHJ) fudge (FLUHD) flood		
UH	(CHUHRCH) church		
AW	(FAWN) fawn	<i>Certain Vowel Sounds with R</i>	
U	(FUL) full	AHR	(PAHR) par
OO	(FOOD) food	ER	(PER) pair
OU	(FOUND) found	IR	(PIR) peer
O	(FO) foe	OR	(POR) pour
EI	(FEIT) fight	OOR	(POOR) poor
AI	(FAIT) fate	UHR	(PUHR) purr
OI	(FOIL) foil		
YOO	(FYOOR-ee-uhs) furious		

Consonants			
B	(BED) bed	R	(RED) red
D	(DET) debt	S	(SET) set
F	(FED) fed	T	(TEN) ten
G	(GET) get	V	(VET) vet
H	(HED) head	Y	(YET) yet
HW	(WHICH) which	W	(WICH) witch
J	(JUHG) jug	CH	(CHUCRCH) church
K	(KAD) cad	SH	(SHEEP) sheep
L	(LAIM) lame	TS	(ITS) its (PITS-feeld) Pittsfield
M	(MAT) mat	TH	(THEI) thigh
N	(NET) net	TH	(THEI) thy
NG	(SING-uhr) singer	ZH	(A-zuhr) azure (VI-zuhn) vision
P	(PET) pet	Z	(GOODZ ) goods( HUH-buhz-tuhn) Hubbardston

Examples of Phonetically Spelled Names	
NAME ON BALLOT	PRONOUNCED AS
Mishaud	mee-SHO ('d' is silent)
Jahn	HAHN (rhyme: fawn)
Beauprez	boo-PRAI (rhyme: hooray)
Maniscalco	man-uh-SKAL-ko
Tangipahoa	TAN-ji-pah-HO-uh
Monte	Mahn-TAI
Tanya	TAWN-yuh (not TAN)

DO NOT SUBMIT THIS PAGE TO THE FILING OFFICER

**RESOLUTION 2024-4**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER 8, 2024.**

WHEREAS, the Tampa Palms Community Development District ("District") is a local unit of special-purpose government established by Florida Land and Water Adjudication Commission, State of Florida on June 13, 1982 pursuant to Chapter 190, F.S.;

WHEREAS, the District Board of Supervisors consists of five members; and

WHEREAS, Chapter 190, Section 190.006(8) F.S, provides for each supervisor to be entitled to receive an amount not to exceed \$200 per meeting of the Board of Supervisor and not to exceed \$4,800 per year per supervisor; and

WHEREAS, Florida Law provides for the election of members to specific terms and seat numbers for the Board of Supervisors of the Tampa Palms Community Development District and calls for the election of two (2) members of the Board of Supervisors of said District for seat numbers and length of terms thereof:

Voting District No. 3,	Length of term: Four-years
Voting District No. 4,	Length of term: Four-years
Voting District No. 5	Length of term: Four years

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

SECTION ONE

There is hereby called an election in the County of Hillsborough, State of Florida. Said election is to be held on November 5, 2024, for the purpose of having all of the qualified electors residing within the boundaries of said District to determine the members to serve as the Board of Supervisors of said District.

SECTION TWO FS §99.061

THE PERIOD OF QUALIFYING AS A CANDIDATE FOR A SUPERVISOR TO SAID DISTRICT SHALL BE FROM NOON JUNE 10, 2024 THROUGH NOON JUNE 14, 2024.

SECTION THREE

FS§100.011, FS CHAPTERS 189, 190, 191, LOF 97-340 (where applicable)

Said election shall be conducted according to the requirements of general law and law governing special district elections.

SECTION FOUR FS §100.011 AND §101.151

The election shall be held at the precinct polling places designated by the Supervisor of Elections in Hillsborough County, Florida. The polls shall be opened and closed as provided by law, and the ballot shall contain the names of the candidates to be voted upon.

