

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

*Agenda Package
Board of Supervisors Meeting*



*Wednesday, April 12 2023
6:00 P.M. Compton Park Recreation Building
16101 Compton Drive,
Tampa, Florida*

BREEZE MANAGEMENT



TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package April 12, 2023

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 - h. ... Around The Neighborhoods
 - i. Financial Conditions / Cash Management
 - j. Working Modeling For Tampa Palms 2023-24
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 - l. Update: Tampa Palms Blvd Project
 - m. Park Updates

Tampa Palms Community Development District

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

April 7, 2023

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 12, 2023 at **6:00 p.m.** at the Compton Park Recreation Building, 16101 Compton Drive, Tampa, Florida. The advanced copy of the agenda for this meeting is attached.

Enclosed for your review are the minutes of the March 8, 2023 CDD Board Meeting and the documents outlined in the table of contents.

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

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

Sincerely,

Maggie

Maggie Wilson
Tampa Palms

cc: Patricia Thibault
Breeze

**Tampa Palms CDD Meeting
Agenda**

**April 12, 2023, 6:00 p.m.
Compton Park Recreation Building
16101 Compton Drive, Tampa, FL 33647**

1. Welcome & Roll Call
2. Board Member Discussion Items
3. Public Comments
4. Approval of the March 8, 2023 Minutes
5. Approval of District Disbursements
6. Consultant Reports
 - ...Around the Neighborhoods
 - Modeling Tampa Palms Future
 - Update Tampa Palms Blvd
 - Park Updates
7. Other Matters
8. Public Comments
9. Supervisor comments
10. Adjourn

Financial Summary
Ending February 28, 2023

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 2022-23 with cash balance of \$ 4.9 million, net of current liabilities.

The District’s cash planning includes FY 2022-2023 budgeted expenses, FY 2022-23 forecast Q1 expenses, and other contingent liabilities that result in a current forecast of an unallocated fund balance of approximately \$1.4 M at the end of calendar year 2023. (Details disclosed below.)

While Normal Operations displays a slight positive variance of \$ 32K, this is primarily the result of timing, and billing delays. There are meaningful negative variances in several line items, some items of note include.

- Management fees <6 K> this is the result of engaging Breeze in advance of DPFPG departure
- Assessment roll <10K> this reflects the failure of DPFPG to invoice the 2021-22 roll until 2023 and will be sent back to 2022 by the auditors .
- Park patrols <10.5K> Reflective of the increasing cost of personnel, action has been initiated to moderate costs. See Park Updates, Section 6-M.

In general, for Project Driven line items there are no unanticipated project expenses and the positive variances displayed are primarily due to timing. Additional expenses associated with the boulevard restoration work are anticipated and may be funded through the Signature reserves, if required. See FAQ.

Forecast Budget Performance Calendar Year 2023

Sources of Funds (Shown as \$000)

Balance February 28, 2023	\$ 4,939
Collections Prior to December 2023 Receipts	120
Total Sources of Funds	\$ 5,059

Uses of Funds

Balance of FY 2022-23 expenses	(\$1,692)	
Weather Damage	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvements/Restoration	(700)	
1st Qtr FY 2023-24 Expenses Operations	(262)*	
Infrastructure Replacement Contingency	(135)	
TP Signature Projects (unspent)	(329)	
Total Uses of Funds		(\$ 3,618)

Projected District Unallocated Balance December 31, 2023 \$ 1,441

* \$468K of 1st Qtr. Funding Appears on Balance Sheet & Included In Cash Balance For 2/28/23

Outlook

The District outlook is consistent with the FY 2022-23 budget. There are no known significant budget variances that suggest performing otherwise.

FAQ It is obvious to even the casual observer that the pavement restoration of Tampa Palms Blvd has caused and is causing material damage along the right of way [ROW] adjacent to the roadway, the medians and even to CDD-owned properties next to the ROW.

In an economic environment where everything from the plants [turf mostly] to irrigation components to decorative signs to labor are extraordinarily costly, should these necessary expenses for restoration raise alarms or is the CDD funded to be able to handle these issues along what can only be described as Tampa Palms' signature elements?

Restoration of Tampa Palms' signature elements, which clearly the owners expect and demand, should not raise any alarms.

The CDD has been planning for and anticipating the roadwork on Tampa Palms Blvd, in particular the iconic Area 1 entry, for some time.

The CDD performed some pre-construction work to protect the Tampa Palms assets at the entry and especially along the boulevard; expenses such as the lifting of tree limbs along Tampa Palms medians, which can only be viewed as "cost avoidance". The \$9-10K total R&R outlay for all of the trees, is about 50% of the cost to replace only a single oak tree.



Further the CDD retained \$329K of "Signature" reserves to be used as required to maintain the upscale and Signature appearance of the community.

That said, staff is working with the contractors and City to engage their assistance with final restoration somewhat buffering the impact on the Tampa Palms budget.

For more information see "Update: Tampa Palms Blvd Project" Section 6 -L of this Board Book.

**Tampa Palms CDD
Balance Sheet
February 28, 2023**

GENERAL

ASSETS:

CASH - Operating Account	\$	93,828
PETTY CASH		500
Wealth Fund Account- South State Bank		4,693,662
ICS Sweep- South State Bank		646,057
ACCTS. RECEIVABLE		7,902
RECEIVABLE FROM TAMPA PALMS HOA		-
ASSESSMENTS RECEIVABLE		61,112
RECEIVABLE EXCESS FEES		-
PREPAID ITEMS		14,932

TOTAL ASSETS

\$ 5,517,993

LIABILITIES:

ACCOUNTS PAYABLE	\$	26,048
ACCRUED EXPENSES		9,328
DEFERRED REVENUE - ON ROLL ASSESSMENTS		61,112

FUND BALANCE:

NON-SPENDABLE	14,932
1/4 SUBSEQUENT YEAR EXPENDITURE	467,844
UNASSIGNED:	4,938,730

TOTAL LIABILITIES & FUND BALANCE

\$ 5,517,993

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2021 through February 28, 2023

