

***TAMPA PALMS  
COMMUNITY DEVELOPMENT DISTRICT***

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



***Wednesday, April 13, 2022***

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

***Compton Park Recreation Building***

***16101 Compton Drive***

***Tampa, Florida***



# TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

## CDD Meeting Advanced Package April 13th, 2022

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# Tampa Palms Community Development District

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Development Planning and Financing Group  
250 International Parkway, Suite 280  
Lake Mary, FL 32746

April 8, 2022

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

Dear Board Members:

The Board of Supervisors of the Tampa Palms Community Development District Board Meeting is scheduled for Wednesday, April 13, 2022 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.

Governor's order waiving physical quorum does not appear to have been extended and even if it were, a video meeting will be held via Zoom with the following access:

Join Zoom Meeting

<https://us02web.zoom.us/j/2539344102>

Meeting ID: 253 934 4102

Enclosed for your review are the minutes of the March 9th, 2022 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,

*Ray*

Raymond Lotito  
DPFG

RL;mmw

cc: Maggie Wilson  
DPFG (Record Copy)

**Tampa Palms CDD Meeting  
Agenda**

**April 13, 2022, 6:00 p.m.  
Compton Park Recreation Building  
16101 Compton Drive, Tampa, FL 33647**

**Join Zoom Meeting  
<https://us02web.zoom.us/j/2539344102>  
Meeting ID: 253 934 4102**

1. Welcome & Roll Call
2. Welcoming New Supervisor (Oath of Office Strategic Planning
3. Board Member Discussion Items
4. Public Comments
5. Approval of the March 9, 2022 Minutes
6. Approval of District Disbursements
7. Consultant Reports
  - ...Around the Neighborhoods
  - Modeling Tampa Palms Future
  - Update Tampa Palms Blvd
  - Twenty-Year Stormwater Analysis
  - CDD Supervisor Updates
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

Financial Summary  
5 Months Ending February 28, 2022

The CDD continues to be in sound financial health with funds sufficient to meet the community **needs as they are known today in what is a changing and uncertain economic environment**. Reasonable reserves to deal with future events are in place. The CDD ended the first five months of the fiscal year 2021-22 with cash balance of \$ 5.5 million net of current liabilities.

The District’s cash planning includes FY 2021-2022 budgeted expenses, FY 2022-2023 forecast Q1 expenses, and other contingent liabilities that result in a current forecast of an unallocated fund balance of approximately \$1.6 M at the end of calendar year 2022. (Details disclosed below.)

While Normal Operations displays a positive variance of \$119K, this is primarily the result of timing, and billing delays. There are meaningful negative variances in several line items, some items of note include.

- The water utility costs from the City of Tampa
- The garbage collection costs have nearly doubled – with limited options to mitigate.
- Electric power increases

In general, for Project Driven line items there are no unanticipated project expenses and the positive variances displayed are primarily due to timing. No funds were budgeted for Signature projects. If needed the Signature funds which are secured on the balance sheet, will be brought into the budget by amendment.

District cash balance is \$ 5.5 million with the following cash projections for the year:

Sources of Funds (000)

Balance February 28, 2022		\$ 5,546
Projected collections balance of FY 2021-22	110	110
<b>Total Sources of Funds</b>		<b>\$ 5,656</b>

Uses of Funds

Bal FY 2021-22 Expenses	\$ (1,621)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr FY 2022-23 Expenses Operations	(679)	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(329)	
<b>Total Uses of Funds</b>	<b>(\$ 3,964)</b>	
Projected Funds before December, 2022 receipts		<b>\$ 1,692</b>

Outlook

The District outlook is consistent with the FY 2021-22 budget. There are no known material budget variances that suggest performing otherwise.

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

*This month and based on additional emerging economic data, both domestic and global, the multi-year model has been modestly updated.*

*How does that plan impact the FY 2022-23 Budget that will soon be considered for adoption?*

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

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

As the most recent iteration of the multi-year financial model was just completed and includes the most currently available information, the proposed budget for FY 2022-22 reflects the Year 1 display of the model with slight modifications due to timing of projects and the statutory requirement to produce a balanced budget.

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

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



**Tampa Palms CDD  
Balance Sheet  
February 28, 2022**

**GENERAL**

**ASSETS:**

CASH - Operating Account	\$	144,382
PETTY CASH		500
INVESTMENTS:		
Excess Fund Account- South State Bank		5,469,180
ACCTS. RECEIVABLE		344
RECEIVABLE FROM TAMPA PALMS HOA		15,403
PREPAID ITEMS		1,589
<b>TOTAL ASSETS</b>		<b><u><u>\$ 5,631,398</u></u></b>

**LIABILITIES:**

ACCOUNTS PAYABLE	\$	71,780
ACCRUED EXPENSES		11,523

**FUND BALANCE:**

NON-SPENDABLE		1,705
RESTRICTED		-
UNASSIGNED:		5,546,390
<b>TOTAL LIABILITIES &amp; FUND BALANCE</b>		<b><u><u>\$ 5,631,398</u></u></b>

**Tampa Palms CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the period from October 1, 2021 through February 28, 2022**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>REVENUES</b>				
ASSESSMENTS NON-ADVOLAREM	\$ 2,737,595	2,190,076	\$ 2,621,075	\$ 430,999
EARLY PAYMENT DISCOUNT	(109,504)	(87,603)	(102,446)	(14,843)
INTEREST INCOME	20,000	8,333	10,366	2,033
EXCESS FEES	15,000	6,250	-	(6,250)
MISC. REVENUE	1,200	500	1,696	1,196
CARRY FORWARD	115,000	47,917	-	(47,917)
<b>TOTAL REVENUES</b>	<b>2,779,291</b>	<b>2,165,473</b>	<b>2,530,691</b>	<b>365,218</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES:</b>				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	4,583	4,400	183
FICA	5,368	2,237	-	2,237
FUTA/SUTA/PAYROLL FEES	5,148	2,145	550	1,595
<i>S/T PERSONNEL SERVICES</i>	<b>21,516</b>	<b>8,965</b>	<b>4,950</b>	<b>4,015</b>
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,000	1,250	551	700
ANNUAL AUDIT	6,983	2,910	-	2,910
MANAGEMENT FEES	69,053	28,772	28,772	(0)
TAX COLLECTOR	54,752	43,802	49,487	(5,685)
ASSESSMENT ROLL	10,050	4,188	-	4,188
<i>S/T PROFESSIONAL SERVICES</i>	<b>143,838</b>	<b>80,921</b>	<b>78,810</b>	<b>2,111</b>
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,700	3,700	3,121	579
MISC. ADMINISTRATIVE SERVICES	12,000	5,000	5,043	(43)
<i>S/T ADMINISTRATIVE SERVICES</i>	<b>15,700</b>	<b>8,700</b>	<b>8,164</b>	<b>536</b>
<b>TOTAL ADMINISTRATIVE</b>	<b>181,054</b>	<b>98,586</b>	<b>91,924</b>	<b>6,662</b>
<b>FIELD / OPERATIONS SERVICES</b>				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	179,839	74,933	76,815	(1,883)
PARK ATTENDANTS	76,875	32,031	31,154	877
PARK PATROLS (Security Co)	83,000	34,583	37,393	(2,809)
FIELD MANAGEMENT CONTINGENCY	20,800	8,667	-	8,667
<i>S/T FIELD MANAGEMENT SVCS</i>	<b>360,514</b>	<b>150,214</b>	<b>145,362</b>	<b>4,852</b>
<b>GENERAL OVERHEAD:</b>				
INSURANCE	13,342	13,342	15,577	(2,235)
IT (TEL / SECURITY)	25,335	10,556	6,053	4,503
WATER	28,000	11,667	16,633	(4,966)
REFUSE REMOVAL	19,000	7,917	8,067	(150)
ELECTRICITY	125,000	52,083	60,035	(7,952)
STORMWATER FEE	4,198	4,198	3,041	1,157
MISC. FIELD SERVICES	13,000	5,417	576	4,841
<i>S/T GENERAL OVERHEAD</i>	<b>227,875</b>	<b>105,180</b>	<b>109,982</b>	<b>(4,803)</b>
<b>LANDSCAPE MAINTENANCE:</b>				
LANDSCAPE & POND MAINTENANCE	1,055,779	439,908	363,072	76,836
LANDSCAPE MONITORING FEE	18,900	7,875	7,875	-
LANDSCAPE & REPLACEMENT	96,432	40,180	28,592	11,588
<i>S/T LANDSCAPE MAINTENANCE</i>	<b>1,171,111</b>	<b>487,963</b>	<b>399,539</b>	<b>88,424</b>
<b>LANDSCAPE MAINTENANCE NEW &amp; ENHANCED:</b>				
PROPERTY MOWING	93,000	38,750	21,470	17,280
COUNTY POND	9,000	3,750	-	3,750
NPDES POND PROGRAM	47,970	19,988	14,070	5,918
<i>S/T LANDSCAPE NEW &amp; ENHANCED</i>	<b>149,970</b>	<b>62,488</b>	<b>35,540</b>	<b>26,948</b>



**Tampa Palms CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the period from October 1, 2021 through February 28, 2022**

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
<b>FACILITY MAINTENANCE:</b>				
IRRIGATION SYSTEM	107,824	44,927	64,818	(19,891)
FOUNTAIN	27,354	11,398	3,112	8,286
FACILITY MAINTENANCE	91,136	37,973	29,541	8,432
JANITORIAL/SUPPLIES	2,772	1,155	834	321
<i>S/T FACILITY MAINTENANCE</i>	<u>229,086</u>	<u>95,453</u>	<u>98,304</u>	<u>(2,852)</u>
<b>PROJECT DRIVEN EXPENSES:</b>				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MTC	210,000	87,500	68,611	18,889
CAPITAL PROJECTS	190,000	79,167	86,603	(7,436)
NPDES/CLEAN WATER	59,681	24,867	15,260	9,607
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>459,681</u>	<u>191,534</u>	<u>170,473</u>	<u>21,061</u>
<b>TOTAL EXPENDITURES</b>	<u>2,779,291</u>	<u>1,191,416</u>	<u>1,051,125</u>	<u>140,291</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-	974,057	1,479,566	505,509
FUND BALANCE - BEGINNING	-	-	4,068,529	
<b>FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ 974,057</u>	<u>\$ 5,548,095</u>	<u>\$ 505,509</u>

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU FEBRUARY 28, 2022  
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	\$2,055,703		\$2,055,703
<b><u>Non Operating</u></b>			
Capital Projects		\$193,934	\$193,934
Renewal & Rel		\$214,083	\$214,083
Signature 2017		\$0	\$0
NPDES		\$54,907	\$54,907
Excess Fees			-
Interest	10,366		10,366
Misc Rev	\$1,696		1,696
Carry Forward Bal *			
<b>Total</b>	<b>\$ 2,067,765</b>	<b>\$ 462,925</b>	<b>\$2,530,691</b>
<b><u>Expenses</u></b>			
Operations	\$ 880,652		880,652
<b><u>Non Operating</u></b>			
Renewal & Rel		68,611	68,611
NPDES/EPA		15,260	15,260
Capital Projects		86,603	86,603
TP Signature 2017		<u>0</u>	<u>0</u>
<b>Total</b>	<b>\$880,652</b>	<b>\$170,473</b>	<b>\$170,473</b>
<b>Total Expenditures</b>			<b>\$1,051,125</b>
Excess Revenue Vs Expenses			<b>\$1,479,565</b>

**TAMPA PALMS CDD  
FINANCIAL SUMMARY THRU FEBRUARY 28, 2022  
GENERAL FUND**

<u>General Fund</u>	2/28/2022	(\$000)
Cash		144
Cash Equivalent (Excess Cash ICS)		5,469
Due From TPOA		15
Receivable		0
Prepaid Items		2
<b>Total</b>		<b>\$ 5,631</b>
Less:		0
Payables		72
Accrued Expenses		12
Non Spendable A/C Prepaid		2
	<b>Net Cash 2/28/2022</b>	<b>\$ 5,546</b>
Allocation for:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses		679
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
	<b>Adjusted Net Cash</b>	<b>\$ 3,203</b>

Forecast

2021-22 Fiscal Year			
(\$ 000)	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
<b>Mar</b>			
CDD Operations	28	265	
R&R	3	25	
NPDES	1	9	
Signature Projects	0	0	
Capital Projects	3	5	
<b>Total</b>	<b>35</b>	<b>304</b>	<b>\$ 2,934</b>
<b>Apr</b>			
CDD Operations	35	235	
R & R	3	18	
NPDES	1	12	
Signature Projects	0	0	
Capital Projects	3	50	
<b>Total</b>	<b>43</b>	<b>315</b>	<b>\$ 2,662</b>
<b>May</b>			
CDD Operations	75	245	
R & R	2	16	
NPDES	1	9	
Signature Projects	0	0	
Capital Projects	2	20	
<b>Total</b>	<b>80</b>	<b>290</b>	<b>\$ 2,452</b>

\* Palm Treatment and Replacement of Both Palms and Trees Identified as Future Liability

**TAMPA PALMS CDD  
FEBRUARY 28, 2022  
GENERAL FUND**

(\$000)	<u>Prioe 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	887	34%	\$596	23%	-11%
December	2,343	89%	\$2,410	92%	3%
January	2,476	94%	\$2,474	94%	0.0%
February	2,477	94%	\$2,518	96%	2%
March	2,537	97%			
April	2,591	99%			
May	2,606	99%			
June	2,633	100.2%			
July	2,633	100.2%			
August	2,633	100.2%			
September	2,633	100.2%			
Year End					
Total Assessed (Net Discount)		\$2,628			

