

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Package



Tampa Palms CDD

**2022-23 Budget Hearing & CDD Board Meeting
July 13, 2022 6 PM**

Compton Park Recreation Building

16101 Compton Drive,

Tampa, Florida



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT

CDD Meeting Advanced Package July 13, 2022

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Tampa Palms Community Development District

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

July 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, July 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.

Enclosed for your review are the minutes of the June 8th, 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

RLmmw

cc: Maggie Wilson
DPFG (Record Copy)

Tampa Palms CDD Board Meeting & Budget Hearing Agenda

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

1. Welcome & Roll Call
2. FY 2022-2023 Budget Hearing
 - Budget Hearing & Assessment Hearing Opens
 - Proposed Budget & Assessment Review
 - Public Input
 - Board Member Deliberation
 - Budget & Assessments Approved
 - Budget Hearing Closed
3. Board Member Discussion Items
4. Public Comments
5. Approval of the June 8, 2022 Minutes
6. Approval of District Disbursements
7. Consultant Reports
 - Around the Neighborhood
 - FY 2020 Audit Report
 - Cyber Security For CDDs
8. Other Matters
9. Public Comments
10. Supervisor comments
11. Adjourn

Executive Summary

As of May 31, 2022, the District has cash balances net of liabilities of \$ 4.9 M. Taking into consideration the remaining calendar 2022 transactions and District contingent reserves which are detailed below, it is anticipated that there will be \$1,394 K in unallocated funds before December collections, a four-month safety factor.

Revenue

The post discount budgeted assessments for FY 2021-22 are \$2,628,000. As of May 31st, the District has collected \$2,612,191 or 99 % of the budgeted assessments. Further the District has already collected \$18K K in June, taking the year-to-date collection to slightly more than 100%.

Expenses

The General Fund for normal operations shows a favorable position against budget of \$ 141 K as of May 31st, this is due principally to the timing of billings vs expenditures. Project-driven expenses, show a positive timing variance of \$ 30 K chiefly again due to the timing of expenditures.

Cash Flow Projections for Calendar 2022		(Shown in \$ 000)
<u>Sources of Funds</u>		
Cash Balance 5/31/22	\$ 4,993	
Collections prior to December receipts	22	
Total Sources of Funds		\$ 5,015
<u>Uses of Funds</u>		
Balance FY 21-22 expenses	(\$ 1,275)	
Weather Related Reserves	(400)	
Community-Wide Wall & Monument	(100)	
Pond Improvement Reserves	(700)	
1st Qtr FY 22-23 expenses	(679)	
Infrastructure Replacement Contingency	(135)	
Signature (Unspent)	(329)	
Total Uses of Funds		(\$ 3,618)
Projected Funds before December, 2022 receipts		\$ 1,394

Frequently Asked Questions

FAQ *Is the interest provided in the financial statements only an estimate based on the fluctuating market value of the CDD's investments or is it funds actually received by the CDD?*

- *What interest is included in the \$26K displayed this month on the P&L?*
- *Is the interest displayed on the Check Register all that has actually been received?*

All interest revenue displayed in the financial statements, represents funds that have actually been received by the CDD; at no time is the interest revenue displayed an estimated figure.

The CDD receives interest income from two sources:	Sweeps	Checking	Total
○ The investments made via the <i>Insured Cash Sweep</i>	1,669.94	1.05	
○ The CDDs operating checking account receive a minimal interest	1,631.32	.61	
	2,398.70	1.44	
	2,477.59	1.57	
The <i>Insured Cash Sweep</i> account interest is combined with the interest derived from the checking account and the total of the two sources is displayed on the P & L each month.	2,183.29	.88	
	2,293.43	1.30	
	2,180.33	.76	
The funds remain in their respective accounts. While no interest has yet been received, the new investment accounts are similarly displayed and when interest is received, it will be displayed on the P&L.	2,032.94	1.64	
	\$16,868	\$9.25	\$16,877

The graphic below displays the receipts by month. (The scale is logarithmic- base 10 -otherwise the checking account would barely show.)



In May of 2021, the YTD interest received figure \$26,735; this highlights the value, even the imperative to create the investment account, as recently approved by the Board.

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU MAY 31, 2022
GENERAL FUND**

(Shown in \$)	<u>Normal Operations</u>	<u>Non-Operating Project Driven</u>	<u>Total As Reported</u>
<u>Revenues</u>			
Operating	\$2,152,510		\$2,152,510
<u>Non Operating</u>			
Capital Projects		\$190,000	\$190,000
Renewal & Rel		\$210,000	\$210,000
Signature 2017		\$0	\$0
NPDES		\$59,681	\$59,681
Excess Fees			-
Interest	16,877		16,877
Misc Rev	\$1,696		1,696
Carry Forward Bal *			
Total	\$ 2,171,082	\$ 459,681	\$2,630,763
<u>Expenses</u>			
Operations	\$ 1,428,077		1,428,077
<u>Non Operating</u>			
Renewal & Rel		147,607	147,607
NPDES/EPA		15,260	15,260
Capital Projects		113,316	113,316
TP Signature 2017		<u>0</u>	<u>0</u>
Total	\$1,428,077	\$276,183	\$276,183
Total Expenditures			\$1,704,260
Excess Revenue Vs Expenses			\$926,503

**TAMPA PALMS CDD
FINANCIAL SUMMARY THRU MAY 31, 2022
GENERAL FUND**

<u>General Fund</u>	5/31/2022	(\$000)
Cash		80
Cash Equivalent (Excess Cash ICS)		3,261
Insured Investment Account		1,708
Due From TPOA		3
Receivable		0
Prepaid Items		2
Total		\$ 5,054
Less:		
Payables		42
Accrued Expenses		17
Non Spendable A/C Prepaid		2
	Net Cash 5/31/2022	\$ 4,995
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
	Adjusted Net Cash	\$ 2,652

Forecast

(\$ 000)	2021-22 Fiscal Year		Monthly Bal
	<u>Receipts</u>	<u>Expenses</u>	
June			
CDD Operations	15	265	
R&R	2	20	
NPDES	0	15	
Signature Projects	0	0	
Capital Projects	1	20	
Total	19	320	\$ 2,351
Jul			
CDD Operations	3	235	
R & R	0	19	
NPDES	0	9	
Signature Projects	0	0	
Capital Projects	0	11	
Total	3	274	\$ 2,080
Aug			
CDD Operations	1	254	
R & R	0	12	
NPDES	0	9	
Signature Projects	0	0	
Capital Projects	0	10	
Total	1	285	\$ 1,796

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

**TAMPA PALMS CDD
MAY 31, 2022
GENERAL FUND**

(\$000)	Prioer Year Collected \$	Prior Year Collected %	Current Year Collected \$	Current Year Collected %	Variance % Fav (Unfav)
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%	\$2,573	98%	2%
April	2,591	99%	\$2,602	99%	0%
May	2,606	99%	\$2,612	99%	0.0%
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			

**Tampa Palms CDD
Balance Sheet
May 31, 2022**

GENERAL

ASSETS:

CASH - Operating Account	\$	79,652
PETTY CASH		500
INVESTMENTS:		
Excess Fund Account- South State Bank		3,260,948
Investment Account- South State Bank		1,708,000
ACCTS. RECEIVABLE		344
RECEIVABLE FROM TAMPA PALMS HOA		2,761
PREPAID ITEMS		1,589
TOTAL ASSETS		<u><u>\$ 5,053,795</u></u>

LIABILITIES:

ACCOUNTS PAYABLE	\$	42,011
ACCRUED EXPENSES		16,820

FUND BALANCE:

NON-SPENDABLE		1,589
RESTRICTED		-
UNASSIGNED:		4,993,376
TOTAL LIABILITIES & FUND BALANCE		<u><u>\$ 5,053,795</u></u>

**Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2021 through May 31, 2022**

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
REVENUES				
ASSESSMENTS NON-ADVALOREM	\$ 2,737,595	2,682,843	\$ 2,714,637	\$ 31,793
EARLY PAYMENT DISCOUNT	(109,504)	(107,314)	(102,446)	4,868
INTEREST INCOME	20,000	13,333	16,877	3,543
EXCESS FEES	15,000	10,000	-	(10,000)
MISC. REVENUE	1,200	800	1,696	896
CARRY FORWARD	115,000	76,667	-	(76,667)
TOTAL REVENUES	2,779,291	2,676,329	2,630,763	(45,566)
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES:				
PERSONNEL SERVICES				
BOARD OF SUPERVISORS	11,000	7,333	7,200	133
FICA	5,368	3,579	930	2,648
FUTA/SUTA/PAYROLL FEES	5,148	3,432	850	2,582
S/T PERSONNEL SERVICES	21,516	14,344	8,980	5,364
PROFESSIONAL SERVICES				
ATTORNEY'S FEES	3,000	2,000	4,751	(2,751)
ANNUAL AUDIT	6,983	4,655	1,500	3,155
MANAGEMENT FEES	69,053	46,035	46,035	(0)
TAX COLLECTOR	54,752	53,657	49,487	4,170
ASSESSMENT ROLL	10,050	6,700	-	6,700
S/T PROFESSIONAL SERVICES	143,838	113,048	101,774	11,274
ADMINISTRATIVE SERVICES				
DIRECTORS & OFFICERS INSURANCE	3,700	3,700	3,121	579
MISC. ADMINISTRATIVE SERVICES	12,000	8,000	8,051	(51)
S/T ADMINISTRATIVE SERVICES	15,700	11,700	11,172	528
TOTAL ADMINISTRATIVE	181,054	139,092	121,926	17,166
FIELD / OPERATIONS SERVICES				
FIELD MANAGEMENT SERVICES				
DISTRICT OPERATING STAFF	179,839	119,893	117,234	2,659
PARK ATTENDANTS	76,875	51,250	59,825	(8,575)
PARK PATROLS (Security Co)	83,000	55,333	66,012	(10,678)
FIELD MANAGEMENT CONTINGENCY	20,800	13,867	-	13,867
S/T FIELD MANAGEMENT SVCS	360,514	240,343	243,071	(2,728)
GENERAL OVERHEAD:				
INSURANCE	13,342	13,342	15,577	(2,235)
IT (TEL / SECURITY)	25,335	16,890	9,016	7,874
WATER	28,000	18,667	24,912	(6,246)
REFUSE REMOVAL	19,000	12,667	12,833	(167)
ELECTRICITY	125,000	83,333	93,958	(10,624)
STORMWATER FEE	4,198	2,799	3,041	(243)
MISC. FIELD SERVICES	13,000	8,667	4,057	4,609
S/T GENERAL OVERHEAD	227,875	156,364	163,395	(7,031)