	BUDGET	BUDGET YEAR-TO-DATE	ACTUAL YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) YTD VARIANCE
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 2,874,474	2,747,585	2,747,585	\$ -
EARLY PAY DISCOUNT	(114,979)	(107,664)	(107,664)	-
INTEREST INCOME	20,000	8,333	2,954	(5,379)
UNREALIZED GAIN/LOSS	-	-	5,250	5,250
EXCESS FEES	-	-	-	-
MISC. REVENUE	1,500	625	2,372	1,747
CARRY FORWARD	139,584	58,160		(58,160)
TOTAL REVENUES	2,920,579	2,707,039	2,650,496	(56,543)
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	4,583	2,815	1,768
FICA	5,824	2,427	2,085	342
FUTA/SUTA/PAYROLL FEES	6,624	2,760	485	2,275
<i>S/T PERSONNEL SERVICES</i>	23,448	9,770	5,385	4,385
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,000	1,250	1,806	(556)
ANNUAL AUDIT	6,600	2,750	-	2,750
MANAGEMENT FEES	70,098	29,208	35,332	(6,124)
TAX COLLECTOR	56,668	53,840	53,840	-
ASSESSMENT ROLL	10,050	10,050	20,100	(10,050)
<i>S/T PROFESSIONAL SERVICES</i>	146,416	97,098	111,078	(13,980)
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,811	3,811	3,691	120
MISC. ADMINISTRATIVE SERVICES	12,360	5,150	4,874	276
<i>S/T ADMINISTRATIVE SERVICES</i>	16,171	8,961	8,565	396
TOTAL ADMINISTRATIVE	186,035	115,829	125,027	(9,198)
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	182,395	75,998	69,837	6,161
PARK ATTENDANTS	79,873	33,280	32,336	944
PARK PATROLS (Security Co)	85,490	35,621	46,128	(10,507)
FIELD MANAGEMENT CONTINGENCY	20,800	8,667	40	8,627
<i>S/T FIELD MANAGEMENT SVCS</i>	368,558	153,566	148,341	5,225
GENERAL OVERHEAD:				
INSURANCE	16,500	16,500	14,698	1,802
IT (TEL / SECURITY)	26,095	10,873	4,739	6,134
WATER	44,000	18,333	17,403	930
REFUSE REMOVAL	20,330	8,471	4,570	3,901
ELECTRICITY	147,000	61,250	46,983	14,267
STORMWATER FEE	3,041	3,041	3,041	-
MISC. FIELD SERVICES	13,000	5,417	6,900	(1,483)
<i>S/T GENERAL OVERHEAD</i>	269,966	123,885	98,334	25,551
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,130,000	470,833	464,538	6,295
LANDSCAPE MONITORING FEE	18,900	7,875	6,300	1,575
LANDSCAPE & REPLACEMENT	99,325	41,385	49,354	(7,969)
<i>S/T LANDSCAPE MAINTENANCE</i>	1,248,225	520,094	520,192	(99)
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	79,000	32,917	18,944	13,973
COUNTY POND	5,000	2,083	3,874	(1,791)
NPDES POND PROGRAM	49,409	20,587	18,134	2,453
<i>S/T LANDSCAPE NEW & ENHANCED</i>	133,409	55,587	40,952	14,635

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2021 through February 28, 2023**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
<i>FACILITY MAINTENANCE:</i>				
IRRIGATION SYSTEM	111,059	46,275	47,405	(1,130)
FOUNTAIN	28,175	11,740	22,205	(10,465)
FACILITY MAINTENANCE	93,870	39,113	31,512	7,600
JANITORIAL/SUPPLIES	2,855	1,190	933	257
<i>S/T FACILITY MAINTENANCE</i>	<u>235,959</u>	<u>98,316</u>	<u>102,055</u>	<u>(3,738)</u>
<i>PROJECT DRIVEN EXPENSES:</i>				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MTC	218,400	91,000	94,395	(3,395)
CAPITAL PROJECTS	197,600	82,333	84,047	(1,713)
NPDES CLEAN WATER	62,427	26,011	15,645	10,366
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>478,427</u>	<u>199,345</u>	<u>194,087</u>	<u>5,258</u>
TOTAL EXPENDITURES	<u>2,920,579</u>	<u>1,266,622</u>	<u>1,228,988</u>	<u>37,634</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(0)	1,440,417	1,421,508	(94,176)
FUND BALANCE - BEGINNING	1,691,591	-	3,999,998	
	1,691,591	-		
FUND BALANCE - ENDING	<u>\$ 1,691,591</u>	<u>\$ 1,440,417</u>	<u>\$ 5,421,506</u>	<u>\$ (94,176)</u>

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU FEBRUARY 28, 2023
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,179,957		\$2,179,957
<u>Non Operating</u>			
Capital Projects		\$189,038	\$189,038
Renewal & Rel		\$211,194	\$211,194
Signature 2017		\$0	\$0
NPDES		\$59,722	\$59,722
Unrealized Gain/Loss		\$5,250	\$5,250
Excess Fees			-
Interest	2,954		2,954
Misc Rev	\$2,372		\$2,372
Carry Forward Bal *	-		-
Total	\$2,185,283	\$ 465,203	\$2,650,496
<u>Expenses</u>			
Operations	\$ 1,034,901		1,034,901
<u>Non Operating</u>			
Renewal & Rel		94,395	94,395
NPDES/EPA		15,645	15,645
Capital Projects		84,047	84,047
TP Signature 2017		<u>0</u>	<u>0</u>
Total	\$1,034,901	\$194,087	\$194,087
Total Expenditures			\$1,228,988

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU FEBRUARY 28, 2023
GENERAL FUND**

<u>General Fund</u>	2/28/2023	(\$000)
Cash		94
Cash Equivalent (Excess Cash ICS)		646
Insured Investment Account		4,694
Accounts Receivable		8
Assessment Receivable		61
Prepaid Items		15
Total Assets		\$ 5,517
Less:		
Payables		26
Accrued Expenses		9
Non Spendable A/C Prepaid		15
Deferred Revenue & Sub Year Allocation From Bal Sheet		61
1st Qtr Expenses on Bal Sheet		472
	Net Cash 2/28/2023	\$ 4,939
Allocation for:		
Weather Damage		400
Community-Wide Wall & Monument		100
Pond Improvements		700
1st Qtr Expenses (Amt Not On Bal Sheet)		262
Infrastructure Replacement Contingency		135
TP Signature Projects (unspent)		329
	Adjusted Net Cash	\$ 3,013

Forecast

(\$ 000)	2022-23 Fiscal Year		
	<u>Receipts</u>	<u>Expenses</u>	<u>Monthly Bal</u>
Mar			
CDD Operations	17	245	
R&R	2	25	
NPDES	0	9	
Signature Projects	0	0	
Capital Projects	1	6	
Total	20	285	\$ 2,748
Apr			
CDD Operations	62	265	
R & R	5	25	
NPDES	2	6	
Signature Projects	1	0	
Capital Projects	6	21	
Total	75	317	\$ 2,507
May			
CDD Operations	0	265	
R & R	0	19	
NPDES	0	22	
Signature Projects	0	0	
Capital Projects	0	21	
Total	0	327	\$ 2,180

**TAMPA PALMS CDD
FEBRUARY, 2023
GENERAL FUND**

(\$000)	Prior Year Collected \$	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
October					
November	\$596	23%	\$850	30.8%	8%
December	\$2,410	91.7%	\$2,522	91.4%	-0.3%
January	\$2,474	94%	\$2,604	94.4%	0.2%
February	\$2,518	96%	\$2,640	96%	0%
March	\$2,573	98%			
April	\$2,602	99%			
May	\$2,612	99%			
June	\$2,630	100.1%			
July	\$2,630	100.1%			
August	\$2,630	100.1%			
September	\$2,630	100.1%			
Year End					
Total Assessed (Net Discount)		\$2,759			

Summary- Project Driven Expenses

	Fiscal Year 2022-23
Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2022-23 Budget	\$198
<u>Uses of Funds</u>	
Spent Thru 2/28/2023	84
Total Funds Under Consideration	\$0
Budget Available as of 2/28/2023	\$114
 Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2022-23 Budget	218
<u>Uses of Funds</u>	
Spent Thru 2/28/2023	94
Total Funds Under Consideration	\$0
Budget Available as of 2/28/2023	\$124
 TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2022-23 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 2/28/2023	\$0
Total Funds / Projects Under Consideration	\$0
Budget Available as of 2/28/2023	\$329

SUMMARY

FY 2022-23 RENEWAL REPLACEMENT PROJECTS

			Original Project	Feb 2023	Committed To Spend
Infrastructure					
	Hurricane Ian Restoration			\$21,840	
	Holiday Lighting Support			\$2,000	
Landscape					
	Tree management along boulevards and in parks			\$53,200	
	Holiday Pointsettias			\$11,600	
	Cul de Sac Restorations			\$5,755	
Irrigation					
Lighting (Park & Landscape)					
Other					
Total R&R Projects				\$94,395	\$0