## Summary- Project Driven Expenses

Five Months Ending February 28, 2022

<b>Operating Capital Projects</b>	(\$000)
<u>Sources of Funds</u>	
FY 2021-22 Budget	\$190
<u>Uses of Funds</u>	
Spent Thru 2/28/2022	87
Total Funds Under Consideration	\$0
<b>Budget Available as of 2/28/2022</b>	<b>\$103</b>
<b>Renewal &amp; Replacement</b>	
<u>Sources of Funds</u>	
FY 2021-22 Budget	210
<u>Uses of Funds</u>	
Spent Thru 2/28/2022	69
Total Funds Under Consideration	\$0
<b>Budget Available as of 2/28/2022</b>	<b>\$141</b>
<b>TP Signature Projects</b>	
<u>Sources of Funds*</u>	
FY 2021-22 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 2/28/2022	\$0
Total Funds / Projects Under Consideration	\$0
<b>Budget Available as of 2/28/2022</b>	<b>\$0</b>

**SUMMARY**  
**FY 2021-22 RENEWAL REPLACEMENT PROJECTS**

			Original Project	February 28, 2021	Committed To Spend
<b>Infrastructure</b>					
Amberly Parking Lot Repairs (Accident)					
Park Pavilion Amberly					
Park Pavilion Repairs - Hampton					
Traffic / Street Sign Replacements					
Racquetball floors					
Table Restoration (Amberly & Hampton)					
Pressure Wash CDD Sidewalks & walls & Signs					
				\$4,343	
<b>Landscape</b>					
Entry Plants (Winter poinsettias, Summer Caladiums, Fall mums)					
				\$23,899	
Plant Replacements Medians & Entries					
				\$12,500	
Tree Work - Blvds					
				\$21,037	
Palma Vista w/ Medians					
Wellington & Medians					
Cul de Sac					
Yardley Berms					
Caladium Bulbs					
				\$1,288	
<b>Irrigation</b>					
Pressure transducers & HMI replacment					
				\$2,049	
Disk Cleaning					
				\$1,695	
<b>Lighting (Park &amp; Landscape)</b>					
Court & Seasonal Lighting					
				\$1,800	
<b>Other</b>					
TPOA Newsletter (50%)					
			<i>Sub Total R&amp;R Projects</i>	\$68,611	
	<b>68611</b>				
			<i>Sub Total Restoration Projects</i>		
<b>Total R&amp;R Projects</b>					
				\$68,611	\$0

**Capital Projects 2021-22  
Budget Monitor**

28-Feb-22			
(\$000)	Current Projects	Spent 2021-22	Pending Commitments
<b>Tampa Palms Signature Projects (BB Downs)</b>			
Consulting Services	10	0	-
Irrigation	20	0	
Main Entry Restorations	21	0	
Area 2 Pond		0	
Bruce B Downs Improvements	172	0	
<b>Sub-Total TP Signature Projects</b>	<b>\$329</b>	<b>\$0</b>	<b>\$0</b>
<b>Capital Projects</b>			
Consulting Services			
Irrigation Systems		56	
Parks & Cameras		11	
Landscape & Lighting		17	
Signs, Infrastructure & Lighting		2	
<b>Sub-Total Capital Projects</b>	<b>\$0</b>	<b>87</b>	<b>\$0</b>
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$87</b>	<b>\$0</b>

**Capital Projects Signature Projects  
2021-22 Through February 28, 2022**

<b>Tampa Palms Signature Projects (BB Downs)</b>	<b>Current Projects</b>	<b>Spent A/O 2/28/2022</b>	<b>Pending Commitments</b>
<b>Consulting Services</b>			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	<u>10,250</u>		
<b>Irrigation</b>			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	<u>20,000</u>		
<b>Main Entry Restorations</b>			
Area 1 Entry Landscape (Phase II)	77,513		
Area 2 Phase II	0		
Area 2 Landscape (TP Blvd & Amberly Phase II)	0		
Area 2 Pond Landscape & Wayfinding	50,000		
<i>Sub Total</i>	<u>127,513</u>		
<b>Area 2 Pond</b>			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape -Bank Repairs			
<i>Sub Total</i>	<u>0</u>		
<b>Bruce B Downs Improvements</b>			
Wall restorations 4 villages + drainage & additional landscape bufferbuffer	171,577		
<i>Sub Total</i>	<u>171,577</u>		
<b>Sub-Total Tampa Palms Signature</b>	<b>329,340</b>	<b>\$0</b>	
<b>Normal Capital Projects</b>			
	<b>Current</b>		<b>Pending</b>
<b>Irrigation Systems</b>			
New Installation Incl Mainline		7,660	
Transducers		3,416	
Pump Station Upgrades		45,234	
<i>Sub Total</i>	<u>0</u>	<u>56,310</u>	
<b>Parks &amp; Cameras</b>			
Bike Stand - Hampton Park		683	-
Benches - Oak Park			
Backboards,Windscreens, Rims & Swing Replacements			
Hand Dryers - Parks & CDD Office		9,975	
<i>Sub Total</i>	<u>0</u>	<u>10,658</u>	-
<b>Landscape &amp; Lighting</b>			
Bricks & Construction for Sanctuary Wall Bed			
Major Landscape (> 5 Years)		11,680	
New LED Lighting- Entrance Fountains		4,200	
Illumination Rear Hampton (Dumpster Area)		1,559	
<i>Sub Total</i>	<u>-</u>	<u>17,439</u>	-
<b>Signs, Infrastructure &amp; Lighting</b>			
Drainage Easement Reconsruction			
Cambridge Fountain Replacement			
Speed Limits Sign(s) & Park Signs		2,196	
Walls - Reserve & Sanctuary			
<i>Sub Total</i>	<u>0</u>	<u>2,197</u>	
<b>Sub-Total Normal Capital Projects</b>	<b>\$0</b>	<b>\$86,603</b>	
<b>Total TP Signature &amp; Standard Capital Projects</b>		<b>\$86,603</b>	



TAMPA PALMS CDD  
CASH REGISTER  
FY 2022

Date	Num	Name	Memo	Receipts	Disbursements	Balance
01/31/2022			EOM BALANCE	104,027.38	395,502.71	-140,450.56
02/01/2022	9330	ADVANCED ENERGY SOLUTIONS			1,171.82	-141,622.38
02/01/2022	9331	ESD WASTE2WATER, INC.	clean cartidge filter, check hoses & connections		300.00	-141,922.38
02/01/2022	9332	FEDEX	Shipping		38.64	-141,961.02
02/01/2022	9333	FRONTIER COMMUNICATIONS	Act # 91397739330707895		1,094.75	-143,055.77
02/01/2022	9334	REPUBLIC SERVICES 696	Solid Waste 2/1-2/28/22		1,588.79	-144,644.56
02/01/2022	9335	SECURITAS SECURITY SERVICES USA, INC.	Security Guard - Hampton Park 1/2-1/15/22		2,238.46	-146,883.02
02/01/2022	9336	Tinbury Wood at Tampa Palms Owners Assoc	CDD Contribution-Electric		684.69	-147,567.71
02/01/2022	9337	XEROX FINANCIAL SERVICES	Copier Lease - Jan 22		277.86	-147,845.57
02/02/2022			Funds Transfer	150,000.00		2,154.43
02/07/2022	9338	CINTAS			410.39	1,744.04
02/10/2022	9339	ADVANCED ENERGY SOLUTIONS	cdd office/parks hand dryers		9,975.00	-8,230.96
02/10/2022	9340	AT&T	Long Distance - Jan		308.78	-8,539.74
02/10/2022	9341	CORE & MAIN LP	Irrigation Repair Supplies		426.34	-8,966.08
02/10/2022	9342	DIXIE SAFE AND LOCK, INC	8 keys		40.00	-9,006.08
02/10/2022	9343	DOUGLAS CLEANING SERVICE	Feb CDD Cleaning		1,520.00	-10,526.08
02/10/2022	9344	FEDEX	Shipping		45.45	-10,571.53
02/10/2022	9345	FRONTIER COMMUNICATIONS			1,070.62	-11,642.15
02/10/2022	9346	OLM, INC.	Landscape Insp feb		1,575.00	-13,217.15
02/10/2022	9347	Pinwheel Nursery	Installed plants		2,556.00	-15,773.15
02/10/2022	9348	REDI - ROOTER PLUMBING	plumbing		489.00	-16,262.15
02/10/2022	9349	TERMINIX			239.00	-16,501.15
02/10/2022	9350	WELCH TENNIS COURTS, INC	clean court baskets		88.09	-16,589.24
02/11/2022	021122ACH1	DOROTHY COLLINS	1/24-2/6/22 D Collins PR		2,413.75	-19,002.99
02/11/2022	021122ACH2	Innovative Employer Solutions	1/24-2/6/22 D Collins PR		924.45	-19,927.44
02/16/2022			Funds Transfer	175,000.00		155,072.56
02/23/2022	9351	ABM Landscape & Turf Services			121,541.80	33,530.76
02/23/2022	9352	ADB Landscaping Materials, Inc.	plants		807.75	32,723.01
02/23/2022	9353	Arete Industries	installation of 3 signs		2,196.00	30,527.01
02/23/2022	9354	CINTAS	urnial mat, logo mat, safety mat		72.34	30,454.67
02/23/2022	9355	ESD WASTE2WATER, INC.	clean cartidge filter, check hoses & connections		300.00	30,154.67
02/23/2022	9356	FEDEX	Shipping		12.76	30,141.91
02/23/2022	9357	FLORIDA FOUNTAIN MAINTENANCE, INC.	feb maint		500.00	29,641.91
02/23/2022	9358	HOOVER PUMPING SYSTEMS	Inv 164307		1,156.07	28,485.84
02/23/2022	9359	IRON MOUNTAIN	12/22-1/25/22 period		389.75	28,096.09
02/23/2022	9360	REDI - ROOTER PLUMBING	plumbing		160.00	27,936.09
02/23/2022	9361	SECURITAS SECURITY SERVICES USA, INC.			4,489.44	23,446.65
02/23/2022	9362	SEFFNER ROCK & GRAVEL	fill dirt		816.00	22,630.65
02/23/2022	9363	Staples Account	Office Supplies		169.98	22,460.67
02/23/2022	9364	TECO	Summary Bill		12,635.97	9,824.70
02/23/2022	9365	Zeno Office Solutions, Inc.	Contract copier charge		52.16	9,772.54
02/23/2022	9366	MARY-MARGARET WILSON	Consultant Compensation March, 2022		9,344.00	428.54
02/23/2022			Funds Transfer	150,000.00		150,428.54
02/25/2022	022522ACH2	DOROTHY COLLINS	PR 02/07/22 To 02/20/22		2,413.76	148,014.78
02/25/2022	022522ACH3	Innovative Employer Solutions	PR 02/07/22 To 02/20/22		909.22	147,105.56
02/28/2022	628	CITY OF TAMPA UTILITIES	Water Utilities - Feb		2,652.90	144,452.66
02/28/2022			Bank Service Charge		72.00	144,380.66
02/28/2022			Interest	0.88		144,381.54
02/28/2022			EOM BALANCE	475,000.88	190,168.78	144,381.54

# Focus For 2022

Re-Presented April, 2022

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. (Example TP Blvd medians)

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

Specific considerations for 2021-22

	<b>Next Steps</b>	<b>Timing</b>
<b>Tampa Palms Blvd Restoration</b>		
(1) Help Community Communicate Needs	2 <sup>nd</sup> Public Meeting w/ City	Jun-Jul
(2) Hold Balance of Signature	Determine Impact on Entries	On Going
<b>Monitor Projects in Tampa Palms</b>		
(1) Wetland Destruction	EPC Consent Requirements	Monitor
(2) Possible DRI Changes	Engage City and CDD Counsel	April-May
(3) Bike Path Improvements	Deferred Until TPB Project Designed	Review After TPB Designs
<b>Monitor Issues Impacting Tampa Palms</b>		
(1) Inflation & Personnel Impacts	Review Cash Management w/ Bank	May, 2022
(2) Hart Advertising	TPOA Managing	April, 2022
<b>Monitor County Commission Races Impacting Tampa Palms</b>		
(1) CDD Board Seats 1 & 2		Nov 8, 2022
(2) Tampa Palms' County Commissioner		
(3) Hillsborough County At Large Commissioners (2)		
(4) Numerous State Offices		

Next Step                      Date                      Responsible

**I. Signature Projects**

Deffered Until Further Notice

**II Capital Projects & Restoration Projects**

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

- a) Sanctuary Wall
- b) Reserve Wall

Work Complete                      Apl                      Staff  
 Review                      Apl                      Staff

**2) Lake Fountains Review**

- a) Board update

Review                      June                      Staff

**3) Infrastructure**

- a) ADA Park Review
- b) SWFWMD & Irrigation Systems

Discuss w/ Board                      Jul                      Staff  
 Review                      Apl                      Staff

**III Landscape Assets**

**1) Assessment YTD Weather Impacts**

Report To Board                      On Going                      Staff

**2) Village Entry & Blvd Restorations**

- a) Plans / Direction
- b) Palm Tree Health

Update                      Apl                      Staff  
 Report To Board                      Apl                      Staff

**3) LED Landscape Lighting**

- a) Phase III

Future Consideration                      TBD                      Staff

IV Park Reviews

1) Park Inspections & Restorations

- a) Inspections & ADA

V. Misc and Local Government

- a) Tampa Palms Blvd
- b) Multi-Modal Path Repaving [COT]
- c) Hart Advertising
- d) City Stormwater Recertification
- e) 20 Years Stormwater Analysis

<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
Review	June	Staff
Report To Board	Apl	Staff
Report To Board	June	Staff
Report To Board	June	Staff
Report To Board	Apl	Staff
Report To Board	Apl	Staff

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

The Regular Meeting of the Board of Supervisors of the Tampa Palms Community Development District was held on Wednesday March 9, 2022 at 6:00 p.m. at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

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

Mr. Field called the meeting to order.

