

Tampa Palms Open Space and Transportation Community Development District

Board of Supervisors

- Brad van Rooyen, Chairperson
- Jay Krause, Vice Chairman
- Fred Pfister, Assistant Secretary
- Leah Black, Assistant Secretary
- Bob Lennon, Assistant Secretary

Chet Benson, TPOST CDD Field Manager/ West Meadows & Richmond Place Clubhouse Manager
Ed Sanchez, West Meadows Assistant Clubhouse Manager

Mark Vega, District Manager
David Wenck, District Manager
Vivek Babbar, District Counsel
Scott Steady, Land Use Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, March 21, 2023 – 5:15 p.m.

1. **Roll Call**
2. **Public Comments (3) Minute Time Limit**
3. **Consent Agenda**
 - A. Approval of the Minutes of the February 21, 2023 (P.2)
 - B. Acceptance of the January 2023 Financial Report (P.4)
4. **Staff Reports**
 - A. Engineer's Report
 - B. Attorney's Report
 - C. Manager's Report
 - i. Notification Rules and Procedure Public Hearing on April 18
 - ii. Notification Assessment Methodology Workshop April 4
 - iii. Presentation of the Area 7 Assessment Methodology (P.17)
 - iv. Presentation of the Area 6 Assessment Methodology (P.38)
 - v. Presentation of the Area 3 Assessment Methodology (P.51)
 - D. Club Manager's Report
5. **Supervisor Requests/New Business**
6. **Public Comments (3) Minute Time Limit**
7. **Adjournment**

The next Workshop is scheduled for Tuesday, April 4, 2023 at 5:15 p.m.

The next Meeting is scheduled for Tuesday, April 18, 2023 at 5:15 p.m.

District Office:

Inframark, Community Management Services
210 N. University Drive, Suite 702
Coral Springs, FL 33071
813-991-1140

Meeting Location:

West Meadows Community Center
8401 New Tampa Boulevard
Tampa, Florida 33647
813-977-1160

**MINUTES OF MEETING
TAMPA PALMS OPEN SPACE AND TRANSPORTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tampa Palms Open Space and Transportation Community Development District was held Tuesday, January 17, 2023 at 5:15 p.m. at the West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Brad van Rooyen	Chairperson
Jay Krause	Vice Chairman
Fred Pfister	Assistant Secretary
Leah Black	Assistant Secretary
Bob Lennon	Assistant Secretary

Also present were:

Mark Vega	District Manager
David Wenck	Inframark
Chet Benson	Club Manager
Ed Sanchez	Assistant Club Manager

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order. The Supervisors introduced themselves and a quorum was established. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3) Minute Time Limit

None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the January 17, 2023**
- B. Approval of the December 2022 Financial Report**
- C. Approval of the Event Liability Insurance Quotation from SMIC**

<p>On MOTION by Ms. Black, seconded by Mr. Pfister, with all in favor, the Consent Agenda, comprised of the Minutes of the January 17, 2023 Meeting, the December 2022 Financial Report and the Event Liability Insurance Quotation from SMIC was approved as presented. 5-0</p>
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FOURTH ORDER OF BUSINESS

Staff Reports

A. Engineer’s Report

None.

B. Attorney’s Report

None.

C. Manager’s Report

Mr. Vega reminded the Board that the workshop on March 7, 2023 is to discuss the rules and procedures.

i. Consideration of Resolution 2023-02, Rules and Procedure Public Hearing on April 18, 2023

On MOTION by Mr. van Rooyen, seconded by Ms. Black, with all in favor, Resolution 2023-02, Rules and Procedure Public Hearing on April 18, 2023 was adopted. 5-0

ii. Area 6 Assessment Methodology Discussion

Discussion ensued regarding the Area 6 Assessment Methodology.

ii. Area 3 Assessment Methodology to be Presented February Meeting

Mr. Vega conveyed this information to the Board.

Let the record reflect Mr. Vega left the meeting and Mr. Wenck continued the meeting.

D. Club Manager’s Report

Mr. Benson presented his report.

On MOTION by Mr. Lennon, seconded by Mr. van Rooyen, with all in favor, NTE \$160,000.00 for the 4 court pickleball project in the West Meadows Amenity Center in Area 7 was approved. 5-0

FIFTH ORDER OF BUSINESS

Supervisor Requests/New Business

A Board member requested the sign be updated to reflect a meeting start time of 5:15 p.m.

SIXTH ORDER OF BUSINESS

Public Comments (3) Minute Time Limit

Audience comments was received.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business, the meeting was adjourned at 6:33 p.m.

Mark Vega, Secretary

**Tampa Palms Open Space and Transportation
Community Development District**

Financial Report

January 31, 2023

Prepared by



**Tampa Palms Open Space and Transportation
Community Development District**

Financial Statements

(Unaudited)

January 31, 2023

Tampa Palms Open Space and Transportation
Community Development District

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TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Balance Sheet
 January 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
ASSETS					
Cash - Checking Account	\$ 2,317,316	\$ -	\$ -	\$ -	\$ 2,317,316
Due From Other Funds	-	1,841,936	1,296,785	1,995,823	5,134,544
Investments:					
Money Market Account	2,872,731	-	-	-	2,872,731
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	8,965	21,255	24,388	54,608
TOTAL ASSETS	\$ 5,190,047	\$ 1,850,901	\$ 1,318,625	\$ 2,020,211	\$ 10,379,784
LIABILITIES					
Accounts Payable	\$ 2,242	\$ 14,224	\$ 29,261	\$ 49,379	\$ 95,106
Deposits	-	-	366	14,746	15,112
Due To Other Funds	5,134,544	-	-	-	5,134,544
TOTAL LIABILITIES	5,136,786	14,224	29,627	64,125	5,244,762
FUND BALANCES					
Nonspendable:					
Deposits	-	8,965	21,840	24,388	55,193
Assigned to:					
Operating Reserves	-	112,677	146,331	226,238	485,246
Reserves - Clubhouse	-	-	-	113,680	113,680
Reserves - Clubhouse/Cabana	-	-	2,385	-	2,385
Reserves - Court Amenities	-	-	53,441	20,411	73,852
Reserves - Fences	-	-	68,217	-	68,217
Reserves- Irrigation/Landscape	-	38,500	19,246	90,020	147,766
Reserves - Monuments/Signage	-	14,644	48,500	-	63,144
Reserves - Other	-	-	86,864	196,280	283,144
Reserves - Parking Lots	-	-	28,202	-	28,202
Reserves - Playground	-	-	-	60,876	60,876
Reserves - Ponds	-	354,238	20,422	90,020	464,680
Reserves - Highwoods Streetl.	-	-	68,012	-	68,012
Reserves - Swimming Pools	-	-	5,292	196,247	201,539
Unassigned:	53,261	1,307,653	720,246	937,926	3,019,086
TOTAL FUND BALANCES	\$ 53,261	\$ 1,836,677	\$ 1,288,998	\$ 1,956,086	\$ 5,135,022
TOTAL LIABILITIES & FUND BALANCES	\$ 5,190,047	\$ 1,850,901	\$ 1,318,625	\$ 2,020,211	\$ 10,379,784

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 4,100	\$ 1,367	\$ 21,588	\$ 20,221	526.54%
Interest - Tax Collector	-	-	276	276	0.00%
Special Assmnts- Tax Collector	344,921	275,937	326,505	50,568	94.66%
Special Assmnts- Developer	135,483	-	-	-	0.00%
Special Assmnts- Discounts	(13,797)	(11,038)	(12,977)	(1,939)	94.06%
Other Miscellaneous Revenues	-	-	1,447	1,447	0.00%
TOTAL REVENUES	470,707	266,266	336,839	70,573	71.56%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	2,667	1,067	1,600	13.34%
FICA Taxes	612	204	82	122	13.40%
ProfServ-Engineering	18,000	6,000	268	5,732	1.49%
ProfServ-Legal Services	2,000	667	74	593	3.70%
ProfServ-Mgmt Consulting	38,983	12,994	12,994	-	33.33%
ProfServ-Special Assessment	8,785	8,785	8,785	-	100.00%
ProfServ-Assessment Methodology	7,500	7,500	-	7,500	0.00%
Auditing Services	3,993	1,997	-	1,997	0.00%
Postage and Freight	165	55	43	12	26.06%
Insurance - General Liability	13,007	6,504	9,261	(2,757)	71.20%
Printing and Binding	100	33	6	27	6.00%
Legal Advertising	1,500	500	124	376	8.27%
Miscellaneous Services	500	167	-	167	0.00%
Misc-Assessment Collection Cost	6,898	5,518	6,271	(753)	90.91%
Office Supplies	75	25	-	25	0.00%
Annual District Filing Fee	54	54	54	-	100.00%
Total Administration	110,172	53,670	39,029	14,641	35.43%
Field					
Florida Retirement System	6,667	2,222	1,744	478	26.16%
ProfServ-Field Management	11,256	3,752	3,678	74	32.68%
Contracts-Landscape	133,164	44,388	43,155	1,233	32.41%
Electricity - Streetlights	134,000	44,667	43,013	1,654	32.10%
R&M-Irrigation	13,948	4,649	7,327	(2,678)	52.53%
R&M-Landscape Renovations	8,000	2,667	2,000	667	25.00%
R&M-Ponds	10,000	3,333	6,358	(3,025)	63.58%
Holiday Decoration	10,000	3,333	6,500	(3,167)	65.00%
Misc-Contingency	21,000	7,000	-	7,000	0.00%
Op Supplies - General	2,500	833	2,470	(1,637)	98.80%
Reserve - Ponds	10,000	10,000	-	10,000	0.00%
Total Field	360,535	126,844	116,245	10,599	32.24%
TOTAL EXPENDITURES	470,707	180,514	155,274	25,240	32.99%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues					
Over (under) expenditures	-	85,752	181,565	95,813	0.00%
Net change in fund balance	\$ -	\$ 85,752	\$ 181,565	\$ 95,813	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,655,112	1,655,112	1,655,112		
FUND BALANCE, ENDING	\$ 1,655,112	\$ 1,740,864	\$ 1,836,677		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 1,000	\$ 333	\$ 11,310	\$ 10,977	1131.00%
Interest - Tax Collector	-	-	276	276	0.00%
Special Assmnts- Tax Collector	667,675	534,140	629,558	95,418	94.29%
Special Assmnts- Discounts	(26,707)	(21,366)	(25,021)	(3,655)	93.69%
Other Miscellaneous Revenues	-	-	1,447	1,447	0.00%
TOTAL REVENUES	641,968	513,107	617,570	104,463	96.20%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	2,667	1,067	1,600	13.34%
FICA Taxes	612	204	82	122	13.40%
ProfServ-Engineering	5,000	1,667	203	1,464	4.06%
ProfServ-Legal Services	2,500	833	56	777	2.24%
ProfServ-Mgmt Consulting	29,700	9,900	9,900	-	33.33%
ProfServ-Special Assessment	5,986	5,986	5,986	-	100.00%
Auditing Services	3,500	1,750	-	1,750	0.00%
Postage and Freight	150	50	32	18	21.33%
Insurance - General Liability	13,006	6,503	6,995	(492)	53.78%
Printing and Binding	75	25	4	21	5.33%
Legal Advertising	750	250	94	156	12.53%
Miscellaneous Services	1,000	333	-	333	0.00%
Misc-Assessment Collection Cost	13,354	6,677	12,091	(5,414)	90.54%
Office Supplies	99	33	-	33	0.00%
Annual District Filing Fee	41	41	41	-	100.00%
Total Administration	83,773	36,919	36,551	368	43.63%
<u>Field</u>					
Payroll-Pool Monitors	10,000	3,333	2,622	711	26.22%
FICA Taxes	765	255	201	54	26.27%
Florida Retirement System	6,667	2,222	1,744	478	26.16%
ProfServ-Field Management	11,137	3,712	3,678	34	33.03%
Contracts-Landscape	106,315	35,438	35,765	(327)	33.64%
Communication - Telephone	2,000	667	835	(168)	41.75%
Electricity - Streetlights	137,300	45,767	54,116	(8,349)	39.41%
Utility - Water	6,800	2,267	5,022	(2,755)	73.85%
Electricity - Fountain	1,500	500	-	500	0.00%
R&M-Court Maintenance	30,000	10,000	-	10,000	0.00%
R&M-Irrigation	20,000	6,667	18,380	(11,713)	91.90%
R&M-Landscape Renovations	35,000	11,667	7,011	4,656	20.03%
R&M-Ponds	14,568	4,856	5,268	(412)	36.16%
R&M-Pools	8,000	2,667	2,880	(213)	36.00%
R&M-Streetlights	7,500	2,500	3,057	(557)	40.76%
Misc-Holiday Lighting	5,000	1,667	7,000	(5,333)	140.00%
Misc-Contingency	71,081	23,693	25,593	(1,900)	36.01%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Op Supplies - General	4,000	1,333	3,743	(2,410)	93.58%
Reserve - Clubhouse/Cabana	2,385	2,385	-	2,385	0.00%
Reserve - Court Amenities	10,034	10,034	27,675	(17,641)	275.81%
Reserve - Fences	8,937	8,937	-	8,937	0.00%
Reserve - Irrigation/Landscape	2,594	2,594	5,980	(3,386)	230.53%
Reserve - Monuments/Signage	12,022	12,022	-	12,022	0.00%
Reserve - Other	21,716	21,716	-	21,716	0.00%
Reserve - Parking Lot	798	798	-	798	0.00%
Reserve - Ponds	2,888	2,888	-	2,888	0.00%
Reserve -Highwoods Streetlights	16,988	16,988	-	16,988	0.00%
Reserve - Swimming Pools	2,200	2,200	-	2,200	0.00%
Total Field	558,195	239,773	210,570	29,203	37.72%
TOTAL EXPENDITURES	641,968	276,692	247,121	29,571	38.49%
Excess (deficiency) of revenues Over (under) expenditures	-	236,415	370,449	134,034	0.00%
Net change in fund balance	\$ -	\$ 236,415	\$ 370,449	\$ 134,034	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	918,549	918,549	918,549		
FUND BALANCE, ENDING	\$ 918,549	\$ 1,154,964	\$ 1,288,998		

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 1,800	\$ 600	\$ 11,304	\$ 10,704	628.00%
Room Rentals	5,000	1,667	1,248	(419)	24.96%
Interest - Tax Collector	-	-	276	276	0.00%
Special Assmnts- Tax Collector	1,139,060	911,248	1,075,186	163,938	94.39%
Special Assmnts- Discounts	(45,562)	(36,450)	(42,732)	(6,282)	93.79%
Other Miscellaneous Revenues	3,800	1,267	2,499	1,232	65.76%
Access Cards	1,000	333	63	(270)	6.30%
TOTAL REVENUES	1,105,098	878,665	1,047,844	169,179	94.82%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	2,667	1,067	1,600	13.34%
FICA Taxes	612	204	82	122	13.40%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	6,000	2,000	397	1,603	6.62%
ProfServ-Legal Services	3,000	1,000	110	890	3.67%
ProfServ-Mgmt Consulting	57,311	19,104	19,104	-	33.33%
ProfServ-Special Assessment	11,631	11,631	11,631	-	100.00%
Auditing Services	5,035	1,678	-	1,678	0.00%
Postage and Freight	450	150	63	87	14.00%
Insurance - General Liability	17,077	8,539	13,725	(5,186)	80.37%
Printing and Binding	200	67	8	59	4.00%
Legal Advertising	1,000	333	184	149	18.40%
Miscellaneous Services	500	167	-	167	0.00%
Misc-Assessment Collection Cost	22,781	18,225	20,649	(2,424)	90.64%
Office Supplies	250	83	-	83	0.00%
Annual District Filing Fee	80	80	80	-	100.00%
Total Administration	134,927	66,928	67,100	(172)	49.73%
<u>Field</u>					
Payroll-Part Time	90,000	30,000	34,004	(4,004)	37.78%
Payroll-Part Time Club Suprvsr	40,000	13,333	14,502	(1,169)	36.26%
Payroll-Site Manager	78,786	26,262	27,330	(1,068)	34.69%
FICA Taxes	15,972	5,324	6,485	(1,161)	40.60%
Florida Retirement System	6,667	2,222	1,743	479	26.14%
Life and Health Insurance	10,500	3,500	3,725	(225)	35.48%
Workers' Compensation	9,038	3,013	5,600	(2,587)	61.96%
Contracts-Security Services	3,750	1,250	2,086	(836)	55.63%
Contracts-Landscape	42,345	14,115	14,840	(725)	35.05%
Contracts-Irrigation	6,600	2,200	-	2,200	0.00%
Contracts-Pools	20,100	6,700	4,975	1,725	24.75%
Contracts-Lakes	4,500	1,500	-	1,500	0.00%
Contracts-Pest Control	965	322	-	322	0.00%
Communication - Mobile	1,200	400	-	400	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Communication - Teleph - Field	4,548	1,516	1,870	(354)	41.12%
Electricity - Streetlights	245,000	81,667	106,409	(24,742)	43.43%
Utility - Water	28,000	9,333	10,143	(810)	36.23%
Utility - Refuse Removal	12,000	4,000	710	3,290	5.92%
Electricity - Fountain	3,500	1,167	1,954	(787)	55.83%
Rentals & Leases	9,420	3,140	3,894	(754)	41.34%
R&M-General	25,000	8,333	3,392	4,941	13.57%
R&M-Court Maintenance	10,500	3,500	1,821	1,679	17.34%
R&M-Electrical	9,500	3,167	187	2,980	1.97%
R&M-Equipment	-	-	2,791	(2,791)	0.00%
R&M-Gate	2,000	667	1,226	(559)	61.30%
R&M-Irrigation	4,500	1,500	3,126	(1,626)	69.47%
R&M-Landscape Renovations	14,000	4,667	12,275	(7,608)	87.68%
R&M-Pest Control	100	33	384	(351)	384.00%
R&M-Ponds	4,236	1,412	1,846	(434)	43.58%
R&M-Pools	15,000	5,000	1,525	3,475	10.17%
R&M-Plumbing	2,500	833	1,399	(566)	55.96%
R&M-Painting	9,000	3,000	-	3,000	0.00%
Misc-Access Cards	2,500	833	-	833	0.00%
Misc-Holiday Lighting	4,000	1,333	3,800	(2,467)	95.00%
Special Events	10,000	3,333	8,001	(4,668)	80.01%
Misc-Clubhouse Activities	4,000	1,333	-	1,333	0.00%
Misc-Contingency	8,548	2,849	13,940	(11,091)	163.08%
Misc-Web Hosting	650	217	-	217	0.00%
Cleaning Supplies	2,500	833	1,603	(770)	64.12%
Op Supplies - General	13,500	4,500	2,229	2,271	16.51%
Reserve - Clubhouse	56,944	56,944	13,088	43,856	22.98%
Reserve - Court Amenities	11,361	11,361	-	11,361	0.00%
Reserve - Other	49,070	49,070	-	49,070	0.00%
Reserve - Playground	6,999	6,999	-	6,999	0.00%
Reserve - Swimming Pools	70,872	70,872	13,440	57,432	18.96%
Total Field	970,171	453,553	326,343	127,210	33.64%
TOTAL EXPENDITURES	1,105,098	520,481	393,443	127,038	35.60%
Excess (deficiency) of revenues Over (under) expenditures	-	358,184	654,401	296,217	0.00%
Net change in fund balance	\$ -	\$ 358,184	\$ 654,401	\$ 296,217	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,301,685	1,301,685	1,301,685		
FUND BALANCE, ENDING	\$ 1,301,685	\$ 1,659,869	\$ 1,956,086		