**Capital Projects 2022-23
Budget Monitor**

28-Feb-23			
(\$000)	Current Projects	Spent 2022-23	Pending Commitments
Tampa Palms Signature Projects (BB Downs)			
Consulting Services	10	0	-
Irrigation	20	0	
Main Entry Restorations	21	0	
Area 2 Pond		0	
Bruce B Downs Improvements	172	0	
Sub-Total TP Signature Projects	\$329	\$0	\$0
Capital Projects			
Consulting Services			
Irrigation Systems		12	
Parks & Cameras			
Landscape & Lighting		52	
Signs, Infrastructure & Lighting		20	
Sub-Total Capital Projects	\$0	84	\$0
Total TP Signature & Standard Capital Projects		\$84	\$0

**Capital Projects Signature Projects
2022-23 Through February 28, 2023**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 2/28/2023	Pending Commitments
Consulting Services			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	10,250		
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	20,000		
Main Entry Restorations			
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>	127,513		
Area 2 Pond			
Littoral Plantings & Noxious Removal			
<i>Sub Total</i>			
Bruce B Downs Improvements			
Wall restorations 4 villages + drainage & additional landscape buffer	171,577		
<i>Sub Total</i>	171,577		
Sub-Total Tampa Palms Signature	329,340	\$0	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
Pump Station Extending Life		12	
Completely Rebuild Area 1 - Back Entry Fountain			
<i>Sub Total</i>	0	12	
Parks & Cameras			
<i>Sub Total</i>		0	-
Landscape & Lighting			
Area 1 Entry			
Major Landscape (> 5 Years)		42	
New Fountain Manchester		10	
<i>Sub Total</i>	-	52	-
Signs, Infrastructure & Lighting			
Drainage Easement Reconstruction			
Replacement Fountains (4)	40,000		
Speed Limits Sign(s) & Park Signs			
Walls - Reserve & Sanctuary		20	
<i>Sub Total</i>		20	
Sub-Total Normal Capital Projects	\$0	\$84	
Total TP Signature & Standard Capital Projects		\$84	

**Tampa Palms Community Development District Check
Register - New Operating Account (A/O Oct 2022)
FY2023 (Feb 2023)**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
01/31/2023						31,149.90
2/23/2023	620	CITY OF TAMPA UTILITIES	Water payments Feb bank stmt		2,571.80	28,578.10
2/28/2023	621	South State Bank	Paper stmt fee		2.00	28,576.10
2/1/2023	626	Funds Transfer	Funds Transfer	100,000.00		128,576.10
2/1/2023	1240	ADB Landscaping Materials, Inc.	Landscape Maintenance - replacement plants		1,576.25	126,999.85
2/1/2023	1241	ADVANCED ENERGY SOLUTIONS	Electrical repairs/Maint		606.81	126,393.04
2/1/2023	1242	ARCHITECTURAL FOUNTAINS, INC	Supply/Install 5hp fluer de lis fountain with 150ft pwr supply[Manchester]		10,300.00	116,093.04
2/1/2023	1243	CINTAS	Safety supplies - Active scraper, Urinal mat, Logo mat, safety mat		75.77	116,017.27
2/1/2023	1244	CLEAN SWEEP SUPPLY COMPANY	43x47 1.2 mi black repro can liner		98.85	115,918.42
2/1/2023	1245	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies		440.63	115,477.79
2/1/2023	1246	FRONTIER COMMUNICATIONS	Act # 81355802910720065 - Service 01/16-2/15/23 CDD		472.42	115,005.37
2/1/2023	1247	REPUBLIC SERVICES 696	Solid Waste pick up - service 02/1-2/28/23		820.00	114,185.37
2/1/2023	1248	TAMPA PALMS OWNERS ASSOCIATION	Hampton Park- Attendant payroll Qtr1		23,008.41	91,176.96
2/1/2023	1249	TURNBURY WOOD HOA	Shared Electrical Expense		270.09	90,906.87
2/1/2023	1250	Straley Robin Vericker	Professional services rendered through 1/15/23		91.50	90,815.37
2/1/2023	1251	Zeno Office Solutions, Inc.	Copier lease supplies		30.07	90,785.30
2/7/2023	1252	XEROX FINANCIAL SERVICES	Copier Lease -01/04-2/03		281.04	90,504.26
2/7/2023	1253	CINTAS- 1253	Safety supplies - Active scraper, Urinal mat, Logo mat, safety mat		75.77	90,325.25
2/7/2023	1254	FRONTIER COMMUNICATIONS	Act # 81355802910720065 - Service 2/1-2/28/23 Hampton		103.24	90,401.02
2/7/2023	1255	IRON MOUNTAIN	Information storage Service - 12/21-1/24/23		472.44	89,852.81
2/7/2023	1256	SiteOne Landscape Supply	Landscape supplies soil and rock		588.00	89,264.81
2/7/2023	1257	TERMINIX	Pest Control: 1/4/23		181.00	89,083.81
2/7/2023	1258	ABM Landscape & Turf Services	Landscape Maint & Performance -Jan 2023		147,315.96	-58,232.15
2/7/2023	1259	Artemis Connected LLC CDD	Professional Management Services - Assessment Roll Billing 2022-23		10,050.00	-68,282.15
2/13/2023	1260	Eugene R. Field	2-8-23 BOS MTG		200.00	-68,482.15
2/13/2023	1261	A. Michael Gibson	2-8-23 BOS MTG		200.00	-68,682.15
2/13/2023	1262	Richard Diaz	2-8-23 BOS MTG		200.00	-68,882.15
2/13/2023	1263	Tracey Falkowitz	2-8-23 BOS MTG		200.00	-69,082.15
2/13/2023	1264	Donald O'Neal	2-8-23 BOS MTG		200.00	-69,282.15
2/16/2023	1265	CINTAS	Safety supplies - Active scraper, Urinal mat, Logo mat, safety mat		75.77	-69,357.92
2/16/2023	1266	FLORIDA FOUNTAIN MAINTENANCE, INC.	Feb 2023 Maint-Reserve		550.00	-69,907.92
2/16/2023	1267	FLORIDA FOUNTAIN MAINTENANCE, INC.	Feb 2023 Maint-Turnbury		180.00	-70,087.92
2/16/2023	1268	Wayne Gill'	Amberly park-pressure clean & repairs		1,500.00	-71,587.92
2/16/2023	1269	Lowes Business Acct/ SYNCS	Office Supplies-statement closing 2/28/23		1,204.80	-72,792.72
2/16/2023	1270	OLM, INC.	Landscape inspections - Feb 2023		1,575.00	-74,367.72
2/16/2023	1271	SECURITAS SECURITY SERVICES USA, INC.	Security Patrol - 1/1-1/31/23- Hampton		5,758.37	-80,126.09
2/16/2023	1272	SECURITAS SECURITY SERVICES USA, INC.	Security Patrol - 1/1-1/31/23 - Rover		4,043.79	-84,169.88
2/16/2023	1273	SiteOne Landscape Supply	Landscape & pond maint supplies		309.00	-84,478.88
2/16/2023	1274	TERMINIX	Pest Control: 2/1/23		80.90	-84,559.78
2/16/2023	1275	Treemart, Inc	Landscape/Trees		3,639.75	-88,199.53
2/21/2023	1276	DOUGLAS CLEANING SERVICE	Feb 2023 Cleaning Service		1,520.00	-89,719.53
2/21/2023	1277	M Wilson Consulting	FY 2022-23 Mthly field consultant		9,625.00	-99,344.53
2/23/2023	1278	CLEAN SWEEP SUPPLY COMPANY	Janitorial supplies - paper towels, multl surface spray, toilet paper		395.02	-99,739.55
2/23/2023	1279	CORE & MAIN LP	Irrigation Repair Valves		2,160.00	-101,899.55
2/23/2023	1280	CINTAS	Safety supplies - Active scraper, Urinal mat, Logo mat, safety mat		75.77	-101,975.32
2/23/2023	1281	ESD WASTE2WATER, INC.	Clean Cart filter/check hose & connections		300.00	-102,275.32
2/23/2023	1282	SiteOne Landscape Supply	Landscape & pond maint		3,624.00	-105,899.32
2/23/2023	1284	Staples Account	Office Supplies		127.65	-106,026.97
2/7/2023	1285	Artemis Connected LLC CDD	Professional Management Services - Monthly fee		5,416.66	-111,443.63
2/10/2023	021023ACH	Engage PEO Personnel Cost Braboy	Period 01/23/23 To 02/05/23		3,001.58	-114,445.21
2/24/2023	022423ACH	Engage PEO Personnel Cost Braboy	Period 02/06/23 To 02/19/23		2,948.26	-117,393.47
2/7/2023		Funds Transfer	Funds Transfer	100,000.00		-17,393.47
2/7/2023		Funds Transfer	Funds Transfer	75,000.00		57,606.53
2/13/2023		Funds Transfer	Funds Transfer Closed Fraud Account	36,221.82		93,828.35
02/28/2023				311,221.82	251,580.50	93,828.35