The Board members and staff introduced themselves for the record.

**Present**

Gene Field	Chairman
Tracy Falkowitz	Supervisor
Michael Gibson	Vice Chair

**Also present were:**

Maggie Wilson	Consultant/Resident
Warren Dixon	TPOA Business Consultant
Brian Koerber	TPOA Property Manager
Andrea Braboy	TPOA Amenities Manager
Raymond Lotito	DPFG

Mr. Field established that a quorum was present.

**Pledge of Allegiance**

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

**SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**

Mr. Field reviewed the most current Focus 2022, concentrating on those issues which have immediate impact and noting that the Board Book contained the full examination. Then he reviewed the Mission, Direction, Core Values and Assignments of the CDD for 2022. The full strategic plans and 2021-22 Focus and organization information are included in the advance Board Package; a copy of which is attached hereto and made a part of the public record.

**THIRD ORDER OF BUSINESS - Supervisor Comments.**

There being none, the next item followed.

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**FOURTH ORDER OF BUSINESS – Public Comments**

Warren Dixon updated everyone on the situation regarding the illegal construction and the EPC activities.

**FIFTY ORDER OF BUSINESS - Approval of the February 9, 2022 Minutes**

On MOTION by Mr. Gibson, SECONDED by Ms. Falkowitz WITH ALL IN FAVOR, the Board approved the Minutes of the February 9, 2022 Board Meeting.

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

Mr. Field noted that the check register had been reviewed.

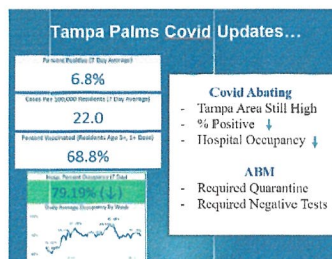
On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board approved the Disbursements for the month ending January 31, 2022 in the amount of \$395,838.52

A copy of the Board Financial Analysis, Financial Statements and Check Register are attached hereto and made a part of the public record.

**SEVENTH ORDER OF BUSINESS – Consultant Reports**

◆ **Covid Update**

Ms Wilson provided what she said was probably a final update regarding Covid as it appears to be abating in this area. The percent of positivity has dropped dramatically and the hospital occupancy is down to 79 % and while still significant, it is down from 91% only weeks ago.



◆ **Neighborhood Updates**

Ms. Wilson reported that the community inspection of the property for March resulted in a score of 92% despite the several days of below freezing temperatures. She noted that the curbacks would begin soon, along with tree trimming followed by Spring fertilizer.



1 She stated that the Spring annuals are being installed; the  
2 installation was delayed for a couple weeks to allow the plants to  
3 further mature. It was fortunate that most of the outgoing annuals  
4 survived the freezes and looked attractive.

**Around the Neighborhood**  
*Next Step - Entries*

- Spring Annuals
  - New Color For Entries
  - Delayed Planting
    - ✓ Annuals Recovered
    - ✓ New Going In Now
- Caladiums Follow

5 In late March or early April the caladiums will return to the  
6 beds around the entry trees.

7 Ms. Wilson reported that despite resident concerns, the low  
8 water levels in the ponds is seasonally normal. The low water and  
9 limited to no rain does make treatment of some aquatic plants  
10 difficult so they must be treated slowly and carefully so as not to  
11 result in a mass of dead and dying plant materials.

**Around the Neighborhood..**  
*Little Rain - Ponds Low*

- Ponds Low
  - Annual Event
  - Resident Concerns
  - Not Global Warming
- Pond Weeds Difficult
  - High Heat / Fertilizer
  - Low Water
  - Submersibles Treated
  - Lilies Treated Carefully

12  
13 Ms. Wilson reported that the biennial restoration of the  
14 mini-buildings in Tampa Palms such as the faux guard houses at  
15 the main Area 1 entrance and the two along Bruce B Downs south  
16 of Amberly, as well as, the Huntington entrance would begin in  
17 April. This will include pressure washing, painting and any needed  
18 repairs.

**Around the Neighborhood..**  
*Biennial Clean-Up*

- Mini-Building Maintenance
  - Pressure Wash
  - Wood & Roof Repairs
  - Paint

19  
20 ♦ **Modeling Tampa Palms Future**

21 Ms. Wilson introduced the 2022 version of the multi-year  
22 financial models. She noted this was a model designed to provide  
23 supervisors to examine the impacts of known events and estimate  
24 the results of emerging trends and policies.

**Modeling Tampa Palms Future.**  
*Attempting To Minimize Surprises*

- Model Is Not A Plan
- Strategy To Approach Future Uncertainties
  - Fiscal & Monetary Policies
  - Geopolitical Events
  - Inflation & Shortages
- Examines Impact
  - No Action Versus
  - Intelligent Action

25 The model provides a realistic view of future financial  
26 positions to assist supervisors in the preservation of the \$20M in  
27 CDD assets.

28 As presently modeled, a modest increase in 2023  
29 assessments for 3.5% yields an outcome only 2.9% higher than  
30 2007, a year AFTER the CDD bonds were paid.

**Modeling Tampa Palms Future**  
*Continual Re-Examination*

- Realistic Judgement
  - Preservation of Assets (\$20M)
    - Contingent Liabilities
    - Safety Factor
  - Moderate Approach 22-23
    - Assessment Iner 3.5%
    - 3% General Expense
  - 2022-23 Assessment 2.9% Higher Than in 2007

31  
32

1 ♦ **Park Updates**

2 Ms. Wilson reported on the progress with the community-  
3 based roving guards and said that the program was working well.

4 She noted that as with all salary updraft happening  
5 nationwide the use of the rover made a big difference for Amberly  
6 Park. She also noted that salary equals guard quality. At this time  
7 the employee receives 68% of the cost to Tampa Palms with the  
8 balance going to taxes and corporate profit.

9 Ms. Wilson noted that it was time to clean the pavilions in  
10 Amberly and Hampton parks. This will include pressure washing,  
11 floor restoration and painting as needed. She noted that there is a  
12 bit of a push to get this done between rainstorms as Spring Break  
13 is approaching and many families use the parks.

14  
15 It was reported that there have been a series of sewer back-  
16 up problems in Amberly Park over the last few months, caused by  
17 paper towels and sanitary wipes clogging the pipes. The paper  
18 towels were replaced with electric dryers and there are signs  
19 posted warning that wipes should not be flushed – no matter what  
20 the container says. If the back-ups continue, the next step is to  
21 scope the sewer pipe between the pavilion and the road.

22 Ms. Wilson suggested a change in the parks manual  
23 language that specifically forbids any advertising for activities in  
24 the parks and makes the rules more clear.

25 The manual already deals with commercial activities such  
26 as selling products in the park.

**Park Updates**  
Securing Amberly & Oak Parks

**Cost of Guards**  
68% Salary  
19% Taxes  
13% Profit

- Shared Roving Guard
  - Working Well
  - Better Coverage
  - Less Budget Drain
- Salary Updraft Reality
  - All Guard Companies
  - Salary – Guard Quality

**Park Updates**  
Enhancing the Residents Experience

- Hampton & Amberly Park Pavilions (Inside & Out)
  - Pressure Wash
  - Repair Wood & Paint
  - Repair & Recoat Floors
  - Gutters & Skylights
- Completed Every Year

**Park Updates..**  
Amberly Park Sewer Problem

- Toilets Blocked- Repeatedly
  - Paper Towels & Wipes
  - Dryers Replaced Towels
- “No Wipes” Signs Going In
- Possible Pipe Issue
  - Long Stretch to Sewer
  - 30 Y/O Pipe
  - Plan To Scope Pipe

**Park Updates..**  
Improve Parks Manual

- Commercial Activity Not Allowed
  - Selling Products
  - Using Parks For Ads
- Request Ban Tennis Coaches
  - 4 Coaches All Residents
  - Same Court Access As Any Resident
- Suggest Refining Language
  - Change to Ban **Advertising** For Activities in Parks

28 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the  
29 Board approved a language change for the parks handbook, removing *for whom donations or*  
30 *charges are accepted*, and adding “advertising.”  
31 *Final wording to read The parks are not available for commercial purpose, which is to say*  
32 *that they may not be used by anyone, resident or member advertising for activities*  
33 *conducted in the parks.*  
34



1 ♦ **Supervisor Appointment**

2 Ms. Wilson reviewed the application of Richard Diaz to  
3 serve for the unexpired portion of Jake Schoolfield's seat. Ms.  
4 Wilson described his background along with the fact that many  
5 years ago Mr. Diaz was part of the original development teams  
6 responsible for the initial stormwater designs. She also noted the  
7 synergies between Supervisor Falkowitz's extensive work with Joshua House and Mr, Diaz's  
8 years of volunteering, and position as Board Chair -Emeritis, for the MacDonald Training  
9 Center.



**Supervisor Updates**  
*Board May Appoint Member*

- Vacancy Seat 2 of CDD Board
  - Board Appoints Replacement
  - Position Will Serve Until Nov
  - Web Site Notified
- Qualified Resident Made Interest Known - Richard Diaz
  - Pres Diaz Pearson Engineering
  - Engr. Original Tampa Palms
  - FDOT Commitee Member
  - Pres-Emeritus MacDonald Training

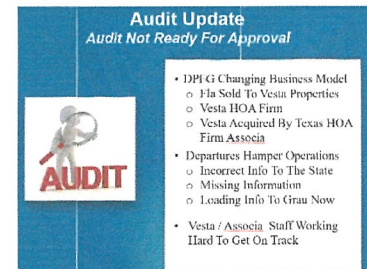
Appointment Requires Board Motion

11 On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson WITH ALL IN FAVOR, the  
12 Board approved appointment of Mr. Richard Diaz to CDD Seat Number 2.

14 ♦ **Audit Updates**

15 Ms. Wilson advised that the audit was not ready and that  
16 DPFG was working through some issues of changing personnel  
17 that had hampered the final audit.

18 She noted that some corrections had been made and that  
19 she would either have the completed audit or report the progress  
20 in April.

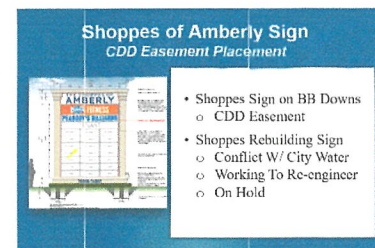


**Audit Update**  
*Audit Not Ready For Approval*

- DPI G Changing Business Model
  - Fla Sold To Vesta Properties
  - Vesta HOA Firm
  - Vesta Acquired By Texas HOA Firm Associa
- Departures Hamper Operations
  - Incorrect Info To The State
  - Missing Information
  - Loading Info To Grau Now
- Vesta / Associa Staff Working Hard To Get On Track

22 ♦ **Amberly Sign**

23 Ms. Wilson reported that the City and the Shoppes of  
24 Amberly are still working on issues associated with the potable  
25 water pipe that hampers the placement of the sign.



**Shoppes of Amberly Sign**  
*CDD Easement Placement*

- Shoppes Sign on BB Downs
  - CDD Easement
- Shoppes Rebuilding Sign
  - Conflict W/ City Water
  - Working To Re-engineer
  - On Hold

28 **Additional Advanced Board Package Materials:**

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

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

1           There being none, the next item followed.

2

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

4           There being none, the next item followed.

5

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

7           There being none, the next item followed.

8

9           **ELEVENTH ORDER OF BUSINESS - Adjournment**

10          There being no further business,

11

12          On MOTION by Ms. Falkowitz SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the  
13          meeting was adjourned.

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

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

19          **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a  
20          publicly noticed meeting held on March 9, 2022.**

21

22

23          \_\_\_\_\_  
**Signature**

24          Raymond J Lotito

25          **Printed Name**

26          **Title:**

27           **Secretary**

28           **DPFG**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
Gene Field

**Printed Name**

**Title:**

**Vice Chairperson**

**Chairperson**

## .....Around The Neighborhoods

The transition from winter (even a minimal winter such as was experienced this year) to spring is always a welcome time of the year.

Per the OLM inspections (93.5% this week), the community continues to provide the upscale appearance that the residents of Tampa Palms expect. The fresh spring annuals are certainly a welcoming sight for both residents and visitors.



### *Getting The Shrubs and Turf Ready For Spring*



Weed production during this spring which in the last two weeks has gifted Tampa Palms with some unseasonable hot weather, has been another challenge to the turf and the shrub beds.

All shrub beds and all St Augustine and Bermuda turf areas have been treated with primary weed deterrents.



Celcius was used on the turf in March: this product is used to eliminate broadleaf weeds. (In late Feb and early March Resolute was used as a pre-emergent weed preventative.) Celcius is absorbed in the roots making it longer lasting and resistant to irrigation “wash away”. Celsius herbicide is also extremely safe on St. Augustine grass and centipede grass types, something on which many products are not labeled to safely use.

In addition, foliar control agents were applied last week to control the many difficult-to-control grassy turf weeds prevalent in Tampa Palms.