**Tampa Palms Open Space and Transportation
Community Development District**

Supporting Schedules

January 31, 2023

**Tampa Palms Open Space & Transportation
Community Development District**

**Non Ad Valorem Special Assessments
(Hillsborough County - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					Area 3 General Fund Assessments	Area 6 General Fund Assessments	Area 7 General Fund Assessments
Assessments Levied				\$ 2,154,247	\$ 346,276	\$ 667,680	\$ 1,140,291
Allocation %				100%	16.07%	30.99%	52.93%
11/03/22	\$ 27,270	\$ 1,426	\$ 557	\$ 29,253	\$ 4,702	\$ 9,067	\$ 15,484
11/17/22	\$ 173,404	\$ 7,373	\$ 3,539	\$ 184,315	\$ 29,627	\$ 57,126	\$ 97,562
11/22/22	\$ 107,439	\$ 4,568	\$ 2,193	\$ 114,200	\$ 18,357	\$ 35,395	\$ 60,449
11/29/22	\$ 178,179	\$ 7,576	\$ 3,636	\$ 189,391	\$ 30,443	\$ 58,699	\$ 100,249
12/07/22	\$ 1,306,773	\$ 55,554	\$ 26,669	\$ 1,388,996	\$ 223,269	\$ 430,501	\$ 735,226
12/14/22	\$ 34,641	\$ 1,341	\$ 707	\$ 36,689	\$ 5,897	\$ 11,371	\$ 19,420
01/05/23	\$ 83,804	\$ 2,892	\$ 1,710	\$ 88,406	\$ 14,210	\$ 27,400	\$ 46,795
TOTAL	\$ 1,911,510	\$ 80,729	\$ 39,010	\$ 2,031,249	\$ 326,505	\$ 629,558	\$ 1,075,186
% COLLECTED				94%	94%	94%	94%
TOTAL OUTSTANDING				\$ 122,998	\$ 19,771	\$ 38,122	\$ 65,105

**Cash and Investment Report
1/31/2023**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	4.00%	n/a	\$ 2,317,316 *
		Subtotal		<u>\$ 2,317,316</u>
Money Market Account	Bank United	3.00%	n/a	2,872,731
		Subtotal		<u>\$ 2,872,731</u>
		Total		<u><u>\$ 5,190,047</u></u>

In Februray, \$1.5M was transferred from the checking account to the money market account.

2023 OPERATIONS AND MAINTENANCE ASSESSMENT METHODOLOGY REPORT

AREA 7

TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

March 14, 2023

Prepared for

**Board of Supervisors
Tampa Palms Open Space & Transportation Community
Development District**

Prepared by

**Real Estate Econometrics, Inc.
707 Orchid Drive, Suite 100
Naples, FL 34102
REE-I.com**



1.0 Introduction

1.1 Purpose

This 2022 Area 7 of the Tampa Palms Open Space & Transportation Community Development District (“District”) Operations and Maintenance Assessment Methodology Report (the “2022 Area 7 Report”) is being presented as an alternative assessment methodology to the current methodology which apportions the operations & maintenance assessments based on benefit received by each developed parcel within the District.

The 2022 Area 7 Report allocates the proposed Fiscal Year 2022-2023 Operations and Maintenance Budget (“2023 Budget”) into benefit measurement categories to allow for the determination of special and peculiar benefits to each property within District boundaries. The 2022 Area 7 Report allocates the 2023 Budget and future budgets as prescribed unless changes are made to the various product types or budget line items by the District.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the operations and maintenance of the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable.

The Methodology herein sets forth a framework to allocate the budget and apportion the special and peculiar benefits from the 2023 Budget and future budgets funded from and secured by non-ad valorem special assessments (the “Assessments”) imposed and levied on the residential properties within the District. Any non-ad valorem special assessments imposed on the residential properties within the District will constitute liens, co-equal with the liens of State, County, municipal and school board taxes, against properties within the boundary of the District that receive special benefits from the District’s budget.

Real Estate Econometrics, Inc. (“Methodology Consultant”), was selected to develop this methodology and has prepared this report, which is designed to conform to the requirements of the Florida Constitution, Chapters 170, 190 and 197, F.S. with respect to the Assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

Area 7 of the District encompasses +/- 1,400 acres with frontage on Bruce B Downs Boulevard and Interstate 75 in Hillsborough County, Florida. The District has 1,394 residential units, an apartment complex, continuing care facility and a mixture of commercial parcels within its boundary and is responsible for the operations and maintenance of the District’s infrastructure including but not limited to street lights, the storm water management system, lake maintenance, the irrigation distribution system, right of way maintenance, landscaping, wetlands maintenance, administrative/community costs and reserves.

Table 1 below outlines the TPOST Area 7 development program (“Development Program”) within the District.

Table 1. TPOST Area 7 Land Development Program

RESIDENTIAL NEIGHBORHOODS	UNITS
AUDUBON LANDING VILLAS	94
DOVES LANDING ATTACHED VILLAS	82
EAGLES LANDING	33
THE ESTATES	296
HAWKS LANDING	101
LAKEWOOD	90
MALLARD'S LANDING	44
THE PRESERVE	278
PROMENADE TOWNHOMES	120
STONE RIDGE TOWNHOMES	78
WATERGRASS	178
	1,394
COMMERCIAL PARCELS	
METRO SELF STORAGE	
TIRES PLUS	
BANK OF AMERICA	
REGIONS BANK	
MCDONALD'S	
WENDY'S	
PEBBLE CREEK ANIMAL HOSPITAL	
THE SHOPPES AT PEBBLE CREEK	
NEW TAMPA CENTER- PUBLIX	
MOBIL MART - 5 FUEL STATIONS	
WAL-MART	
CVS	
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS	
PORTOFINO APARTMENTS	396
LEGACY AT HIGHWOODS PRESERVE	88
COMMUNITY CENTER	

Source: District Budget Workbook

1.3 Use of Specific Numbers within the Tables of the Supplemental Methodology

Great diligence has been used to define the components of the Land Development Program defined in Table 1, the 2023 Budget shown in Appendix A on page 12, the budget allocation shown in Table 2, the assessment apportionment in Tables 3 through 7 and the cumulative assessments by product type shown in Table 8. The Land Development Program, the 2023 Budget and the resulting assessment calculation methods are finalized in this report.

2.0 Operations and Maintenance Assessment Requirements

2.1 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting maintenance and operations of the District's capital improvements. The courts recognize the special benefits which flow as a logical connection peculiar to the property as enhanced enjoyment and increased use of the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as co-equal first liens on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious, or unfair.

2.2 Special and Peculiar Benefit to the Property

The operations and maintenance of District improvements undertaken by the District create both special benefits and general benefits. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits which flow as a logical connection from the systems, facilities and services to property within the District in order to develop such property and use it for residential and other purposes. Absent the construction or provision of the District's infrastructure, there would be no infrastructure to support development of land within the District and such development would be prohibited by law.

While the general public and property owners outside the District will benefit from the operations and maintenance and provision of District infrastructure, these benefits are incidental to the benefits derived from property within the District which is dependent upon the District's infrastructure to develop the property within such boundaries. This fact alone clearly distinguishes the special and peculiar benefits which District properties receive compared to those properties lying outside of the District's boundaries and establishes that the infrastructure has a nexus to the value and the use and enjoyment of the lands within the District along with the need to operate and maintain the District's infrastructure.

2.3 Reasonable and Fair Apportionment of the Duty to Pay

The special and peculiar benefits from the operations and maintenance of the District's infrastructure have been determined and apportioned to each developable unit as provided in this 2022 Area 7 Report.

The duty to pay the non-ad valorem special assessments is fairly and reasonably allocated because the special and peculiar benefits to the property flowing from the operations and maintenance of the District's infrastructure (and the concomitant responsibility for the funding of the resultant and apportioned District budget) have been allocated to the property according to the reasonable estimates of the special and peculiar benefits including enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums and conferred on the land as provided by the operations and maintenance of the District's infrastructure for the reasons set forth above.

Accordingly, no property within the District will be assessed for the payment of any non-ad valorem special assessment pursuant to this 2022 Area 7 Report in an amount greater than the determined special benefit peculiar to that property and having a nexus to the value of the property or the use and enjoyment thereof.

3.0 District Assessment Determination

3.1 The Assessment Determination Process

Determining the assessments per product type begins by identifying all of the properties within the District Boundaries that are receiving benefit from the operations and maintenance of the District's capital improvements. The properties receiving benefit were previously identified in Table 1.

The second element in the assessment determination process is allocating the 2023 Budget into benefit determination categories and that will be assessed to the benefitting properties.

The Methodology Consultant reviewed the 2023 Budget to ascertain the benefit determination categories. The budget was reviewed line item by line item. There were four (4) categories of benefit measurement used to determine the amount of the line-item expense to be used in the assessment calculations. About 35% of the budget was determined to be shared equally among all product types as administrative costs, 34% of the budget allocated to roadway costs, 30% allocated to club administration costs and 1% allocated to water management costs.

The detailed line-item expense determination can be found in Appendix A on page 12.

With the product types identified and the budget allocation defined, the Methodology Consultant next determined the measurement figure by product type for each benefit measurement category.

For budget line items related to the District's roadways, trip generation measurements from the Institute of Traffic Engineers ("ITE") studies as used by the Florida Department of Transportation ("FDOT") were used to calculate the benefit measurement of each product type.

The water management line items are tied to the impervious (non-penetrating) surface of each property within the District boundaries. The Methodology Consultant used Property Appraiser data to determine the impervious surface of each product type by first taking out all water management items from properties that had those items (lakes/wetlands) as a part of their acreage to determine the actual amount of “uplands” that was contributing run off to the water management system.

Once the water management system acreage was eliminated from the total acreage of a parcel, the Methodology Consultant then used data from the Hillsborough County Property Appraiser (“Property Appraiser”) to determine the amount of impervious and pervious acreage for each property. The Methodology Consultant first used the Property Appraiser measuring tool to determine the actual upland portion of a property by eliminating the water management acreage. The heated area as determined by the Property Appraiser was used as the impervious surface area for each residential property and then subtracting that measurement from the net acreage measurement to determine the pervious surface for each residential property. The Methodology Consultant also used the Property Appraiser measuring tool to measure the impervious surfaces of the apartment and commercial parcels.

An Equivalent Assessment Unit (“EAU”) measurement was used to determine the administrative and club administration benefits received for each parcel within the District. The total number of EAUs in the District divided into the administrative benefit category was used to determine that benefit. Budget line items included in this category were legislative, financial & administrative, legal counsel, security operations, and the Board of Supervisors salaries among other administrative/community services categories. The Methodology Consultant’s experience with many CDD budgets has shown that these categories are available for use for all property owners on an equal basis. The club administrative costs only benefit the 11 residential neighborhoods while the administrative costs benefit all properties within the District.

The detailed line item 2023 Budget categories are shown in Appendix A on page 12. To measure each property’s benefit derived from the Proposed 2023 Budget, the Methodology Consultant has consolidated the budget into the four (4) benefit measurement categories in Table 2 on the next page.

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Table 2. District Total Budget Allocation by Benefit Measurement

Budget Categories	Budget Item
Roadways	\$370,717
Water Management	10,250
Administration	249,661
Club Administration	329,357
	\$959,986

Source: District's FY 2023 Budget and Methodology Consultant

With the property type benefit measure figures calculated and the budget allocated by benefit measure categories, the next step is to determine the assessment apportionment for each property by the budget's allocated benefit measurement category. The first category to be apportioned to product type is the trip generation. All properties within the District received a trip generation factor based on the ITE studies. Those trip generation factors are identified in the Table 3 on the next page.

Approximately 22% of the New Tampa Boulevard roadway budget benefit the residential units, the continuing care facility, the community center on Highwoods Preserve Parkway, the Portofino Apartments and the commercial parcels that have accesses onto New Tampa Boulevard. The remaining 78% benefits all of the properties west of the apartment complex only. Those measurements are shown in Appendix B on page 13.

All of the trips were totaled and each property's trip generation number was divided by the total number of daily trips generated in the community to arrive at a percentage of total community trips. The total trip generations budget figure for each area shown in Table 3 on the next page were multiplied by each property's percentage to arrive at a trip generation assessment.

(Rest of page left intentionally blank.)

Table 3. Roadway Budget Assessment Calculation

RESIDENTIAL NEIGHBORHOODS	UNITS	TRIPS	% TRIPS	ALL BENEFITTING		PARTIAL BENEFITTING		TOTAL ROADWAY ASSESSMENT
				ROAD ASSESSMENT	% TRIPS	ROAD ASSESSMENT		
AUDUBON LANDING VILLAS	94	693.72	3.13%	\$2,584.41	6.46%	\$18,618.90		\$21,203.31
DOVES LANDING ATTACHED VILLAS	82	605.16	2.73%	\$2,254.48	5.64%	\$16,242.02		\$18,496.51
EAGLES LANDING	33	243.54	1.10%	\$907.29	2.27%	\$6,536.42		\$7,443.72
THE ESTATES	296	2,184.48	9.85%	\$8,138.14	20.35%	\$58,629.74		\$66,767.88
HAWKS LANDING	101	745.38	3.36%	\$2,776.86	6.94%	\$20,005.42		\$22,782.28
LAKEWOOD	90	664.20	2.99%	\$2,474.43	6.19%	\$17,826.61		\$20,301.04
MALLARD'S LANDING	44	324.72	1.46%	\$1,209.72	3.03%	\$8,715.23		\$9,924.96
THE PRESERVE	278	2,051.64	9.25%	\$7,643.25	19.12%	\$55,064.42		\$62,707.67
PROMENADE TOWNHOMES	120	885.60	3.99%	\$3,299.25	8.25%	\$23,768.81		\$27,068.06
STONE RIDGE TOWNHOMES	78	575.64	2.59%	\$2,144.51	5.36%	\$15,449.73		\$17,594.24
WATERGRASS	178	1,313.64	5.92%	\$4,893.88	12.24%	\$35,257.08		\$40,150.96
	1,394							
COMMERCIAL PARCELS								
METRO SELF STORAGE		0.00	0.00%	\$0.00				\$0.00
TIRES PLUS		13.74	0.06%	\$51.20				\$51.20
BANK OF AMERICA		382.91	1.73%	\$1,426.52				\$1,426.52
REGIONS BANK		262.38	1.18%	\$977.47				\$977.47
MCDONALD'S		2,094.79	9.44%	\$7,803.99				\$7,803.99
WENDY'S		0.00	0.00%	\$0.00				\$0.00
PEBBLE CREEK ANIMAL HOSPITAL		0.00	0.00%	\$0.00				\$0.00
THE SHOPPES AT PEBBLE CREEK		0.00	0.00%	\$0.00				\$0.00
NEW TAMPA CENTER- PUBLIX		3,560.24	16.05%	\$13,263.44				\$13,263.44
MOBIL MART - 5 FUEL STATIONS		1,026.80	4.63%	\$3,825.28				\$3,825.28
WAL-MART		0.00	0.00%	\$0.00				\$0.00
CVS		1,215.93	5.48%	\$4,529.88				\$4,529.88
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS								
PORTOFINO APARTMENTS	396	2,898.72	13.06%	\$10,798.99				\$10,798.99
LEGACY AT HIGHWOODS PRESERVE	88	228.80	1.03%	\$852.38	2.13%	\$6,140.81		\$6,993.19
COMMUNITY CENTER		216.15	0.97%	\$805.25	2.01%	\$5,801.30		\$6,606.55
TOTALS:		22,188.19	100.00%	\$82,660.64	100.00%	\$288,056.51		\$370,717.15

Source: ITE, 10th Edition and Methodology Consultant

The next benefit category is the Water management benefit assessment. The water management assessment is calculated by taking the percentage of impervious surface from a property appraiser data at 100% and removing that from the gross acreage for each property as edited to remove the lakes/wetlands to obtain the pervious surface which has a 20% flow rate into the water management system according to many engineering studies.