SECTION FIVE FS 100.021

100.021 Notice of general election – The Department of State shall, in any year in which a general election is held, make out a notice stating what offices and vacancies are to be filled at the general election in the state, and in each county and district thereof. During the 30 days prior to the beginning of qualifying, the Department of State shall have the notice published two times in a newspaper of general circulation in each county; and, in counties in which there is no newspaper of general circulation, it shall send to the sheriff a notice of the offices and vacancies to be filled at such general election by the qualified voters of the sheriff’s county or any district thereof, and the sheriff shall have at least five copies of the notice posted in conspicuous places in the county.

SECTION SIX §100.011

Election costs shall be the responsibility of the District pursuant to Florida Statute 100.011.

THE FOREGOING RESOLUTION WAS OFFERED BY SUPERVISOR \_\_\_\_\_ who moved its adoption. The motion was seconded by Supervisor \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

AYE: Supervisors \_\_\_\_\_  
NAY: None

This Resolution shall become effective upon its passage and the District's Secretary is authorized to provide the Hillsborough County Supervisor of Elections with a copy of this resolution on or before June 1, 2024.

THIS RESOLUTION IS DULY PASSED AND ADOPTED this 8 th day of May, 2024.

BOARD OF SUPERVISORS OF THE TAMPA  
PALMS COMMUNITY DEVELOPMENT  
DISTRICT

\_\_\_\_\_  
Signature

Patricia Thibault

\_\_\_\_\_  
Printed Name

Title:

Secretary  
 Assistant Secretary

\_\_\_\_\_  
Signature

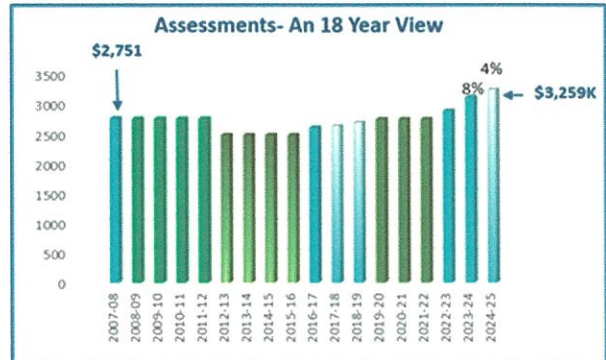
Donald Oneal, Jr.

\_\_\_\_\_  
Printed Name

Title:

Chairperson  
 Vice Chairperson

The chart to the right illustrates the modest assessment strategy of the past, as well as, a view to the future that will continue to support Tampa Palms in the manner that residents can rely upon to secure their important investments, their homes.

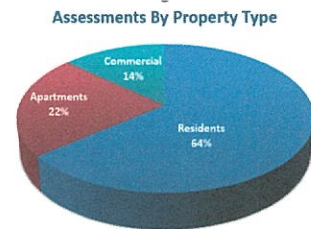


As previously discussed, the financial outlook and the financial strategies that served the CDD for many years, must be adjusted to meet the needs of the CDD owners in the current environment

In concert with both the adopted mission and direction statements of the Tampa Palms CDD, which direct activity toward mitigation of external influences, the Board has put in place investment strategies that are designed to at least take a bite out of the impact of these challenging financial times. (See Section 6. J).

The Tampa Palms CDD serves owners in two important constituency groups:

1. The owners of residences [64% of assessments]
2. The commercial owners [36% of assessments]
  - o Retail and professional organizations [14%]
  - o Apartment complexes [22%]



The current economic environment positions the CDD, the CDD owners and residents in a re-active mode directed to minimizing, as much as possible, the uncertainty of these economic times on all stakeholders in Tampa Palms while maintaining the ambiance of the community in a manner that supports the value of owner property. This matter was reviewed in depth by the board members during the April CDD public meeting.

There was board consensus at the April 2024 meeting that a modest increase in assessment of 4% should be proposed for FY 2024-25. This increase will be backed up by continued focus on investment revenue. Further non-essential capital projects are paused to relieve budget stress.

During the May 2024 meeting the board will approve a proposed budget for FY 2024-25 and set the date of the budget hearing. The proposed budget follows for Board Member examination, along with the assessments, based on the 4% assessment increase. The assessments are presented as background information.