*Not everyone dislikes weeds.*

### *Coming Attractions*

The surviving caladium bulbs have been removed from storage. Many were old (6-9 years) and were discarded. New bulbs were ordered and have arrived. The caladiums will be planted in the next week for an early May “arrival” at the Area 1 and 2 entrances.

Ms. Maney introduced a new caladium type several years ago, Florida Moonlight, to add more size and show to the display. They are tall, upright plants with many large white leaves, ruffled edges and fine green veins.

Unlike many caladiums, the Florida Moonlight variety can thrive in partial sun as well as shade or deep shade.



## Right of Way Damage Continues



Unfortunately, the utility work, particularly large trucks parked along the ROW's in Tampa Palms, continues to damage the irrigation mainlines, valves and sometimes the turf.

Some of the damage is easily unrecoverable, some not easily repaired, requiring excavation and resulting in turf replacement.

All is very time consuming and unpleasant to view.

The CDD's irrigation depends on mainlines that carry the non-potable water from the pump stations along Tampa Palms Blvd, Compton and Amberly Drives.

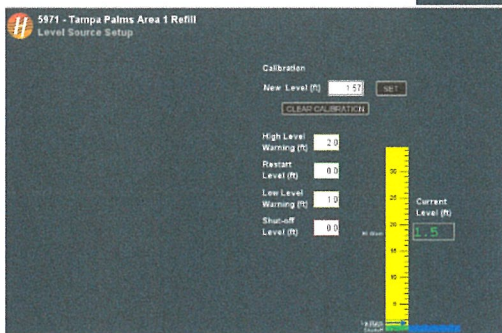
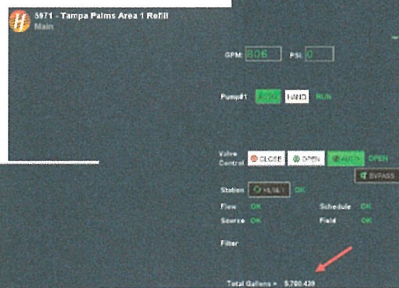
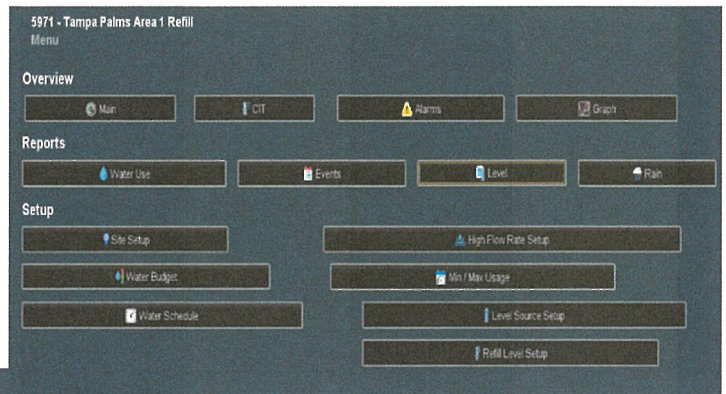
There are no options for relocation of those mainline in part due to the lack of CDD-owned property but primarily due to the substantial quantity of other utilities in the ROW and adjacent utility easement.



## The Pump Stations Are Upgraded.

Hoover Pumping has upgraded both pumping stations making the data required for reporting to SWFWMD available online including:

- Well pumping quantities for both Area 1 and Area 2 sites
- Field irrigation pumping quantities for both Area 1 and Area 2 sites
- Pond levels for both Area 1 & Area 2



The data is available in several forms:

- Online occurring at the moment
- Monthly (daily and month totals)
- Archived for past months and years

The data is easy to use and can be accessed from anywhere, not requiring a grounds worker with binoculars.

Staff is working to update all SWFWMD reports.

*Projects Continuing*



The Pendwood / Yardely area is the entrance to Tampa Palms from TPOST 3, much like the Wellington area is the entrance to Tampa Palms from Tampa Palms North.

The plantings at Penwood are old, last upgraded almost fifteen years ago.

The walls, some of the monument walls and the Wyndham community walls, are in a word nasty-looking and not a credit to the community.



The bones of the area are excellent, the trees, the pond with its fountain and many of the hedges are all credit to the entry.

Just as with Wellington entry a year ago, the work that needs to be done includes refreshing the area, replacing the small shrubs with new and different shrubs, and restoring the walls and monuments.

The work is in progress. The aging ferns and unattractive vines were removed from the Wyndham walls.



The walls were repaired (many places did not even have stucco), pressure washed and painted. Colorful ginger is being added in place of the old ferns.



After what seems like decades the brick step-up planter along the Sanctuary wall where the oak trees were removed in order to make the path is complete.



The space is tiny (the reason the oaks had to go) but making any rehabilitation more difficult is the fact that the developers used the space to dump concrete, metal and other trash as they were trenching to plant the trees and the tree roots grew in and around the debris and the footers to the wall.

Today there is a small planter with dark green podacarus that will be easy to maintain and soften the look of the area.



### *Tree Reports (Palm and Old Oak)*



ABM has been watching an aging laurel oak on the pond site in Wyndham for several years.

Each year it declined a bit more, with no apparent reason except that laurel oaks have a short life span and this one has been in place for some time.

This year the tree barely showed any spring leaf bloom-out; it is time to go.

ABM will remove it, maintain the bank and replace it further back from the bank.

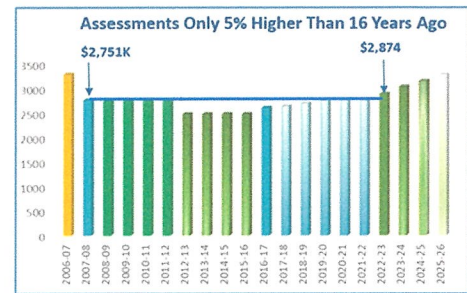
Similarly, some / most of the Canary Isle palms in Tampa Palms are showing signs of stress through yellowing fronds.

It is possible that this is the cumulative results of 3-4 years of substantial rainfall and a high water table. ABM is treating with an extra supplement - manganese sulfate and potassium.



Finally, one of the Washingtonian palms at the Area 1 main entry just died, for no apparent reason. It will be removed and replaced. (All of the soil anywhere near this palm will be removed and replaced. )

First, the five-year period outlook has dramatically changed and the financial strategies that served us for most of the District's life, will not serve our constituents in the future. The chart to the right illustrates the modest assessment strategy of the past that allowed us to maintain the community assets at a level that provided an attractive and welcoming setting for our resident's largest single investment; their homes.



The attached revision, based on additional research, reflects the probability that the current high-inflation environment will not be brought under control for at least three years. Monetary policy changes (Fed interest rate increases) have a significant, undefined, lag time to bring the 40-year high inflation under control. The timing of this journey should be viewed as suggestive vs definitive.

The Federal Reserve has committed to do "whatever it takes" to bring inflation under control. I suggest we "do whatever it takes" to protect the financial health of the District. That's our job.

The attached revised model reflects the insidious impact of high-inflation on the District. In spite of increasing assessments by a compound 24 % over five years, we reduce our unallocated reserves by about \$ 900 K, to a level of 2.4 months expenses.

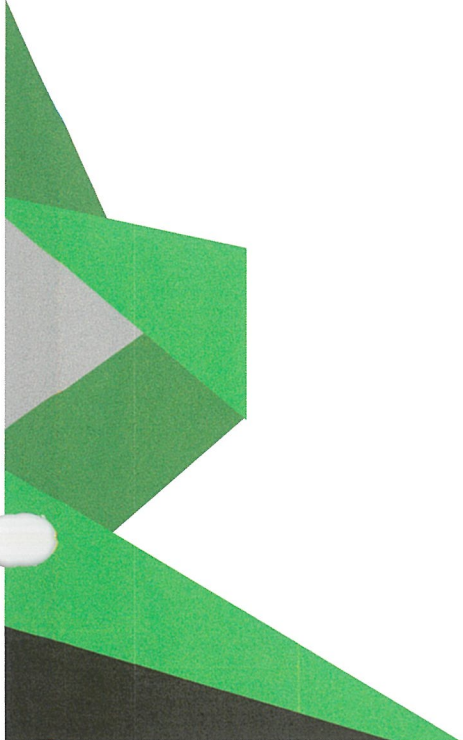
We have protected our reserve positions for expenditures most likely required to occur during the five-year financial model.

The immediate Board responsibilities require a review of Model Year 2, the FY 2022-23 budget. We are required to approve this budget at our May meeting. We must submit a budget with revenue and expenses balanced. An assessment increase of 5 % is budgeted. Still, we see expenses exceeding revenues by \$ 153 K. To submit a balanced budget, we will bring forward \$ 153 K from our bank account.

We cannot increase the assessments during the July Budget Hearing, from the level approved and submitted in May.

The current economic environment positions the CDD in a re-active mode vs pro-active. In the planning horizon, we must react one year at a time to preserve our financial health.

**Multi-Year Model  
FY 2022-23  
April, 2022**



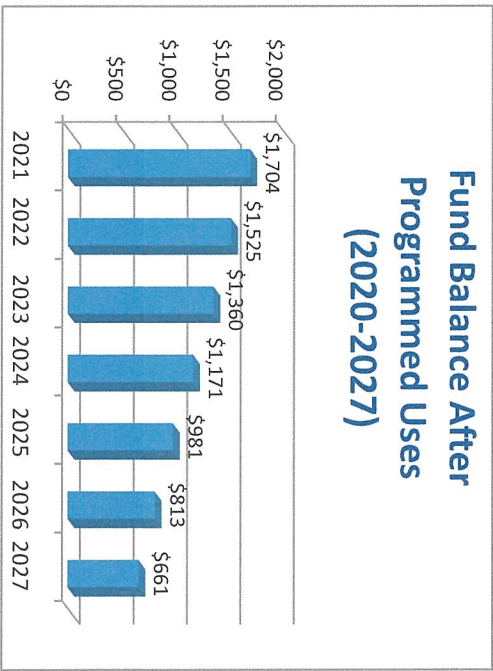
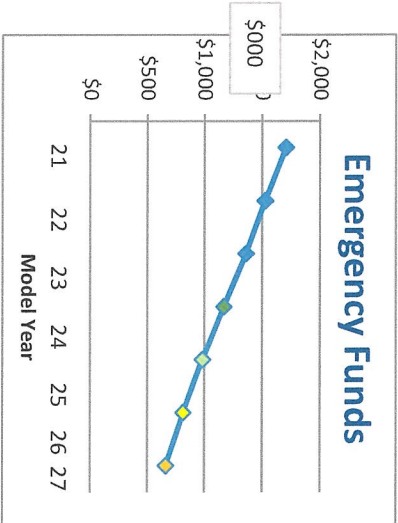


# CDD Financial Model - Summary

	Prior		Adopted		Model Year 2	Model Year 3	Model Year 4	Model Year 5	Model Year 6
	Model Year 0	2020	Model Year 1	2021	2022	2023	2024	2025	2026
<b>I. ANNUAL OPERATIONS</b>									
<b>Revenue</b>									
Net Assessments	2,628		2,628		2,759	2,897	3,013	3,134	3,259
Misc	1		1		2	2	2	2	2
Interest	10		20		0	0	10	10	20
Excess Fees	15		15		15	15	15	15	15
Unallocated Carryover	85		115		0	0	0	0	0
<b>Revenue Total</b>	<b>2,739</b>		<b>2,779</b>		<b>2,776</b>	<b>2,914</b>	<b>3,040</b>	<b>3,160</b>	<b>3,296</b>
<b>Expenses</b>									
Normal Expenses	2,266		2,320		2,451	2,569	2,678	2,759	2,864
Project Driven	466		460		478	497	517	538	559
<b>Total Annual Expenses</b>	<b>\$2,732</b>		<b>\$2,779</b>		<b>\$2,929</b>	<b>\$3,066</b>	<b>\$3,195</b>	<b>\$3,296</b>	<b>\$3,423</b>
<b>Annual Excess Revenue (Deficit)</b>	<b>\$7</b>		<b>(\$0)</b>		<b>(\$153)</b>	<b>(\$152)</b>	<b>(\$155)</b>	<b>(\$136)</b>	<b>(\$127)</b>
<b>II. FUNDS RESERVED</b>									
<b>Reserves Required</b>									
Weather Reserve	(400)		(400)		(400)	(400)	(400)	(400)	(400)
1st Quarter Operations	(679)		(683)		(695)	(732)	(766)	(799)	(824)
Community-Wide Walls	(100)		(200)		(200)	(200)	(200)	(200)	(200)
Pond Restorations	(700)		(700)		(700)	(700)	(700)	(700)	(700)
Balance of Signature	(329)		(329)		(329)	(329)	(329)	(329)	(329)
Infrastructure & Other Contingency	(135)		(135)		(135)	(135)	(135)	(135)	(135)
<b>S/T Annual Retainage- Reserves</b>	<b>\$2,343</b>		<b>\$2,447</b>		<b>\$2,459</b>	<b>\$2,496</b>	<b>\$2,530</b>	<b>\$2,563</b>	<b>\$2,588</b>
<b>III FUND BALANCE DETAILS</b>									
<b>Multi-Year Fund Balance</b>									
Beginning	4,086		4,047		3,972	3,819	3,667	3,512	3,376
Less Carryforward Moved To Budget	(85)		(75)			0	0	0	0
FY Ending Revenue (Deficit)	0		0		(153)	(152)	(155)	(136)	(127)
<b>Ending Fund Balance*</b>	<b>4,047</b>		<b>3,972</b>		<b>3,819</b>	<b>3,667</b>	<b>3,512</b>	<b>3,376</b>	<b>3,249</b>
<b>Excess After Required Funds</b>	<b>\$1,704</b>		<b>\$1,525</b>		<b>\$1,360</b>	<b>\$1,171</b>	<b>\$981</b>	<b>\$813</b>	<b>\$661</b>