Focus For 2022-23

Re-Presented April, 2023

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 Fiscal Year 2022-23 A/O April 2023

	Next Steps	Timing
Tampa Palms Blvd Restoration		
(1) Hold Balance of Signature	Repaving Impacts	Mid-2023
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Agreement w/ Developer Plan	April Update
(2) Possible DRI Changes	Monitor w/ City and CDD Counsel	On-going
(3) Repaving Tampa Palms Blvd	Timing and Risk Management	Review Monthly
(3) Bike Path Improvements	Inventory Areas of Significant Danger	Review W/ City
Monitor Issues Impacting Tampa Palms		
(1) Monitor Inflation Impacts	Update Board	Monthly
(2) Evaluate Investment Options	Chairman to Review With Board	On Going
Land-Use Adjacent to Tampa Palms Transportation Projects Impacting Tampa Palms		
(1) Wyndham Area Surveying	Review With Board	April CDD Meeting

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
I. Signature / Boulevard Projects	Deffered Until Further Notice		
II Capital Projects & Restoration Projects			
1) Wayfinding, Walls & Misc. Signs	Deffered Until Further Notice		
a) Report on Signs & Lighting			
b) Wayfinding Lighting	Review Improved Options	Jun	Staff
2) Infrastructure			
a) Kensington	Report to board	Apl	Staff
b) Wall Improvement Options	Discuss w/ Board	Jul	Staff
III Keeping Tampa Palms Upscale (Landscape)			
1) Assessment YTD Weather Impacts	Report To Board	On Going	Staff
2) Restoration Projects			
a) Cul de Sacs / Replacement Palms	Update	Apl	Staff
b) Monument Lighting Assessment	Update Board	Def Paveing	Staff
d) Sign Assessment	Update Board	May	Staff
3) LED Landscape Lighting	Future Consideration	TBD	Staff

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
<u>IV Park Reviews</u>			
a) Inspections & ADA	Scheduled	April	Staff
b) Park Security	Update Board	Jun	Staff
<u>V. Misc and Local Government</u>			
a) Tampa Palms Blvd	Report Schedule To Board	Apl	Staff
b) Multi-Modal Path Repaving [COT]	Report To Board	Apl	Staff
c) Illegal Construction	Report To Board	Apl	TPOA Bus Mgr
<u>VI Financial Conditions & Investments</u>			
a) Update Conitions	Report To Board	Apl	Staff & Chairman

1
2
3 **MINUTES OF MEETING**
4 **TAMPA PALMS**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
7 Development District was held on Wednesday, March 8, 2023 at 6:00 p.m. at the Compton
8 Park Recreation Building, 16101 Compton Drive, Tampa, Florida.

9
10 **FIRST ORDER OF BUSINESS - Welcome & Roll Call**

11 Mr. Field called the meeting to order.

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

13
14 Present and constituting were:

15 Gene Field	Chairman*
16 Tracy Falkowitz	Supervisor*
17 Richard Diaz	Supervisor*
18 Don Oneal	Supervisor*

19
20 * Constituting quorum

21
22 Also present were:

23 Patricia Thibault	Director, Breeze Management
24 Maggie Wilson	Consultant/Resident
25 Warren Dixon	TPOA Business Consultant
26 Jimmy Ferguson	Resident

27
28 Mr. Field established that a quorum of the Board was present.
29

30 **Pledge of Allegiance**

31 Mr. Diaz led the recitation of the Pledge of Allegiance.
32

33 **SECOND ORDER OF BUSINESS- Public Comments**

34 Mr. Dixon reported on the progress with the illegal construction and noted that the
35 builders had requested another delay from the HC EPC in complying with the order to restore.
36 Supervisor Diaz asked if there were any restrictions on the number of delay requests and Mr.
37 Dixon said not but similarly the HC EPC does not have to grant the requests.
38

39 **THIRD ORDER OF BUSINESS – Supervisor Comments**

40 Mr. Diaz noted that the road work was commencing and it will be a welcome improvement to
41 the Tampa Palms community.

1 Ms. Falkowitz reported on the results of the City of Tampa elections held the day before. She
2 noted that Mayor Castor won easily with 80% of the vote and that three of the Charter
3 Amendments passed, the sole one failing was the creation of standing boards without mayoral
4 approval. She noted that there are runoffs in the city-wide district 1,2, and 3 and one district 6
5 (area specific and not Tampa Palms).

6

7 **FOURTH ORDER OF BUSINESS – CDD Focus For 2023.**

8 Mr. Field discussed the CDD Focus for FY 2022-23 which includes those items of
9 strategic emphasis for the organization.

10

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

12

13 On MOTION by Ms. Falkowitz, SECONDED by Mr. Oneal WITH ALL IN FAVOR, the
14 Board approved the Minutes of the February 8, 2023 Board Meeting.

15

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

17 Gene Field noted that the checks had been reviewed for consistency and the missing
18 checks appropriately reported as void.

19

20 On MOTION by Mr. Diaz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
21 approved the Disbursements for the month ending January 31, 2023 in the amount of
22 \$228,118.82.

23

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

25

26 ♦ **Neighborhood Updates**

27 Ms. Wilson current landscape status
28 including the off again on again hot and cold
29 weather, noting that most winter cutbacks had been
30 completed and that the inspection conducted earlier
31 this week rated the property as a 93.5%.



1 Ms. Wilson mentioned that the Spring
2 annuals which include marigolds and lavender
3 salvia are being installed as planned.
4 She stated that Area 2 was installed first as the
5 ABM team reviewed the impacts and irrigation
6 availability for Area 1 which will follow.



Around the Neighborhood
Spring Is Here



- **New Annuals Going In**
 - Area 2 First
 - Villages
 - Main Entry
 - Area 1

7
8 Ms. Wilson discussed the on-going cul de
9 sac improvements which are currently focusing
10 on those cul de sacs where trees were removed in
11 the last two or three years and need to be
12 replaced. Diseased trees are not immediately
13 replaced to prevent further loss.