The Methodology Consultant utilized the Property Appraiser's measuring tool to measure the impervious acreages for the apartment property, the continuing care facility, the community center and all of the commercial parcels in order to determine their benefit from the water management system. Those measurements are shown in Appendix C on page 14.

The Methodology Consultant then summed all the properties' pervious and impervious acreage and again divided the individual property's acreage to determine each product type's percentage of the total acreage. The total water management budget category amount was multiplied by each individual property percentage to determine the apportioned water management assessment for each property. Table 4 on the next page shows those calculations.

Table 4. District Water Management Budget Assessment Calculation

RESIDENTIAL NEIGHBORHOODS	UNITS	IMPERVIOUS ACRES	% IMPERVIOUS ACRES	WATER MANAGEMENT ASSESSMENT
AUDUBON LANDING VILLAS	94	6.80	3.49%	\$357.67
DOVES LANDING ATTACHED VILLAS	82	5.54	2.84%	\$291.04
EAGLES LANDING	33	3.68	1.89%	\$193.48
THE ESTATES	296	40.83	20.94%	\$2,146.25
HAWKS LANDING	101	10.37	5.32%	\$545.25
LAKEWOOD	90	7.04	3.61%	\$370.04
MALLARD'S LANDING	44	4.90	2.51%	\$257.35
THE PRESERVE	278	27.39	14.05%	\$1,440.03
PROMENADE TOWNHOMES	120	4.73	2.42%	\$248.41
STONE RIDGE TOWNHOMES	78	3.05	1.56%	\$160.33
WATERGRASS	178	14.55	7.46%	\$764.89
	1,394			
COMMERCIAL PARCELS				
METRO SELF STORAGE		3.93	2.01%	\$206.37
TIRES PLUS		0.72	0.37%	\$38.05
BANK OF AMERICA		1.16	0.60%	\$61.01
REGIONS BANK		0.97	0.50%	\$50.98
MCDONALD'S		0.82	0.42%	\$42.98
WENDY'S		0.66	0.34%	\$34.94
PEBBLE CREEK ANIMAL HOSPITAL		1.10	0.56%	\$57.59
THE SHOPPES AT PEBBLE CREEK		1.35	0.69%	\$70.91
NEW TAMPA CENTER- PUBLIX		9.54	4.89%	\$501.71
MOBIL MART - 5 FUEL STATIONS		1.23	0.63%	\$64.90
WAL-MART		19.43	9.97%	\$1,021.68
CVS		1.34	0.69%	\$70.41
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS				
PORTOFINO APARTMENTS	396	18.06	9.26%	\$949.39
LEGACY AT HIGHWOODS PRESERVE	88	3.87	1.99%	\$203.62
COMMUNITY CENTER		1.92	0.99%	\$101.18
TOTALS:		194.99	100.00%	\$10,250.47

Source: Hillsborough County Property Appraiser and Methodology Consultant

For the administrative expenses that benefit all properties in the District, the Methodology Consultant gave one (1) EAU to each of residential properties (1,394) in the District plus one (1) EAU for each commercial parcel, the apartment parcel, the continuing care facility, the community center. The EAUs were totaled and the administrative budget was multiplied by each EAU's percentage to determine the administrative assessment apportionment for each property. Each property's administrative assessment is shown in Table 5 on the next page.

Table 5. District Overall Administration Budget Assessment Calculation

RESIDENTIAL NEIGHBORHOODS	UNITS	EQUIVALENT		ADMINISTRATION
		ASSESSMENT UNIT	% EAUs	ASSESSMENT
AUDUBON LANDING VILLAS	94	94	6.67%	\$25,562.93
DOVES LANDING ATTACHED VILLAS	82	82	5.82%	\$22,299.58
EAGLES LANDING	33	33	2.34%	\$8,974.22
THE ESTATES	296	296	21.01%	\$80,496.03
HAWKS LANDING	101	101	7.17%	\$27,466.55
LAKEWOOD	90	90	6.39%	\$24,475.15
MALLARD'S LANDING	44	44	3.12%	\$11,965.63
THE PRESERVE	278	278	19.73%	\$75,601.00
PROMENADE TOWNHOMES	120	120	8.52%	\$32,633.53
STONE RIDGE TOWNHOMES	78	78	5.54%	\$21,211.79
WATERGRASS	178	178	12.63%	\$48,406.40
	1,394			
COMMERCIAL PARCELS				
METRO SELF STORAGE		1	0.07%	\$271.95
TIRES PLUS		1	0.07%	\$271.95
BANK OF AMERICA		1	0.07%	\$271.95
REGIONS BANK		1	0.07%	\$271.95
MCDONALD'S		1	0.07%	\$271.95
WENDY'S		1	0.07%	\$271.95
PEBBLE CREEK ANIMAL HOSPITAL		1	0.07%	\$271.95
THE SHOPPES AT PEBBLE CREEK		1	0.07%	\$271.95
NEW TAMPA CENTER- PUBLIX		1	0.07%	\$271.95
MOBIL MART - 5 FUEL STATIONS		1	0.07%	\$271.95
WAL-MART		1	0.07%	\$271.95
CVS		1	0.07%	\$271.95
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS				
PORTOFINO APARTMENTS	396	1	0.07%	\$271.95
LEGACY AT HIGHWOODS PRESERVE	88	1	0.07%	\$271.95
COMMUNITY CENTER		1	0.07%	\$271.95
TOTALS:		1,409	100.00%	\$383,171.99

Source: Methodology Consultant

The club administration budget is the remaining budget category to be assessed. The club administration budget only benefits the residential properties as they are the only development category that have use of those facilities. Like the overall administrative budget, the Methodology Consultant gave one (1) EAU to each of residential properties (1,394) in the District. The EAUs were totaled and the club administrative budget was multiplied by each EAU's percentage to determine the administrative assessment apportionment for each property. Each property's club administrative assessment is shown in Table 6 on the next page.

Table 6. District Club Administration Budget Assessment Calculation

RESIDENTIAL NEIGHBORHOODS	UNITS	EQUIVALENT		CLUB ADMINISTRATION
		ASSESSMENT UNIT	% EAUs	ASSESSMENT
AUDUBON LANDING VILLAS	94	94	6.74%	\$22,209.18
DOVES LANDING ATTACHED VILLAS	82	82	5.88%	\$19,373.96
EAGLES LANDING	33	33	2.37%	\$7,796.84
THE ESTATES	296	296	21.23%	\$69,935.29
HAWKS LANDING	101	101	7.25%	\$23,863.05
LAKEWOOD	90	90	6.46%	\$21,264.11
MALLARD'S LANDING	44	44	3.16%	\$10,395.79
THE PRESERVE	278	278	19.94%	\$65,682.46
PROMENADE TOWNHOMES	120	120	8.61%	\$28,352.14
STONE RIDGE TOWNHOMES	78	78	5.60%	\$18,428.89
WATERGRASS	178	178	12.77%	\$42,055.68
	<u>1,394</u>			
COMMERCIAL PARCELS				
METRO SELF STORAGE		0	0.00%	\$0.00
TIRES PLUS		0	0.00%	\$0.00
BANK OF AMERICA		0	0.00%	\$0.00
REGIONS BANK		0	0.00%	\$0.00
MCDONALD'S		0	0.00%	\$0.00
WENDY'S		0	0.00%	\$0.00
PEBBLE CREEK ANIMAL HOSPITAL		0	0.00%	\$0.00
THE SHOPPES AT PEBBLE CREEK		0	0.00%	\$0.00
NEW TAMPA CENTER- PUBLIX		0	0.00%	\$0.00
MOBIL MART - 5 FUEL STATIONS		0	0.00%	\$0.00
WAL-MART		0	0.00%	\$0.00
CVS		0	0.00%	\$0.00
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS				
PORTOFINO APARTMENTS	396	0	0.00%	\$0.00
LEGACY AT HIGHWOODS PRESERVE	88	0	0.00%	\$0.00
COMMUNITY CENTER		0	0.00%	\$0.00
TOTALS:		1,394	100.00%	\$329,357.39

Source: Methodology Consultant

Finally, the Methodology Consultant summed up each property's roadway, water management, administration and club administration assessment to determine the total operations & maintenance assessment apportionment. Each property within the District has a unique assessment that is indicative of the benefit each property receives from the operations & maintenance budget. Each property's assessment by category and in total is shown in Table 7 on the next page.

Table 7. Total District Assessment Calculation by Product Type

RESIDENTIAL NEIGHBORHOODS	UNITS	TOTAL ROADWAY ASSESSMENT	WATER MANAGEMENT ASSESSMENT	ADMINISTRATION ASSESSMENT	CLUB ADMINISTRATION ASSESSMENT	TOTAL ASSESSMENT	ASSESSMENT PER UNIT
AUDUBON LANDING VILLAS	94	\$21,203.31	\$357.67	\$25,562.93	\$22,209.18	\$69,333.10	\$737.59
DOVES LANDING ATTACHED VILLAS	82	\$18,496.51	\$291.04	\$22,299.58	\$19,373.96	\$60,461.08	\$737.33
EAGLES LANDING	33	\$7,443.72	\$193.48	\$8,974.22	\$7,796.84	\$24,408.26	\$739.64
THE ESTATES	296	\$66,767.88	\$2,146.25	\$80,496.03	\$69,935.29	\$219,345.45	\$741.03
HAWKS LANDING	101	\$22,782.28	\$545.25	\$27,466.55	\$23,863.05	\$74,657.14	\$739.18
LAKEWOOD	90	\$20,301.04	\$370.04	\$24,475.15	\$21,264.11	\$66,410.34	\$737.89
MALLARD'S LANDING	44	\$9,924.96	\$257.35	\$11,965.63	\$10,395.79	\$32,543.72	\$739.63
THE PRESERVE	278	\$62,707.67	\$1,440.03	\$75,601.00	\$65,682.46	\$205,431.17	\$738.96
PROMENADE TOWNHOMES	120	\$27,068.06	\$248.41	\$32,633.53	\$28,352.14	\$88,302.14	\$735.85
STONE RIDGE TOWNHOMES	78	\$17,594.24	\$160.33	\$21,211.79	\$18,428.89	\$57,395.26	\$735.84
WATERGRASS	178	\$40,150.96	\$764.89	\$48,406.40	\$42,055.68	\$131,377.92	\$738.08
	1,394						
COMMERCIAL PARCELS							
METRO SELF STORAGE		\$0.00	\$206.37	\$271.95	\$0.00	\$478.32	\$478.32
TIRES PLUS		\$51.20	\$38.05	\$271.95	\$0.00	\$361.19	\$361.19
BANK OF AMERICA		\$1,426.52	\$61.01	\$271.95	\$0.00	\$1,759.48	\$1,759.48
REGIONS BANK		\$977.47	\$50.98	\$271.95	\$0.00	\$1,300.40	\$1,300.40
MCDONALD'S		\$7,803.99	\$42.98	\$271.95	\$0.00	\$8,118.92	\$8,118.92
WENDY'S		\$0.00	\$34.94	\$271.95	\$0.00	\$306.89	\$306.89
PEBBLE CREEK ANIMAL HOSPITAL		\$0.00	\$57.59	\$271.95	\$0.00	\$329.54	\$329.54
THE SHOPPES AT PEBBLE CREEK		\$0.00	\$70.91	\$271.95	\$0.00	\$342.85	\$342.85
NEW TAMPA CENTER- PUBLIX		\$13,263.44	\$501.71	\$271.95	\$0.00	\$14,037.10	\$14,037.10
MOBIL MART - 5 FUEL STATIONS		\$3,825.28	\$64.90	\$271.95	\$0.00	\$4,162.13	\$4,162.13
WAL-MART		\$0.00	\$1,021.68	\$271.95	\$0.00	\$1,293.63	\$1,293.63
CVS		\$4,529.88	\$70.41	\$271.95	\$0.00	\$4,872.24	\$4,872.24
APARTMENTS/CONTINUING CARE/COMMUNITY PARCELS							
PORTOFINO APARTMENTS	396	\$10,798.99	\$949.39	\$271.95	\$0.00	\$12,020.33	\$30.35
LEGACY AT HIGHWOODS PRESERVE	88	\$6,993.19	\$203.62	\$271.95	\$0.00	\$7,468.76	\$84.87
COMMUNITY CENTER		\$6,606.55	\$101.18	\$271.95	\$0.00	\$6,979.68	\$6,979.68
TOTALS:		\$370,717.15	\$10,250.47	\$383,171.99	\$329,357.39	\$1,093,497.01	

Source: ITE 10th Edition, Hillsborough County Property Appraiser and Methodology Consultant

The assessments represent the special and peculiar benefit each property receives as a logical connection from the systems and services constituting maintenance and operations of the District's capital improvements. The assessments are also fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed as they are measured with mathematical certainty by using professionally acceptable measuring guidelines.

4.0 Covenant to Pay

All assessments levied run with the land. The owner of record at the time the annual assessment roll is developed will have the responsibility to make the annual operations and maintenance assessment payments.

5.0 Methodology Use

This Methodology Report provides the mathematical calculation to determine the assessment allocation by product type in order to fund the District's Operations and Maintenance budget each fiscal year. The District's 2023 Budget was used as an example to show how the budget is apportioned and the assessments allocated for each property. The assessments will change from fiscal year to fiscal year depending on changes to the budget line items and the addition of homes that have yet to be built.

APPENDIX A

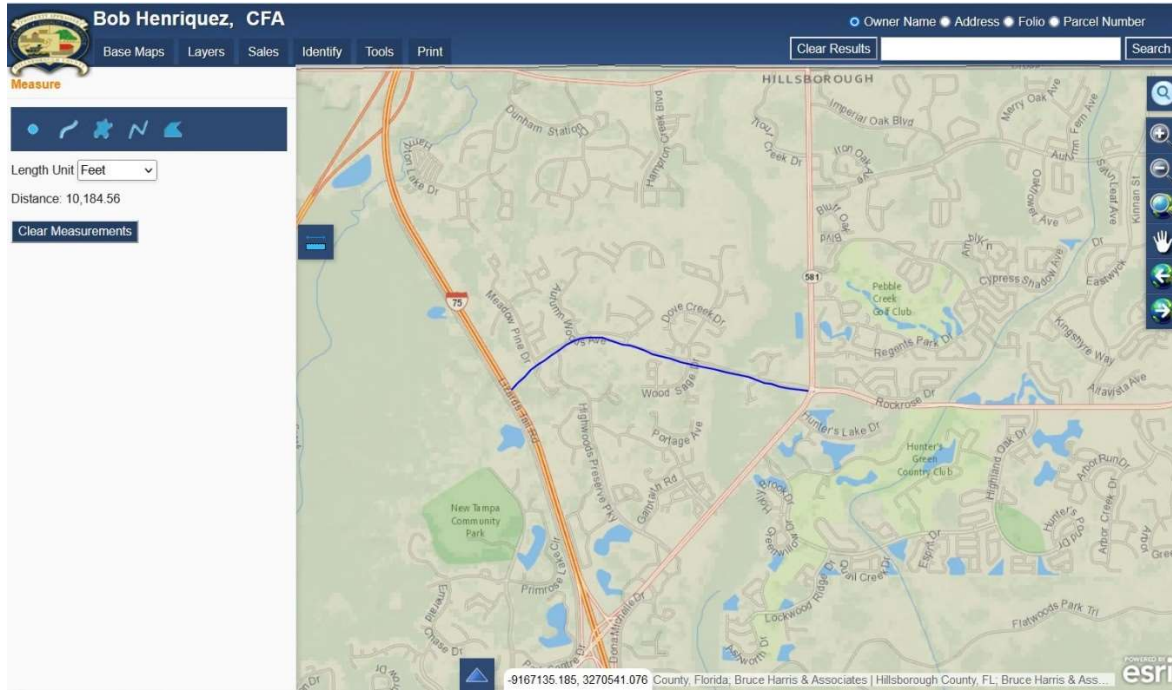
FY 2022-2023 OPERATIONS & MAINTENANCE BUDGET