Resolution 2024-3 is presented for board approval. This formally sets the date of the Budget Hearing as July 10, 2023. An important element of the budget process is that the CDD cannot increase the assessments from the level approved and submitted in May during the July Budget Hearing, irrespective of whether or not the continued month-over-month .04% inflation realized continues or abates in the coming months.

**Proposed Budget FY 2024-25**

**Budget Summary**

	Current Year FY 2023-24 Adopted	Outlook FY 2023-24 Outlook Forecast	Next FY FY 2024-25 Proposed Model	Year Over Year Comparison	
				\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget
<b>I. ANNUAL OPERATIONS (\$000)</b>					
<b>Revenue</b>					
Net Assessments	2,980	2,980	3,099	119	4%
Misc	2	4	3	2	100%
Interest	60	60	60	0	0%
Investments	0	126	100	100	0%
Excess Fees	0	15	15	15	100%
Unallocated Carryforward	83	0	0	0	-100%
<b>Revenue Total- All Sources</b>	<b>3,124</b>	<b>3,185</b>	<b>3,277</b>	<b>153</b>	<b>5%</b>
<b>Expenses</b>					
Normal Expenses	2,614	2,599	2,722	109	4%
Project Driven	511	511	555	44	9%
<b>Total Annual Expenses</b>	<b>\$3,124</b>	<b>\$3,110</b>	<b>\$3,277</b>	<b>\$153</b>	<b>-</b>
<b>Annual Excess Revenue (Deficit)</b>	<b>0%</b>	<b>\$75</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>

**III FUND BALANCE DETAILS**

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

# Proposed Budget FY 2024-25

## Budget Detail



Current Year FY 2023-24 Adopted Budget	FY 2023-24 Outlook Y/E	FY 2024-25 Proposed Model	Year Over Year Comparison	
			\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget
		4%		
\$ 3,104,432	\$ 3,104,432	\$ 3,228,609	\$ 124,177	4%
\$ (124,177)	\$ (124,177)	\$ (129,144)	\$ (4,967)	4%
\$ 2,980,255	\$ 2,980,255	\$ 3,099,465	\$ 119,210	4%
\$ 60,000	\$ 60,000	\$ 60,000	\$ -	
0	15,000	15,000	15,000	100%
	125,707	100,000	100,000	100%
1,500	4,000	3,000	1,500	100%
82,729	-	-	-82,729	-100%
<b>3,124,484</b>	<b>3,184,962</b>	<b>3,277,465</b>	<b>152,981</b>	<b>5%</b>

### Assessment Increase By Year

#### Revenue- All Sources

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

#### Expenditures

#### Administrative Expenditures

##### ADMINISTRATIVE:

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

11,000	10,400	11,000	-	0%
68,000	68,000	70,000	2,000	3%
5,824	5,896	6,073	249	4%
6,624	6,705	6,906	282	4%
6,930	7,000	7,280	350	5%
10,050	10,000	10,452	402	4%
62,089	62,089	64,572	2,484	4%
3,500	3,500	3,640	140	4%
12,360	12,360	12,854	494	4%
3,800	3,691	3,952	152	4%
<b>190,177</b>	<b>189,640</b>	<b>196,729</b>	<b>6,553</b>	<b>3%</b>