Tampa Palms CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the period from October 1, 2021 through May 31, 2022

	<u>BUDGET</u>	<u>BUDGET YEAR-TO-DATE</u>	<u>ACTUAL YEAR-TO-DATE</u>	<u>FAVORABLE (UNFAVORABLE) YTD VARIANCE</u>
LANDSCAPE MAINTENANCE:				
LANDSCAPE & POND MAINTENANCE	1,055,779	703,853	613,904	89,949
LANDSCAPE MONITORING FEE	18,900	12,600	12,600	-
LANDSCAPE & REPLACEMENT	96,432	64,288	55,639	8,649
<i>S/T LANDSCAPE MAINTENANCE</i>	<u>1,171,111</u>	<u>780,741</u>	<u>682,143</u>	<u>98,598</u>
LANDSCAPE MAINTENANCE NEW & ENHANCED:				
PROPERTY MOWING	93,000	62,000	40,793	21,207
COUNTY POND	9,000	6,000	4,970	1,030
NPDES POND PROGRAM	47,970	31,980	24,630	7,350
<i>S/T LANDSCAPE NEW & ENHANCED</i>	<u>149,970</u>	<u>99,980</u>	<u>70,393</u>	<u>29,587</u>
FACILITY MAINTENANCE:				
IRRIGATION SYSTEM	107,824	71,883	95,034	(23,151)
FOUNTAIN	27,354	18,236	5,772	12,464
FACILITY MAINTENANCE	91,136	60,757	45,196	15,561
JANITORIAL/SUPPLIES	2,772	1,848	1,149	699
<i>S/T FACILITY MAINTENANCE</i>	<u>229,086</u>	<u>152,724</u>	<u>147,150</u>	<u>5,574</u>
PROJECT DRIVEN EXPENSES:				
SIGNATURE TP 2017	-	-	-	-
RENEWAL AND REPLACEMENT & DEFERRED MTC	210,000	140,000	147,607	(7,607)
CAPITAL PROJECTS	190,000	126,667	113,316	13,351
NPDES/CLEAN WATER	59,681	39,787	15,260	24,527
<i>S/T TOTAL PROJECT DRIVEN EXPENSES</i>	<u>459,681</u>	<u>306,454</u>	<u>276,183</u>	<u>30,271</u>
TOTAL EXPENDITURES	<u>2,779,291</u>	<u>1,875,697</u>	<u>1,704,260</u>	<u>171,437</u>
EXPENDITURES	-	800,632	926,503	125,871
FUND BALANCE - BEGINNING	-	-	4,068,461	
FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 800,632</u>	<u>\$ 4,994,964</u>	<u>\$ 125,871</u>

Summary- Project Driven Expenses

Eight Months Ending May 31, 2022

Operating Capital Projects	(\$000)
<u>Sources of Funds</u>	
FY 2021-22 Budget	\$190
<u>Uses of Funds</u>	
Spent Thru 5/31/2022	113
Total Funds Under Consideration	\$0
Budget Available as of 5/31/2022	\$77
Renewal & Replacement	
<u>Sources of Funds</u>	
FY 2021-22 Budget	210
<u>Uses of Funds</u>	
Spent Thru 5/31/2022	148
Total Funds Under Consideration	\$0
Budget Available as of 5/31/2022	\$62
TP Signature Projects	
<u>Sources of Funds*</u>	
FY 2021-22 Budget	\$0
<u>Uses of Funds</u>	
Spent Thru 5/31/2022	\$0
Total Funds / Projects Under Consideration	\$0
Budget Available as of 5/31/2022	\$0

SUMMARY
FY 2021-22 RENEWAL REPLACEMENT PROJECTS

			Original Project	May 31, 2022	Committed To Spend
Infrastructure					
Amberly Parking Lot Repairs (Accident)					
Park Pavilion Amberly				\$4,150	
Park Pavilion Repairs - Hampton				\$4,475	
Traffic / Street Sign Replacements					
Wall Repairs/Clean/Paint/ Pressure Wash [Multi]				\$11,700	
Table Restoration (Amberly & Hampton)					
Preessure Wash Granite Signs				\$8,685	
CDD Lift Station Repairs/Motor Replacement				\$6,865	
Landscape					
Main Entry Plants (Winter poinsettias, Summer Caladiums, Fall mums)				\$28,616	
Plant Replacements Medians & Entries				\$12,500	
Tree Work - Blvds				\$33,077	
Palma Vista w/ Medians					
Wellington & Medians					
Cul de Sac					
Demo Cleanup Wyndham Entry & 500 ft TPB Wall				\$20,467	
Irrigation					
Pressure transducers & HMI replacment				\$2,049	
Pump Station Maintenance Items				\$13,223	
Lighting (Park & Landscape)					
Court & Seasonal Lighting				\$1,800	
Other					
TPOA Newsletter (50%)					
Total R&R Projects				\$147,607	\$0

**Capital Projects 2021-22
Budget Monitor**

31-May-22			
(\$000)	Current Projects	Spent 2021-22	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		57	
Parks & Cameras		11	
Landscape & Lighting		25	
Signs, Infrastructure & Lighting		21	
Sub-Total Capital Projects	\$0	113	\$0
Total TP Signature & Standard Capital Projects		\$113	\$0

**Capital Projects Signature Projects
2021-22 Through May 31, 2022**

Tampa Palms Signature Projects (BB Downs)	Current Projects	Spent A/O 5/31/2022	Pending Commitments
Consulting Services			
Restoration Designs	9,850		
Survey & Staking & MOT	400		
<i>Sub Total</i>	<u>10,250</u>		
Irrigation			
Area 1 & 2 Irrigation (Incl BB Downs)	20,000		
<i>Sub Total</i>	<u>20,000</u>		
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>	<u>127,513</u>		
Area 2 Pond			
Littoral Plantings & Noxious Removal			
Area 2 Pond Landscape -Bank Repairs			
<i>Sub Total</i>			
Bruce B Downs Improvements			
Wall restorations 4 villages + drainage & additional landscape bufferbuffer	171,577		
<i>Sub Total</i>	<u>171,577</u>		
Sub-Total Tampa Palms Signature	329,340	\$0	
Normal Capital Projects			
	Current		Pending
Irrigation Systems			
New Installation Incl Mainline		7,660	
Pump Station Upgrades		49,177	
<i>Sub Total</i>	<u>0</u>	<u>56,837</u>	
Parks & Cameras			
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>10,658</u>	-
Landscape & Lighting			
Bricks & Construction for Sanctuary Wall Bed			
Major Landscape (> 5 Years)		19,432	
New LED Lighting- Entrance Fountains		4,200	
Illumination Rear Hampton (Dumpster Area)		1,559	
<i>Sub Total</i>	<u>-</u>	<u>25,191</u>	-
Signs, Infrastructure & Lighting			
Drainage Easement Reconsruction		8,757	
Cambridge Fountain Replacement			
Speed Limits Sign(s) & Park Signs		7,655	
Walls - Reserve & Sanctuary		4,220	
<i>Sub Total</i>		<u>20,633</u>	
Sub-Total Normal Capital Projects	\$0	\$113,316	
Total TP Signature & Standard Capital Projects		\$113,316	