	ANNUAL BUDGET						
ACCOUNT DESCRIPTION	FY 2023						
REVENUES							
Special Assmnts- Tax Collector	1,139,060						
Special Assmnts- Discounts	(45,562)						
TOTAL NET REVENUES	1,093,498						
EXPENDITURES							
<i>Administrative</i>		<i>% of Total</i>	<i>1,093,498</i>	ROADWAYS	WATER MANAGEMENT	ADMINISTRATION	CLUB ADMINISTRATION
P/R-Board of Supervisors	8,000	0.72%	7,916				7,916
FICA Taxes	612	0.06%	606				606
ProfServ-Dissemination Agent	1,000	0.09%	990				990
ProfServ-Engineering	6,000	0.54%	5,937				5,937
ProfServ-Legal Services	3,000	0.27%	2,969				2,969
ProfServ-Mgmt Consulting	57,311	5.19%	56,709				56,709
ProfServ-Special Assessment	11,631	1.05%	11,509				11,509
Auditing Services	5,035	0.46%	4,982				4,982
Postage and Freight	450	0.04%	445				445
Insurance - General Liability	17,077	1.55%	16,898				16,898
Printing and Binding	200	0.02%	198				198
Legal Advertising	1,000	0.09%	990				990
Miscellaneous Services	500	0.05%	495				495
Misc-Assessment Collection Cost	22,781	2.06%	22,542				22,542
Office Supplies	250	0.02%	247				247
Annual District Filing Fee	80	0.01%	79				79
Total Administrative	134,928		133,511	0	0	133,511	0
Field							
Payroll-Part Time	90,000	8.14%	89,055				89,055
Payroll-Part Time Club Supvr	40,000	3.62%	39,580				39,580
Payroll-Site Manager	78,786	7.13%	77,959	28,773	796	22,828	25,563
FICA Taxes	15,972	1.45%	15,804	5,833	161	4,628	5,182
Florida Retirement System	6,667	0.60%	6,597	2,435	67	1,932	2,163
Life and Health Insurance	10,500	0.95%	10,390	3,835	106	3,042	3,407
Workers' Compensation	9,038	0.82%	8,943	3,301	91	2,619	2,932
Contracts-Security Services	3,750	0.34%	3,711			3,711	
Contracts-Landscape	42,345	3.83%	41,901	41,901			
Contracts-Irrigation	6,600	0.60%	6,531	6,531			
Contracts-Pools	20,100	1.82%	19,889				19,889
Contracts-Lakes	4,500	0.41%	4,453		4,453		
Contracts-Pest Control	965	0.09%	955			955	
Communication - Mobile	1,200	0.11%	1,187			1,187	
Communication - Teleph - Field	4,548	0.41%	4,500	1,661	46	1,318	1,476
Electricity - Streetlights	245,000	22.17%	242,428	242,428			
Utility - Water	28,000	2.53%	27,706			27,706	
Utility - Refuse Removal	12,000	1.09%	11,874			11,874	
Electricity - Fountain	3,500	0.32%	3,463	3,463			
Rentals & Leases	9,420	0.85%	9,321				9,321
Expenditures and Changes in							
	ANNUAL BUDGET						
ACCOUNT DESCRIPTION	FY 2023						
R&M-General	25,000	2.26%	24,738	9,130	252	7,244	8,111
R&M-Court Maintenance	10,500	0.95%	10,390				10,390
R&M-Electrical	9,500	0.86%	9,400				9,400
R&M-Gate	2,000	0.18%	1,979				1,979
R&M-Irrigation	4,500	0.41%	4,453	4,453			
R&M-Landscape Renovations	14,000	1.27%	13,853	13,853			
R&M-Pest Control	100	0.01%	99			99	
R&M-Ponds	4,236	0.38%	4,192		4,192		
R&M-Pools	15,000	1.36%	14,843				14,843
R&M-Plumbing	2,500	0.23%	2,474				2,474
R&M-Painting	9,000	0.81%	8,906				8,906
Misc-Access Cards	2,500	0.23%	2,474				2,474
Misc-Holiday Lighting	4,000	0.36%	3,958			3,958	
Special Events	10,000	0.90%	9,895				9,895
Misc-Clubhouse Activities	4,000	0.36%	3,958				3,958
Misc-Contingency	8,547	0.77%	8,457	3,121	86	2,476	2,773
Misc-Web Hosting	650	0.06%	643			643	
Cleaning Supplies	2,500	0.23%	2,474			2,474	
Op Supplies - General	13,500	1.22%	13,358			13,358	
Reserve - Clubhouse	56,944	5.15%	56,346				56,346
Reserve - Court Amenities	11,361	1.03%	11,242				11,242
Reserve - Other	49,070	4.44%	48,555			48,555	
Reserve - Playground	6,999	0.63%	6,926				6,926
Reserve - Swimming Pools	70,872	6.41%	70,128				70,128
	970,170	100.00%	959,986	370,717	10,250	249,661	329,357
	1,105,098		1,093,497	370,717	10,250	383,172	329,357