# Proposed Budget FY 2024-25

Field/ Operations Services	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2023-24 Adopted Budget	FY 2023-24 Outlook Y/E	FY 2024-25 Proposed Model	\$ Incr (DCR) VS 2023-24 Budget	% Incr (DCR) VS 2023-24 Budget
<b>FIELD MANAGEMENT SERVICES:</b>					
DISTRICT STAFF - SIT ALL POSITIONS	174,966	174,966	180,405	5,439	3%
PARK STAFF -LEASING CO-	73,936	60,000	70,000	(3,936)	-5%
PARK PATROL - SECURITY CO	132,619	127,000	137,924	5,305	4%
FIELD MISCELLANEOUS	20,800	20,800	20,800	-	0%
<b>TOTAL FIELD MANAGEMENT SERVICES</b>	<b>402,321</b>	<b>382,766</b>	<b>409,129</b>	<b>6,808</b>	<b>2%</b>
<b>GENERAL OVERHEAD:</b>					
P & L INSURANCE (Incr Displayed vs Outlook )	16,500	21,880	23,000	6,500	39%
INFORMATION SYSTEMS (TELEPHONE & SECU	15,750	15,750	16,380	630	4%
WATER-UTILITY	54,212	54,212	60,176	5,964	11%
REFUSE REMOVAL (SOLID WASTE)	11,000	10,500	11,440	440	4%
ELECTRICITY	156,436	156,436	168,951	12,515	8%
STORMWATER FEE	3,041	3,379	3,514	473	16%
MISC. FIELD SERVICES	13,000	13,000	13,520	520	4%
<b>TOTAL GENERAL OVERHEAD</b>	<b>269,939</b>	<b>275,157</b>	<b>296,981</b>	<b>27,042</b>	<b>10%</b>
<b>LANDSCAPE MAINTENANCE:</b>					
LANDSCAPING MANAGEMENT FEE	18,900	18,900	18,900	-	0%
LANDSCAPE AND POND MAINTENANCE	1,246,033	1,246,033	1,294,765	48,732	4%
LANDSCAPE REPLACEMENT	107,271	107,271	111,562	4,291	4%
<b>TOTAL LANDSCAPE MAINTENANCE</b>	<b>1,372,204</b>	<b>1,372,204</b>	<b>1,425,227</b>	<b>53,023</b>	<b>4%</b>
<b>LANDSCAPE MTC NEW &amp; ENHANCED</b>					
PROPERTY MOWING	82,160	82,160	85,446	3,286	4%
COUNTY POND	5,250	5,250	5,460	210	4%
NPDES POND PROGRAM	52,953	52,953	55,071	2,118	4%
<b>TOTAL LANDSCAPE MTC : NEW</b>	<b>140,363</b>	<b>140,363</b>	<b>145,978</b>	<b>5,615</b>	<b>4%</b>
<b>FACILITY MAINTENANCE:</b>					
IRRIGATION MAINTENANCE	119,968	119,968	124,767	4,799	4%
R&M FOUNTAIN	28,254	28,254	29,384	1,130	4%



# Proposed Budget FY 2024-25

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

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

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

**Total Normal Operations**

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

**Total Expenses Normal Operations  
 and Project Driven**

**Excess Revenue**

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

← To Be Determined

**Total Revenue - All Sources**      **\$3,124,484**      **\$3,184,962**      **\$3,277,465**      **\$152,981**      **5%**

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD  
PROPOSED FY 2024-25 RESIDENTIAL ASSESSMENTS**