**TAMPA PALMS CDD
CASH REGISTER FY 2022**

Date	Num	Name	Memo	Receipts	Disbursements	Balance
04/30/2022			EOM BALANCE	200,400.61	220,109.29	57,782.36
05/03/2022	9455	DPFG	CDD Mgmt - May 22		5,754.42	52,027.94
05/03/2022	9456	ADB Landscaping Materials, Inc.	plants		6,118.67	45,909.27
05/03/2022	9457	ADVANCED ENERGY SOLUTIONS			442.00	45,467.27
05/03/2022	9458	Arete Industries	signage		5,459.00	40,008.27
05/03/2022	9459	CINTAS	urnial mat, logo mat, safety mat		72.34	39,935.93
05/03/2022	9460	CROWELL PLUMBING & HEATING COMPAN	Back Flow Testing		3,057.45	36,878.48
05/03/2022	9461	DOUGLAS CLEANING SERVICE	april CDD Cleaning		1,520.00	35,358.48
05/03/2022	9462	FRONTIER COMMUNICATIONS	Act # 91397739330707895		509.78	34,848.70
05/03/2022	9463	REDI - ROOTER PLUMBING	plumbing		299.00	34,549.70
05/03/2022	9464	REPUBLIC SERVICES 696	Solid Waste		1,588.79	32,960.91
05/03/2022	9465	Richard Diaz	BOS MTG 3/9/22		200.00	32,760.91
05/03/2022	9466	SECURITAS SECURITY SERVICES USA, IN	Security 3/27-4-9/22		2,626.42	30,134.49
05/03/2022	9467	SEFFNER ROCK & GRAVEL	top soil		535.00	29,599.49
05/03/2022	9468	Straley Robin Vericker	Legal Services thru 4/15/22		94.61	29,504.88
	9469	Void				
05/03/2022	9470	XEROX FINANCIAL SERVICES	Copier Lease -		203.31	29,301.57
05/03/2022	9471	Zeno Office Solutions, Inc.			66.26	29,235.31
05/04/2022	632	Harland Clarke	Harland Clarke Check Order May		237.54	28,997.77
05/05/2022	9472	GRAU & ASSOCIATES	Audit FY 9/30/2021		1,500.00	27,497.77
05/06/2022	050622ACH1	DOROTHY COLLINS	PR 04/18/22 to 05/01/22		2,413.76	25,084.01
05/06/2022	050622ACH2	Innovative Employer Solutions	PR 04/18/22 to 05/01/22		909.22	24,174.79
05/11/2022			Deposit	1,218.50		25,393.29
05/11/2022		Deposit 5/11/2 Tampa Palms HOA		18,964.00		44,357.29
05/13/2022			Funds Transfer	200,000.00		244,357.29
05/13/2022	9473	ABM Landscape & Turf Services			114,004.80	130,352.49
05/13/2022	9474	A. Michael Gibson	BOS MTG 4/13/22		200.00	130,152.49
05/13/2022	9475	Donald O'Neal	BOS MTG 4/13/22BOS MTG 4/13/22		200.00	129,952.49
05/13/2022	9476	Eugene R. Field	BOS MTG 4/13/22		200.00	129,752.49
	9477	VOID				
	9478	VOID				
05/13/2022	9479	Tracey Falkowitz	BOS MTG 4/13/22		200.00	129,552.49
05/13/2022	9480	Richard Diaz	BOS MTG 4/13/22		200.00	129,352.49
05/17/2022	9481	A. Michael Gibson	BOS MTG 5/11/22		200.00	129,152.49
05/17/2022	9482	ADVANCED ENERGY SOLUTIONS	chk lights and sign		90.00	129,062.49
05/17/2022	9483	AT&T	Long Distance -		101.77	128,960.72
05/17/2022	9484	CINTAS	urnial mat, logo mat, safety mat		72.34	128,888.38
05/17/2022	9485	CLEAN SWEEP SUPPLY COMPANY	paper towel,		77.29	128,811.09
05/17/2022	9486	Donald O'Neal	BOS MTG 5/11/22		200.00	128,611.09
05/17/2022	9487	Eugene R. Field	BOS MTG 5/11/22		200.00	128,411.09
05/17/2022	9488	FEDEX			99.34	128,311.75
05/17/2022	9489	FLIGHT OF ANGELS	ad 4/4/22		20.00	128,291.75
05/17/2022	9490	FLORIDA FOUNTAIN MAINTENANCE, INC.			840.13	127,451.62
	9491	VOID				
05/17/2022	9492	IRON MOUNTAIN	3/23-4/26/22 svc period		389.75	127,061.87
05/17/2022	9493	Richard Diaz	BOS MTG 5/11/22		200.00	126,861.87
05/17/2022	9494	SECURITAS SECURITY SERVICES USA, INC.			6,830.83	120,031.04
05/17/2022	9495	TERMINIX			170.00	119,861.04
05/17/2022	9496	Tracey Falkowitz	BOS MTG 5/11/22		200.00	119,661.04
	9497	Void				
05/17/2022	9498	TECO	Summary Bill		12,004.00	107,657.04
05/20/2022	052022ACH1	DOROTHY COLLINS	PR 05/02/22 to 05/15/22		2,413.76	105,243.28
05/20/2022	052022ACH1	Innovative Employer Solutions	PR 05/02/22 to 05/15/22		909.22	104,334.06
05/23/2022	9499	DOUGLAS CLEANING SERVICE	may CDD Cleaning		1,520.00	102,814.06
05/23/2022	9500	FRONTIER COMMUNICATIONS			411.85	102,402.21
05/23/2022	9501	MARY-MARGARET WILSON	Consultant Compensation June, 2022		9,344.00	93,058.21
05/23/2022	9502	TURNBURY WOOD HOA	Jan-March 3rd Elec Contributions 2022		732.89	92,325.32
05/24/2022	631	CITY OF TAMPA UTILITIES	Water Utilities - May		2,666.04	89,659.28
05/25/2022	9503	ADVANCED ENERGY SOLUTIONS	repair landscape lights		220.00	89,439.28
05/25/2022	9504	CROWELL PLUMBING & HEATING COMPAN	inspection-Back Flow Testing		59.95	89,379.33
05/25/2022	9505	ESD WASTE2WATER, INC.	clean cartidge filter, check hoses & connections		300.00	89,079.33
05/25/2022	9506	FR LLC Mulch & Soil	pine brk mini		3,002.00	86,077.33
05/25/2022	9507	HOOVER PUMPING SYSTEMS			1,974.19	84,103.14
05/25/2022	9508	OLM, INC.	Landscape Insp may		1,575.00	82,528.14
05/25/2022	9509	SECURITAS SECURITY SERVICES USA, IN	Security 4/24-5/27/22		2,626.42	79,901.72
05/25/2022	9510	SOLITUDE LAKE MANAGEMENT	lake and pond svc		169.74	79,731.98
05/25/2022	9511	TERMINIX	Pest Control:		80.90	79,651.08
05/31/2022			Interest	1.22		79,652.30
05/31/2022			EOM BALANCE	220,183.72	198,313.78	79,652.30

Focus For 2022

Re-Presented June, 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

	Next Steps	Timing
Tampa Palms Blvd Restoration		
(1) Help Community Communicate Needs	Virtual Public Meeting	July 12, 6 PM
(2) Hold Balance of Signature	Repaving Impact on Entries	On-Going
Monitor Projects in Tampa Palms		
(1) Wetland Destruction	EPC Order To Restore	Monitor
(2) Possible DRI Changes	Engage City and CDD Counsel	On-going
(3) Bike Path Improvements	Deferred Until TPB Project Designed	Review After TPB Designs
Monitor Issues Impacting Tampa Palms		
(1) Inflation & Personnel Impacts	Review Cash Management w/ Board	Monthly
(2) Hart Advertising	TPOA Managing	On-going
Monitor County Commission Races Impacting Tampa Palms		
(1) Tampa Palms' County Commissioner		
(2) Hillsborough County At Large Commissioners (2)		
(3) Numerous State Offices		

	<u>Next Step</u>	<u>Date</u>	<u>Responsible</u>
I. Signature Projects	Deffered Until Further Notice		
II Capital Projects & Restoration Projects			
1) Wayfinding, Walls & Misc. Signs			
a) Reserve/ Kensington Wall	Report	July	Staff
2) Lake Fountains Review			
a) Board update	Review	Aug	Staff
3) Infrastructure			
a) ADA Park Review	Discuss w/ Board	Aug	Staff
III Landscape Assets			
1) Assessment YTD Weather Impacts	Report To Board	On Going	Staff
2) Restoration Projects			
a) Plans / Direction	Update	July	Staff
b) Pond Improvements			
Main Entry Area 1	Update	July	Staff
c) Huntington Fountain	Review	July	
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	Update Process	Aug	Staff
b) Safety Surface Restrore		July	
<u>V. Misc and Local Government</u>			
a) Tampa Palms Blvd	Report To Board	July	Staff
b) Multi-Modal Path Repaving [COT]	Report To Board	TBD	Staff
c) Hart Advertising	Report To Board	Aug	Staff
d) Audit Update	Report To Board	July	Staff
e) Illegal Construction	Report To Board	Aug	Staff

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

6 The Regular Meeting of the Board of Supervisors of the Tampa Palms Community
7 Development District was held on Wednesday June 8, 2022 at 6:00 p.m. at the Compton Park
8 Recreation Building, 16101 Compton Drive, Tampa, Florida.

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

11 Mr. Field called the meeting to order.

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

13
14 **Present**

15 Gene Field	Chairman
16 Tracy Falkowitz	Supervisor
17 Michael Gibson	Vice Chair
18 Don Oneal	Supervisor
19 Richard Diaz	Supervisor

20
21 **Also present were:**

22 Maggie Wilson	Consultant/Resident
23 Warren Dixon	TPOA Business Consultant
24 Brian Koerber	TPOA Property Manager
25 Raymond Lotito	DPFG
26 Jim Ferguson	Resident

27
28 Mr. Field established that a quorum was present.

29
30 **Pledge of Allegiance**

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

32
33
34 **SECOND ORDER OF BUSINESS – Strategic Planning Review & Annual Review**
35

36 Mr. Field reviewed those items which are the primary focus and have immediate impact
37 on Tampa Palms in the near term, noting that the full strategic plans and Focus items were
38 included in the advance Board Package; a copy of which is attached hereto and made a part of
39 the public record.
40
41

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

2 Mr. Diaz inquired as to if there were plan dates released for the plans for the repaving
3 of Tampa Palms Blvd. Ms. Wilson said that previously it was determined by the City that the
4 funds for the project were FY 2022-23 so realistically the plans are set but work is unlikely
5 before Oct 2022.

6 Mr. Diaz inquired about the cost of rubbish removal and wondered if the amount of
7 trash had increased. Ms. Wilson stated that the question was timely as Dede Collins had just
8 negotiated a multi-year agreement at 50% of the current rate and a guaranteed increase ceiling
9 of 7% for years two and three.

10 Mr. Diaz also has questions about the Securitas agreements, asking in part were they
11 approximately \$10,000 monthly. Ms. Wilson answered that is approximately the amount.
12 There are two engagements Hampton Park About \$5,200 [billed every two weeks] and the
13 rover that is billed monthly at about \$4,500.

14 Ms. Falkowitz mentioned that the City was in the final stages of approving the Parks
15 Master Plan and there were many great things in store for the Tampa Palms / New Tampa area.

16 Mr. Gibson mentioned that he had been contacted by SouthState Bank regarding the
17 particulars for the investment account. Mr. Field and Mr. Gibson stated it was important for
18 the them to get together to discuss the various bank accounts.