# CDD Financial Model - Summary

Signature TP 2017		FY2020-21	
(\$000)			
Revenue- All Sources <sup>1</sup>	436	329	
Expenses Budgeted By	0	\$0	
Expenses Anticipated FYE	107	\$0	
<sup>1</sup> Requires Budget Amendment			
Signature Fund Balance			
	Beginning	Ending	
	436	329	
			329



# Multi-Year Financial Model- Current Model Detail

General Expense Incr

3.00%

Revised 2/27/2020 8 am

Insert Percent Below To Model Revenue Increases

## CDD Operations

Prior	Current Year 1	Model Year 2	Model Year 3	Model Year 4	Model Year 5	Model Year 6
Model Year 0	2021	2022	2023	2024	2025	2026
2020	2022	2023	2024	2025	2026	2027
2021	Budget	Model	Model	Model	Model	Model
Actual	0.0%	5%	5%	4%	4%	4%
0.0%	0.0%	5%	5%	4%	4%	4%

### Assessment Increase By Year

#### Revenue- All Sources

- Assessments Non-Advlorem
- Early Payment Discount
- Net Assessments
- Interest Income
- Excess Fees
- Capital Transfer
- Misc Revenue
- Carry Forward Revenue

\$ 2,737,595	\$ 2,737,595	\$ 2,874,474	\$ 3,018,198	\$ 3,138,926	\$ 3,264,483	\$ 3,395,062
\$ (109,504)	\$ (109,504)	\$ (114,979)	\$ (120,728)	\$ (125,557)	\$ (130,579)	\$ (135,802)
\$ 2,628,091	\$ 2,628,091	\$ 2,759,495	\$ 2,897,470	\$ 3,013,369	\$ 3,133,904	\$ 3,259,260
\$ 10,000	\$ 20,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 20,000
15,000	15,000	15,000	15,000	15,000	15,000	15,000
1,200	1,200	1,500	1,500	1,500	1,500	1,500
85,000	115,000					
2,739,291	2,779,291	2,775,995	2,913,970	3,039,869	3,160,404	3,295,760

#### Expenditures

#### Administrative Expenditures

#### ADMINISTRATIVE:

- SUPERVISORS COMPENSATION
- MANAGEMENT SERVICES
- FUTASUTAWKMBENEFITS
- FICA
- AUDITING SERVICES
- ASSESSMENT ROLL SERVICES
- TAX COLLECTOR FEES-ASSMTS
- LEGAL SERVICES
- MISCELLANEOUS ADMIN SERVICES
- DIRECTORS & OFFICERS INSURANCE
- TOTAL ADMINISTRATIVE

11,000	11,000	11,000	11,000	11,000	11,000	11,000	
67,369	69,053	71,125	73,258	75,456	77,720	80,051	
5,279	5,368						
5,047	5,749	Moved To District Staff See Below					
6,813	6,983	7,192	7,408	7,631	7,859	8,095	
10,050	10,050	10,352	10,662	10,982	11,311	11,651	
54,752	54,752	57,489	60,364	62,779	64,662	66,602	
10,000	3,000	3,090	3,183	3,278	3,377	3,478	
12,000	12,000	12,360	12,731	13,113	13,506	13,911	
3,685	3,700	3,811	3,925	4,043	4,164	4,289	
185,995	181,055	176,419	182,531	188,281	193,599	199,077	

# TP 5 Year Financial Model- Detail

## Field/ Operations Services

### FIELD MANAGEMENT SERVICES:

ADMIN ASSISTANT  
 Admin Reimbursement  
 ODD Consultant  
 New Hire Consultant  
 DISTRICT STAFF PAYROLL -S/T All POSITI  
 PARK STAFF -LEASING CO-  
 PARK PATROL- SECURITY CO  
 FIELD MISCELLANEOUS  
**TOTAL FIELD MANAGEMENT SERVICES**

### GENERAL OVERHEAD:

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

### LANDSCAPE MAINTENANCE:

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

### LANDSCAPE MTC NEW & ENHANCED

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

### FACILITY MAINTENANCE:

IRRIGATION MAINTENANCE  
 R&M FOUNTAIN

	2020	2021	2022	2023	2024	2025	2026
	77,350	79,060	82,212	83,856	85,533	87,244	88,989
	(19,339)	(11,351)	(16,442)	(16,771)	(17,107)	(17,449)	(17,798)
	109,940	112,140	116,626	118,958	121,337	123,764	125,000
	167,953	179,839	194,947	186,043	189,764	193,559	206,191
	75,000	76,875	79,873	82,269	84,737	87,280	89,898
	71,774	83,000	85,490	88,055	90,696	93,417	96,220
	20,800	20,800	20,800	20,800	20,800	20,800	20,800
	335,527	360,514	361,110	377,167	385,998	395,056	413,109
	13,017	13,342	16,500	16,995	17,505	18,030	18,571
	24,717	26,335	26,095	26,878	27,684	28,515	29,370
	21,000	28,000	44,000	54,212	60,176	60,913	67,068
	13,000	19,000	20,330	21,347	21,987	22,647	23,326
	110,000	125,000	147,000	154,350	157,437	160,586	163,797
	4,096	4,198	4,324	4,454	4,587	4,725	4,867
	13,000	13,000	13,390	13,792	14,205	14,632	15,071
	198,830	227,875	271,639	292,027	303,581	310,047	322,069
	18,900	18,900	18,900	18,900	18,900	18,900	18,900
	1,044,980	1,055,779	1,130,000	1,210,000	1,277,192	1,328,280	1,381,411
	94,080	96,432	99,325	102,305	105,374	105,374	108,535
	1,157,960	1,177,111	1,248,225	1,331,205	1,401,466	1,452,554	1,508,846
	98,426	93,000	79,000	82,160	85,446	85,446	88,864
	18,517	9,000	9,360	9,734	10,124	10,124	10,529
	46,800	47,970	49,409	50,891	52,418	53,991	55,610
	163,743	149,970	137,769	142,786	147,988	149,561	155,003
	105,194	107,824	111,059	114,390	117,822	121,357	124,998
	26,784	27,354	28,175	29,020	29,890	30,787	31,711

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

Model Year 0	Model Year 1	Model Year 2	Model Year 3	Model Year 4	Model Year 5	Model Year 6
2020	2021	2022	2023	2024	2025	2026
2021	2022	2023	2024	2025	2026	2027
Actual	Budget	Model	Model	Model	Model	Model
88,913	91,136	93,870	96,686	99,587	102,574	105,652
2,704	2,772	2,855	2,941	3,029	3,120	3,214
223,595	229,086	235,959	243,037	250,328	257,838	265,573

**Total Normal Operations**

2,285,650	2,319,611	2,451,121	2,568,754	2,677,643	2,758,655	2,863,678
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**Project Driven Expenses**

Renewal and Replacement & Deferred Mic  
 NPDES / Clean Water / Age Replacements  
 Capital Projects  
 Signature 2017

**Total Project Driven**

207,426	210,000	218,400	227,136	236,221	245,670	255,497
59,059	59,681	62,068	64,551	67,133	69,818	72,611
200,000	190,000	197,600	205,504	213,724	222,273	231,164
0	0	0	0	0	0	0
466,485	459,681	478,068	497,191	517,079	537,762	559,272

**Total Expenses Normal Operations  
 and Project Driven**

\$2,732,135	\$2,779,291	\$2,929,189	\$3,065,944	\$3,194,721	\$3,296,416	\$3,422,951
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**Excess Revenue**

7,156	(\$0)	(\$153,194)	(\$151,974)	(\$154,852)	(\$136,013)	(\$127,191)
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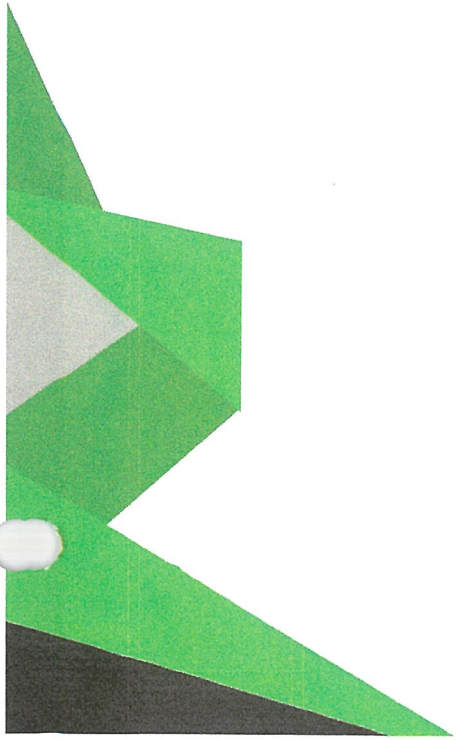
Signature TP Projects  
 Revenue Allocated All Sources (\$000)  
 Expenses Projected



**Total Revenue - All Sources**

\$2,739,291	\$2,779,291	\$2,775,995	\$2,913,970	\$3,039,869	\$3,160,404	\$3,295,760
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**Preliminary Budget  
FY 2022-23  
April, 2022**



**TAMPA PALMS CDD**  
**PROPOSED BUDGET SUMMARY REPORT - FY 2022-23**

	FY2021-22	FY 2021-22	FY2022-23	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2021-22 Budget	VS 2021-22
<b>REVENUE- ALL SOURCES</b>					
Assessments Non-Advalorem	2,737,595	2,737,595	2,874,474	136,879	5%
Early Payment Discount	-109,504	-109,504	-114,979	(5,475)	5%
Interest Income	20,000	14,000	0	(20,000)	-100%
Excess Fees	15,000	15,000	15,000	-	0%
Misc. Rev	1,200	3,000	1,500	300	25%
Carry Forward (Signature Funds & Other) <sup>1</sup>	<u>115,000</u>	<u>87,395</u>	<u>144,584</u>	<u>29,584</u>	26%
<b>Total Revenue</b>	<b>\$2,779,291</b>	<b>\$2,747,486</b>	<b>\$2,920,579</b>	<b>141,288</b>	<b>5%</b>
<b>EXPENDITURES</b>					
<b>Administrative Expenditures</b>					
S/T Personnel Services	21,516	19,851	23,448	-	0%
S/T Professional Services	143,838	141,785	146,416	2,578	2%
S/T Administrative Services	15,700	15,200	16,171	471	3%
<b>Total Administrative</b>	<b>181,054</b>	<b>167,985</b>	<b>186,035</b>	<b>3,049</b>	<b>2%</b>
<b>Field/ Operations Services</b>					
S/T Field Management Svcs	360,514	358,555	368,558	8,044	2.2%
S/T General Overhead	227,875	257,853	269,966	42,091	18%
S/T Landscape Maintenance	1,171,111	1,158,679	1,248,225	77,114	7%
S/T Landscape New & Enhanced	149,970	127,000	133,409	-16,561	-11%
S/T Facility Maintenance	<u>229,086</u>	<u>225,414</u>	<u>235,959</u>	<u>6,873</u>	3%
<b>Total Field Operations/Services</b>	<b>2,138,556</b>	<b>2,127,501</b>	<b>2,256,117</b>	<b>117,561</b>	<b>5%</b>
<b>Total Normal Operations</b>	<b>2,319,610</b>	<b>2,295,486</b>	<b>2,442,152</b>	<b>120,610</b>	<b>5%</b>
<b>Project Driven Expenses</b>					
Signature TP 2017	0	0	0	-	0%
Renewal and Replacement & Deferred Mtc	210,000	209,000	218,400	8,400	4%
Capital Projects	190,000	188,000	197,600	7,600	4%
NPDES/Clean Water	<u>59,681</u>	<u>55,000</u>	<u>62,427</u>	<u>2,746</u>	5%
<b>Total Project Driven Expenses</b>	<b>459,681</b>	<b>452,000</b>	<b>478,427</b>	<b>\$18,746</b>	<b>4%</b>
<b>Total Normal Operations and Project Driven Expenses</b>	<b>\$2,779,291</b>	<b>\$2,747,486</b>	<b>\$2,920,579</b>	<b>\$141,288</b>	<b>5%</b>
<b>Excess Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>		

<sup>1</sup> Fund previously allocated for Signature & other restoral and brought into the budget as required.