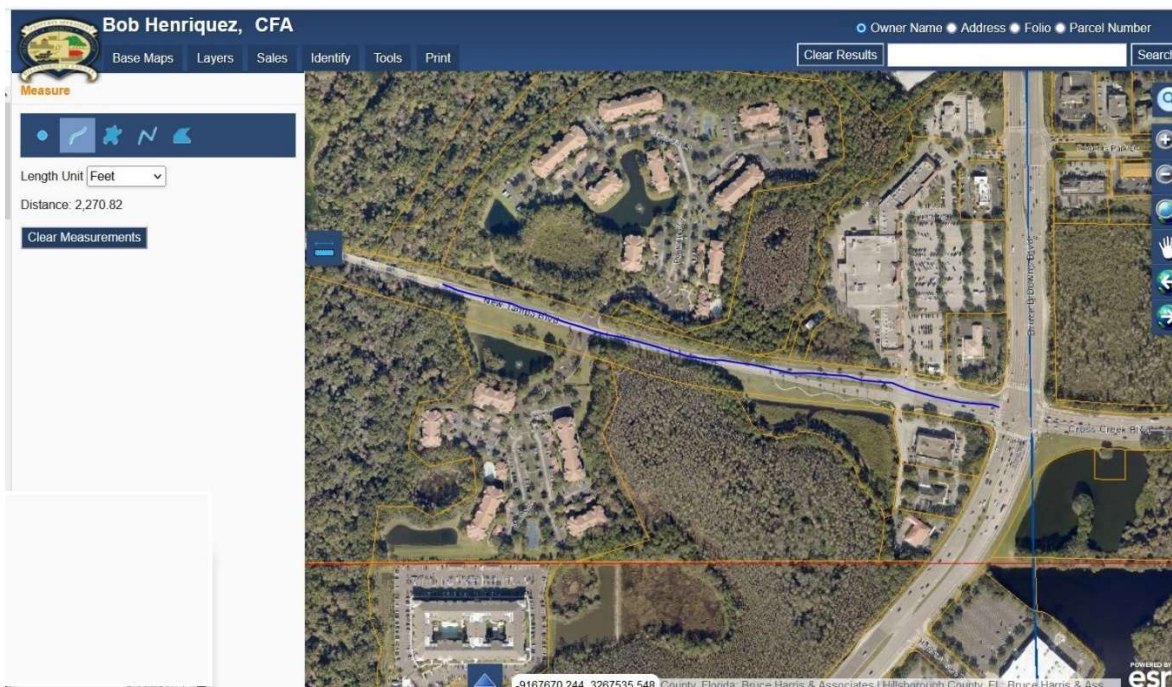
APPENDIX B

NEW TAMPA BOULEVARD MEASUREMENTS

Full Distance



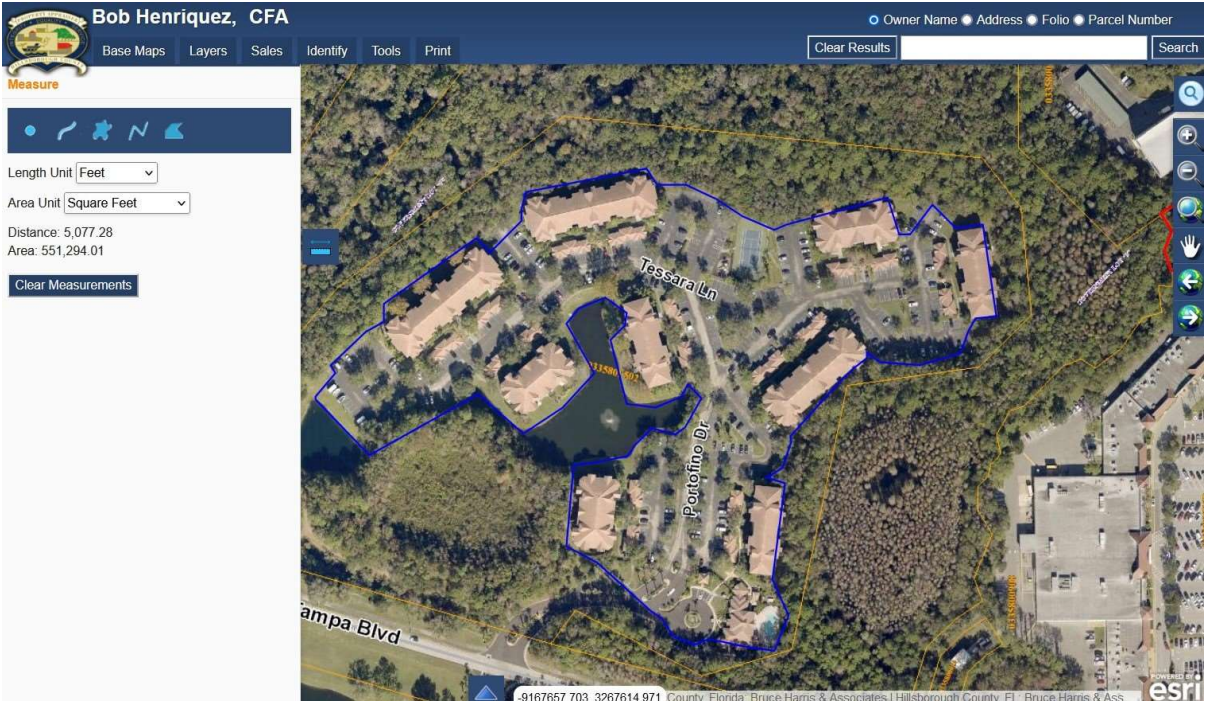
Commercial Distance



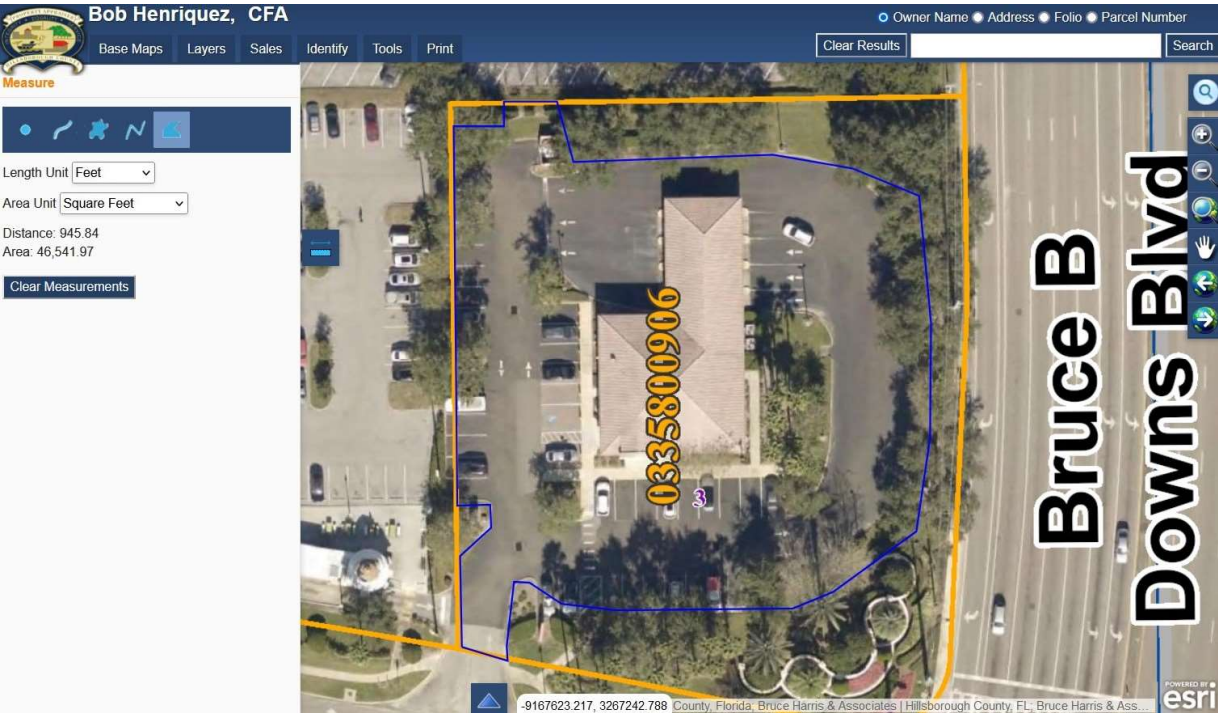
APPENDIX C

COMMERCIAL PARCEL IMPERVIOUS MEASUREMENTS

Apartments



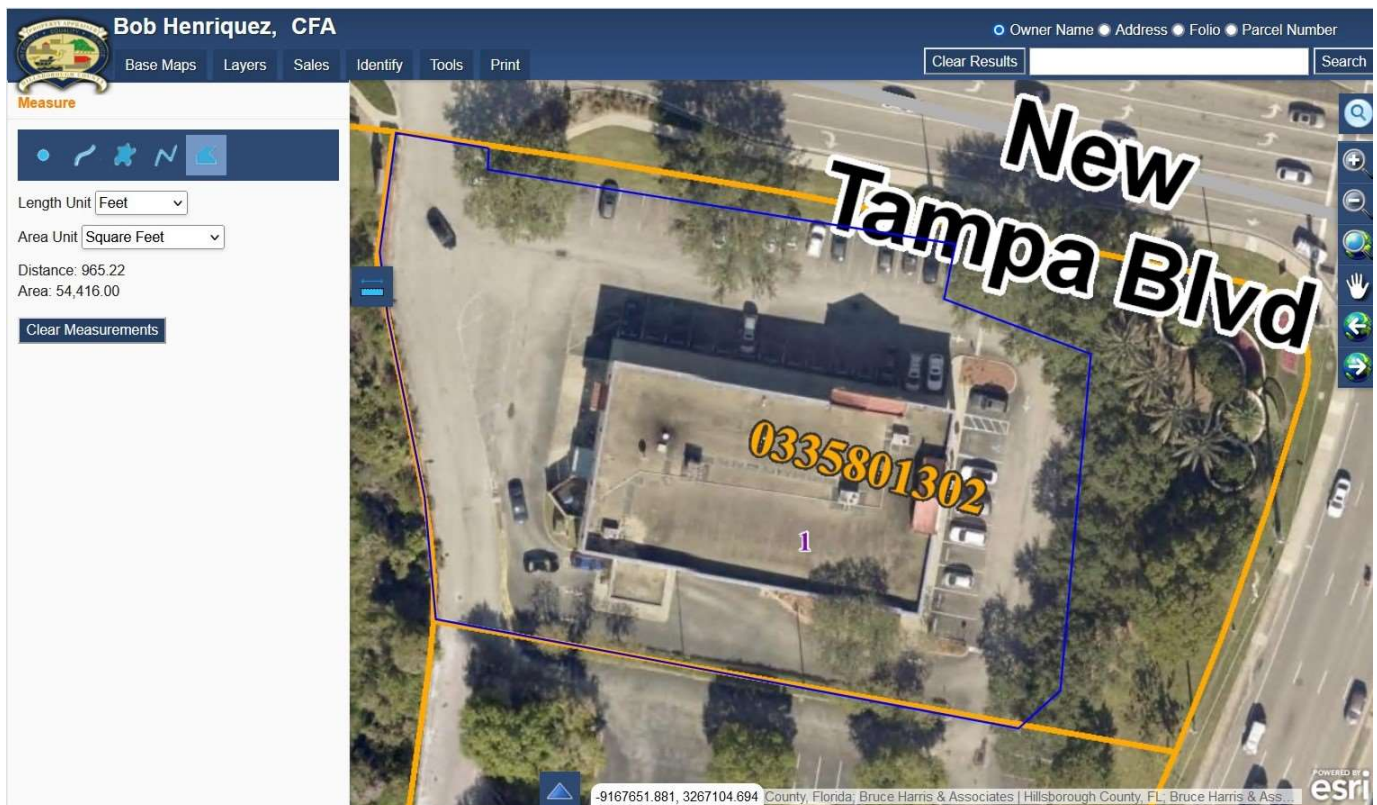
Bank of America



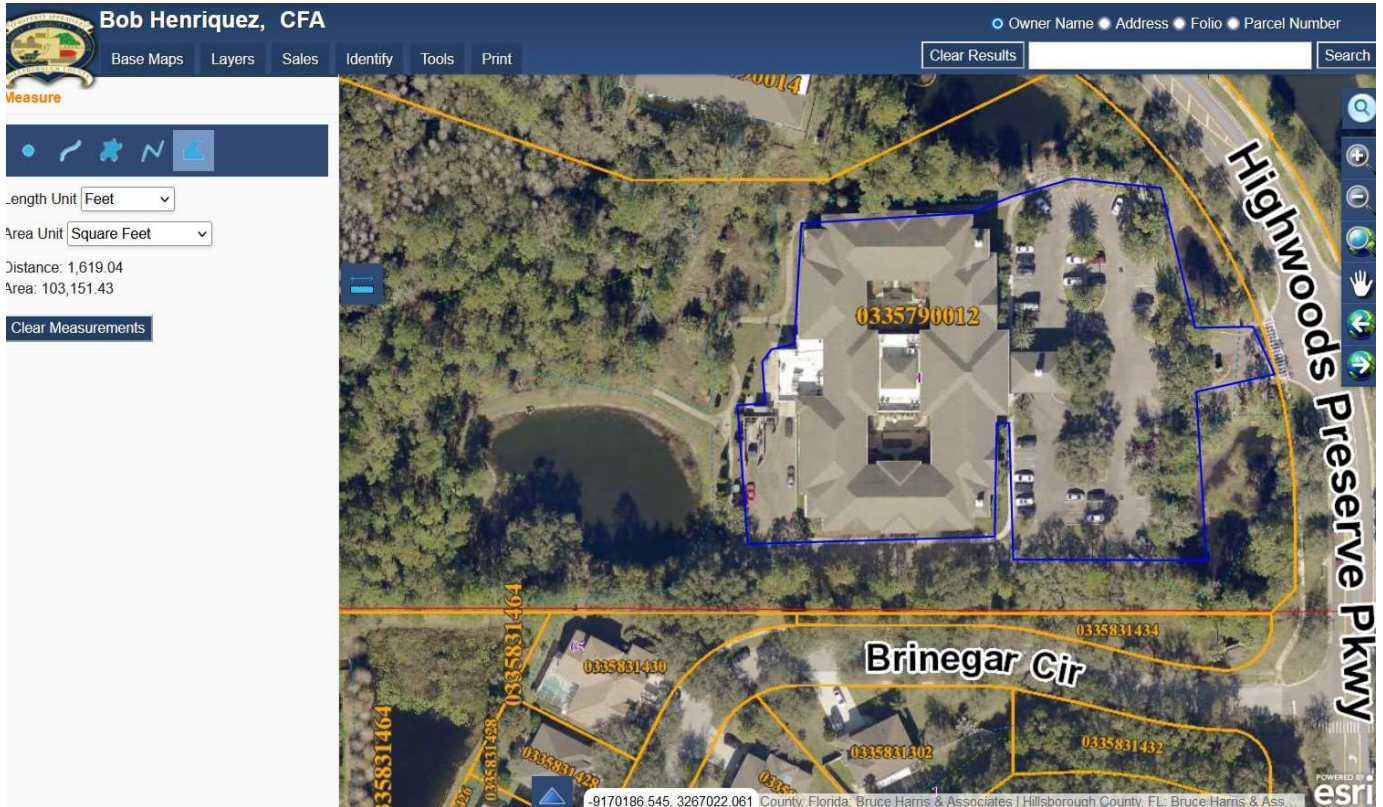
Community Center



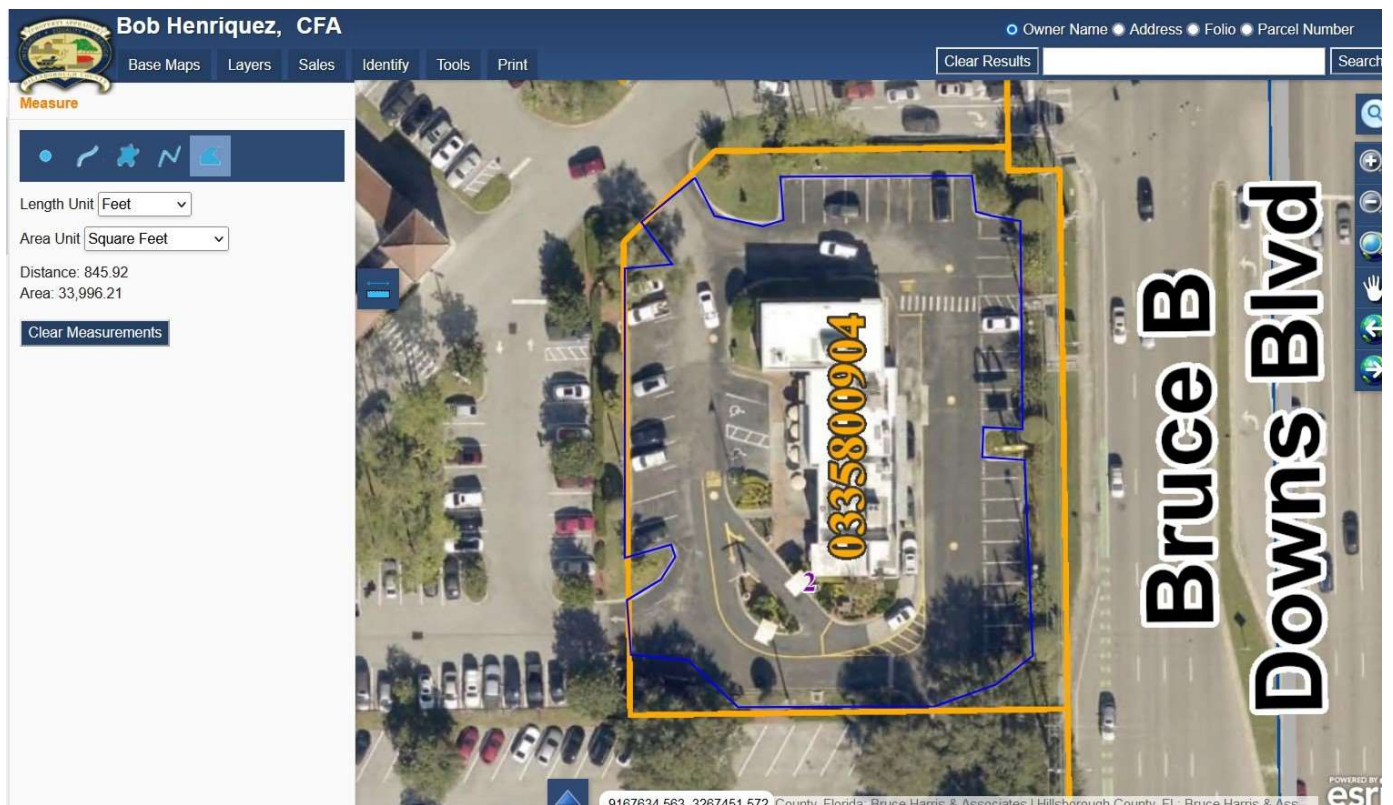
CVS



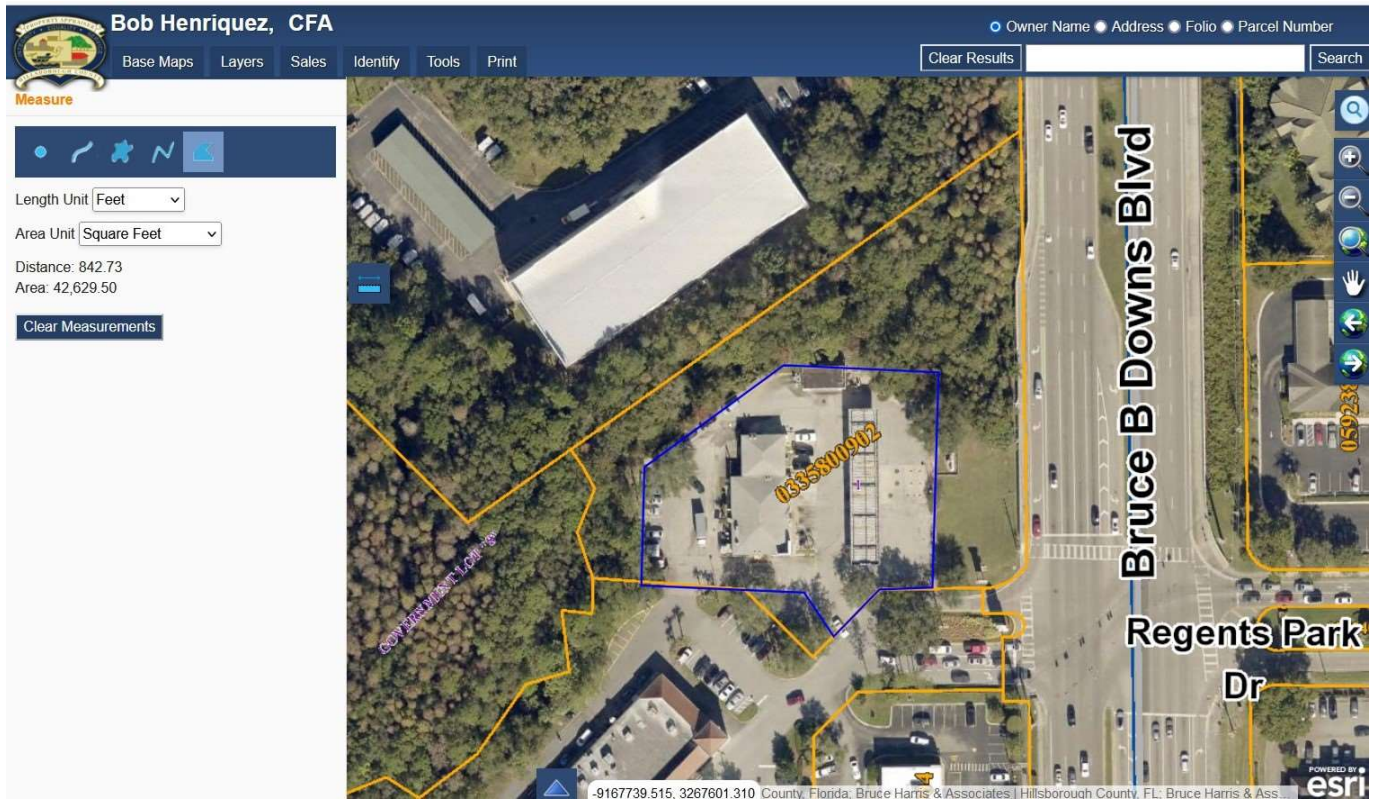
Legacy Continuing Care Facility



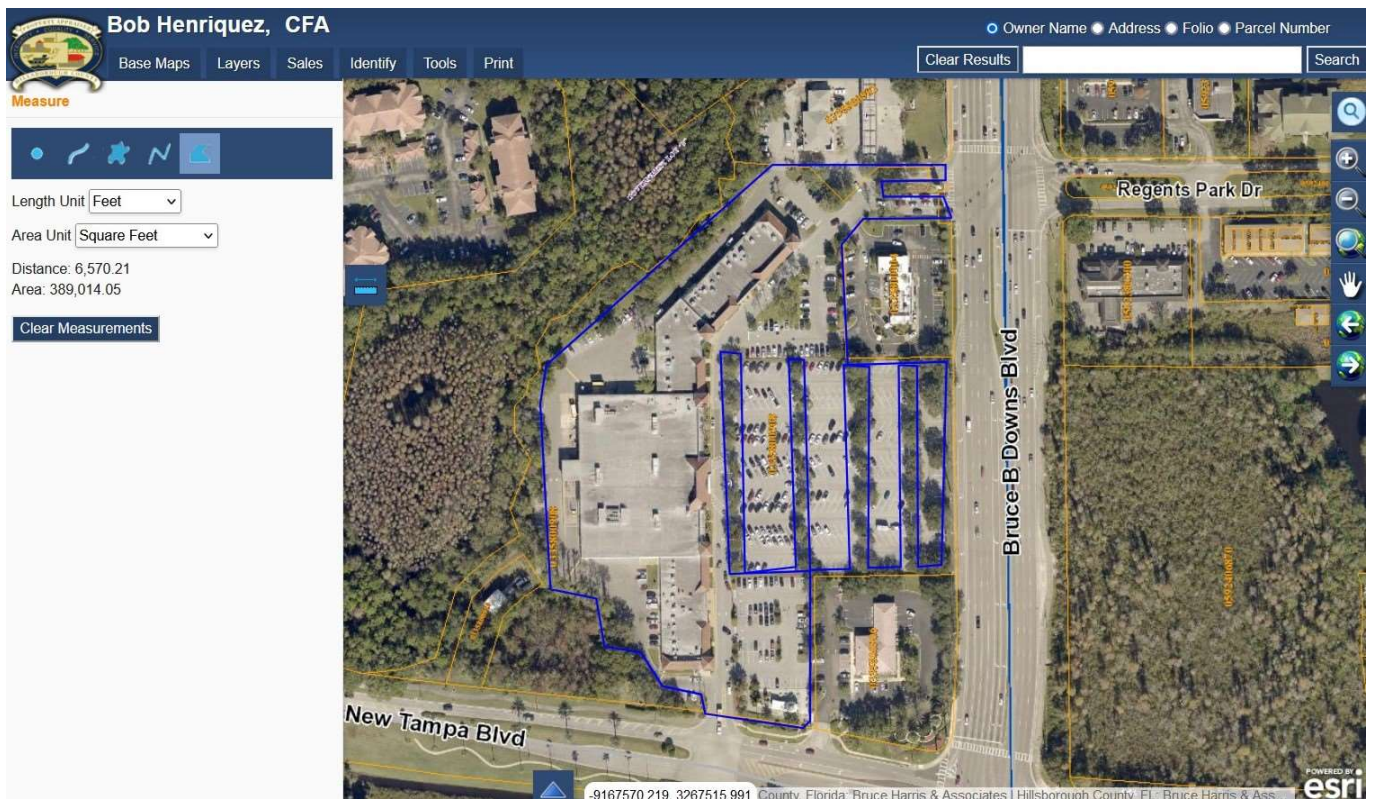
McDonald's



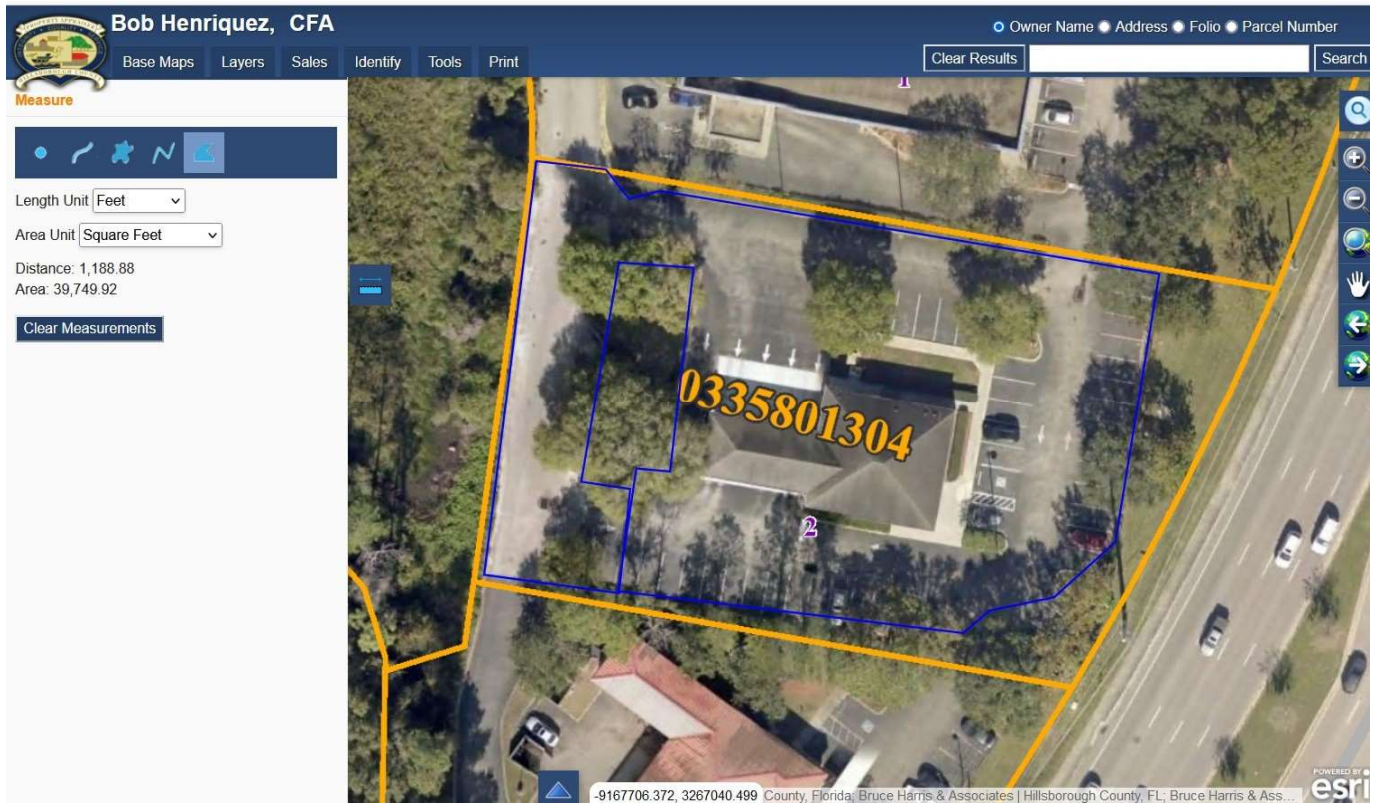
Mobil



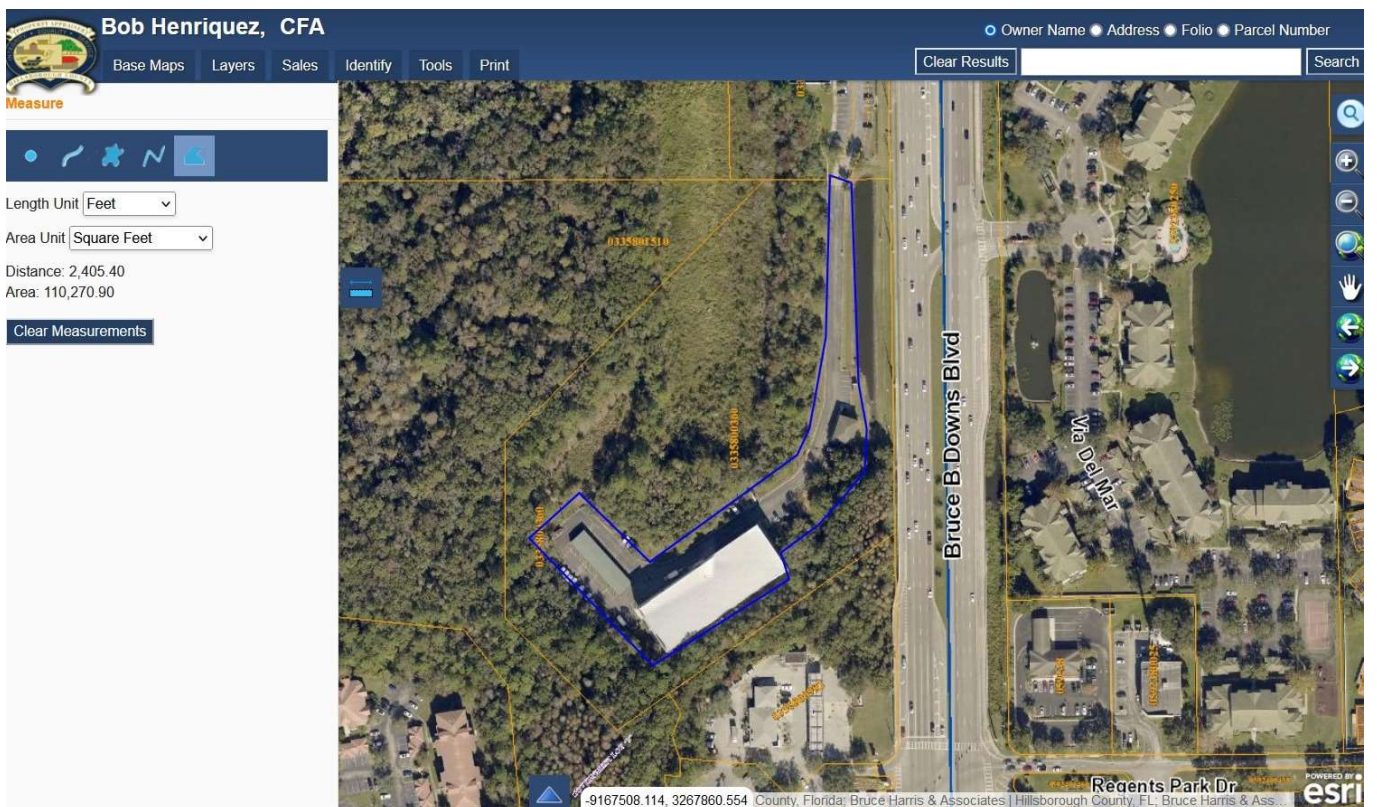
Publix Shopping Cener



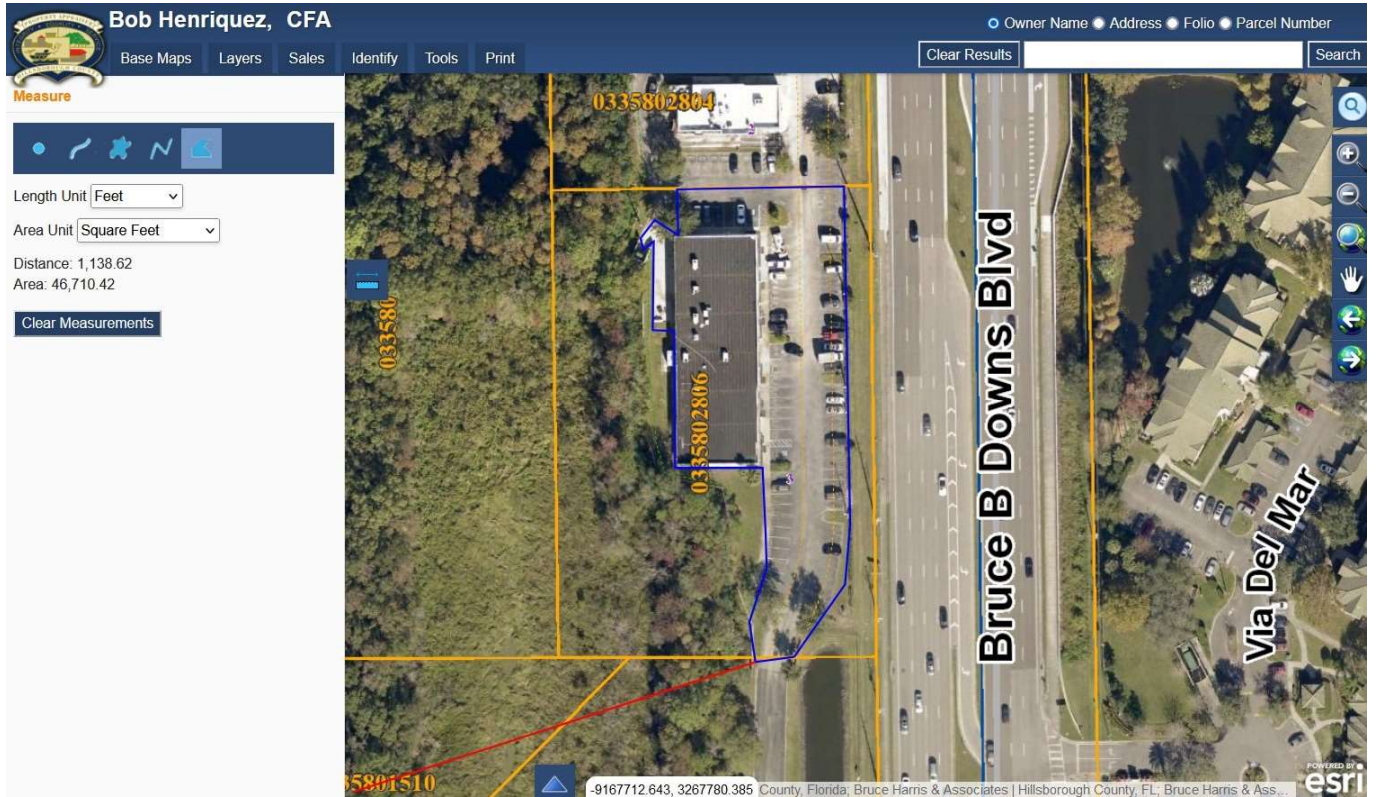
Regions Bank



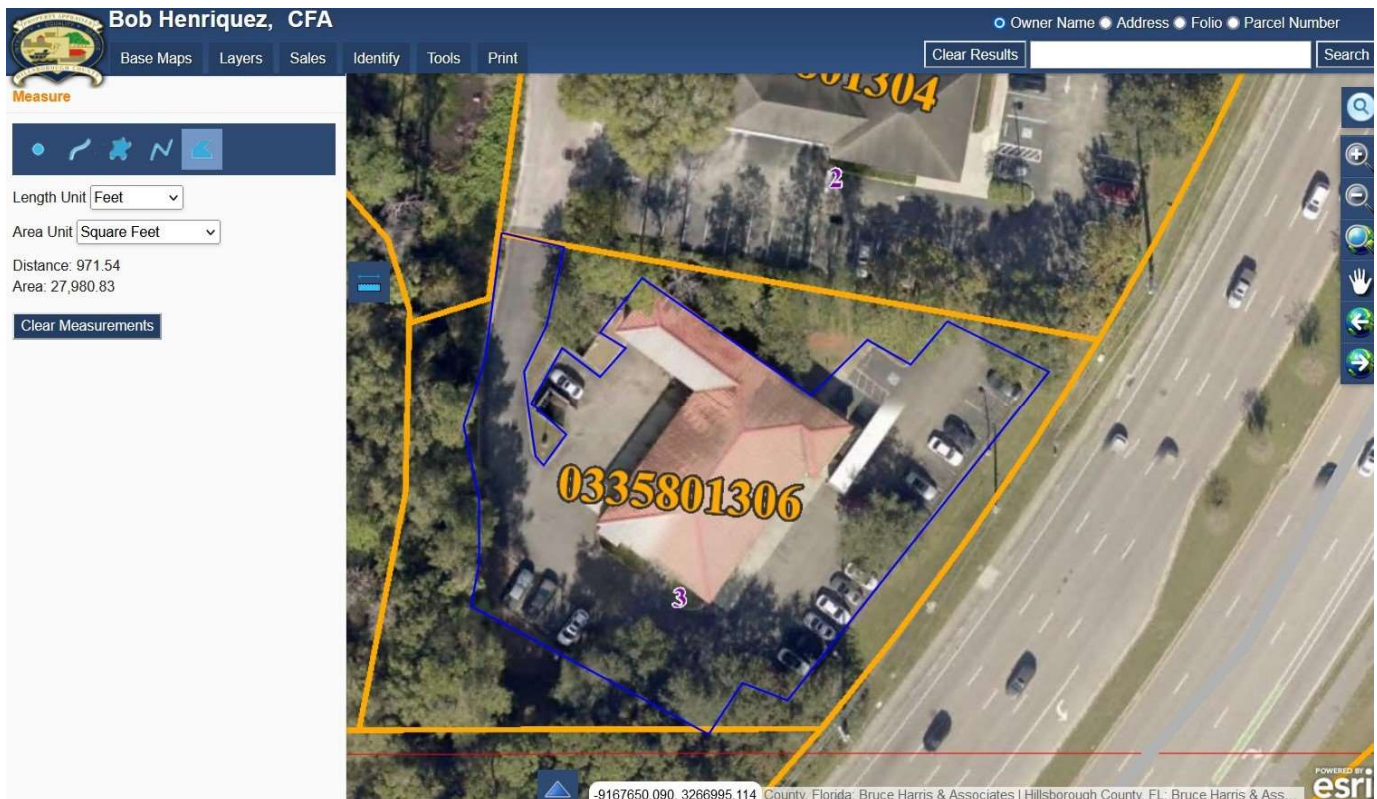
Self Storage



Small Strip Shopping Center



Tires Plus



Wendy's

Bob Henriquez, CFA

Owner Name Address Folio Parcel Number

Base Maps Layers Sales Identify Tools Print

Clear Results Search

Measure

Length Unit Feet

Area Unit Square Feet

Distance: 658.19

Area: 26,688.17

Clear Measurements

033580 03358 0335802804 0335802806

Pebble Creek Dr Via Del Mar

Bruce B Downs Blvd

-9167523.342, 3268083.446 County, Florida, Bruce Harris & Associates | Hillsborough County, FL: Bruce Harris & Ass... esri

2022 OPERATIONS AND MAINTENANCE ASSESSMENT METHODOLOGY REPORT

AREA 6

TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

January 11, 2023

Prepared for

**Board of Supervisors
Tampa Palms Open Space & Transportation Community
Development District**

Prepared by

**Real Estate Econometrics, Inc.
707 Orchid Drive, Suite 100
Naples, FL 34102
REE-I.com**



1.0 Introduction

1.1 Purpose

This 2022 Area 6 Operations and Maintenance Assessment Methodology Report (the “2022 Area 6 Report”) is being presented as an alternative assessment methodology to the current methodology which apportions the operations & maintenance assessments based on the acreage of each neighborhood within Area 6 of the Tampa Palms Open Space & Transportation Community Development District (“District”).

The 2022 Area 6 Report allocates the proposed Fiscal Year 2023-2024 Operations and Maintenance Budget (“2024 Budget”) into benefit measurement categories to allow for the determination of special and peculiar benefits to each property within District boundaries. The 2022 Area 6 Report allocates the 2024 Budget and future budgets as prescribed unless changes are made to the various product types or budget line items by the District.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the operations and maintenance of the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable.

The Methodology herein sets forth a framework to allocate the budget and apportion the special and peculiar benefits from the 2024 Budget and future budgets funded from and secured by non-ad valorem special assessments (the “Assessments”) imposed and levied on the residential properties within the District. Any non-ad valorem special assessments imposed on the residential properties within the District will constitute liens, co-equal with the liens of State, County, municipal and school board taxes, against properties within the boundary of the District that receive special benefits from the District’s budget.

Real Estate Econometrics, Inc. (“Methodology Consultant”), was selected to develop this methodology and has prepared this report, which is designed to conform to the requirements of the Florida Constitution, Chapters 170, 190 and 197, F.S. with respect to the Assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

Known as Richmond Park, Area 6 of the District encompasses +/- 615 acres with frontage on Bruce B Downs Boulevard and Interstate 75 in Hillsborough County, Florida. The District has 1,549 residential units including two apartment complexes and a mixture of commercial parcels within its boundary and is responsible for the operations and maintenance of the District’s infrastructure including but not limited to street lights, the storm water management system, lake maintenance, the irrigation distribution system, right of way maintenance, landscaping, wetlands maintenance, administrative/community costs and reserves.

Table 1 below outlines the Richmond Park development program (“Development Program”) within the District.

Table 1. Richmond Park Land Development Program

Neighborhood	Units
Richmond Park Single Family	310
Enclave Condominiums	280
Equestrian Parc Condominiums	384
Marquis of Tampa Apartments	280
Oasis at Highwoods Preserve Apartments	295
Total	1,549
Commercial Square Feet	1,267,805
Vacant Commercial Acreage	3.27
Hotel Rooms	100

Source: District Budget Workbook

1.3 Use of Specific Numbers within the Tables of the Supplemental Methodology

Great diligence has been used to define the components of the Land Development Program defined in Table 1, the 2024 Budget shown in Appendix A, the budget allocation shown in Table 2, the assessment apportionment in Tables 3 through 8 and the cumulative assessments by product type shown in Table 9. The Land Development Program, the 2024 Budget and the resulting assessment calculation methods are finalized in this report.

2.0 Operations and Maintenance Assessment Requirements

2.1 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting maintenance and operations of the District’s capital improvements. The courts recognize the special benefits which flow as a logical connection peculiar to the property as enhanced enjoyment and increased use of the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as co-equal first liens on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious, or unfair.

2.2 Special and Peculiar Benefit to the Property

The operations and maintenance of District improvements undertaken by the District create both special benefits and general benefits. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits which flow as a logical connection from the systems, facilities and services to property within the District in order to develop such property and use it for residential and other purposes. Absent the construction or provision of the District's infrastructure, there would be no infrastructure to support development of land within the District and such development would be prohibited by law.

While the general public and property owners outside the District will benefit from the operations and maintenance and provision of District infrastructure, these benefits are incidental to the benefits derived from property within the District which is dependent upon the District's infrastructure to develop the property within such boundaries. This fact alone clearly distinguishes the special and peculiar benefits which District properties receive compared to those properties lying outside of the District's boundaries and establishes that the infrastructure has a nexus to the value and the use and enjoyment of the lands within the District along with the need to operate and maintain the District's infrastructure.