19 It was agreed that there would be a short workshop following the next [July 8] CDD
20 meeting where they could discuss the mechanics of operating the already board-approved
21 banking accounts.

22
23 **FOURTH ODER OF BUSINESS – Public Comments**

24 There being none, the next matter followed.

25
26 **FIFTY ODER OF BUSINESS - Approval of the April 13, 2022 Minutes**

27
28 On MOTION by Mr. Diaz, SECONDED by Mr. Gibson WITH ALL IN FAVOR, the Board
29 approved the Minutes of the May 11, 2022 Board Meeting.

30
31 **SIXTH ORDER OF BUSINESS - Approval of District Disbursements**

32
33 Mr. Field noted that the check register had been reviewed.

1 On MOTION by Mr. Diaz SECONDED by Mr. Oneal WITH ALL IN FAVOR, the Board
2 approved the Disbursements for the month ending April 30, 2022 in the amount of
3 \$220,109.29.

4
5 A copy of the Board Financial Analysis, Financial Statements and Check Register are attached
6 hereto and made a part of the public record.

7
8 **SEVENTH ORDER OF BUSINESS – Consultant Reports**

9
10 **◆ Neighborhood Updates**

11 Ms. Wilson reviewed the general status of the
12 neighborhood and mentioned that the OLM inspection conducted
13 earlier in week was positive with a 91.5% “score”. She noted that
14 the major “to do” was weed control. She also mentioned that the
15 final fertilizer for the summer was down and that the turf and
16 summer flowers such as the agapanthus were doing well.

 **Neighborhood Update**

- Positive OLM Inspection
 - 91.5%
 - Focus on Weeds
- Pre-Summer Fertilizer
 - Turf Greening
 - Spring Flowers
- Fertilizer Ban In Effect




17
18 Ms. Wilson updated the board regarding the tree pruning
19 and situation regarding the “bucket truck” which has been down
20 due to repairs and the back-order of some very routine parts. She
21 stated that they were continuing carefully where work could be
22 accomplished with ladders etc.

 **Neighborhood Update**

- Tree Pruning Update
 - o Bucket Truck Inspection
 - Parts Back-Ordered 5 Wks
 - Mostly Operational Now
 - Waiting For Final Repair
- Doing Some Work But Carefully



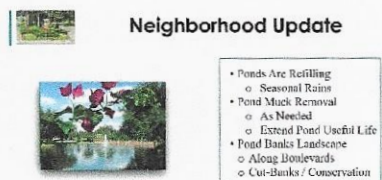
23
24 There was a discussion if seasonal plantings and why they are
25 short-lived and the type of plants that will be installed in the
26 coming week which is coleus. Coleus are colorful and both heat
27 tolerant and are relatively pest-free.

 **Neighborhood Update**


- Seasonal Plantings
 - o Fragrant Question
 - o Why So Often
 - o Coleus For Summer
 - o Tolerant Heat
 - o Colorful & Pest-Free



28
29 It was noted that with the arrival of summer rains, the
30 ponds were filing nicely. There was a discussion of the muck
31 removal that has been completed at a few ponds; it was
32 described as a maintenance strategy to keep the ponds
33 operating as they were initially designed.

 **Neighborhood Update**

- Ponds Are Refilling
 - o Seasonal Rains
- Pond Muck Removal
 - o As Needed
 - o Extend Pond Useful Life
- Pond Banks Landscape
 - o Along Boulevards
 - o Cut-Banks / Conservation



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Ms. Wilson described the situation where trees have been planted along / on pond banks. This was a practice of the original developers in several places in Tampa Palms and the long term results are a problem due to the fact that the trees can collapse into the ponds and demonstrated several that are being monitored at this time.



Neighborhood Update

- Trees On Pond Banks
 - Developer Planted
 - Poor Practice
 - Numerous Locations
- Remain Stable For Years
 - Monitor Failure
 - Remove When Needed
 - One Village Has Many

Ms. Wilson reported on the project to repair the Kensington / Reserve wall where the brick is delaminating from the block wall. Essentially the project is on hold waiting for a mason to become free.

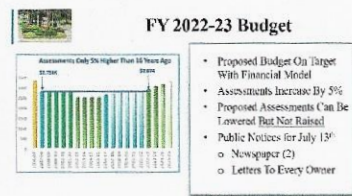


Neighborhood Update

- Wall Repairs
 - Kensington Area
 - Brick Delaminating
- Waiting For Mason
 - Not ABM
- Pressure Wash Next

◆ **FY 2022-23 Budget Planning Re-Presented**

Ms. Wilson represented the FY 2022-23 Budget which had been preliminarily approved at the May 2022 Meeting. She noted that the budget is consistent with the 5-year model and that after three years of no increase, the assessment would increase only 5%.



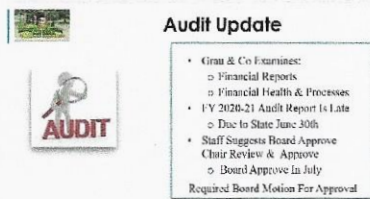
FY 2022-23 Budget

- Proposed Budget On Target With Financial Model
- Assessments Increase By 5%
- Proposed Assessments Can Be Lowered But Not Raised
- Public Notices for July 13th
 - Newspaper (2)
 - Letters To Every Owner

Ms. Wilson noted that the proposed date for the Budget Hearing is July 13, 2022 and also reviewed the public notices (two) will be published and that a letter would be sent to each owner.

◆ **CDD Audit Report**

Ms. Wilson stated that Grau & Company were working to complete the audit. June 30th and given the fact that there are no meetings before that date, she suggested that the Board appoint the chairman to review and approve the audit for publication to the State in time for the June 30th deadline.



Audit Update

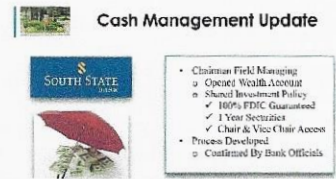
- Grau & Co. Firm:
 - Financial Reports
 - Financial Health & Processes
- FY 2020-21 Audit Report Is Late
 - Due In State June 30th
- Staff Suggests Board Approve Chair Review & Approve
 - Board Approve In July

Required Board Motion For Approval

On MOTION by Mr. Diaz, SECONDED by Mr. Gibson, WITH ALL IN FAVOR, the Board Approved appointing the Chairman Gene Field to approve the 2021 Audit for publication to the State of Florida.

1 ♦ **Illegal Construction In Tampa Palms**

2 Ms. Wilson reported on the progress in putting in place the
3 cash management / investment plans put into place by Board
4 approval last month. She noted that the account had been
5 established, that as required all funds were 100% FDIC insured and
6 all securities were one year maturity. She stated that the chair and vice chair were overseeing
7 the activities.

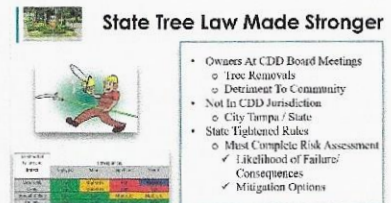


Cash Management Update

- Chairman Field Managing
 - General Wealth Account
 - Shared Investment Policy
 - ✓ 100% FDIC Guaranteed
 - ✓ 1 Year Securities
 - ✓ Chair & Vice Chair Access
- Process Developed
- Confirmed By Bank Officials

9 ♦ **Florida Tree Law Changed**

10 Ms. Wilson noted that the Florida tree law had been
11 clarified as it applies to residential property and explained the
12 improvements. While the does not strictly apply to CDD
13 activities, it is presented because residents have come to the CDD
14 to discuss tree removals at recent meetings.

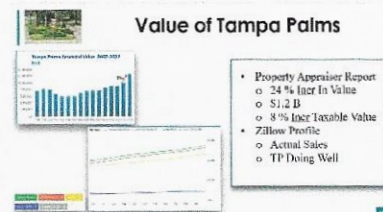


State Tree Law Made Stronger

- Owners At CDD Board Meetings
 - Tree Removals
 - Detriment To Community
- Not In CDD Jurisdiction
 - City Tampa / State
- State: Tightened Rules
 - Most Complete Risk Assessment
 - ✓ Likelihood of Failure/Consequences
 - ✓ Mitigation Options

16 ♦ **The Value of Tampa Palms**

17 Ms. Wilson reported that per the Property Appraiser the
18 assessed value of Tampa Palms had increased 24%. She noted
19 that in part due to the “save our homes” laws, the taxable value
20 had increased only 8%. She further reported that the sales
21 value, as reported by Zillow, shows Tampa Palms very
22 competitive with other communities in New Tampa.



Value of Tampa Palms

- Property Appraiser Report
 - 24 % Increase In Value
 - 51.2 B
 - 8 % Increase Taxable Value
- Zillow Profile
 - Actual Sales
 - TP Doing Well

24 **Additional Advanced Board Package Materials:**

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

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

29 There being none, the next item followed.

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

31 Warren Dixon reported on a number of issues related to Tampa Palms and the
32 homeowners end of the business including the illegal construction and recent information sent

1 to general counsel, plans to modify the TPOA documents to more effectively address aspects
2 such as RMCs and voting.

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

4 Chairman Field discussed referring questions to staff in order to make certain that a
5 consistent message was provided.

6

7 **ELEVENTH ORDER OF BUSINESS - Adjournment**

8 There being no further business,

9

10 On MOTION by Ms. Falkowitz SECONDED by Mr. Oneal, WITH ALL IN FAVOR, the
11 meeting was adjourned.

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

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

17 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
18 publicly noticed meeting held on June 8, 2022.