**TAMPA PALMS CDD**  
**PROPOSED BUDGET FY 2022-2023**

	FY 2021-22	FY 2021-22	FY2022-23	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2021-22	VS 2021-22
<b>REVENUE- ALL SOURCES</b>					
Assessments Non-Advalorem	2,737,595	2,737,595	2,874,474	136,879	5%
Early Payment Discount	-109,504	-109,504	-114,979	(5,475)	5%
<b>Net Assessment</b>	<b>2,628,091</b>	<b>2,628,091</b>	<b>2,759,495</b>	<b>131,404</b>	<b>5%</b>
Interest Income	20,000	14,000	0	(20,000)	-100%
Excess Fees	15,000	15,000	15,000	-	0%
Misc. Rev	1,200	3,000	1,500	300	25%
Carry Forward	115,000	87,395	144,584	29,584	26%
<b>Total Revenue</b>	<b>\$2,779,291</b>	<b>\$2,747,486</b>	<b>\$2,920,579</b>	<b>\$141,288</b>	<b>5%</b>
<b>EXPENDITURES</b>					
<b>Administrative Expenditures</b>					
Personnel Services					
Board of Supervisors	11,000	11,000	11,000	-	0%
<i>S/T Personnel Services</i>	<b>11,000</b>	<b>11,000</b>	<b>11,000</b>	<b>-</b>	<b>0%</b>
Administrative Services					
Directors and Officers Insurance	3,700	3,200	3,811	111	3%
Miscellaneous Administrative Services	12,000	12,000	12,360	360	3%
<i>S/T Administrative Services</i>	<b>15,700</b>	<b>15,200</b>	<b>16,171</b>	<b>471</b>	<b>3%</b>
Payroll Fees (Personnel & Admin)					
FICA	5,368	4,402	5,824	456	9%
FUTA/SUTA + Payroll Fees	5,148	4,449	6,624	1,476	29%
<i>S/T Payroll Fees</i>	<b>10,516</b>	<b>8,851</b>	<b>12,448</b>	<b>1,932</b>	<b>18%</b>
Professional Services					
Annual Audit	6,983	6,983	6,600	(383)	-5%
Attorneys Fees	3,000	3,000	3,000	-	0%
Management Fees	69,053	67,000	70,098	1,045	2%
Tax Collector	54,752	54,752	56,668	1,916	4%
Assessment Roll	10,050	10,050	10,050	-	0%
<i>S/T Professional Services</i>	<b>143,838</b>	<b>141,785</b>	<b>146,416</b>	<b>2,578</b>	<b>0.00</b>
<b>Total Administrative</b>	<b>181,054</b>	<b>167,985</b>	<b>186,035</b>	<b>3,049</b>	<b>2%</b>
<b>Field/ Operations Services</b>					
Field Management Services					
District Operating Staff	179,839	180,000	182,395	2,556	1%
Park Attendants	76,875	75,000	79,873	2,998	4%
Park Patrols (Security Co)	83,000	82,755	85,490	2,490	3%
Field Management Contingency	20,800	20,800	20,800	-	0%
<i>S/T Field Management Svcs</i>	<b>360,514</b>	<b>358,555</b>	<b>368,558</b>	<b>8,044</b>	<b>2%</b>



**TAMPA PALMS CDD**  
**PROPOSED BUDGET FY 2022-2023**

	FY 2021-22 Adopted	FY 2021-22 Outlook	FY2022-23 Proposed	\$ INCR (DCR) VS 2021-22	% INCR (DCR) VS 2021-22
<b>General Overhead</b>					
Insurance	13,342	15,577	16,500	3,158	24%
Information Systems (Tel and Security)	25,335	24,500	26,095	760	3%
Water	28,000	41,000	44,000	16,000	57%
Refuse Removal	19,000	18,735	20,330	1,330	7%
Electricity	125,000	142,000	147,000	22,000	18%
Stormwater Fee	4,198	3,041	3,041	(1,157)	-28%
Misc. Field Services	13,000	13,000	13,000	-	0%
<i>S/T General Overhead</i>	<b>227,875</b>	<b>257,853</b>	<b>269,966</b>	<b>42,091</b>	<b>18%</b>
<b>Landscape Maintenance Standard</b>					
Base Grounds Maintenance	800,779	800,779	870,000	69,221	9%
Mulch & Annuals	235,000	225,000	234,000	(1,000)	0%
Handyman	20,000	19,000	26,000	6,000	30%
Landscape and Pond Maintenance	<b>1,055,779</b>	<b>1,044,779</b>	<b>1,130,000</b>	<b>74,221</b>	<b>7%</b>
Landscape Monitoring Fee	18,900	18,900	18,900	-	0%
Landscape and Replacement	96,432	95,000	99,325	2,893	3%
<i>S/T Landscape Maintenance</i>	<b>1,171,111</b>	<b>1,158,679</b>	<b>1,248,225</b>	<b>77,114</b>	<b>7%</b>
<b>Landscape Maintenance New &amp; Enhanced</b>					
Property Mowing	93,000	75,000	79,000	(14,000)	-15%
County Pond	9,000	6,000	5,000	(4,000)	-44%
NPDES Pond Program	47,970	46,000	49,409	1,439	3%
<i>S/T Landscape New &amp; Enhanced</i>	<b>149,970</b>	<b>127,000</b>	<b>133,409</b>	<b>(16,561)</b>	<b>-11%</b>
<b>Facility Maintenance</b>					
Irrigation System	107,824	107,824	111,059	3,235	3%
Fountain	27,354	26,000	28,175	821	3%
Facility Maintenance	91,136	89,000	93,870	2,734	3%
Janitorial/Park Supplies	2,772	2,590	2,855	83	3%
<i>S/T Facility Maintenance</i>	<b>229,086</b>	<b>225,414</b>	<b>235,959</b>	<b>6,873</b>	<b>3%</b>
<b>Total Field Operations/Services</b>	<b>2,138,556</b>	<b>2,127,501</b>	<b>2,256,117</b>	<b>\$117,561</b>	<b>5%</b>
<b>Total Normal Operations</b>	<b>2,319,610</b>	<b>2,295,486</b>	<b>2,442,152</b>	<b>120,610</b>	<b>5%</b>
<b>Project Driven Expenses</b>					
Signature TP 2017 *	0	0	0	-	*
Renewal and Replacement & Deferred Mtc	210,000	209,000	218,400	8,400	4%
Capital Projects	190,000	188,000	197,600	7,600	4%
NPDES/Clean Water	59,681	55,000	62,427	2,746	5%
<b>Total Project Driven Expenses</b>	<b>459,681</b>	<b>452,000</b>	<b>478,427</b>	<b>18,746</b>	<b>4%</b>
<b>Total Normal Operations and Project Driven Expenses</b>	<b>\$2,779,291</b>	<b>\$2,747,486</b>	<b>\$2,920,579</b>	<b>\$141,288</b>	<b>5%</b>
<b>Excess Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>		

<sup>1</sup> Fund previously allocated for BB Downs restoral and brought into the budget as required.

**TAMPA PALMS CDD**  
**PROPOSED BUDGET SUMMARY REPORT - FY 2022-23**

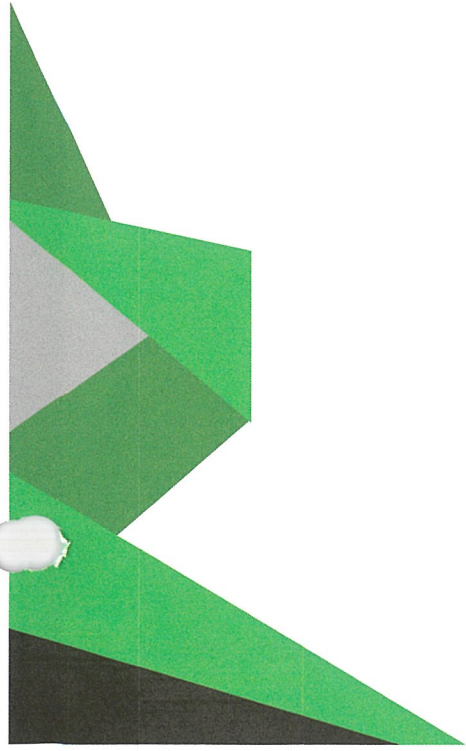
	FY2021-22	FY 2021-22	FY2022-23	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2021-22 Budget	VS 2021-22
<b>REVENUE- ALL SOURCES</b>					
Assessments Non-Advalorem	2,737,595	2,737,595	2,874,474	136,879	5%
Early Payment Discount	-109,504	-109,504	-114,979	(5,475)	5%
Interest Income	20,000	14,000	0	(20,000)	-100%
Excess Fees	15,000	15,000	15,000	-	0%
Misc. Rev	1,200	3,000	1,500	300	25%
Carry Forward (Signature Funds & Other) <sup>1</sup>	<u>115,000</u>	<u>87,395</u>	<u>144,584</u>	<u>29,584</u>	26%
<b>Total Revenue</b>	<b>\$2,779,291</b>	<b>\$2,747,486</b>	<b>\$2,920,579</b>	<b>141,288</b>	<b>5%</b>
<b>EXPENDITURES</b>					
<b>Administrative Expenditures</b>					
S/T Personnel Services	21,516	19,851	23,448	-	0%
S/T Professional Services	143,838	141,785	146,416	2,578	2%
S/T Administrative Services	15,700	15,200	16,171	471	3%
<b>Total Administrative</b>	<b>181,054</b>	<b>167,985</b>	<b>186,035</b>	<b>3,049</b>	<b>2%</b>
<b>Field/ Operations Services</b>					
S/T Field Management Svcs	360,514	358,555	368,558	8,044	2.2%
S/T General Overhead	227,875	257,853	269,966	42,091	18%
S/T Landscape Maintenance	1,171,111	1,158,679	1,248,225	77,114	7%
S/T Landscape New & Enhanced	149,970	127,000	133,409	-16,561	-11%
S/T Facility Maintenance	<u>229,086</u>	<u>225,414</u>	<u>235,959</u>	<u>6,873</u>	3%
<b>Total Field Operations/Services</b>	<b>2,138,556</b>	<b>2,127,501</b>	<b>2,256,117</b>	<b>117,561</b>	<b>5%</b>
<b>Total Normal Operations</b>	<b>2,319,610</b>	<b>2,295,486</b>	<b>2,442,152</b>	<b>120,610</b>	<b>5%</b>
<b>Project Driven Expenses</b>					
Signature TP 2017	0	0	0	-	0%
Renewal and Replacement & Deferred Mtc	210,000	209,000	218,400	8,400	4%
Capital Projects	190,000	188,000	197,600	7,600	4%
NPDES/Clean Water	<u>59,681</u>	<u>55,000</u>	<u>62,427</u>	<u>2,746</u>	5%
<b>Total Project Driven Expenses</b>	<b>459,681</b>	<b>452,000</b>	<b>478,427</b>	<b>\$18,746</b>	<b>4%</b>
<b>Total Normal Operations and Project Driven Expenses</b>	<b>\$2,779,291</b>	<b>\$2,747,486</b>	<b>\$2,920,579</b>	<b>\$141,288</b>	<b>5%</b>
<b>Excess Revenue</b>	<b>0</b>	<b>0</b>	<b>0</b>		

<sup>1</sup> Fund previously allocated for Signature & other restoral and brought into the budget as required.

**TAMPA PALMS CDD**  
**PROPOSED BUDGET FY 2022-2023**

	FY 2021-22	FY 2021-22	FY2022-23	\$ INCR (DCR)	% INCR (DCR)
	Adopted	Outlook	Proposed	VS 2021-22	VS 2021-22
<b>REVENUE- ALL SOURCES</b>					
Assessments Non-Advalorem	2,737,595	2,737,595	2,874,474	136,879	5%
Early Payment Discount	-109,504	-109,504	-114,979	(5,475)	5%
<b>Net Assessment</b>	<b>2,628,091</b>	<b>2,628,091</b>	<b>2,759,495</b>	<b>131,404</b>	<b>5%</b>
Interest Income	20,000	14,000	0	(20,000)	-100%
Excess Fees	15,000	15,000	15,000	-	0%
Misc. Rev	1,200	3,000	1,500	300	25%
Carry Forward	115,000	87,395	144,584	29,584	26%
<b>Total Revenue</b>	<b>\$2,779,291</b>	<b>\$2,747,486</b>	<b>\$2,920,579</b>	<b>\$141,288</b>	<b>5%</b>
<b>EXPENDITURES</b>					
<b>Administrative Expenditures</b>					
Personnel Services					
Board of Supervisors	11,000	11,000	11,000	-	0%
<i>S/T Personnel Services</i>	<b>11,000</b>	<b>11,000</b>	<b>11,000</b>	<b>-</b>	<b>0%</b>
Administrative Services					
Directors and Officers Insurance	3,700	3,200	3,811	111	3%
Miscellaneous Administrative Services	12,000	12,000	12,360	360	3%
<i>S/T Administrative Services</i>	<b>15,700</b>	<b>15,200</b>	<b>16,171</b>	<b>471</b>	<b>3%</b>
Payroll Fees (Personnel & Admin)					
FICA	5,368	4,402	5,824	456	9%
FUTA/SUTA + Payroll Fees	5,148	4,449	6,624	1,476	29%
<i>S/T Payroll Fees</i>	<b>10,516</b>	<b>8,851</b>	<b>12,448</b>	<b>1,932</b>	<b>18%</b>
Professional Services					
Annual Audit	6,983	6,983	6,600	(383)	-5%
Attorneys Fees	3,000	3,000	3,000	-	0%
Management Fees	69,053	67,000	70,098	1,045	2%
Tax Collector	54,752	54,752	56,668	1,916	4%
Assessment Roll	10,050	10,050	10,050	-	0%
<i>S/T Professional Services</i>	<b>143,838</b>	<b>141,785</b>	<b>146,416</b>	<b>2,578</b>	<b>0.00</b>
<b>Total Administrative</b>	<b>181,054</b>	<b>167,985</b>	<b>186,035</b>	<b>3,049</b>	<b>2%</b>
<b>Field/ Operations Services</b>					
Field Management Services					
District Operating Staff	179,839	180,000	182,395	2,556	1%
Park Attendants	76,875	75,000	79,873	2,998	4%
Park Patrols (Security Co)	83,000	82,755	85,490	2,490	3%
Field Management Contingency	20,800	20,800	20,800	-	0%
<i>S/T Field Management Svcs</i>	<b>360,514</b>	<b>358,555</b>	<b>368,558</b>	<b>8,044</b>	<b>2%</b>