2.3 Reasonable and Fair Apportionment of the Duty to Pay

The special and peculiar benefits from the operations and maintenance of the District's infrastructure have been determined and apportioned to each developable unit as provided in this 2022 Area 6 Report.

The duty to pay the non-ad valorem special assessments is fairly and reasonably allocated because the special and peculiar benefits to the property flowing from the operations and maintenance of the District's infrastructure (and the concomitant responsibility for the funding of the resultant and apportioned District budget) have been allocated to the property according to the reasonable estimates of the special and peculiar benefits including enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums and conferred on the land as provided by the operations and maintenance of the District's infrastructure for the reasons set forth above.

Accordingly, no property within the District will be assessed for the payment of any non-ad valorem special assessment pursuant to this 2022 Area 6 Report in an amount greater than the determined special benefit peculiar to that property and having a nexus to the value of the property or the use and enjoyment thereof.

3.0 District Assessment Determination

3.1 The Assessment Determination Process

Determining the assessments per product type begins by identifying all of the properties within the District Boundaries that are receiving benefit from the operations and maintenance of the District's capital improvements. The properties receiving benefit were previously identified in Table 1.

The second element in the assessment determination process is allocating the 2024 Budget into benefit determination categories and that will be assessed to the benefitting properties.

The Consultant reviewed the 2024 Budget to ascertain the benefit determination categories. The budget was reviewed line item by line item. There were four (4) categories of benefit measurement used to determine the amount of the line-item expense to be used in the assessment calculations. About 44% of the budget was determined to be shared equally among all product types as administrative costs, 27% of the budget allocated to streetlight costs, 26% allocated to landscaping costs and 3% allocated to water management costs.

The detailed line-item expense determination can be found in Appendix A.

With the product types identified and the budget allocation defined, the Methodology Consultant next determined the measurement figure by product type for each benefit measurement category.

For budget line items related to the District streetlighting, trip generation measurements from the Institute of Traffic Engineers ("ITE") studies as used by the Florida Department of Transportation ("FDOT") were used to calculate the benefit measurement of each product type.

The water management line items are tied to the impervious (non-penetrating) surface of each property within the District boundaries. The Consultant used Property Appraiser data to determine the impervious surface of each product type by first taking out all water management items from properties that had those items (lakes/wetlands) as a part of their acreage to determine the actual amount of "uplands" that was contributing run off to the water management system.

Once the water management system acreage was eliminated from the total acreage of a parcel, the Methodology Consultant then used data from the Hillsborough County Property Appraiser (“Property Appraiser”) to determine the amount of impervious and pervious acreage for each property. The Methodology Consultant first used the Property Appraiser measuring tool to determine the actual upland portion of a property by eliminating the water management acreage. The heated area as determined by the Property Appraiser was used as the impervious surface area for each residential property and then subtracting that measurement from the net acreage measurement to determine the pervious surface for each residential property. The Methodology Consultant also used the Property Appraiser measuring tool to measure the impervious surfaces of the apartment and condominium parcels.

An Equivalent Assessment Unit (“EAU”) measurement was used to determine the benefit received for each parcel within the District. The total number of EAUs in the District divided into the administrative benefit category was used to determine that benefit. Budget line items included in this category were legislative, financial & administrative, legal counsel, security operations, and the Board of Supervisors salaries among other administrative/community services categories. The Methodology Consultant’s experience with many CDD budgets has shown that these categories are available for use for all property owners on an equal basis.

The Richmond Place Drive streetlights and landscape maintenance budget line items benefit the single family residential units, the Enclave condominiums and the Marquis at Tampa apartment. The Highwoods Preserve Parkway streetlights benefit the commercial properties, the Equestrian Parc condominiums and the Oasis apartments.

There are administrative costs that only benefit the single family neighborhoods and there are administrative costs that benefit all properties within the District. All 2024 Budget line items and benefitting properties by product type are shown in Appendix B.

The detailed line item 2024 Budget categories are shown in Appendix A. To measure each property’s benefit derived from the Proposed 2024 Budget, the Methodology Consultant has consolidated the budget into the four (4) benefit measurement categories in the following Table 2.

Table 2. District Total Budget Allocation by Benefit Measurement

MEASUREMENT	BUDGET
Trip Generation	\$181,676
Equal Assessment Unit (Landscaping)	169,014
Water Management	18,000
Equal Assessment Unit (Administration)	287,678
	\$656,368

Source: Methodology Consultant

With the property type benefit measure figures calculated and the budget allocated by benefit measure categories, the next step is to determine the assessment apportionment for each property by the budget's allocated benefit measurement category. The first category to be apportioned to product type is the trip generation. All properties within the District received a trip generation factor based on the ITE studies. Those trip generation factors are identified in the Tables 3 & 4 below.