19

20 _____

21 **Signature**

22 Raymond J Lotito

23 **Printed Name**

24 **Title:**

25 **Secretary**

26 **DPFG**

Signature

Gene Field

Printed Name

Title:

Vice Chairperson

Chairperson

Re-presented June 3, 2022

Re-presented July 8, 2022

As previously noted, the five-year outlook has dramatically changed and the financial strategies that served the CDD for much of the District’s life, will not serve the constituents in the current environment. The chart to the right illustrates the modest assessment strategy of the past, as well as, a view to the future that continues to support Tampa Palms in the manner that residents can rely upon to secure their important investments, their homes.



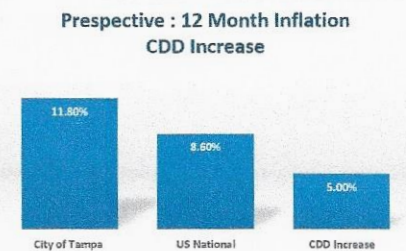
The attached preliminary budget, based on additional research, reflects the probability that the current high-inflation environment will not be brought under control immediately. Monetary policy changes (Fed interest rate increases) have a significant, undefined, lag time to bring the 40-year high inflation 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. The CDD chairman suggests that the CDD must likewise do “whatever it takes” to protect the financial health of the District. That’s the Board’s job.

The budget following is derived from the revised model that reflects the insidious impact of high-inflation on the District. In spite of increasing assessments by a compound 24 % over five years, the CDD will only reduce the unallocated reserves by about \$ 900 K, to a level of 2.4 months expenses.

The CDD has protected the reserve positions for expenditures most likely required to occur during the five-year financial model.

The immediate Board responsibilities require approving the FY 2022-23 budget. The CDD is required to approve this budget at our May meeting and must submit a budget with revenue and expenses balanced. An assessment increase of 5 % is budgeted. Still, we see expenses exceeding revenues by \$140 K. To submit a balanced budget, we will bring forward \$ 140 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.

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
REVENUE- ALL SOURCES					
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	20,000	20,000	-	0%
Excess Fees	15,000	0	0	(15,000)	-100%
Misc. Rev	1,200	3,000	1,500	300	25%
Carry Forward (Signature Funds & Other) ¹	115,000	96,395	139,584	24,584	21%
Total Revenue	\$2,779,291	\$2,747,486	\$2,920,579	141,288	5%
EXPENDITURES					
Administrative Expenditures					
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%
Total Administrative	181,054	167,985	186,035	3,049	2%
Field/ Operations Services					
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	229,086	225,414	235,959	6,873	3%
Total Field Operations/Services	2,138,556	2,127,501	2,256,117	117,561	5%
Total Normal Operations	2,319,610	2,295,486	2,442,152	120,610	5%
Project Driven Expenses					
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	59,681	55,000	62,427	2,746	5%
Total Project Driven Expenses	459,681	452,000	478,427	\$18,746	4%
Total Normal Operations and Project Driven Expenses	\$2,779,291	\$2,747,486	\$2,920,579	\$141,288	5%
Excess Revenue	0	0	0		

¹ 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
REVENUE- ALL SOURCES					
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%
Net Assessment	2,628,091	2,628,091	2,759,495	131,404	5%
Interest Income	20,000	20,000	20,000	-	0%
Excess Fees	15,000	0	0	(15,000)	-100%
Misc. Rev	1,200	3,000	1,500	300	25%
Carry Forward	115,000	96,395	139,584	24,584	21%
Total Revenue	\$2,779,291	\$2,747,486	\$2,920,579	\$141,288	5%
EXPENDITURES					
Administrative Expenditures					
Personnel Services					
Board of Supervisors	11,000	11,000	11,000	-	0%
<i>S/T Personnel Services</i>	11,000	11,000	11,000	-	0%
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>	15,700	15,200	16,171	471	3%
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>	10,516	8,851	12,448	1,932	18%
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>	143,838	141,785	146,416	2,578	0.00
Total Administrative	181,054	167,985	186,035	3,049	2%
Field/ Operations Services					
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>	360,514	358,555	368,558	8,044	2%

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
General Overhead					
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>	227,875	257,853	269,966	42,091	18%
Landscape Maintenance Standard					
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	1,055,779	1,044,779	1,130,000	74,221	7%
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>	1,171,111	1,158,679	1,248,225	77,114	7%
Landscape Maintenance New & Enhanced					
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 & Enhanced</i>	149,970	127,000	133,409	(16,561)	-11%
Facility Maintenance					
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>	229,086	225,414	235,959	6,873	3%
Total Field Operations/Services	2,138,556	2,127,501	2,256,117	\$117,561	5%
Total Normal Operations	2,319,610	2,295,486	2,442,152	120,610	5%
Project Driven Expenses					
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%
Total Project Driven Expenses	459,681	452,000	478,427	18,746	4%
Total Normal Operations and Project Driven Expenses	\$2,779,291	\$2,747,486	\$2,920,579	\$141,288	5%
Excess Revenue	0	0	0		
¹ Fund previously allocated for BB Downs restoral and brought into the budget as required.					

**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
Single Family Villages								
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%
			1682					
Apartments								
5100 LI VEOAKS 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%
Remote Site Apartments								
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%
Condo's								
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					
Subtotal Single Family					\$1,728,183			
Subtotal Apartments					\$513,709			
Subtotal Condo's					\$116,548			
Subtotal Remote Site					\$127,250			
Subtotal Commercial					\$388,329			
Total Assessed					\$2,874,019			
Total Budget					\$2,874,474			
Rounding Error					-\$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
1 Shoppes of Amberly 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%
4 NCNB NATIONAL PROPERTIES DEPT	347555055	5.30	912	156.48	829	4.00%	15,225	\$0.0	\$277	\$14,725	\$15,502	\$777	5%
5 PLTP INVESTORS 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%
7 JEFFERSON BANK OF FLORIDA	347555080	5.39	912	156.48	843	4.07%	15,481	\$0.0	\$277	\$14,968	\$15,758	\$790	5%
8 15802 AMBERLY LLC	347566444	3.61	710	11.01	40	0.19%	731	\$0.0	\$277	\$971	\$1,008	\$37	4%
9 TAMPA PALMS OFFICE LLC	347566442	14.40	565	79.26	1141	5.51%	20,957	\$0.0	\$277	\$20,164	\$21,234	\$1,070	5%
10 ENHANCEMENT HOLDINGS LLC	347555505	2.57	720	36.13	93	0.45%	1,704	\$0.0	\$277	\$1,895	\$1,981	\$86	5%
11 LORDVEN PROPERTIES LLC	347555506	2.04	710	11.01	22	0.11%	413	\$0.0	\$277	\$669	\$690	\$20	3%
12 CARL D AND MARTHA J YATES	347555508	3.99	710	11.01	44	0.21%	807	\$0.0	\$277	\$1,044	\$1,084	\$41	4%
13 LI MANAGEMENT RESOURCE LLC	347555510	2.63	710	11.01	29	0.14%	532	\$0.0	\$277	\$782	\$809	\$26	3%
14 ARHC SSTMPFL01 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 LLC	347555523	2.57	720	36.13	93	0.45%	1,706	\$0.0	\$277	\$1,897	\$1,983	\$86	5%
19	PAUL H AND SUSAN M L DUGA CO-TRUSTEES	347555529	4.18	720	36.13	151	0.73%	2,770	\$0.0	\$277	\$2,906	\$3,047	\$141	5%
20	BEACHDALE PROPERTIES L C	347555527	4.12	720	36.13	149	0.72%	2,734	\$0.0	\$277	\$2,872	\$3,011	\$139	5%
21	RODENT REALTY INC	347555525	2.54	720	36.13	92	0.44%	1,686	\$0.0	\$277	\$1,878	\$1,963	\$85	5%
22	LEADERESS LLC	347555452	2.69	720	36.13	97	0.47%	1,785	\$0.0	\$277	\$1,972	\$2,062	\$91	5%
23	TAMPA PALMS ANIMAL HOSPITAL INC	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	347555460	2.64	720	36.13	95	0.46%	1,751	\$0.0	\$277	\$1,940	\$2,028	\$89	5%
27	TAMPA PALMS CLUB INC	347560154	92.64	495	22.88	2120	10.2%	38,921	\$0.0	\$277	\$37,210	\$39,198	\$1,988	5%
28	AMBERLY DR PARTNERS LLC	347555502	2.04	720	36.13	74	0.36%	1,355	\$0.0	\$277	\$1,563	\$1,632	\$69	4%
Totals						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

Queries Received From Residents

It has been the protocol for staff to provide to the board members any feedback that received from residents regarding the budget or budget process.

As of July 8th there were several calls from owners new to Tampa Palms who had never received a budget notice in the past and were curious as to if they had to "write a check". There were no objections, the process was just explained.

One owner, Tom Gregory, from Nottingham wrote a letter that brought attention to two things:

1. The Nottingham-owned stormwater ponds
2. The Nottingham paid streetlights.

While Mr. Gregory did not specifically mention the budget process, since he was questioning services received by his village, staff replied to him and is including both his letter and the staff response for board information.

Nottingham is unique in that it, like the Sanctuary, Faircrest and others, was developed by other than the Tampa Palms developers and was created with a separate sub-association HOA, the Manors of Nottingham HOA. Unlike most sub-associations, Nottingham is not gated and while there are seven small privately-owned roads in Nottingham, the spine road that runs through the village is City of Tampa ROW.

The CDD provides the decorative street signs (both private and public ROW) and stop signs along with four monuments and lighting at two entrances. The ponds were not accepted by the CDD many years ago but the reasons are not documented. The ponds belong to the Manors of Nottingham HOA.

Both Mr. Gregory's letter and the staff reply follow.