Neighborhood Updates
Cul de Sac Improvements Continue



- **Focus On Tree Replacement**
 - Palm Trees Diseased
 - Removed - Left Empty
 - 2-3 Years
 - Cul de Sac's Improved
 - Trees
 - Shrubs
 - Mulch

14
15 Ms. Wilson reviewed the damaged
16 Kensington wall that will be restored in three
17 phases. The damaged portions (Phase 1 & 2)
18 will be reconstructed and action will be taken in
19 a future phase to mitigated sources of damage so
20 that the rest of the wall does not require
21 construction. The first phase has commenced.



Neighborhood Updates
Kensington Wall



- **Damaged Wall (167 Feet)**
 - Leaning
 - Delaminating
- **Rebuild In Three Phases**
 - Most Damaged First
 - Providing Temp Wall
- **Work In Progress**

22
23 Ms. Wilson reviewed the tree work in
24 progress which is designed to protect the
25 ambiance of the Tampa Palms Blvd from
26 damage created by the large equipment that will
27 be used in the paving processes. It is noted that
28 neither the City nor TECO prunes these city-
29 owned trees.



Neighborhood Updates
Keeping The Ambiance

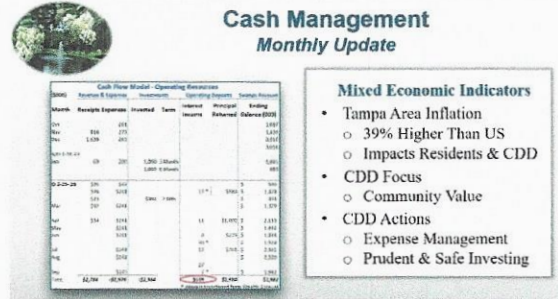


- **Tree Protections**
 - Branches Over Boulevard
 - Catch On Equipment
 - Destroy Trees
 - TECO/City Don't Prune
- **Clearing Streetlights**
 - Blocked Roads
 - Lighting Crucial

30 Care was also given to clear branches that might block streetlighting as lighting will be
31 critical for night driving with equipment parking and MOT barrels lining the lanes along
32 Tampa Palms Blvd.

1 ♦ **Cash Management**

2 Ms. Wilson reviewed the impact of the
3 board-initiated cash management program which
4 utilizes the services of the CDD's QPD
5 SouthState Bank for insured financial
6 instruments (CDs and US Treasuries) as a means
7 to mitigate the effects of inflation.



Cash Management Monthly Update

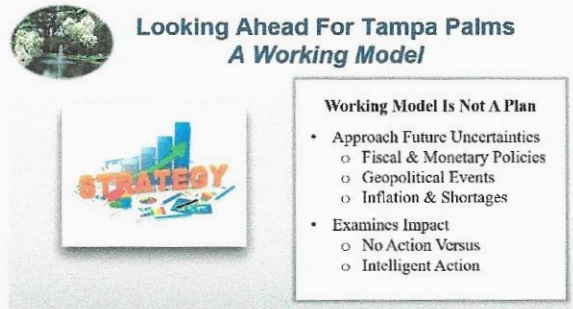
Month	Receipts	Expenses	Investment	Interest	Principal	Balance
Jan	1,000	800	100	10	100	1,210
Feb	1,000	800	100	10	100	1,420
Mar	1,000	800	100	10	100	1,630
Apr	1,000	800	100	10	100	1,840
May	1,000	800	100	10	100	2,050
Jun	1,000	800	100	10	100	2,260
Jul	1,000	800	100	10	100	2,470
Aug	1,000	800	100	10	100	2,680
Sep	1,000	800	100	10	100	2,890
Oct	1,000	800	100	10	100	3,100
Nov	1,000	800	100	10	100	3,310
Dec	1,000	800	100	10	100	3,520
Total	12,000	9,600	1,200	120	1,200	35,220

Mixed Economic Indicators

- Tampa Area Inflation
 - 39% Higher Than US
 - Impacts Residents & CDD
- CDD Focus
 - Community Value
- CDD Actions
 - Expense Management
 - Prudent & Safe Investing

9 ♦ **Financial Working Model**

10 Ms. Wilson introduced the 2023
11 working multi-year financial model. She noted
12 this was a model designed to provide
13 supervisors a means to examine the impacts of
14 known events and estimate the results of
15 emerging trends and policies.



Looking Ahead For Tampa Palms A Working Model

Working Model Is Not A Plan

- Approach Future Uncertainties
 - Fiscal & Monetary Policies
 - Geopolitical Events
 - Inflation & Shortages
- Examines Impact
 - No Action Versus
 - Intelligent Action

17 It was discussed that the working model
18 is a dynamic project, one used with the goal of
19 stability for the CDD and for the residents. The
20 approach is moderate, with a 5% increase in
21 both assessments and general expenses. It will
22 be represented and re-evaluated again in April.



Looking Ahead For Tampa Palms Working Model- Goal Stability

10 Years - Assessment Stability

Year	Assessment (\$K)
2008-07	52,751K
2009-06	52,751K
2010-05	52,751K
2011-04	52,751K
2012-03	52,751K
2013-02	52,751K
2014-01	52,751K
2015-01	52,751K
2016-01	52,751K
2017-01	52,751K
2018-01	52,751K
2019-01	52,751K
2020-01	52,751K
2021-01	52,751K
2022-01	52,751K
2023-01	55,762K

One Year Window

- Preservation of Assets (\$20+M)
 - Contingent Liabilities
 - Safety Factor
- Moderate Approach 2023-24
 - Assessment Incr. 5%
 - 5% General Expense

Unrealistic Beyond One-Year

24 ♦ **Tampa Palms Blvd**

25 Ms. Wilson discussed the restoration of
26 Tampa Palms Blvd in Area 1, a project that had
27 begun this week. She reviewed the meetings
28 held with the contractors, City and ABM to
29 coordinate activities such as irrigation.



Tampa Palms Blvd Work In Progress

- Full Depth Reclamation
 - Old Surface & Base Milled
 - Concrete Added & Replaced
 - Asphalt Next & Markings Later

1 She noted that there were some
2 changes from the original plan, an outline of
3 which was in the board packet but they were
4 mainly changes in the order of lanes
5 completed and a focus on completing Tampa
6 Palms in front of the school during Spring
7 break.



Tampa Palms Blvd

- Original Plan
 - Inside Lanes 1st
 - Outside Lanes 2nd
- Change of Plan
 - Tampa Palms First
 - Inside / Outside
 - TPOST Next
 - Entries Last
- Moving Fast

8

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

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

12

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

14 There being none, the next item followed.

15

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

17 Mr. Dixon reviewed activities in the village of Asbury regarding a difficult tenant and
18 noted that the owner was proceeding with eviction processes. He noted that this was not strictly
19 speaking CDD business but as the supervisors might get questions, he wanted to make them
20 aware of the issue and the process to resolve it.

21

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

23 There being none, the next item followed.

24

25 **ELEVENTH ORDER OF BUSINESS - Adjournment**

26 There being no further business,

27 On MOTION by Ms. Falkowitz SECODED by Mr. Oneal ALL IN FAVOR, the meeting was
28 adjourned.

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

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

5 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a**
6 **publicly noticed meeting held on April 12, 2023.**

7
8

9 **Signature**

Signature

10

11 Patricia Thibault

Gene Field

12 **Printed Name**

Printed Name

13 **Title:**

Title:

14 **X Secretary**

Vice Chairperson

15 **District Manager**

Chairperson

.....Around The Neighborhoods



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.