All of the trips were totaled and each property's trip generation number was divided by the total number of daily trips generated in the community to arrive at a percentage of total community trips. The total trip generations budget figure for each area shown in Tables 3 & 4 below were multiplied by each property's percentage to arrive at a trip generation assessment.

Table 3. Richmond Place Drive Streetlight Budget Assessment Calculation

Product Type	Units	ITE Trips/Unit	Total trips	Trips Percent	Assessment Allocation	Assessment Per Unit
Single Family	310	9.44	2,926	45.03%	\$63,747.81	\$205.64
Enclave Condominiums	280	5.44	1,523	23.44%	\$33,180.93	\$118.50
Marquis of Tampa Apartments	280	7.32	2,050	31.54%	\$44,647.86	\$159.46
			6,499	100.00%	\$141,576.60	

Table 4. Highwoods Preserve Parkway Streetlight Budget Assessment Calculation

Product Type	Units, Square	ITE Trips, Unit, 1,000	Total trips	Trips Percent	Assessment Allocation	Assessment Per Unit
Single Family	310	9.44	0	0.00%	\$0.00	\$0.00
Enclave	280	5.44	0	0.00%	\$0.00	\$0.00
Marquis of Tampa Apartments	280	7.32	0	0.00%	\$0.00	\$0.00
Equestrian Parc	384	5.44	2,089	8.81%	\$3,534.32	\$9.20
Oasis at Highwoods Preserve Apartments	295	7.32	2,159	9.11%	\$3,653.50	\$12.38
18251 Crain Nest Dr. - Vacant Commercial	1	2.00	2	0.01%	\$3.38	\$3.38
Aldi Supermarket	22,185	106.78	2,369	10.00%	\$4,007.98	\$4,007.98
The Walk at Highlands Preserve	133,190	37.75	5,028	21.21%	\$8,506.77	\$8,506.77
Small Retail Strip Center - Mattress Firm	24,382	25.11	612	2.58%	\$1,035.84	\$1,035.84
1801 Highlands Preserve Pkwy. - Multi-Story Office	14,400	9.74	140	0.59%	\$237.30	\$237.30
Depository Trust & Clearing Corporation (DTCC)	175,200	9.74	1,706	7.20%	\$2,887.15	\$2,887.15
Syniverse Technologies	204,914	9.74	1,996	8.42%	\$3,376.81	\$3,376.81
Metropolitan Life Insurance Company	222,650	9.74	2,169	9.15%	\$3,669.08	\$3,669.08
18216 Crane Nest Dr. - Multi-Story Office	126,098	9.74	1,228	5.18%	\$2,077.99	\$2,077.99
National Veterans Disability Advocates	183,177	9.74	1,784	7.53%	\$3,018.60	\$3,018.60
Burns & Wilcox	69,800	9.74	680	2.87%	\$1,150.25	\$1,150.25
Glory Days Grill	6,792	83.84	569	2.40%	\$963.44	\$963.44
Floridacentral Credit Union	3,193	100.43	321	1.35%	\$542.55	\$542.55
AMC Highwoods 20	81,824	4.91	402	1.70%	\$679.73	\$679.73
Holiday Inn Express & Inn	100	4.46	446	1.88%	\$754.59	\$754.59
			23,701	100.00%	\$40,099.28	

The next benefit category is landscaping. As indicated earlier, single family properties, the Enclave condominiums and the Marquis at Tampa apartments benefit from the District's landscape maintenance program since landscape maintenance includes the monument signs at the Richmond Place Drive entrance and adjacent landscaping along

Richmond Place Drive and the single family streets. The total number of single family residential properties (310) in the District plus one (1) EAU for each Enclave condominium and one (1) EAU for the apartment parcel divided into the landscape benefit budget category was used to determine the landscape assessment apportionment for each property. The Methodology Consultant totaled the benefitting EAUs (591) and divided each property by the total to calculate the percentage of each property's ERU to the total number of benefitting EAUs. The total budget for that benefit measurement was multiplied by the percentage of each property EAU to calculate each property's landscape assessment as shown in Table 5 below.

Table 5. District Landscape Budget Assessment Calculation

Product Type	Units	EAUs Unit	EAUs Parcel	Total EAUs	Percent EAUs	Assessment Allocation	Assessment Per Unit
Single Family	310	1		310	52.45%	\$88,653.92	\$285.98
Enclave Concominiums	280	1		280	47.38%	\$80,074.51	\$285.98
Marquis of Tampa Apartments	280		1	1	0.17%	\$285.98	\$285.98
				591	100.00%	\$169,014.41	

The next benefit category is the Water management benefit assessment. The water management assessment is calculated by taking the percentage of impervious surface from a property appraiser data at 100% and removing that from the gross acreage for each property as edited to remove the lakes/wetlands to obtain the pervious surface which has a 20% flow rate into the water management system according to many engineering studies.

The Methodology Consultant utilized the Property Appraiser's measuring tool to measure the impervious acreages for the two (2) condominium properties and the two (2) apartment properties in order to determine their benefit from the water management system. The commercial properties within the District do not receive benefit from the District's water management system as their water management drainage is accommodated by the Hillsborough County water management system along Bruce B Downs Boulevard.

The Methodology Consultant then summed all the properties' pervious and impervious acreage and again divided the individual property's acreage to determine each product type's percentage of the total acreage. The total water management budget category amount was multiplied by each individual property percentage to determine the apportioned water management assessment for each property. Table 6 on the next page shows those calculations.

Table 6. District Water Management Budget Assessment Calculation

Product Type	Units	Impervious Acreage	Percent Impervious Acreage	Assessment Allocation	Assessment Per Unit
Single Family	310	16.72	28.70%	\$5,165.26	\$16.66
Enclave	280	9.89	16.98%	\$3,055.82	\$10.91
Marquis of Tampa Apartments	1	9.93	17.05%	\$3,068.25	\$3,068.25
Equestrian Parc	384	14.25	24.46%	\$4,402.98	\$11.47
Oasis at Highwoods Preserve Apartments	1	7.47	12.82%	\$2,307.40	\$2,307.40
		58.26	100.00%	\$17,999.72	

As indicated earlier, the total number of residential properties (974) in the District plus one (1) EAU for each commercial parcel and one (1) EAU for each apartment parcel divided into the administrative benefit budget category was used to determine the administrative assessment apportionment for each property. There were special administrative costs allocated only to single family parcels that were apportioned to those properties based on the 310 single family ERUs. The Methodology Consultant totaled the EAUs and divided each property by the total to calculate the percentage of each property's ERU to the total number of District EAUs. The total budget for that benefit measurement was multiplied by the percentage of each property EAU to calculate each property's administrative assessment and the administrative assessment that is apportioned only to single family properties are shown in Tables 7 & 8 below and on the next page.

Table 7. District Overall Administration Budget Assessment Calculation

Product Type	Units	EAUs Unit	EAUs Parcel	Total EAUs	Percent EAUs	Assessment Allocation	Assessment Per Unit
Single Family	310	1		310	31.28%	\$68,368.29	\$220.54
Enclave	280	1		280	28.25%	\$61,752.01	\$220.54
Marquis of Tampa Apartments	280		1	1	0.10%	\$220.54	\$220.54
Equestrian Parc	384	1		384	38.75%	\$84,688.47	\$220.54
Oasis at Highwoods Preserve Apartments	295		1	1	0.10%	\$220.54	\$220.54
18251 Crain Nest Dr, - Vacant Commercial	1		1	1	0.10%	\$220.54	\$220.54
Aldi Supermarket	1		1	1	0.10%	\$220.54	\$220.54
The Walk at Highlands Preserve	1		1	1	0.10%	\$220.54	\$220.54
Small Retail Strip Center - Mattress Firm	1		1	1	0.10%	\$220.54	\$220.54
1801 Highlands Preserve Pkwy. - Multi-Story Office	1		1	1	0.10%	\$220.54	\$220.54
Depository Trust & Clearing Corporation (DTCC)	1		1	1	0.10%	\$220.54	\$220.54
Syniverse Technologies	1		1	1	0.10%	\$220.54	\$220.54
Metropolitan Life Insurance Company	1		1	1	0.10%	\$220.54	\$220.54
18216 Crane Nest Dr. - Multi-Story Office	1		1	1	0.10%	\$220.54	\$220.54
National Veterans Disability Advocates	1		1	1	0.10%	\$220.54	\$220.54
Burns & Wilcox	1		1	1	0.10%	\$220.54	\$220.54
Glory Days Grill	1		1	1	0.10%	\$220.54	\$220.54
Floridacentral Credit Union	1		1	1	0.10%	\$220.54	\$220.54
AMC Highwoods 20	1		1	1	0.10%	\$220.54	\$220.54
Holiday Inn Express & Inn	1		1	1	0.10%	\$220.54	\$220.54
				991	100.00%	\$218,558.00	

Table 8. District Single Family Administration Budget Assessment Calculation

Product Type	Units	EAUs Unit	EAUs Parcel	Total EAUs	Percent EAUs	Assessment Allocation	Assessment Per Unit
Single Family	310	1		310	100.00%	\$69,120.00	\$222.97
				310	100.00%	\$69,120.00	

The Methodology Consultant summed up each property's streetlight, landscaping, water management and administrative assessment to determine the total operations & maintenance assessment apportionment. Each property within the District has a unique assessment that is indicative of the benefit each property receives from the operations & maintenance budget. Each property's assessment by category and in total is shown in Table 9 below.

Table 9. Total District Assessment Calculation by Product Type

Product Type	Units	Streetlight Allocation	Water Management Allocation	Administration Allocation	Total Allocation	Per Unit Assessment
Single Family	310	\$63,747.81	\$5,165.26	\$137,488.29	\$295,055.28	\$951.79
Enclave	280	\$33,180.93	\$3,055.82	\$61,752.01	\$178,063.27	\$635.94
Marquis of Tampa Apartments	280	\$44,647.86	\$3,068.25	\$220.54	\$48,222.64	\$172.22
Equestrian Parc	384	\$3,534.32	\$4,402.98	\$84,688.47	\$92,625.77	\$241.21
Oasis at Highwoods Preserve Apartments	295	\$3,653.50	\$2,307.40	\$220.54	\$6,181.44	\$20.95
18251 Crain Nest Dr, - Vacant Commercial	1	\$3.38	\$0.00	\$220.54	\$223.93	\$223.93
Aldi Supermarket	1	\$4,007.98	\$0.00	\$220.54	\$4,228.52	\$4,228.52
The Walk at Highlands Preserve	1	\$8,506.77	\$0.00	\$220.54	\$8,727.31	\$8,727.31
Small Retail Strip Center - Mattress Firm	1	\$1,035.84	\$0.00	\$220.54	\$1,256.38	\$1,256.38
1801 Highlands Preserve Pkwy. - Multi-Story Office	1	\$237.30	\$0.00	\$220.54	\$457.84	\$457.84
Depository Trust & Clearing Corporation (DTCC)	1	\$2,887.15	\$0.00	\$220.54	\$3,107.69	\$3,107.69
Syniverse Technologies	1	\$3,376.81	\$0.00	\$220.54	\$3,597.35	\$3,597.35
Metropolitan Life Insurance Company	1	\$3,669.08	\$0.00	\$220.54	\$3,889.63	\$3,889.63
18216 Crane Nest Dr. - Multi-Story Office	1	\$2,077.99	\$0.00	\$220.54	\$2,298.53	\$2,298.53
National Veterans Disability Advocates	1	\$3,018.60	\$0.00	\$220.54	\$3,239.15	\$3,239.15
Burns & Wilcox	1	\$1,150.25	\$0.00	\$220.54	\$1,370.79	\$1,370.79
Glory Days Grill	1	\$963.44	\$0.00	\$220.54	\$1,183.98	\$1,183.98
Floridacentral Credit Union	1	\$542.55	\$0.00	\$220.54	\$763.09	\$763.09
AMC Highwoods 20	1	\$679.73	\$0.00	\$220.54	\$900.28	\$900.28
Holiday Inn Express & Inn	1	\$754.59	\$0.00	\$220.54	\$975.13	\$975.13
		\$181,675.87	\$17,999.72	\$287,678.00	\$656,368.00	

The assessments represent the special and peculiar benefit each property receives as a logical connection from the systems and services constituting maintenance and operations of the District's capital improvements. The assessments are also fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed as they are measured with mathematical certainty by using professionally acceptable measuring guidelines.

4.0 Covenant to Pay

All assessments levied run with the land. The owner of record at the time the annual assessment roll is developed will have the responsibility to make the annual operations and maintenance assessment payments.

5.0 Methodology Use

This Methodology Report provides the mathematical calculation to determine the assessment allocation by product type in order to fund the District's Operations and Maintenance budget each fiscal year. The District's 2024 Budget was used as an example to show how the budget is apportioned and the assessments allocated for each property. The assessments will change from fiscal year to fiscal year depending on changes to the budget line items and the addition of homes that have yet to be built.

APPENDIX A

TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT PROPOSED FY 2023-2024 OPERATIONS & MAINTENANCE BUDGET

EXPENDITURES <i>Administrative</i>		SINGLE FAMILY - RICHMOND PLACE DR. STREETLIGHTS	HIGHWOODS PRESERVE PKWY. STREETLIGHTS	SINGLE FAMILY - RICHMOND PLACE DR. LANDSCAPING	WATER MANAGEMENT RESIDENTIAL	ADMINISTRATION ALL	ADMINISTRATION SINGLE FAMILY
P/R-Board of Supervisors	8,000					\$8,000	
FICA Taxes	612					612	
ProfServ-Engineering	5,000					5,000	
ProfServ-Legal Services	2,500					2,500	
ProfServ-Mgmt Consulting	29,700					29,700	
ProfServ-Special Assessment	5,986					5,986	
Auditing Services	3,500					3,500	
Postage and Freight	150					150	
Insurance - General Liability	13,006					13,006	
Printing and Binding	75					75	
Legal Advertising	750					750	
Miscellaneous Services	1,000					1,000	
Misc-Assessment Collection Cost	13,354					13,354	
Office Supplies	99					99	
Annual District Filing Fee	41					41	
Total Administrative	83,773					\$83,773	
Field							
Payroll-Pool Monitors	10,000						\$10,000
FICA Taxes	765						765
Florida Retirement System	6,667					\$6,667	
ProfServ-Field Management	11,137	\$4,277	\$1,211	\$5,105	\$544		
Contracts-Landscape-Single Family Marquis Enclave	106,315			106,315			
Communication - Telephone	2,000					2,000	
Electricity - Streetlights Single Family/Marquis/Enclave	137,300	137,300					
Electricity Streetlights Commercial	16,988		16,988				
R&M-Streetlights Commercial	21,900		21,900				
Utility - Water	6,800					6,800	
Electricity - Fountain	1,500					1,500	
R&M-Court Maintenance	30,000						30,000
R&M-Irrigation	20,000			20,000			
R&M-Landscape Renovations	35,000			35,000			
R&M-Ponds	14,568				\$14,568		
R&M-Pools	8,000					8,000	
Misc-Holiday Lighting	5,000					5,000	
Misc-Contingency	71,080					71,080	
Op Supplies - General	4,000						4,000
Reserve - Clubhouse/Cabana	2,385						2,385
Reserve - Court Amenities	10,035						10,035
Reserve - Fences	8,937						8,937
Reserve - Irrigation/Landscape	2,594			2,594			
Reserve - Monuments/Signage	12,022					12,022	
Reserve - Other	21,716					21,716	
Reserve - Parking Lot	798						798
Reserve - Ponds	2,888				2,888		
Reserve - Swimming Pools	2,200						2,200
Total Field	572,595	\$141,577	\$40,099	\$169,014	\$18,000	\$134,785	\$69,120
TOTAL EXPENDITURES	656,368	\$141,577	\$40,099	\$169,014	\$18,000	\$218,558	\$69,120

APPENDIX B

TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT PROPOSED FY 2023-2024 BENEFIT DETERMINATION

ACCOUNT DESCRIPTION	ANNUAL	BENEFITTING PROPERTIES					
	BUDGET	SF	Marquis	Enclave	Equestrian Parc	Oasis	Commercial
	FY 2023						
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	8,000						
FICA Taxes	612						
ProfServ-Engineering	5,000						
ProfServ-Legal Services	2,500						
ProfServ-Mgmt Consulting	29,700						
ProfServ-Special Assessment	5,986						
Auditing Services	3,500						
Postage and Freight	150						
Insurance - General Liability	13,006						
Printing and Binding	75						
Legal Advertising	750						
Miscellaneous Services	1,000						
Misc-Assessment Collection Cost	13,354						
Office Supplies	99						
Annual District Filing Fee	41						
Total Administrative	83,773	X	X	X	X	X	X
<i>Field</i>							
Payroll-Pool Monitors	10,000	X					
FICA Taxes	765	X					
Florida Retirement System	6,667	X	X	X	X	X	X
ProfServ-Field Management	11,137	X	X	X	X	X	X
Contracts-Landscape-Single Family Marquis Enclave	106,315	X	X	X			
Communication - Telephone	2,000	X					
Electricity - Streetlights Single Family/Marquis/Enclave	137,300	X	X	X			
Electricity Streetlights Commercial	16,988				X	X	X
R&M-Streetlights Commercial	21,900				X	X	X
Utility - Water	6,800	X	X	X			
Electricity - Fountain	1,500	X	X	X			
R&M-Court Maintenance	30,000	X	X	X			
R&M-Irrigation	20,000	X					
R&M-Landscape Renovations	35,000	X					
R&M-Ponds	14,568	X	X	X	X	X	
R&M-Pools	8,000	X					
Misc-Holiday Lighting	5,000	X	X	X	X	X	X
Misc-Contingency	71,080	X	X	X	X	X	X
Op Supplies - General	4,000	X					
Reserve - Clubhouse/Cabana	2,385	X					
Reserve - Court Amenities	10,035	X					
Reserve - Fences	8,937	X					
Reserve - Irrigation/Landscape	2,594	X	X	X			
Reserve - Monuments/Signage	12,022	X	X	X	X	X	X
Reserve - Other	21,716	X	X	X	X	X	X
Reserve - Parking Lot	798	X					
Reserve - Ponds	2,888	X	X	X	X	X	
Reserve - Swimming Pools	2,200	X					
Total Field	572,595						
TOTAL EXPENDITURES	656,368	\$656,368					

2023 OPERATIONS AND MAINTENANCE ASSESSMENT METHODOLOGY REPORT

AREA 3

TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

February 20, 2023

Prepared for

**Board of Supervisors
Tampa Palms Open Space & Transportation Community
Development District**

Prepared by

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1.0 Introduction

1.1 Purpose

This 2023 Tampa Palms Open Space & Transportation (“TPOST”) District Area 3 Operations and Maintenance Assessment Methodology Report (the “2023 Area 3 Report”) is being presented as an alternative assessment methodology to the current methodology which apportions the operations & maintenance assessments within Area 3 of the Tampa Palms Open Space & Transportation Community Development District (“District”).