Gregory
5204 Friar Tuck Ct.
Tampa, FL 33647-2105

June 23, 2022

Ray Lotito
District Manager
Tampa Palms Community Development District
16311 Tampa Palms Blvd.
Tampa, FL 33647

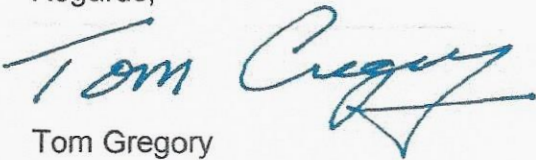
Re: Pond Maintenance & Street Lighting, Manors of Nottingham

Dear Mr. Lotito:

I read with interest your letter of June 15th and it raised questions, so I reviewed CDD information on your web site. Questions it does not seem to answer are who is responsible for pond maintenance in the Manors of Nottingham. I have been told anecdotally that the CDD is not responsible for them. I am also aware that Nottingham HOA pays a monthly "lease" to TECO for the streetlights in Nottingham. Why is that? This payment has been made since Nottingham was built. A review of CDD documents did not appear to me to answer either question; why Nottingham drainage ponds are not maintained by the CDD and why Nottingham's streetlights are the Manors of Nottingham responsibility.

All property owners in Nottingham are liable for CDD fees but we do not appear to be getting all the benefits. I would appreciate a response with explanations. Thanks for your assistance.

Regards,



Tom Gregory
thomasegregory@aol.com
813-910-7761

Tampa Palms Community Development District

16311 Tampa Palms Blvd.
Tampa, Florida 33647
Phone: 813-977-3933
Fax: 813-977-6571

June 30, 2022

Tom Gregory
5204 Friar Tuck Ct.
Tampa, Florida 33647

Good morning Tom;

Long time, no talk to: I hope you and your family are doing well.

Thank you for your inquiries; these are excellent questions.

First, let me say that I am answering your questions on behalf of the Tampa Palms CDD (CDD) and both your questions and these answers will be made a part of the public record and provided to each CDD Board Supervisor.

Ray Lotito, to whom you addressed your memo, works for DPF GMC, a company that provides both governance and accounting support to the CDD. At this time Ray is on leave; it is expected that he will return in the next couple of weeks.

The CDD did not build or create Tampa Palms, this was done by the Tampa Palms developer teams; the CDD was the recipient of certain assets from the Tampa Palms developers via the "dedication" process. In general, the stormwater retention ponds built by the Tampa Palms developers were dedicated to the CDD.

In some instances, the Tampa Palms development team sold village-size parcels to others for development; that is the case with the Manors of Nottingham (Nottingham) and others such as the Sanctuary.

The developers of Nottingham dedicated the stormwater ponds (actually called drainage tracts 1 & 2) to Nottingham's association. There are other stormwater ponds in Tampa Palms for which the CDD is not the owner such as the TPOA pond on Compton, a pond in the Sanctuary and another in Kensington and others.

You can find more information about the Nottingham ponds online at the Hillsborough Property Appraiser's site (HCPAFL.org), confirming the ownership and providing a link to the dedication information

- Drainage Tract 1, owner name MANORS OF NOTTINGHAM HOMEOWNERS ASSN INC, folio 0347565680
- Drainage Tract 2, owner name MANORS OF NOTTINGHAM HOMEOWNERS ASSN INC, folio 0347565682

Your question about the streetlights is a very interesting question. Developers are required to provide streetlighting as part of the permitting process. The Tampa Palms developers made an agreement with the

Tampa Palms Community Development District

16311 Tampa Palms Blvd.
Tampa, Florida 33647
Phone: 813-977-3933
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Tom Gregory
Page two

City for streetlighting along the public rights of way (ROWs) that the Tampa Palms developers built whereby the City would pay for the power, maintenance and other fees and the developers would pay the rental for the poles and fixtures for twenty years. At the end of the twenty year period, all costs for streetlights along public ROWs built by the Tampa Palms developers would be assumed by the City.

The Tampa Palms developers included the CDD in that agreement (remember they controlled the CDD at that time) and the Tampa Palms developers placed a sum of about \$400K into a CDD fund for payment of the rental for the ROW streetlights and the CDD made the required payments (even after the Tampa Palms developers had departed) until the streetlights reached 20 years in place. All streetlight responsibility for the Tampa Palms developer ROWs was assumed by the City of Tampa more than a decade ago.

The developers for Nottingham would have had similar streetlighting permitting requirements for the subdivision. The CDD was not party to whatever agreements were negotiated and does not have access to copies.

If I lived in Nottingham, which has a sub association, I would do two things:

1. Contact the Nottingham association's management company and ask for a copy of whatever streetlight agreement exists that permits them to pay for the streetlights
2. Ask the management company for a copy of the TECO billing
 - o Examine the invoice for the number of streetlights
 - o Determine if Nottingham is paying for both the streetlights on the seven roadways (cul de sacs) private to Nottingham and the City of Tampa ROW, Sherwood Forest Dr.

It is possible that the TECO billing is only for the private roadways. If you find that the invoice also includes the City ROW for Sherwood Forest Dr, please contact me and I will try to help. (I have some contacts at the City that may be able to direct you.)

Take care and have a great 4th!

Maggie

Mary-Margaret (Maggie) Wilson | **Assistant Secretary**
Tampa Palms Community Development District
16311 Tampa Palms Blvd W
Tampa, Fl. 33647
813 977-3933
<http://www.tpoa.net>

RESOLUTION 2022-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Tampa Palms Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A ("FY 2022-2023 Budget")** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited

property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 13, 2022.

Attested By:

**Tampa Palms
Community Development District**

Name: _____
Secretary/Assistant Secretary

Gene Field
Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

RESOLUTION 2022-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Tampa Palms Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Tampa Palms Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ 2,874,474, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund Assessment	\$ <u>2,874,474</u>
Total Reserve Fund	\$ <u>-0-</u>
Total All *	\$ <u>2,874,474</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 13, 2022

Attested By:

**Tampa Palms
Community Development District**

Name: Ray Lotito
Secretary/Assistant Secretary

Gene Field
Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

.... Around the Neighborhoods

This month staff is providing short reviews on a number of issues that impact the community as a whole.

Community Review for July
Ponds - A Tampa Palms Amenity
Park Improvements
Park Staffing

Community Review

Based both on the general “look” of Tampa Palms at the entries and along the boulevards [well-groomed] the inspection rating [89%] for Tampa Palms continues to reflect an upscale community in appearance for both residents and visitors. For July, and with the challenges of heat and worker availability, that is a very credible outcome- good work Joe Laird.

This is a difficult time of the year for landscape management, everywhere, not just Tampa Palms. That is reflected in the July ratings over the years which range from 87 to 91, with average and mode at 89.

The high heat combined with high humidity and longer days results in turf and shrub vibrancy that is exemplary. That is the good news: it also results in increased needs for trimming and mowing, the less good news.

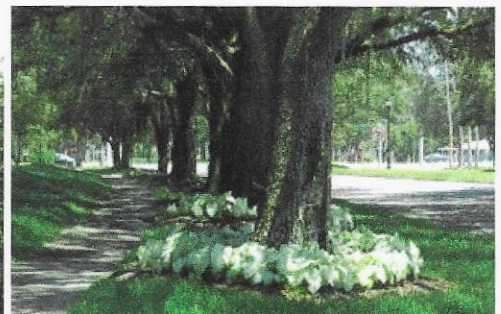


Mowing is a six day a week operation at this time and even with ABM working Saturdays (without cost to Tampa Palms) by the time the turf mowing is complete each week, the first areas look to be overdue. The same is true of trimming which is required almost weekly.

ABM has had to carefully manage mowing near ponds. With personnel shortages and new members of the team, there have been several incidents of mowers coming too close to the banks and winding up in the water (with no injuries). Joe has mandated mowing slightly less close to the bank tops and is using trimming equipment to do the bank tops. This slows completion and is a drain on personnel hours but is safer.

Weeds are almost uncontrollable this time of year. That is particularly true anywhere near the power corridor. ABM has severely minimized the use of the herbicide Round-Up in beds to address resident concerns. Replacement products are less effective, resulting in difficulty with weed control

Even with these challenges, generally the entries and the boulevards are pleasing and welcoming.



Ponds – A Tampa Palms Amenity

There is no question, the ponds along the boulevards, in the parks and at the main entries in Tampa Palms are a treasured amenity.

In May and June, the water levels fall to their lowest levels. High heat and low water are a prescription for weed and lily growth but the pond maintenance company, Solitude, has kept the weeds and algae to acceptable levels. Now with the rains, the ponds are refilling and weed and algae treatment are easier to accomplish.



All ponds along the boulevards have signs warning of the potential dangers of alligators and snakes. The warning signs are pictorial, to warn non-English speakers/readers, and of course children, of the potential wildlife.

There are also signs warning of no fishing, swimming or boating. Unfortunately, thieves are stealing some of these signs, possibly to stop police from enforcing the no fishing rules. Two weeks ago, more than ten people parked cars in Hampton Park and along the power corridor and tried to fish in the Wellington / Huntington Pond. Staff is working with the sign contractor to increase the difficulty to remove these signs.



Fountains increase the beauty and enjoyment of the Tampa Palms ponds. They are in fact a signature element of Tampa Palms, not replicated in most communities.

Nowhere is that more evident than at the entries from BB Downs where both a very large fountain (Area 2 side) and a medium fountain (by the former Kindercare) welcome folks into Tampa Palms.



There are other “main entries” to Tampa Palms, in particular the entry from TPOST 3 on the east (where the landscape has just been refreshed) and the entry from TP North at Wellington/ Huntington. This entry is heavily trafficked due in part stores and restaurants to the north.



As one enters Tampa Palms the most striking element is the large and curving pond. This pond is actually larger than the pond at the Area 1 entry.

There is a fountain in the Wellington/Huntington pond; it is the typical 5 HP, center channel fountain with lighting. It was installed in 2003 and received a new motor in 2018.

The fountain is attractive but small, appearing much smaller than other fountains due in part to the fact that the pond is so large and the fountain is somewhat hidden by the monuments.