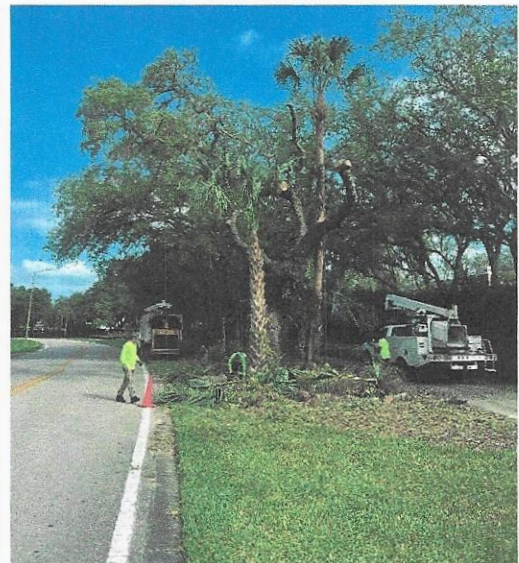
Despite the fact that the construction had barely begun when they were planted, the annuals have done well in all locations from the entries to the Reserve.



Ms. Maney's blue salvia have worked well as a backdrop to the marigolds. They are shown to the left at the Sanctuary where ABM was forced to "rig" irrigation as the irrigation wires have been cut.

Taking Care of Damaged Right of Way Trees

The ABM tree crews are asked to pay attention to the trees along the boulevards and to report any damaged or dangerous trees they observe. If such trees are on the city ROW, they are reported to the city. In some cases the city cannot respond as with the tree shown below. This was a rotting/dying major oak tree with a huge hole in the main trunk . This tree was along Amberly, beside Canterbury, a danger to the path and the street. It was removed.



Rain Impacts on Pond and Landscape

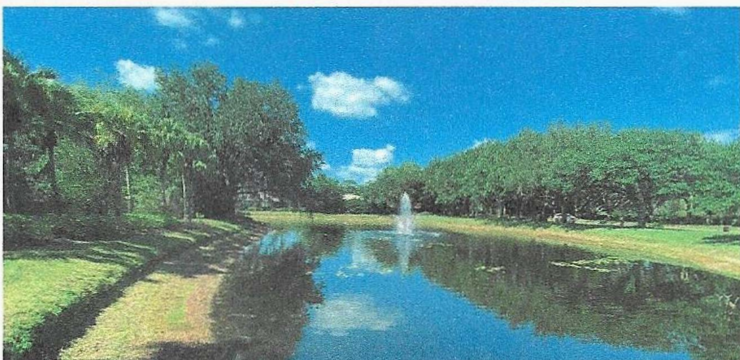


After a fairly wet winter, Tampa Palms has had no rain of any useful quantity in more than two months.

The levels of the ponds have dropped and are continuing to drop, with sandy banks showing on most ponds. (A few ponds have spring water sources and at this time do not appear as low.)

Low water levels contribute to a few issues including

- Grass and weed intrusion into the ponds
- Bank erosion, especially if the banks are disturbed.
- Difficulty in providing pond treatments for pond weeds and algae.



As unbelievable as it may seem, a resident (a young adult whose parents live in Manchester) parked his car on a pond bank to go fishing, then took exception when Joe Laird asked him to leave.



He initially refused to leave and then stalked Joe, driving behind him to City Plaza.

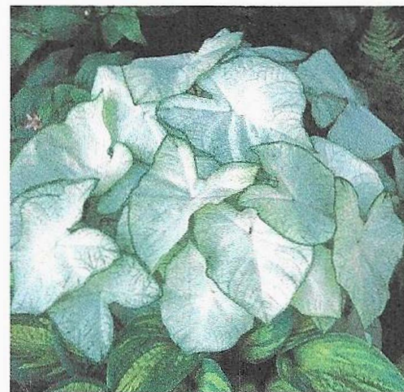
The police were called and the person left. His mother came to the pond and met with the police and Joe; she said he might have had some "anxiety".

Coming Attractions

The surviving caladium bulbs have been removed from winter storage. The very old ones will be discarded. New bulbs are being ordered and will arrive soon. The caladiums will be planted in the next weeks 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.



Oak Park Review

The decision to make Oak Park part of the Securitas rover patrol was a good one. The simple knowledge that there are security patrols has curtailed some activities such as “dumping” and creating fires for ad hoc bar be ques.

ABM has cleaned the entry concrete to make it safer on which to walk (this is 35 year old pervious concrete). The entry poles will be painted soon.



Powerline Cutbacks Comeback



The shrubbery and small trees along the power corridor crossings at Fairchild and Wareham that were cutback as required by the power companies are flushing out with new growth.

Cutbacks were required by the power companies (and were good for the plants themselves).



These thick hedges have the dual duty of shielding the roadway crossings from the view of the corridor and protecting owners, to the degree possible, from noise rolling down the corridor from I-75.

Many residents expressed concerns that the plantings and especially the trees would recover quickly and are relieved to see the new growth and the progress



Cul de Sac Improvements

The City-owned cul de sacs that dot some of the villages in Tampa Palms are important because they are literally right outside some residents' front door.

Many require little enhancement beyond a few new plants and some mulch, such as picture to the right. Many have been without trees for several years and the trees are being replaced.



These cul de sacs are often damaged by careless or inexperienced drivers, such as the one shown here in Tremont.

A driver who was towing a trailer with rocks, ran over the cul de sac plantings on two sides and barely missed the ground-based transformer.

He could have been killed and the residents could have been without power until repaired by TECO.

The tracks show that at some points, the tires on both sides of the truck were off the road and on the island. He also damaged some turf at one of the homes. He was turning around and not even working at a home on Kent Ct.

ABM will repair the irrigation and plants; unfortunately with 54 cul de sacs and careless driving, well this happens all too frequently and there is no cure.

Financial Conditions / Cash Management [April Update]

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

The returns from the Board-approved investments in fully insured products has been successful, and by the end of FY 2022 they will return \$109K in earnings.



		Earning	CDD Cash Flow
Jan		33	885
Feb	Expenses (\$241) Less receipts(\$112)		-129
	Invest Maturing (984 + Int)	13	997
	Reinvest Principal (US Treasuries)		-984
A/O 2/28/2023			769
Mar	Expenses (\$241) Less receipts(\$92)		-149
A/O 3/31/23			620
Apr	Expenses (\$241) Less receipts(\$34)		-207
	Maturing \$1,000,000 +int 11 4/10, 4/12/ 4/18	11	1,011
	Sub Total April		1,424
	Reinvest \$500K		-500
A/O 4/30/23			924
May	Expenses		-241
A/O 5/31/23			683
June	Expenses		-241
	Maturing Principal + Int	4	243
A/O 6/30/23			685
July	Expenses		-241
	Treasury Matures \$761 +int 26	17	778
	Maturing AAC 3 Mth CD 4500k +in 6	6	506
A/O 7/31/23			1,728
Aug	Expenses		-241
A/O 8/31/23			1,487
Sept	Expenses		-245
	Treasury Matures \$983 + int 26	26	1,010
	Carry Forward 2023		-140
		110	2,112

The high level cash flow shown to the left confirms that there are funds available to invest without compromising the operations of the CDD.

The Chairman is reviewing options at this time to re-invest the principal that will result from investments that mature in April.

He has also noted that rates are drifting downward due in part to banking uncertainties so investment returns may be less "spectacular".

That is a warning shot for future investments and 2023-24 in particular.

Tampa Palms CDD Working Financial Model
FY 2022-23 to FY 2023-24

Executive Summary

The *Working Financial Model* produced last month (and for many years previously) is the summary of the estimated CDD revenues and expenses displayed in the form of a spreadsheet across a five year horizon. It has been used to approximate the impact of a current decisions on future outcomes and serve as a basis for future budget creation.