**Preliminary Assessments  
FY 2022-23  
April, 2022**



**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT CDD  
PROPOSED FY 2022-23 RESIDENTIAL ASSESSMENTS**

Total Revenue Assessed		FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	Increase \$	% Incr	
		\$2,737,595	\$2,737,595	\$2,737,595	\$2,874,474	\$136,879	5.0%	
	Avg Lot Size	Acreage	Units	Per Unit FY 2021-22	Assessment FY 2022-23	Per Unit 2022-23	\$ Incr Vs 2021-22	% Incr FY 2021-22
<b>Single Family Villages</b>								
Asbury	0.4234	47.42	112	1,153.32	135,845	\$1,213	\$60	5%
Ashmont	0.3485	9.06	26	985.25	26,930	\$1,036	\$51	5%
Cambridge 1	0.4028	14.50	36	1,107.08	41,910	\$1,164	\$57	5%
Cambridge 2	0.3723	29.78	80	1,038.61	87,361	\$1,092	\$53	5%
Cambridge 3	0.3639	11.28	31	1,019.81	33,238	\$1,072	\$52	5%
Canturbury	0.5185	14.00	27	1,366.70	38,820	\$1,438	\$71	5%
Coventry	0.4137	19.03	46	1,131.57	54,739	\$1,190	\$58	5%
Enclave	0.2611	43.34	166	789.26	137,653	\$829	\$40	5%
Estates at River Park	0.7700	8.47	11	1,930.78	22,354	\$2,032	\$101	5%
Huntington	0.4693	19.71	42	1,256.26	55,498	\$1,321	\$65	5%
Kensington	0.4681	22.00	47	1,253.57	61,972	\$1,319	\$65	5%
Manchester	0.2641	33.80	128	795.94	107,043	\$836	\$40	5%
Nottingham	0.2000	11.40	57	652.24	39,036	\$685	\$33	5%
Palma Vista II	0.0637	5.10	80	346.63	29,022	\$363	\$16	5%
Reserve	0.7651	87.22	114	1,919.76	230,349	\$2,021	\$101	5%
Sanctuary	0.1453	11.48	79	529.59	43,891	\$556	\$26	5%
Sterling Manor	0.1350	13.90	103	506.34	54,702	\$531	\$25	5%
Stonington	0.4615	27.23	59	1,238.86	76,879	\$1,303	\$64	5%
Tremont	0.3691	44.29	120	1,031.51	130,143	\$1,085	\$53	5%
Turnbury Wood	0.7700	3.08	4	1,930.78	8,129	\$2,032	\$101	5%
Wellington	0.2788	20.91	75	829.00	65,334	\$871	\$42	5%
Westover	0.5446	33.22	61	1,425.18	91,463	\$1,499	\$74	5%
Wyndham	0.2807	49.97	178	833.33	155,870	\$876	\$42	5%
			<b>1682</b>					
<b>Apartments</b>								
5100 LIVE OAKS BLVD LLC	0.0600	46.20	770	338	272,512	\$354	\$16	5%
JWC TAMPA BP LLC	0.0597	20.30	340	338	120,094	\$353	\$15	5%
HENLEY	0.0729	23	315	367	121,103	\$384	\$17	5%
<b>Remote Site Apartments</b>								
EAGLES POINT VENTURES LLC	0.0617	11.84	192	204	40,720	\$212	\$8	4.0%
LANDMARK AT GRAYSON PARK	0.1696	69.21	408	204	86,530	\$212	\$8	4.0%
<b>Condo's</b>								
Faircrest	0.0725	19.13	264	366	101,210	\$383	\$17	5%
Palma Vista I	0.0725	2.90	40	366	15,338	\$383	\$17	5%
			304					
<i>Subtotal Single Family</i>					\$1,728,183			
<i>Subtotal Apartments</i>					\$513,709			
<i>Subtotal Condo's</i>					\$116,548			
<i>Subtotal Remote Site</i>					\$127,250			
<i>Subtotal Commercial</i>					\$388,329			
<b>Total Assessed</b>					\$2,874,019			
<b>Total Budget</b>					\$2,874,474			
<b>Rounding Error</b>					-\$456			

PROPOSED FY 2022-23 COMMERCIAL ASSESSMENTS BY ENTITY

Name	Folio	TSF (000) *	ITE Code**	ITE Factor	Trips	% Trips	Blvds	Parks	Admin Asmt	FY 2021- 22 Total	FY 2022- 23 Total	\$ Incr Vs 2021-22	% Incr Vs 2021-22
Shoppes of Amberly 1 LLC	347560960	90.86	820	42.94	3901	18.82%	71,636	\$0.0	\$277	\$68,254	\$71,913	\$3,659	5%
2 REAL SUB LLC	339790402	176.16	820	42.94	7564	36.50%	138,893	\$0.0	\$277	\$132,075	\$139,170	\$7,095	5%
3 REAL SUB LLC	339790403	7.53	912	156.48	1179	5.69%	21,647	\$0.0	\$277	\$20,818	\$21,924	\$1,105	5%
NCNB NATIONAL 4 PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	15,225	\$0.0	\$277	\$14,725	\$15,502	\$777	5%
PLTP INVESTORS 5 LLC	347555070	97.58	710	11.01	1074	5.18%	19,726	\$0.0	\$277	\$18,996	\$20,003	\$1,007	5%
6 CAMBRIDGE LLC	347555090	16.01	720	36.13	578	2.79%	10,622	\$0.0	\$277	\$10,357	\$10,899	\$542	5%
JEFFERSON BANK 7 OF FLORIDA	347555080	5.39	912	156.48	843	4.07%	15,481	\$0.0	\$277	\$14,968	\$15,758	\$790	5%
15802 AMBERLY 8 LLC	347566444	3.61	710	11.01	40	0.19%	731	\$0.0	\$277	\$971	\$1,008	\$37	4%
TAMPA PALMS 9 OFFICE LLC	347566442	14.40	565	79.26	1141	5.51%	20,957	\$0.0	\$277	\$20,164	\$21,234	\$1,070	5%
ENHANCEMENT 10 HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,704	\$0.0	\$277	\$1,895	\$1,981	\$86	5%
LORDVEN 11 PROPERTIES LLC	347555506	2.04	710	11.01	22	0.11%	413	\$0.0	\$277	\$669	\$690	\$20	3%
CARL D AND 12 MARTHA J YATES	347555508	3.99	710	11.01	44	0.21%	807	\$0.0	\$277	\$1,044	\$1,084	\$41	4%
LI MANAGEMENT 13 RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	532	\$0.0	\$277	\$782	\$809	\$26	3%
ARHC SSMTPFL01 14 LLC	347555515	6.11	720	36.13	221	1.07%	4,053	\$0.0	\$277	\$4,124	\$4,330	\$206	5%

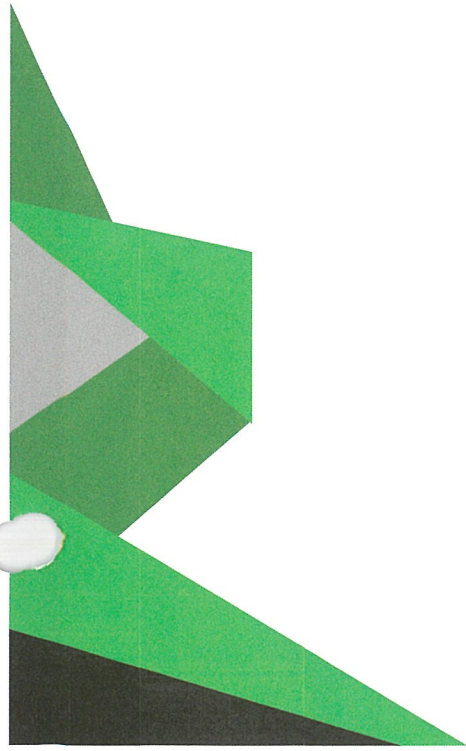
**PROPOSED FY 2022-23 COMMERCIAL ASSESSMENTS BY ENTITY**

15	ST GEORGE SERVICES LLC	347555517	2.56	710	11.01	28	0.14%	518	\$0.0	\$277	\$770	\$795	\$26	3%
16	RAYMOND W MATHEWS SR	347555518	2.04	710	11.01	22	0.11%	413	\$0.0	\$277	\$669	\$690	\$20	3%
17	CERILLO FAMILY LLC	347555521	2.57	720	36.13	93	0.45%	1,707	\$0.0	\$277	\$1,897	\$1,984	\$87	5%
18	SOMMERSET PARK PAUL H AND SUSAN M L DUGA CO-TRUSTEES	347555523	2.57	720	36.13	93	0.45%	1,706	\$0.0	\$277	\$1,897	\$1,983	\$86	5%
19	BEACHDALE PROPERTIES L C	347555529	4.18	720	36.13	151	0.73%	2,770	\$0.0	\$277	\$2,906	\$3,047	\$141	5%
20	RODENT REALTY INC	347555527	4.12	720	36.13	149	0.72%	2,734	\$0.0	\$277	\$2,872	\$3,011	\$139	5%
21		347555525	2.54	720	36.13	92	0.44%	1,686	\$0.0	\$277	\$1,878	\$1,963	\$85	5%
22	LEADERESS LLC TAMPA PALMS ANIMAL HOSPITAL	347555452	2.69	720	36.13	97	0.47%	1,785	\$0.0	\$277	\$1,972	\$2,062	\$91	5%
23		347555454	2.60	710	11.01	29	0.14%	525	\$0.0	\$277	\$776	\$802	\$26	3%
24	ALLMAY INC	347555456	2.60	710	11.01	29	0.14%	525	\$0.0	\$277	\$776	\$802	\$26	3%
25	SYLVAN ROAD LLC	347555458	2.64	720	36.13	95	0.46%	1,751	\$0.0	\$277	\$1,940	\$2,028	\$89	5%
26	L C GIGINO TAMPA PALMS CLUB INC	347555460	2.64	720	36.13	95	0.46%	1,751	\$0.0	\$277	\$1,940	\$2,028	\$89	5%
27	AMBERLY DR PARTNERS LLC	347560154	92.64	495	22.88	2120	10.2%	38,921	\$0.0	\$277	\$37,210	\$39,198	\$1,988	5%
28	Totals	347555502	2.04	720	36.13	74	0.36%	1,355	\$0.0	\$277	\$1,563	\$1,632	\$69	4%
						20727		\$380,573	\$0.0	\$7,756	\$368,906	\$388,329	\$19,423	5%

\* Total Square Feet: Source: Hillsborough County Property Appraiser

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

**Assessment Methodology  
FY 2022-23  
April, 2022**





## Special Assessment Methodology – Overview

### Summary

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

This action was taken to more fairly allocate CDD assessments to the benefitted properties.

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

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

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

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

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

### Annual Assessments

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

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

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

Function	Single Family 1682 Units	Apartment 1425 Units	Remote Apartments 600 Units	Condo 204 Units	Commercial 28 Units
Administration	Yes	Yes	Yes	Yes	Yes
Common Area (ROW) and Stormwater Management	Yes	Yes	No	Yes	Yes
Parks	Yes	Yes	Yes	Yes	No

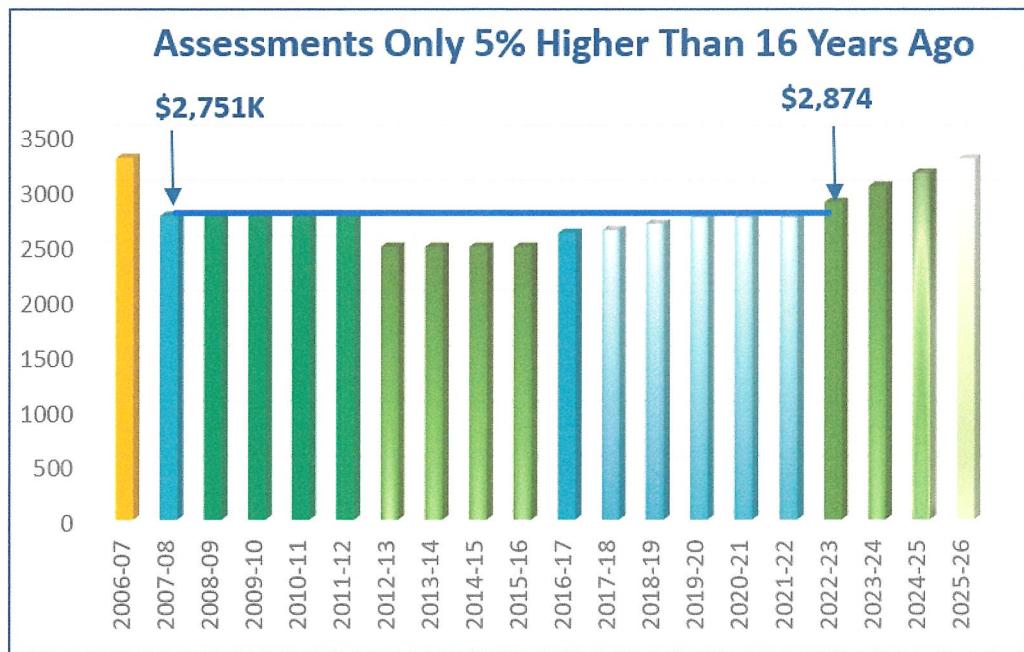
It is readily apparent that due to the fact that some categories of expenses (right of way and stormwater for the remote apartments or parks for commercial units) do not benefit all of properties and are not assessed to the non-benefitted, the assessment increase per property varies from that of the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

The proposed budget for FY 2022-23 will be presented next month (May) to the Board for preliminary approval and for approval of the date of the Budget Hearing.