	Avg Lot Size	Acreage	Units	Assessment FY 2023-24	Per Unit 2023-24	Assessment FY 2024-25	Per Unit 2024-25	\$ Incr Vs 2023-24	% Incr FY 2023-24
<b>Single Family Villages</b>									
Asbury	0.4234	47.42	112	146,948	\$1,312	\$152,849	\$1,365	\$53	4%
Ashmont	0.3485	9.06	26	29,121	\$1,120	\$30,289	\$1,165	\$45	4%
Cambridge 1	0.4028	14.50	36	45,332	\$1,259	\$47,152	\$1,310	\$51	4%
Cambridge 2	0.3723	29.78	80	94,479	\$1,181	\$98,271	\$1,228	\$47	4%
Cambridge 3	0.3639	11.28	31	35,945	\$1,160	\$37,387	\$1,206	\$47	4%
Canturbury	0.5185	14.00	27	42,006	\$1,556	\$43,694	\$1,618	\$63	4%
Coventry	0.4137	19.03	46	59,211	\$1,287	\$61,588	\$1,339	\$52	4%
Enclave	0.2611	43.34	166	148,759	\$896	\$154,719	\$932	\$36	4%
Estates at River Park	0.7700	8.47	11	24,202	\$2,200	\$25,176	\$2,289	\$89	4%
Huntington	0.4693	19.71	42	60,044	\$1,430	\$62,457	\$1,487	\$57	4%
Kensington	0.4681	22.00	47	67,048	\$1,427	\$69,741	\$1,484	\$57	4%
Manchester	0.2641	33.80	128	115,683	\$904	\$120,318	\$940	\$36	4%
Nottingham	0.2000	11.40	57	42,158	\$740	\$43,845	\$769	\$30	4%
Palma Vista II	0.0637	5.10	80	31,240	\$390	\$32,479	\$406	\$15	4%
Reserve	0.7651	87.22	114	249,384	\$2,188	\$259,419	\$2,276	\$88	4%
Sanctuary	0.1453	11.48	79	47,361	\$600	\$49,251	\$623	\$24	4%
Sterling Manor	0.1350	13.90	103	59,013	\$573	\$61,367	\$596	\$23	4%
Stonington	0.4615	27.23	59	83,175	\$1,410	\$86,516	\$1,466	\$57	4%
Tremont	0.3691	44.29	120	140,745	\$1,173	\$146,393	\$1,220	\$47	4%
Turnbury Wood	0.7700	3.08	4	8,801	\$2,200	\$9,155	\$2,289	\$89	4%
Wellington	0.2788	20.91	75	70,615	\$942	\$73,445	\$979	\$38	4%
Westover	0.5446	33.22	61	98,978	\$1,623	\$102,956	\$1,688	\$65	4%
Wyndham	0.2807	49.97	178	168,474	\$946	\$175,226	\$984	\$38	4%
<b>Apartments</b>									
10 LIVE OAKS BLVD LLC	0.0600	46.20	770	293,286	\$381	\$304,916	\$396	\$15	4%
LAZZ TIC 1 LLC ET AL	0.0597	20.30	340	129,247	\$380	\$134,372	\$395	\$15	4%
HENLEY	0.0729	23	315	130,409	\$414	\$135,588	\$430	\$16	4%
<b>Remote Site Apartments</b>									
EAGLES POINT VENTURES LLC	0.0617	11.84	192	43,613	\$227	\$45,321	\$236	\$9	4%
LANDMARK AT GRAYSON PARK	0.1696	69.21	408	92,677	\$227	\$96,308	\$236	\$9	4%
<b>Condo's</b>									
Faircrest	0.0725	19.13	264	108,985	\$413	\$113,313	\$429	\$16	4%
Palma Vista I	0.0725	2.90	40	16,517	\$413	\$17,173	\$429	\$16	4%

PROPOSED FY 2024-25 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF (000) *	ITE Code**	ITE Factor	Trips	% Trips	Blvds	Parks	Admin Asmt	FY 2023- 24 Total	FY 2023- 24 Total	\$ Incr Vs 2023-24	% Incr Vs 20231-24
1 Shoppes of Amberly LLC	347560960	90.86	820	42.94	3901	18.82%	80,787	\$0.0	\$282	\$77,926	\$81,070	\$3,144	4%
2 REAL SUB LLC	339790402	176.16	820	42.94	7564	36.50%	156,636	\$0.0	\$282	\$150,832	\$156,919	\$6,086	4%
3 REAL SUB LLC	339790403	7.53	912	156.48	1179	5.69%	24,412	\$0.0	\$282	\$23,738	\$24,694	\$956	4%
4 NCNB NATIONAL PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	17,170	\$0.0	\$282	\$16,777	\$17,452	\$676	4%
5 PLTP INVESTORS LLC	347555070	97.58	710	11.01	1074	5.18%	22,246	\$0.0	\$282	\$21,656	\$22,529	\$872	4%
6 CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.79%	11,979	\$0.0	\$282	\$11,787	\$12,261	\$474	4%
7 ROCKWELL AMBERLY LLC	347555080	5.39	912	156.48	843	4.07%	17,458	\$0.0	\$282	\$17,054	\$17,741	\$687	4%
8 15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.19%	824	\$0.0	\$282	\$1,065	\$1,106	\$41	4%
9 TAMPA PALMS OFFICE LLC	347566442	14.40	565	79.26	1141	5.51%	23,634	\$0.0	\$282	\$22,990	\$23,916	\$926	4%
10 ENHANCEMENT HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,922	\$0.0	\$282	\$2,120	\$2,204	\$84	4%
11 LORDVEN PROPERTIES LLC	347555506	2.04	710	11.01	22	0.11%	466	\$0.0	\$282	\$721	\$748	\$27	4%
12 CARL D AND MARTHA J YATES	347555508	3.99	710	11.01	44	0.21%	911	\$0.0	\$282	\$1,148	\$1,193	\$45	4%
13 LI MANAGEMENT RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	600	\$0.0	\$282	\$849	\$882	\$33	4%
14 ARHC SSTMPFL01 LLC	347555515	6.11	720	36.13	221	1.07%	4,571	\$0.0	\$282	\$4,667	\$4,854	\$187	4%