Upon reconsideration, and in the face of tremendous uncertainty, instability and fluidity in the economic markets, the Chairman suggested it did not make sense to produce multi-year estimates when in reality even the most astute experts struggle to make coherent predictions for a future quarter.

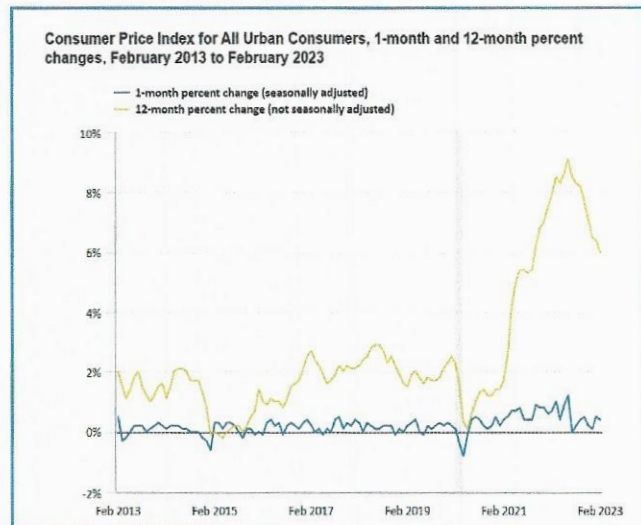
The Federal Reserve's battle against inflation seemed to cool slightly with growing concerns about a worsening economic outlook following the turmoil in the banking sector and announce oil price increases; thus, market expectations have shifted in favor of the U.S. central bank slightly hitting the brakes on its interest rate hikes, though the Fed rhetoric remains hawkish.

The ADP National Employment report came in on the downside of expectations this Wednesday followed on the heels of the government jobs data on Tuesday showing job openings falling below 10 million at the end of February for first time in nearly two years. Effectively that indicates that U.S. private employers hired far fewer workers than expected in March, adding to signs that the labor market was cooling.

Analysts in all sectors agree that the indices above may add to the growing concerns about a worsening economic outlook, in no small part following the turmoil in the banking sector.

Further the CPI index for February, which was issued after the March CDD meeting, reflected a 6.0-percent increase in the index for all items, down from a 6.4-percent increase for January.

In other words, the economic indicators are a mixed bag and at this time it makes the most sense to use the data on hand to build a working model solely for the next fiscal year (because that must done for budget) and not attempt a more long range view.



Assumptions Employed in One Year Working Model

- Assessments modeled at modest annual 5 % increase for year one. This requires carry-forward funding of \$120,181 to balance the budget as required by Florida law.
- Interest income is modeled at \$ 7 K in the outlook for the current year and \$5K for modeled Year One. This reflects the reduced earnings from money market funds as the funds are used for secured Wealth account investments.
- Wealth Management income is modeled at \$102 K outlook for the current year [already in place] and \$85K modeled for Year One. Both the standard interest and the Wealth account are displayed on the single line “investment income”.
- In general, overall expenses are shown at 5 % annual increase for model Year One. Adjustments are included for specific line items such as park personnel and landscape.
- Project-Driven expenses are shown to increase 5 % in modeled Year One.

The effect of increased cost of operation on the use of carry-forward funds required to balance the budget on the fund balance after programed uses, is displayed in the chart to the right for the 2022-23 outlook and model Year One.



There continues to be a respectable \$1.777 K after accounting for the required reserves.

Next Steps

April Board Book For discussion, more specifically as to the rate of assessment increase for the FY 2023-24 and the effects of assessment rate increase on reserve funds.

May Board vote on a FY 2023-24 balanced budget for proposal; no further increases permitted.

CDD Working Financial Model - Summary

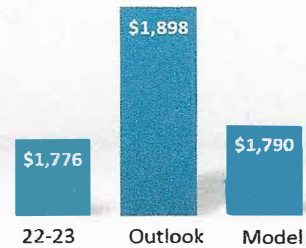
	Current Year FY 2022-23 Adopted	Outlook FY 2022-23 Outlook	Next FY FY 2023-24 Working Model	Year Over Year Comparison	
				\$ Incr (DCR) VS 2022-23 Budget	% Incr (DCR) S 2022-23 Budget

I. ANNUAL OPERATIONS

Revenue (\$000)	Current Year FY 2022-23 Adopted	Outlook FY 2022-23 Outlook	Next FY FY 2023-24 Working Model	Year Over Year Comparison \$ Incr (DCR) VS 2022-23 Budget	Year Over Year Comparison % Incr (DCR) S 2022-23 Budget
Revenue (\$000)					
Net Assessments	2,759	2,759	2,897	144	5%
Misc	2	3	2	0	0%
Interest Income	20	109	90	70	350%
Excess Fees	0	0	0	0	0%
Unallocated Carryover	140	23	120	-19	-14%
Revenue Total	\$2,921	\$2,895	\$3,109	\$189	6%
Expenses					
Normal Expenses	2,442	2,409	2,607	165	7%
Project Driven	478	486	502	24	5%
Total Annual Expenses	\$2,921	\$2,895	\$3,109	\$189	6%
Annual Excess Revenue (Deficit)	\$0	\$0	\$0		
II. FUNDS RESERVED					
Reserves Required					
Weather Reserve	(400)	(400)	(400)		
1st Quarter Operations	(730)	(730)	(730)		
Community-Wide Walls	(200)	(200)	(200)		
Pond Restorations	(700)	(700)	(700)		
Balance of Signature	(264)	(264)	(264)		
Infrastructure & Other Contingency	(135)	(135)	(135)		
S/T Annual Retainage- Reserves	\$2,494	\$2,494	\$2,494		

	Current Year FY 2022-23 Adopted Model	Current Year FY 2022-23 Outlook Model	Next FY FY 2023-24 Working Model
(\$000)			
III FUND BALANCE DETAILS			
Multi-Year Fund Balance			
Beginning	4,410	4,410	4,392
Less Carryforward Moved To Budget	(140)	(23)	(121)
FY Ending Revenue (Deficit)	0	0	0
Ending Fund Balance*	4,270	4,387	4,271
Excess After Reserved Funds	\$1,776	\$1,893	\$1,777

Funds Available Minus
Required Reserves



CDD Working Financial Model Year One

Revised April 5, 2023



	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2022-23 Adopted	FY 2022-23 Outlook	FY 2023-23 Under Consideration	\$ Incr (DCR) VS 2022-23 Budget	% Incr (DCR) VS 2022-23 Budget
Assessment Increase By Year			5%		
Revenue- All Sources					
Assessments Non-Advalorem	\$2,874,474	\$2,874,474	\$3,018,198	\$143,724	5%
Early Payment Discount	\$114,979	\$114,979	\$120,728	\$5,749	5%
Net Assessments	\$2,759,495	\$2,759,495	\$2,897,470	\$137,975	5%
Interest Income	\$20,000	\$109,000	\$90,000	\$70,000	350%
Excess Fees	\$0		\$0	\$0	0%
Misc Revenue	\$1,500	\$3,000	\$1,500	\$0	0%
Carry Forward Revenue	\$139,584	\$23,420	\$120,181	\$19,403	-14%
Total	\$2,920,579	\$2,894,915	\$3,109,151	\$188,572	6%

Expenditures

Administrative Expenditures

ADMINISTRATIVE:

SUPERVISORS COMPENSATION	11,000	10,200	11,000	\$0	0%
MANAGEMENT SERVICES	70,098	73,248	68,000	-\$2,098	-3%
FUTA/SUTA/WKM/BENEFITS	5,824	5,640	5,824	\$0	0%
FICA	6,624	5,100	6,624	\$0	0%
AUDITING SERVICES	6,600	6,600	6,930	\$330	5%
ASSESSMENT ROLL SERVICES	10,050	20,100	10,050	\$0	0%
TAX COLLECTOR FEES-ASSMTS	56,668	56,668	60,364	\$3,696	7%
LEGAL SERVICES	3,000	4,500	3,500	\$500	17%
MISCELLANEOUS ADMIN.SERVICES	12,360	11,000	12,360	\$0	0%
DIRECTORS & OFFICERS INSURANCE	3,811	3,691	3,800	-\$11	0%
TOTAL ADMINISTRATIVE	186,035	196,747	188,452	\$2,417	1%

CDD Working Financial Model Year One

April 2023

	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2022-23	FY 2022-23	FY 2023-23	\$ Incr (DCR)	% Incr (DCR)
	Adopted	Outlook	Under Consideration	VS 2022-23 Budget	VS 2022-23 Budget

Field/ Operations Services

FIELD MANAGEMENT SERVICES:

DISTRICT STAFF PAYROLL S/T ALL POS	182,395	170,000	177,232	-\$5,163	-3%
PARK STAFF -LEASING CO-	79,873	70,000	75,227	-\$4,646	-6%
PARK PATROL- SECURITY CO	85,490	116,046	127,651	\$42,161	49%
FIELD MISCELLANEOUS	20,800	20,800	20,800	\$0	0%
TOTAL FIELD MANAGEMENT SERVICE	368,558	376,846	400,909	\$32,351	9%

GENERAL OVERHEAD:

P & L INSURANCE	16,500	14,698	16,500	\$0	0%
INFORMATION SYSTEMS (TELEPHONE)	26,095	15,000	15,750	-\$10,345	-40%
WATER-UTILITY	44,000	48,000	54,212	\$10,212	23%
REFUSE REMOVAL (SOLID WASTE)	20,330	10,500	10,800	-\$9,530	-47%
ELECTRICITY	\$147,000	\$136,030	\$156,435	\$9,435	6%
STORMWATER FEE	3,041	3,041	3,041	\$0	0%
MISC. FIELD SERVICES	13,000	13,000	13,000	\$0	0%
TOTAL GENERAL OVERHEAD	269,966	240,270	269,739	-\$228	0%

LANDSCAPE MAINTENANCE:

LANDSCAPING MANAGEMENT FEE	18,900	18,900	18,900	\$0	0%
LANDSCAPE AND POND MAINTENANCE	1,130,000	1,130,000	1,246,033	\$116,033	10%
LANDSCAPE REPLACEMENT	99,325	99,325	104,291	\$4,966	5%
TOTAL LANDSCAPE MAINTENANCE	1,248,225	1,248,225	1,369,224	\$120,999	10%

LANDSCAPE MTC NEW & ENHANCED

PROPERTY MOWING	79,000	70,000	86,110	\$7,110	9%
COUNTY POND	5,000	4,000	5,300	\$300	6%
NPDES POND PROGRAM	49,409	49,000	51,470	\$2,061	4%
TOTAL LANDSCAPE MTC : NEW	133,409	123,000	142,880	\$9,471	7%

FACILITY MAINTENANCE:

IRRIGATION MAINTENANCE	111,059	115,000	120,553	\$9,494	9%
R&M FOUNTAIN	28,175	26,000	27,409	-\$766	-3%

CDD Working Financial Model Year One

April 2023

	Current Year	Outlook	Next FY	Year Over Year Comparison	
	FY 2022-23 Adopted	FY 2022-23 Outlook	FY 2023-23 Under Consideration	\$ Incr (DCR) VS 2022-23 Budget	% Incr (DCR) VS 2022-23 Budget
FACILITY MAINTENANCE	93,870	80,000	84,694	-\$9,177	-10%
JANITORIAL/SUPPLIES	2,855	2,800	2,943	\$88	3%
TOTAL FACILITY MAINTENANCE	235,959	223,800	235,598	-\$361	0%
Total Normal Operations	2,442,152	2,408,888	2,606,803	\$164,650	7%
Project Driven Expenses					
Renewal and Replacement & Deferred M	218,400	226,000	229,320	\$10,920	5%
NPDES / Clean Water / Age Replacement	62,427	62,427	65,548	\$3,121	5%
Capital Projects	197,600	197,600	207,480	\$9,880	5%
Signature 2017	0	0	0	\$0	0%
Total Project Driven	478,427	486,027	502,348	\$23,921	5%
Total Expenses Normal Operations and Project Driven	\$2,920,579	\$2,894,915	\$3,109,151	\$188,571	5%
Total Revenue - All Sources	\$2,920,579	\$2,894,915	\$3,109,151	\$188,572	6%
Excess Revenue	\$0	\$0	\$0		

Update: Tampa Palms Blvd Project

The boulevard restoration project is moving along at a fast pace. There are a number of phases to this project before completion so while many residents think that the teams are almost *done and gone*, the reality is that there is quite a bit more to complete.



Fortunately, there have been very few blips for Tampa Palms.

There has been no tree damage thus far and most of the construction elements that might cause serious tree damage have been completed.

ABM trimmed the boulevard trees away from the pavement, as seen in the picture to the left, leaving nothing to catch on the tall equipment.

Two signs were destroyed at the Amberly/TP Blvd intersection, and not by the contractors.

A driver lost control destroying a sign along TP Blvd and then careened across Amberly Dr. and destroying a second sign before coming to a stop in the annual bed, just shy of the wall. The City replaced in a day and on a weekend.



The picture below shows the work to date in front of the Reserve and is an example how most of the roadway will appear when finished. The lane marking lines are about two feet from the edge of the curb and are part of the psychological strategy to traffic calm by lightly narrowing the lanes.

Additionally Botts dots have been added to the dotted lines between the inside and outside lanes to make lane drifting less likely.

Botts dots are round non-reflective raised pavement markers. They are used in white to indicate lane boundaries and are also found in blue in the middle of the outside lane indicating fire hydrant locations.



Speed table construction is commencing. There are speed tables at the following four locations:

- Amberly Drive/Tampa Palms Blvd
- Compton Drive / Tampa Palms Blvd
- Halsey Rd / Tampa Palms Blvd
- Yardley Way – Penwood / Tampa Palms Blvd.

These tables are 22 ft wide, with a 6 ft approach, a 10 ft “top” and a 6 ft descent. They are made of asphalt and painted with arrows on the approach and descent.

The first tables went in at Yardley, followed by Halsey and Compton. Amberly is next and should follow soon.

It appears at this point that the tables do not include the turn lanes but that is only a construction delay to handle traffic during the building of the tables. After the through-lane table portions are complete, the turn lane portions will be constructed.



There has been significant damage to the turf and numerous deep ruts created along Tampa Palms Blvd. After discussion with the City, it has been tentatively approved that the City will have the contractors do the following:

- Regrade the roadside swales where they have been disturbed by the construction equipment and resod.
- Remove about 2-4 feet of sod (or mud) along the damage curbing areas and resod with St. Augustine.

ABM has stepped up to the tasks of trying to make this project less of a financial drain on the CDD. A substantial number of large oak limbs had to be removed along the boulevard. This were healthy, not diseased or damaged trees so it was safe to keep the limbs on property, unlike normal pruning where the pruned materials must be removed.



ABM took the limbs to the rear of Amberly Park and “chipped” them to create mulch.

Mulch is used in these areas as the areas are too dark and shaded to support grass or ground covers.

Mulch has increased substantially in price in the last two years so this was a financial win-win.