The plan directionally includes a manageable 5% per year total assessment increase over each of the next two years, commencing in FY 2019-20. This approach will provide necessary revenue to operate the District, while conserving sufficient funds to react to the unplanned challenges from outside.

- Owners will experience only modest increases
- Total assessments in FY 2022-23 are proposed to be only slightly more (5%) than sixteen years ago FY 2007-08.

The chart below depicts the directional model.



## Updating District Officers

At the March 9, 2022 CDD Board of Directors meeting, the Board appointed Richard Diaz who officially joins the CDD Board as a supervisor after taking the Oath of Office this month which will be administered by Raymond Lotito of DDPG.

The next step is for the Board to approve a resolution defining the officers of the CDD:

- Adding the new supervisor, Richard Diaz
- Recapping the exiting officers

The specific reference in the Statutes that allows /requires the appointment of officers is as follows:  
190.006 (6) As soon as practicable after each election or appointment, the board shall organize by electing one of its members as chair and by electing a secretary, who need not be a member of the board, **and such other officers as the board may deem necessary.**

Note with the exception of Board Members, CDD “officers”, are not elected and they have no voting powers: they are individuals who serve for the Board and at the pleasure of the Board.

The Board previously elected Gene Field as Chairman. The Vice Chair position is held by Mike Gibson. Unless there is a desire to make a change, those positions can remain as they are.

Staff has created Resolution 2022-3 designating the officers of the District, adding Richard Diaz as a Board member, reiterating Gene Field as Chairman, and Mike Gibson as Vice Chair and recapping the other existing officers

A copy of Resolution 2022-3 for Board approval follows.

RESOLUTION 2022-03

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

WHEREAS, the Board of Supervisors of the Tampa Palms Community Development District at the business meeting held on April 13, 2022 desires to appoint the below recited persons to the offices specified.

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

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

<u>Gene Field (Board Member)</u>	Chairman
<u>A. Michael Gibson (Board Member)</u>	Vice Chairman
<u>Tracy Falkowitz (Board Member)</u>	Assistant Secretary
<u>Donald Oneal (Board Member)</u>	Assistant Secretary
<u>Richard Diaz (Board Member)</u>	Assistant Secretary
<u>Raymond Lotito</u>	Secretary
<u>Gene Field &amp; Howard MacGaffney</u>	Treasurer(s)
<u>Mary-Margaret Wilson</u>	Assistant Secretary

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

Adopted this 13th day of April, 2022

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

## Tampa Palms Blvd Update

The City of Tampa's project to restore Tampa Palms Blvd (Tampa Palms Area 1 & TPOST 3) is moving along as promised by the City.

- At this time the design component of the resurfacing projects is progressing on schedule
- There will most likely a community meeting scheduled in the next two to three months to review the progress and the plans with the public.
- Actual construction should commence in the late Fall/ early Winter of FY 2022-23.

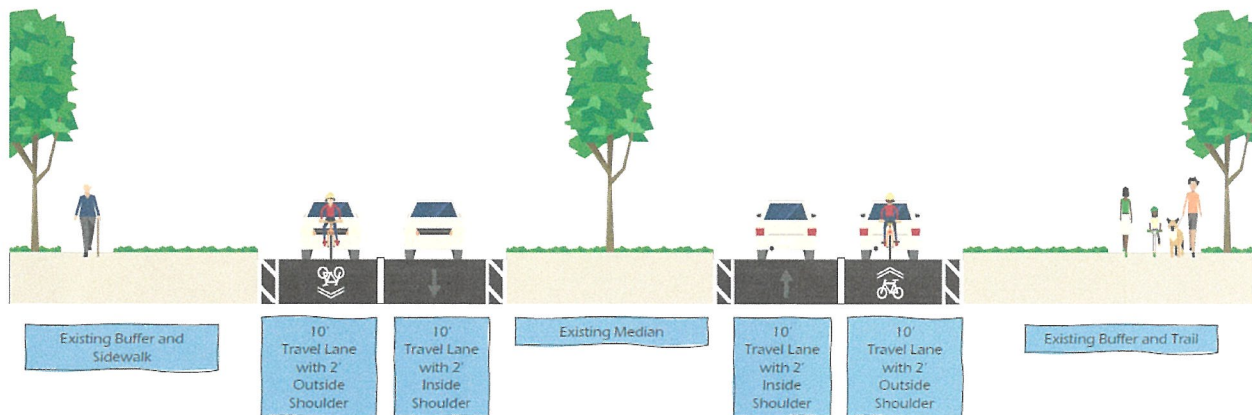


The City has incorporated design features that will enhance safety of the boulevard, while improving the driving experience and preserving the ambiance of the community.

- There will be four travel lanes with additional appropriate turn lanes.
- To address issues of speed and improve community safety, the travel lanes will be reduced to 10 feet each in width
- A two-foot striped buffer will be added on the outside of each lane (curb side and median side)
- Shared lane markings will be added to the outside lane reminding drivers that bicycles also use these lanes. If approved by the City, Tampa Palms may added bicycle use reminder signs at strategic locations.
- Special emphasis crosswalks will be added, again improving pedestrian safety.

The paving project itself is designed to not just to improve the deteriorating surface but to create a roadway with base that has substantial to resistance to moisture intrusion, a critical factor in a place like Tampa Palms with a very high water table. The existing pavement and base will be ground together with injections of a solidifying product (usually cement) to form a stabilized base with a high level of strength and long lasting. The new surface will be added to that more resilient base.

Tampa Palms Blvd. Complete Streets



## State Requirement: Twenty Year Stormwater Needs Assessment Plan & Funding

As previously reported, in 2021 the State of Florida passed legislation (Sections 403.9301 and 403.9302) requiring that municipalities, counties, and independent special districts that provide any stormwater management system or program, or wastewater management services, to develop a 20-year needs analysis and revisit that analysis every five years.

For the first cycle of reports, local governments (including CDDs) must submit their reports to their respective counties by June 30, 2022.

- The counties compile local reports (Tampa, Plant City, Temple Terrace and CDDs) and add their own report
- The county-level information must be submitted to Department of Environmental Protection (EDR) by July 31, 2022.
- EDR will publish an analysis of the stormwater and wastewater submissions in the 2023 edition of the *Annual Assessments of Florida's Water Resources and Conservation Lands*
- The next required submission is in 2027



The needs analysis requires information in four major areas:

1. Current systems (what, where, how many)
2. Maintenance and operations activities
3. Projects (new construction, replacements, resiliency etc)
4. Funding sources and amounts (going back 5 years and projecting forward 20 years)

The Tampa Palms 20-Year needs analysis was submitted to Hillsborough County on March 23<sup>rd</sup>. A copy follows.

Tampa Palms can thank our FDEP MS4 auditor for suggesting several years ago that Tampa Palms develop and publish a stormwater master plan. Staff did so and that plan is online as a link on the Ecco-Friendly portion of the Tampa Palms web site. <http://tpoa.net/StormwaterPlan.pdf>.

Incorporated into that plan is the Tampa Palms rolling five-year financial plan that can be extrapolated to look ahead 16 years (one wonders how useful that will be).

Both of these documents were used to create the requisite needs analysis.

The basic Tampa Palms Stormwater Plan follows, minus the appendixes, which detail the legal authorities, NPDES MS4 permit, audit, and inventory.... all of which are online

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS  
ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - Private entities or citizens
  - Federal government
  - State government, including the Florida Department of Transportation (FDOT)
  - Water Management Districts
  - School districts
  - State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

## GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

### Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)



**Background Information**

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Tampa Palms Community Development District
N/A

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Mary Margaret Wilson
Assistant Secretary
CDD.Tampa@verizon.net
813 977-3933

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWWMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Tampa Palms CDD (CDD) owns no ROW, no conveyances and no inlets: these are operated by the City of Tampa, the local government of competent jurisdiction. The CDD operates under a Stormwater Management Plan that includes voluntary management of City-owned ROW's along the boulevards.  
 The Tampa Palms CDD owns and maintains 70 stormwater retention ponds and is an FDEP MS4 permittee operating with BMP's for

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

	0	1	2	3	4	5
<input type="checkbox"/> Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Water quality improvement (TMDL Process/BMAPs/other)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
- If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
- If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

The Tampa Palms CDD funds maintenance of its sole stormwater asset (ponds) by means of a non-ad valorem fee assessed to the benefitted owners within the district.

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

The Tampa Palms CDD owns no ROWs, no stormwater conveyances, owns no swale bottom inlets or side of road catch basins. The plans covers the operation and maintenance of the CDD-owned assets, citizen

Please provide a link to the most recently adopted version of the document (if it is published online):

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
- If Yes, does it include 100% of your facilities?
- If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No*
An illicit discharge inspection and elimination program?	Yes*
A public education program?	Yes
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	Yes
A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)?	No*
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	Yes**
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

\*CDDs lack rule or ordinance making and enforcement authority and depends on the local governments of competent jurisdiction (City of Tampa a Phase I MS4 Permittee). \*\* The Tampa Palms CDD maintains a complete pond inventory including GPS locating information. All other components are mapped in the City

### Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

There has been no new development in 26 years and with the exception of wet detention ponds, there has never been any stormwater systems dedicated to the Tampa Palms CDD. This Tampa Palms CDD has no space for new developments within its bounds and metes.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	Yes
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	Yes
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

Number	Unit of Measurement
0.00	feet
32,000.00	feet
70	
74	
0	
0	
0	
0	

- Estimated feet or miles of buried culvert:
- Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:
- Estimated number of storage or treatment basins (i.e., wet or dry ponds):
- Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, etc. :
- Number of chemical treatment systems (e.g., alum or polymer injection):
- Number of stormwater pump stations:
- Number of dynamic water level control structures (e.g., operable gates and weirs that control canal water levels):
- Number of stormwater treatment wetland systems:
- Other:


Notes or Comments on any of the above:

--

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	Yes	No
Littoral zone plantings	Yes	No
Living shorelines	No	Yes
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Countries and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

**Independent Special Districts:**

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

City of Tampa

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc. ).

N/A

**[Proceed to Part 5](#)**



**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
  2. Expansion (that is, improvement) of a stormwater management system.
- Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.
1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
  2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
  3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
  4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	36	203	209	267	
Brief description of growth greater than 15% over any 5-year period:					

**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.2.2 Water Quality**

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.3.2 Water Quality**

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan

Specify:


**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1), if your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Project Name	Resiliency Projects with a Committed Funding Source			Expenditures (in \$thousands)		
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	
NPDES Pond & Swale Improvements (Multi)	47	262	290	370		

Project Name	Resiliency Projects with No Identified Funding Source			Expenditures (in \$thousands)		
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42	

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?  
if no, how many facilities have been assessed? Yes
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?  
if yes, please provide a link if available: Yes   
  
if no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
NPDES / Clean Water Pond Restorations	60	336	540	991	

**End of Useful Life Replacement Projects with No Identified Funding Source**

Project Name	LFY 2021-2022	Expenditures (in \$thousands)			
		2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Funding Sources for Actual Expenditures						Contributions to Reserve Account	Balance of Reserve Account
	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Amount Drawn from All-Purpose Rainy Day Fund	Amount Drawn from All-Purpose Rainy Day Fund		
<b>Total</b>								
Actual Expenditures								
2016-17	30,533	0	0	0	0	0	0	700,000
2017-18	32,832	0	0	0	0	0	0	700,000
2018-19	34,927	0	0	0	0	0	0	700,000
2019-20	35,280	0	0	0	0	0	0	700,000
2020-21	36,000	0	0	0	0	0	0	700,000

**Expansion**

	Funding Sources for Actual Expenditures						Contributions to Reserve Account	Balance of Reserve Account
	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Amount Drawn from All-Purpose Rainy Day Fund	Amount Drawn from All-Purpose Rainy Day Fund		
<b>Total</b>								
Actual Expenditures								
2016-17	0	0	0	0	0	0	0	700,000
2017-18	0	0	0	0	0	0	0	700,000
2018-19	0	0	0	0	0	0	0	700,000
2019-20	0	0	0	0	0	0	0	700,000
2020-21	0	0	0	0	0	0	0	700,000

**Resiliency**

	Funding Sources for Actual Expenditures						Contributions to Reserve Account	Balance of Reserve Account
	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Amount Drawn from All-Purpose Rainy Day Fund	Amount Drawn from All-Purpose Rainy Day Fund		
<b>Total</b>								
Actual Expenditures								
2016-17	19,182	0	0	0	0	0	0	700,000
2017-18	18,641	0	0	0	0	0	0	700,000
2018-19	37,091	0	0	0	0	0	0	700,000
2019-20	35,710	0	0	0	0	0	0	700,000
2020-21	44,720	0	0	0	0	0	0	700,000

**Replacement of Aging Infrastructure**

	Funding Sources for Actual Expenditures						Contributions to Reserve Account	Balance of Reserve Account
	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Amount Drawn from All-Purpose Rainy Day Fund	Amount Drawn from All-Purpose Rainy Day Fund		
<b>Total</b>								
Actual Expenditures								
2016-17	33,522	0	0	0	0	0	0	700,000
2017-18	38,407	0	0	0	0	0	0	700,000
2018-19	41,329	0	0	0	0	0	0	700,000
2019-20	50,284	0	0	0	0	0	0	700,000
2020-21	35,659	0	0	0	0	0	0	700,000

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, i.e., EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	203	209	267	0
Expansion	0	0	0	0
Resiliency	262	290	370	0
Replacement/Aging Infrastructure	336	540	991	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>801</b>	<b>1,039</b>	<b>1,628</b>	<b>0</b>

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None anticipated				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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