**PROPOSED FY 2024-25 COMMERCIAL ASSESSMENTS BY ENTITY**

15	ST GEORGE SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	585	\$0.0	\$282	\$835	\$867	\$32	4%
16	RAYMOND W MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	466	\$0.0	\$282	\$721	\$748	\$27	4%
17	CERILLO FAMILY LLC	347555521	2.57	720	36.13	93	0.45%	1,925	\$0.0	\$282	\$2,123	\$2,207	\$84	4%
18	SOMMERSET PARK LLC	347555523	2.57	720	36.13	93	0.45%	1,924	\$0.0	\$282	\$2,123	\$2,207	\$84	4%
19	PAUL HAND SUSAN M L DUGA CO-TRUSTEES	347555529	4.18	720	36.13	151	0.73%	3,124	\$0.0	\$282	\$3,275	\$3,406	\$131	4%
20	BEACHDALE PROPERTIES L C	347555527	4.12	720	36.13	149	0.72%	3,083	\$0.0	\$282	\$3,237	\$3,366	\$129	4%
21	RODENT REALTY INC	347555525	2.54	720	36.13	92	0.44%	1,902	\$0.0	\$282	\$2,101	\$2,184	\$83	4%
22	LEADERESS LLC	347555452	2.69	720	36.13	97	0.47%	2,013	\$0.0	\$282	\$2,208	\$2,296	\$88	4%
23	TAMPA PALMS ANIMAL HOSPITAL INC	347555454	2.60	710	11.01	29	0.14%	592	\$0.0	\$282	\$842	\$874	\$32	4%
24	ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	592	\$0.0	\$282	\$842	\$874	\$32	4%
25	SYLVAN ROAD LLC	347555458	2.64	720	36.13	95	0.46%	1,975	\$0.0	\$282	\$2,172	\$2,258	\$86	4%
26	L C GIGINO	347555460	2.64	720	36.13	95	0.46%	1,975	\$0.0	\$282	\$2,172	\$2,258	\$86	4%
27	TAMPA PALMS CLUB INC	347560154	92.64	495	22.88	2120	10.2%	43,893	\$0.0	\$282	\$42,463	\$44,175	\$1,712	4%
28	AMBERLY DR PARTNERS LLC	347555502	2.04	720	36.13	74	0.36%	1,528	\$0.0	\$282	\$1,741	\$1,810	\$69	4%
	<b>Totals</b>					20727		\$429,191	\$0.0	\$7,909	\$420,185	\$437,099	\$16,914	4%

\* Total Square Feet: Source: Hillsborough County Property Appraiser  
 \*\* ITE / Land Use Classification Source: Hillsborough County Property Appraiser

**RESOLUTION 2024-3**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Tampa Palms Community Development District (“**District**”) prior to May 8, 2024, a proposed operating and maintenance budget for Fiscal Year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 10, 2024

HOUR: 6:00 PM

LOCATION: Compton Park Meeting Room

16101 Compton Drive

Tampa, FL 33647

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa and Hillsborough County at least 60 days prior to the hearing date set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016 Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF MAY, 2024**

ATTEST:

BOARD OF SUPERVISORS OF THE  
TAMPA PALMS COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Signature

Patricia Thibault  
Printed Name

Title:  
 Secretary  
 District Manager

\_\_\_\_\_  
Signature

Donald Oneal  
Printed Name

Title:  
 Chairman  
 Vice Chairman

**Exhibit A:** Proposed Budget for Fiscal Year 2024/2025