It is staff's suggestion that this fountain be replaced with a 7.5 HP fountain using the tiara nozzles. This would be the same size and have the same look as the fountain presently in place at Kindercare and pictured to the left.

The fountain will be larger and present a more imposing view as one enters Tampa Palms.

The tirara-type display is more eye-catching than the center column style that is used on the smaller fountains.

The average fountain pump lasts 5-7 years, the lighting 4-6 years. The Wellington/Hunting fountain is due for major work (in fact it appears to be reducing slightly in size indicating the motor isn't as robust as when last installed).

The cost to replace this fountain with the larger and more imposing fountain is \$12,000.00. This would be a capital project and requires Board approval by motion.

Park Improvements & Staffing.



As previously discussed, there are a few safety tiles "pulling up" around the edges in Hampton Park.

This was first identified during the very cold snap experienced in January. If the cold was a factor or not is unknown.



Pictures were sent to the tile manufacturer and they agreed to take the steps needed to re-secure the surface.

That work will take place in the coming weeks. Staff received shipping notices that materials are on the way at this time.

Amberly Park will be reviewed and work is scheduled for Compton Park.



Park Staffing

As frequently reviewed, Tampa Palms parks are an enormously popular feature of the community.

The owners of Tampa Palms, who pay for these parks, expect that the parks will be available for them and not used or crowded by non-owner users.

For more than a decade Tampa Palms has employed both uniformed professional guards (Hampton, Amberly* & Oak* parks) and park attendants and Hampton Park. The park attendants manage the cleaning and supply staffing in Hampton Park and take reservations for park use and enforce rules.

The guards enforce Tampa Palms rules and back-up the attendants at Hampton and perform some janitorial duties for Amberly and Oak Park (emptying trash cans).

The current coverages for Tampa Palms parks are as follows:

- Amberly & Oak 41 hours per week*
- Hampton 56 hours per week.

* Amberly and Oak use the shared roving resource

Hampton Park

Hampton Park is the only CDD park with full time coverage by a park attendant and security guard, in part because Hampton is:

- An amenity rich park (tennis, racquetball, basketball, pavilions)
- Close to the boundary with an area that includes numerous apartments w/o parks
- Subject to ongoing challenges from tennis coaches and others who wish to use it commercially

There have been several incidents at Hampton Park which were handled satisfactorily by the guards and attendants, including one which a threat of gun use was made. (The police were engaged.)

Amberly Park

The security at Amberly Park necessitated by the fact that no longer is Amberly Park an *off-of-the-main-road* park about which the general public is unaware.

- Advertisements for commercial activities in the park are on the upswing. Sales parties for everything from Tupperware to health products, and at least one yoga studio, have been found online and forced to cancel.
- One supervisor found non-residents trolling the internet for residents to “let them use the park”.

While the need for coverage at Amberly on a daily basis is clear; Amberly is not a crowded park and full-time coverage (56 hours per week) is not indicated so the community-based roving guard is used.

Oak Park

Oak Park is monitored for safety and security and trash bins are emptied by the community-based roving guard.

A newcomer to Hampton Park.... Almost. The basic pet waste station was shipped.

Some components are still *on the way*. The waste station is pictured in place on the right but after the picture was taken, cones and tape were added to indicate that it was not yet usable.



Tampa Palms CDD Board Positions

As discussed at multiple CDD meetings earlier this year, placed on the Focus list that is published each month, and published in a newspaper as a Public Notice, the terms of two CDD supervisor seats are set to expire in the Fall of 2022.

These are:

- Seat 1 Eugene Field
- Seat 2 Richard Diaz.

During the election qualifying period only the two incumbents signed up to serve so they are effectively elected and will not be on the ballot in November.



Craig Latimer
Supervisor of Elections

Office: Supervisor, Tampa Palms CDD, Seat 1		
Eugene Field	(Active- UNOPPOSED)	
Contributions		\$0.00
In-Kind		\$0.00
Expenditures		\$0.00
Office: Supervisor, Tampa Palms CDD, Seat 2		
Richard Diaz, Jr.	(Active- UNOPPOSED)	
Contributions		\$0.00
In-Kind		\$0.00
Expenditures		\$0.00

It is anticipated that Ray Lotito will administer the oath of office after the closing of the certifying period for the Fall elections.

The Tampa Palms CDD and State-Mandated Cybersecurity Measures

Any government or government-sponsored entity is continually at the risk of cyber-attacks, in part due to the visibility such attacks can have and the potential disruption they can bring to the general public.

Potential disruptions develop from three rather different agendas:

- Pecuniary objectives: as often seen in the ransom ware attacks, eg *pay us or you can't use your city's water supply*
- Just fun: hacking to prove that the hackers can get in [often young people] to "show off"
- Political/activist/ protest agendas: disruption for the purpose of making a point.

Florida has been subject to many of these disruptions: not a lot is known about intrusions into private or military entities (for reputation and safety reasons these invasions are usually not publicized) but there have been some government / municipality invasions – at least one close to Tampa Palms.

Last year hackers gained access to the water systems of a small town west of Tampa Palms (Oldsmar) and increased the sodium hydroxide (used to purify city drinking water) by more than 110%.

The increased levels would have certainly poisoned users (most just sick, not fatal) but plant operators discovered the problem and reduced the levels managing the intrusion.

No one responsible has been identified and it was noted that this occurred two days before the Super Bowl and may been a "show off" incident.



There have been many others in Florida, including the city of Riviera Beach which paid a ransom of \$600,000 to get control of their computers systems.

Two weeks ago, Gov DeSantis signed the cybersecurity bill [7055] a bill that has been hanging around since the legislature passed it in Feb of this year.

The bill includes numerous requirements from training, to audits, to reporting of cryptoviral events to completely forbidding the payment of any ransom to attackers. (see below for some excerpts from state new state requirements)

Obviously this CDD does not

- Provide necessary services (water, sewer, power, policing, fire protection)
- Enforce or license any citizen for anything (no citizen information stored)

That said this CDD (and others) have substantial monetary assets which are managed to a great degree by management companies such as DPFG.

A situation occurred last week where DPFG mailed a letter to every vendor of the CDD (see pages following for notification sent) to send all invoices to a lockbox provided by AvidXchange who outsources AP for HOAs. AvidXchange's lockbox is provided by GoDaddy who intern used servers in various locations provided by Amazon.

It is unlikely that this type of operation would be deemed safe. Staff reviewed this with the chairman and DPFPG was asked to send a letter to all vendors rescinding that request.

Outsourcing AP may be a great savings for the management company but that does not appear to fit the Tampa Palms business model.

Staff has inquired of John Veriker, Tampa Palms attorney, as to if the requirements of HB 7005 do apply to CDDs and if so, do they extend to those who manage substantial funds for CDD's such as Tampa Palms' management company, DPFPG.

House Bill 7055 (Excerpts)

(3) CYBERSECURITY TRAINING.— (a) The Florida Digital Service shall: 1. Develop a basic cybersecurity training curriculum for **local government employees**. All local government employees with access to the local government's network must complete the basic cybersecurity training within 30 days after commencing employment and annually thereafter.

(4) CYBERSECURITY STANDARDS.— (a) Each local government shall adopt cybersecurity standards that safeguard its data, information technology, and information technology resources to ensure availability, confidentiality, and integrity. The cybersecurity standards must be consistent with generally accepted best practices for cybersecurity, including the National Institute of Standards and Technology Cybersecurity Framework.

(4) (d) Each local government shall notify the Florida Digital Service of its compliance with this subsection as soon as possible

Refuse Removal- Solid Waste

Hillsborough County Solid Waste sent a Public Notice of a Public Hearing for 2023 solid waste rates to each owner in Tampa Palms. The document is slightly confusing and has generated much discussion among residents:

- The FY 2023 rates for disposal and collection are detailed as:
 - Single family home collection \$234.47
 - Single family home disposal \$118.32

This is the same rate that was in effect for 2022.

The purpose of the notice (and the public hearing on July 20th) is to advise anyone who moved into a new home after the rates for 2022 were put in place and was billed at the “old rates” that there would be a prorated “catch up” during 2023 not to exceed \$343.56 for collection and \$178.53 for disposal.

Closer to home [CDD home] as a gift to Tampa Palms as she was leaving, Dede successfully negotiated a multi-year agreement with Republic Services for the collection of the dumpsters at the CDD maintenance center and Hampton Park.

- Two 8 CY dumpsters
- Two collections per week.

The current rate had climbed to \$1,558.00 per month.

Dede worked with Republic, who has picked up the County business for New Tampa and North Tampa west of BB Downs, to negotiate a three year agreement

Year 1 \$750.00 per week

Year 2 Increase not to exceed 7%

Year 3 Increase not to exceed 7%

This translates to a \$2,424.00 savings for FY 2022, and a \$7,975.00 savings for FY 2023.



Final Auditor's Report for FY 2020-21 (Ending 9/30/2021)

Summary

As reported during the June CDD Board Meeting, the auditors were finalizing the FY 2020-21 Audit and due to the fact that the CDD is required to submit the final and approved audit to the State of Florida by June 30th, the board by motion approved Chairman Field to review and accept the audit in order to meet the filing deadline. The full board would memorialize that acceptance at the July meeting.



The 2021 Audit is presented for your review and approval. The 2021 audit is a “no comment” audit. This is the nineteenth “no comment” audit in a row for the Tampa Palms CDD. Here are some highlights from the 2021 Audit Report for your attention.

Audit Report Excerpts

1. What Are The Districts Financial Reporting Responsibilities And How Have Those Responsibilities Been Met? (excerpt from page 1 of Final Audit Report which is attached)

• **Statement of Management’s Responsibility for the Financial Statements** (Excerpt Page 1)

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

• **Auditor Opinions** (Excerpt Page 1)

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

2. Management Letter To Board of Supervisors Pursuant To Rules of the Auditor General
(excerpts from Page 26)

• **Purpose of This Letter** (excerpts from Page 27)

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

• **Current Reporting**

I. *CURRENT YEAR FINDINGS AND RECOMMENDATIONS*

None

II. *PRIOR YEAR FINDINGS AND RECOMMENDATIONS*

None

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

The auditors found the District to be in compliance without exception to seven separate areas of investigation (see page 29 for specific areas).

A bound copy of the full auditor's report is in back of each packet.

If the 2021 Audit meets with Board approval, it should be approved by motion.

**TAMPA PALMS
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of Tampa Palms Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 28, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Tampa Palms Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year resulting in a net position balance of \$10,656,630.
- In comparison with the prior year, the District's total net position decreased by (\$66,175). The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental fund reported ending fund balance of \$4,068,529, an increase of \$29,235 in comparison with the prior year. A portion of fund balance is non-spendable for prepaids, assigned to subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2021	2020
Assets, excluding capital assets	\$ 4,173,359	\$ 4,140,954
Capital assets, net of depreciation	6,588,101	6,683,511
Total assets	10,761,460	10,824,465
Liabilities, excluding long-term liabilities	104,830	101,660
Total liabilities	104,830	101,660
Net Position		
Investment in capital assets	6,588,101	6,683,511
Unrestricted	4,068,529	4,039,294
Total net position	\$ 10,656,630	\$ 10,722,805

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

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 2,654,848	\$ 2,655,674
General revenues		
Unrestricted investment earnings	34,159	56,095
Miscellaneous	3,956	10,527
Total revenues	<u>2,692,963</u>	<u>2,722,296</u>
Expenses:		
General government	352,709	369,554
Maintenance and operations	<u>2,406,429</u>	<u>2,171,251</u>
Total expenses	<u>2,759,138</u>	<u>2,540,805</u>
Change in net position	<u>(66,175)</u>	<u>181,491</u>
Net position - beginning	10,722,805	10,541,314
Net position - ending	<u>\$ 10,656,630</u>	<u>\$ 10,722,805</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,759,138. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in professional services including the landscape maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase appropriations by \$106,280 and increase other financing sources by \$106,280. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS

At September 30, 2021, the District had \$13,005,114 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,417,013 has been taken, which resulted in a net book value of \$6,588,101. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Tampa Palms Community Development District's Finance Department at 1060 Maitland Center Commons, Suite 340, Maitland, Florida 32751.

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 4,121,604
Due from other	30,924
Deposits	20,831
Capital assets:	
Nondepreciable	3,942,444
Depreciable, net	<u>2,645,657</u>
Total assets	<u>10,761,460</u>
 LIABILITIES	
Accounts payable	<u>104,830</u>
Total liabilities	<u>104,830</u>
 NET POSITION	
Investment in capital assets	6,588,101
Unrestricted	<u>4,068,529</u>
Total net position	<u><u>\$ 10,656,630</u></u>

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
Primary government:		<u>Charges for Service</u>	<u>Governmental Activities</u>
Governmental activities:			
General government	\$ 352,709	\$ 352,709	\$ -
Maintenance and operations	2,406,429	2,302,139	(104,290)
Total governmental activities	2,759,138	2,654,848	(104,290)
General revenues:			
Unrestricted investment earnings			34,159
Miscellaneous			3,956
Total general revenues			38,115
Change in net position			(66,175)
Net position - beginning			10,722,805
Net position - ending			\$ 10,656,630

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Fund General	Total Governmental Funds
ASSETS		
Cash and cash equivalents	\$ 4,121,604	\$ 4,121,604
Due from other	30,924	30,924
Prepays	20,831	20,831
Total assets	\$ 4,173,359	\$ 4,173,359
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 104,830	\$ 104,830
Total liabilities	104,830	104,830
Fund balances:		
Nonspendable:		
Prepays	20,831	20,831
Assigned to:		
Subsequent year's expenditures	85,000	85,000
Unassigned	3,962,698	3,962,698
Total fund balances	4,068,529	4,068,529
Total liabilities and fund balances	\$ 4,173,359	\$ 4,173,359

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 4,068,529

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

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

Cost of capital assets	13,005,114	
Accumulated depreciation	(6,417,013)	6,588,101
Net position of governmental activities		<u>\$ 10,656,630</u>

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Fund General	Total Governmental Fund
REVENUES		
Non ad valorem assessments	\$ 2,654,848	\$ 2,654,848
Interest	34,159	34,159
Miscellaneous	3,956	3,956
Total revenues	2,692,963	2,692,963
EXPENDITURES		
Current:		
General government	352,709	352,709
Maintenance and operations	2,192,154	2,192,154
Capital outlay	118,865	118,865
Total expenditures	2,663,728	2,663,728
Excess (deficiency) of revenues over (under) expenditures	29,235	29,235
Fund balances - beginning	4,039,294	4,039,294
Fund balances - ending	\$ 4,068,529	\$ 4,068,529

See notes to the financial statements

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 29,235
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost of those capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	118,865
Depreciation on capital assets is not recognized in governmental funds but is reported as an expense in the statement of activities.	<u>(214,275)</u>
Change in net position of governmental activities	<u>\$ (66,175)</u>

See notes to the financial statements

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

NOTE 1 –NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

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

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental fund:

General Fund

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments (Continued)

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

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

The District did not hold any investments at September 30, 2021.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

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

Capital Assets

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

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

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

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

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

Unearned Revenue

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – CASH

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,890,220	\$ -	\$ -	\$ 3,890,220
Project in progress	21,710	30,514	-	52,224
Total capital assets, not being depreciated	<u>3,911,930</u>	<u>30,514</u>	<u>-</u>	<u>3,942,444</u>
Capital assets, being depreciated				
Infrastructure:				
Structures	714,603	-	-	714,603
Parking and roadways	40,000	-	-	40,000
Walls and monuments	4,428,583	41,107	-	4,469,690
Irrigation and drainage system	1,447,175	26,892	-	1,474,067
Other	1,317,454	10,914	-	1,328,368
Equipment	<u>1,026,504</u>	<u>9,438</u>	<u>-</u>	<u>1,035,942</u>
Total capital assets, being depreciated	<u>8,974,319</u>	<u>88,351</u>	<u>-</u>	<u>9,062,670</u>
Less accumulated depreciation for:				
Infrastructure:				
Structures	500,222	21,191	-	521,413
Parking and roadways	31,516	929	-	32,445
Walls and monuments	3,452,959	58,168	-	3,511,127
Irrigation and drainage system	994,472	42,287	-	1,036,759
Other	440,172	52,855	-	493,027
Equipment	<u>783,397</u>	<u>38,845</u>	<u>-</u>	<u>822,242</u>
Total accumulated depreciation	<u>6,202,738</u>	<u>214,275</u>	<u>-</u>	<u>6,417,013</u>
Total capital assets, being depreciated, net	<u>2,771,581</u>	<u>(125,924)</u>	<u>-</u>	<u>2,645,657</u>
Governmental activities capital assets, net	<u>\$ 6,683,511</u>	<u>\$ (95,410)</u>	<u>\$ -</u>	<u>\$ 6,588,101</u>

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

NOTE 6 – COST SHARE AGREEMENT

The District has an agreement with the Homeowners Association (“HOA”) whereby District employees will be used to provide administrative services for the HOA. Pursuant to the agreement, for services rendered during the current fiscal year, the HOA incurred charges of \$18,564 and owes the District \$0 at September 30, 2021.

NOTE 7 – MANAGEMENT CONTRACT

The District has an agreement with the HOA to undertake the management, operation, and maintenance of the park. Pursuant to the agreement, for services rendered during the current fiscal year, the District incurred charges of \$66,189, of which \$20,165 is payable at September 30, 2021.

NOTE 8 – MANAGEMENT COMPANY

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

NOTE 9 – RISK MANAGEMENT

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

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Non ad valorem assessments	\$ 2,643,091	\$ 2,643,091	\$ 2,654,848	\$ 11,757
Interest	10,000	10,000	34,159	24,159
Miscellaneous	1,200	1,200	3,956	2,756
Total revenues	<u>2,654,291</u>	<u>2,654,291</u>	<u>2,692,963</u>	<u>38,672</u>
EXPENDITURES				
Current:				
General government	186,503	186,503	352,709	(166,206)
Maintenance and operations	2,086,303	2,086,303	2,192,154	(105,851)
Capital outlay	466,485	572,765	118,865	453,900
Total expenditures	<u>2,739,291</u>	<u>2,845,571</u>	<u>2,663,728</u>	<u>181,843</u>
Excess (deficiency) of revenues over (under) expenditures	(85,000)	(191,280)	29,235	220,515
OTHER FINANCING SOURCES				
Use of fund balance	85,000	191,280	-	(191,280)
Total other financing sources	<u>85,000</u>	<u>191,280</u>	<u>-</u>	<u>(191,280)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	29,235	<u>\$ 29,235</u>
Fund balance - beginning			<u>4,039,294</u>	
Fund balance - ending			<u>\$ 4,068,529</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase appropriations by \$106,280 and increase other financing sources by \$106,280. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**TAMPA PALMS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	1
Number of independent contractors compensated in September 20XX	1
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$ 67,905.93
Independent contractor compensation for FYE 9/30/2021	\$ 100,937.00
Construction projects to begin on or after October 1; (>\$65K)	n/a
Budget variance report	See page 20 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Min. Rate \$204
	Max. Rate \$1931
Special assessments collected FYE 9/30/2021	\$ 2,633,349.00
Outstanding Bonds:	n/a



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Tampa Palms Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 28, 2022.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

June 28, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have examined Tampa Palms Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

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

June 28, 2022



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Tampa Palms Community Development District, Hillsborough County, Florida, ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 28, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 28, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 28, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.