The 2023 Area 3 Report allocates the proposed Fiscal Year 2022-2023 Operations and Maintenance Budget (“2023 Budget”) into benefit measurement categories to allow for the determination of special and peculiar benefits to each property within District boundaries. The 2023 Area 3 Report allocates the 2023 Budget and future budgets as prescribed unless changes are made to the various product types or budget line items by the District.

The Methodology described herein has two goals: (1) determining the special and peculiar benefits that flow to the properties in the District as a logical connection from the operations and maintenance of the infrastructure systems and facilities constituting enhanced use and increased enjoyment of the property; and (2) apportion the special benefits on a basis that is fair and reasonable.

The Methodology herein sets forth a framework to allocate the budget and apportion the special and peculiar benefits from the 2024 Budget and future budgets funded from and secured by non-ad valorem special assessments (the “Assessments”) imposed and levied on the residential properties within the District. Any non-ad valorem special assessments imposed on the residential properties within the District will constitute liens, co-equal with the liens of State, County, municipal and school board taxes, against properties within the boundary of the District that receive special benefits from the District’s budget.

Real Estate Econometrics, Inc. (“Methodology Consultant”), was selected to develop this methodology and has prepared this report, which is designed to conform to the requirements of the Florida Constitution, Chapters 170, 190 and 197, F.S. with respect to the Assessments and is consistent with our understanding of the case law on this subject.

1.2 Background

Known Tampa Palms Open Space & Transportation - Area 3 of the District encompasses +/- 785 acres with frontage on Bruce B Downs Boulevard and Interstate 75 in Hillsborough County, Florida. The District has 2,196 residential units including four (4) existing and proposed apartment complexes, 1 condominium community, five (5) residential neighborhoods and a mixture of commercial parcels within its boundary.

The District is responsible for the operations and maintenance of the District's infrastructure including but not limited to street lights, the storm water management system, lake maintenance, the irrigation distribution system, right of way maintenance, landscaping, wetlands maintenance, administrative/community costs and reserves.

Table 1 below outlines the Richmond Park development program ("Development Program") within the District.

Table 1. Richmond Park Land Development Program

RESIDENTIAL	UNITS	
THE PROMANADE CONDOMINIUMS	240	
EMERALD POINTE TOWNHOMES	131	
BUCKINGHAM AT TAMPA PALMS	105	
CHELSEA	24	
TUSCANY AT TAMPA PALMS	198	
STAFFORD PLACE	118	
COMPTON PLACE APARTMENTS (BY PARCEL)	384	
EDGEWATER OAKS APARTMENTS	402	
38C - FUTURE APARTMENTS (Developer Off Roll)	220	
38D - FUTURE APARTMENTS (Developer Off Roll)	374	
COMMERCIAL	ACRES	DEVELOPED SQUARE FEET
LA FITNESS	11.77	31,520
CHASE BANK	1.56	4,288
MARKET SQUARE AT TAMPA PALMS	62.62	293,303
RACE TRAC	2.17	6,042
LOWES	14.16	137,868
CVS/METRO CITY BANK	5.11	19,507
VACANT GENERAL COMMERCIAL	4.47	0
36 - VACANT COMMERCIAL (Developer Off Roll)	10.60	0

Source: District Budget Workbook

1.3 Use of Specific Numbers within the Tables of the Supplemental Methodology

Great diligence has been used to define the components of the Land Development Program defined in Table 1, the 2024 Budget shown in Appendix A on page 10, the budget allocation shown in Table 2, the assessment apportionment in Tables 3 through 5 and the cumulative assessments by product type shown in Table 6. The Land Development Program, the 2023 Budget and the resulting assessment calculation methods are finalized in this report.

2.0 Operations and Maintenance Assessment Requirements

2.1 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting maintenance and operations of the District's capital improvements. The courts recognize the special benefits which flow as a logical connection peculiar to the property as enhanced enjoyment and increased use of the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as co-equal first liens on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious, or unfair.

2.2 Special and Peculiar Benefit to the Property

The operations and maintenance of District improvements undertaken by the District create both special benefits and general benefits. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special and peculiar benefits which flow as a logical connection from the systems, facilities and services to property within the District in order to develop such property and use it for residential and other purposes. Absent the construction or provision of the District's infrastructure, there would be no infrastructure to support development of land within the District and such development would be prohibited by law.

While the general public and property owners outside the District will benefit from the operations and maintenance and provision of District infrastructure, these benefits are incidental to the benefits derived from property within the District which is dependent upon the District's infrastructure to develop the property within such boundaries. This fact alone clearly distinguishes the special and peculiar benefits which District properties receive compared to those properties lying outside of the District's boundaries and establishes that the infrastructure has a nexus to the value and the use and enjoyment of the lands within the District along with the need to operate and maintain the District's infrastructure.

2.3 Reasonable and Fair Apportionment of the Duty to Pay

The special and peculiar benefits from the operations and maintenance of the District's infrastructure have been determined and apportioned to each developable unit as provided in this 2022 Area 3 Report.

The duty to pay the non-ad valorem special assessments is fairly and reasonably allocated because the special and peculiar benefits to the property flowing from the operations and maintenance of the District's infrastructure (and the concomitant responsibility for the funding of the resultant and apportioned District budget) have been allocated to the property according to the reasonable estimates of the special and peculiar benefits including enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums and conferred on the land as provided by the operations and maintenance of the District's infrastructure for the reasons set forth above.

Accordingly, no property within the District will be assessed for the payment of any non-ad valorem special assessment pursuant to this 2022 Area 3 Report in an amount greater than the determined special benefit peculiar to that property and having a nexus to the value of the property or the use and enjoyment thereof.

3.0 District Assessment Determination

3.1 The Assessment Determination Process

Determining the assessments per product type begins by identifying all of the properties within the District Boundaries that are receiving benefit from the operations and maintenance of the District's capital improvements. The properties receiving benefit were previously identified in Table 1.

The second element in the assessment determination process is allocating the 2024 Budget into benefit determination categories and that will be assessed to the benefitting properties.

The Consultant reviewed the 2024 Budget to ascertain the benefit determination categories. The budget was reviewed line item by line item. There were three (3) categories of benefit measurement used to determine the amount of the line-item expense to be used in the assessment calculations. About 28% of the budget was determined to be shared equally among all product types as administrative costs, 67% of the budget allocated to roadway costs, 26% allocated to landscaping costs and 5% allocated to water management costs.

The detailed line-item expense determination can be found in Appendix A.

With the product types identified and the budget allocation defined, the Methodology Consultant next determined the measurement figure by product type for each benefit measurement category.

For budget line items related to the District roadways, trip generation measurements from the 10th Edition of the Institute of Traffic Engineers ("ITE") studies were used to calculate the benefit measurement of each product type. The ITE studies are used by the Florida Department of Transportation ("FDOT").

The water management line items are tied to the impervious (non-penetrating) surface of each property within the District boundaries. The Consultant used Property Appraiser data to determine the impervious surface of each product type by first taking out all water management items from properties where those items (lakes/wetlands) are a part of their acreage to determine the actual amount of “uplands” that was contributing run off to the water management system.

Once the water management system acreage was eliminated from the total acreage of a parcel, the Methodology Consultant then used data from the Hillsborough County Property Appraiser (“Property Appraiser”) to determine the amount of impervious and pervious acreage for each property. The Methodology Consultant first used the Property Appraiser measuring tool to determine the actual upland portion of a property by eliminating the water management acreage. The heated area as determined by the Property Appraiser was used as the impervious surface area for each residential property and then subtracting that measurement from the net acreage measurement to determine the pervious surface for each residential property. The Methodology Consultant also used the Property Appraiser measuring tool to measure the impervious surfaces of the apartment and condominium parcels.

An Equivalent Assessment Unit (“EAU”) measurement was used to determine the benefit received for each parcel within the District. The total number of EAUs in the District divided into the administrative benefit category was used to determine that benefit. Budget line items included in this category were legislative, financial & administrative, legal counsel, security operations, and the Board of Supervisors salaries among other administrative/community services categories. The Methodology Consultant’s experience with many CDD budgets has shown that these categories are available for use for all property owners on an equal basis. All administrative costs benefit all properties within the District.

The detailed line item 2024 Budget categories are shown in Appendix A. To measure each property’s benefit derived from the Proposed 2024 Budget, the Methodology Consultant has consolidated the budget into the three (3) benefit measurement categories as shown in the following Table 2.

Table 2. District Total Budget Allocation by Benefit Measurement

Measurement	Budget
Trip Generation (Roadways)	\$317,009.42
Pervious/Impervious (Water Management)	21,930
Equal Assessment Unit (Administration)	131,767
Total	\$470,706.00

Source: Methodology Consultant

With the property type benefit measure figures calculated and the budget allocated by benefit measure categories, the next step is to determine the assessment apportionment for each property by the budget's allocated benefit measurement category. The first category to be apportioned to product type is the trip generation. All properties within the District received a trip generation factor based on the ITE studies. Those trip generation factors are identified in Table 3 below.

All of the trips were totaled and each property's trip generation number was divided by the total number of daily trips generated in the community to arrive at a percentage of total community trips. The total trip generations budget total shown in Table 3 below was multiplied by each property's percentage to arrive at a trip generation assessment per unit.

Table 3. Roadway Budget Assessment Calculation

RESIDENTIAL	UNITS/ SQ. FT.	ITE TRIPS/ 1,000 SQ. FT.	TOTAL TRIPS	PERCENT TRIPS	ASSESSMENT ALLOCATION	ASSESSMENT PER UNIT
THE PROMANADE CONDOMINIUMS	240	3.44	825.60	2.21%	\$7,007.83	\$29.20
EMERALD POINTE TOWNHOMES	131	9.44	1,236.64	3.31%	\$10,496.81	\$80.13
BUCKINGHAM AT TAMPA PALMS	105	9.44	991.20	2.65%	\$8,413.47	\$80.13
CHELSEA	24	9.44	226.56	0.61%	\$1,923.08	\$80.13
TUSCANY AT TAMPA PALMS	198	9.44	1,869.12	5.00%	\$15,865.41	\$80.13
STAFFORD PLACE	118	9.44	1,113.92	2.98%	\$9,455.14	\$80.13
COMPTON PLACE APARTMENTS (BY PARCEL)	384	7.32	2,810.88	7.53%	\$23,859.22	\$62.13
EDGEWATER OAKS APARTMENTS	402	7.32	2,942.64	7.88%	\$24,977.62	\$62.13
38C - FUTURE APARTMENTS (Developer Off Roll)	220	7.32	1,610.40	4.31%	\$13,669.35	\$62.13
38D - FUTURE APARTMENTS (Developer Off Roll)	374	7.32	2,737.68	7.33%	\$23,237.89	\$62.13
COMMERCIAL						
LA FITNESS	31,520	3.16	99.60	0.27%	\$845.45	\$845.45
CHASE BANK	4,288	100.43	430.64	1.15%	\$3,655.38	\$3,655.38
MARKET SQUARE AT TAMPA PALMS	293,303	37.75	11,072.19	29.65%	\$93,982.60	\$93,982.60
RACE TRAC (Fuel Stations)	9	205.36	1,848.24	4.95%	\$15,688.17	\$15,688.17
LOWES	137,868	30.74	4,238.06	11.35%	\$35,973.39	\$35,973.39
CVS/METRO CITY BANK	19,507	104.60	2,040.43	5.46%	\$17,319.53	\$17,319.53
VACANT GENERAL COMMERCIAL	1	2.00	2.00	0.01%	\$16.98	\$16.98
36 - VACANT COMMERCIAL (Developer Off Roll)	54,886	22.80	1,251.40	3.35%	\$10,622.10	\$10,622.10
			37,347.21	100.00%	\$317,009.42	

Source: Institute of Traffic Engineers Trip Generation Book, 10th Edition and Methodology Consultant

The water management assessment is calculated by taking each property's percentage of impervious surface from a property appraiser data at 100% and removing that acreage from the gross acreage to obtain the pervious surface which has a 20% flow rate into the water management system according to many engineering studies. The total impervious acreage was calculated for each residential neighborhood parcel then the neighborhood total acreage was averaged or each neighborhood.

The Methodology Consultant utilized the Property Appraiser's measuring tool to measure the impervious acreages for the condominium property and the two (2) existing apartment properties and the two (2) proposed apartment complexes in order to determine their benefit from the water management system. The commercial properties were measured using the same Property Appraiser's measuring tool. Those measurements are shown in Appendix B on page 11.

The Methodology Consultant then summed all the properties’ pervious and impervious acreage and again divided the individual property’s acreage to determine each product type’s percentage of the total acreage. The total water management budget category amount was multiplied by each individual property percentage to determine the apportioned water management assessment for each property. Table 4 below shows those calculations.

Table 4. District Water Management Budget Assessment Calculation

RESIDENTIAL	UNITS/ SQ. FT.	ACRES	IMPERVIOUS (100%)	PERVIOUS (20%)	TOTAL W/M ACRES*	PERCENT W/M ACRES	ASSESSMENT ALLOCATION	ASSESSMENT PER UNIT
THE PROMANADE CONDOMINIUMS	240	9.90	8.4700	1.430	8.76	5.15%	\$1,128.41	\$4.70
EMERALD POINTE TOWNHOMES	131	8.45	5.16	3.29	5.82	3.42%	\$750.08	\$5.73
BUCKINGHAM AT TAMPA PALMS	105	26.80	7.80	19.00	11.60	6.82%	\$1,495.16	\$14.24
CHELSEA	24	10.37	1.88	8.49	3.58	2.11%	\$461.64	\$19.23
TUSCANY AT TAMPA PALMS	198	28.67	10.51	18.15	14.14	8.31%	\$1,822.80	\$9.21
STAFFORD PLACE	118	18.47	7.84	10.62	9.97	5.86%	\$1,284.84	\$10.89
COMPTON PLACE APARTMENTS (BY PARCEL)	384	25.90	15.99	9.91	17.97	10.56%	\$2,316.06	\$6.03
EDGEWATER OAKS APARTMENTS	402	22.62	12.46	10.16	14.49	8.52%	\$1,867.62	\$4.65
38C - FUTURE APARTMENTS (Developer Off Roll)	220	9.35	5.48	3.87	6.26	3.68%	\$806.22	\$3.66
38D - FUTURE APARTMENTS (Developer Off Roll)	374	16.30	9.56	6.74	10.91	6.41%	\$1,405.50	\$3.76
COMMERCIAL								
LA FITNESS	1	11.77	3.88	7.89	5.46	3.21%	\$703.35	\$703.35
CHASE BANK	1	1.56	0.78	0.78	0.94	0.55%	\$120.55	\$120.55
MARKET SQUARE AT TAMPA PALMS	1	62.62	30.00	32.62	36.52	21.46%	\$4,706.90	\$4,706.90
RACE TRAC (Fuel Stations)	1	2.17	1.38	0.79	1.54	0.90%	\$198.20	\$198.20
LOWES	1	14.16	12.41	1.75	12.76	7.50%	\$1,644.38	\$1,644.38
CVS/METRO CITY BANK	1	5.11	2.18	2.93	2.77	1.63%	\$356.54	\$356.54
VACANT GENERAL COMMERCIAL	1	4.47	0.00	4.47	0.89	0.53%	\$115.20	\$115.20
36 - VACANT COMMERCIAL (Developer Off Roll)	1	10.60	4.59	6.01	5.79	3.40%	\$746.43	\$746.43
		289.28	140.39	29.78	170.17	100.00%	\$21,929.87	

* Measured total of 100% impervious and 20* impervious surfaces.
 Source: Hillsborough County Property Appraiser and Methodology Consultant

As indicated earlier, the total number of residential neighborhood parcels (816) in the District plus one (1) EAU for each commercial parcel and one (1) EAU for each apartment parcel divided into the administrative benefit budget category was used to determine the administrative assessment apportionment for each property. The Methodology Consultant totaled the EAUs and divided each property by the total to calculate the percentage of each property’s ERU to the total number of District EAUs. The total budget for that benefit measurement was multiplied by the percentage of each property EAU to calculated each property’s administrative assessment as shown in Table 5 on the next page.

Table 5. District Administration Budget Assessment Calculation

RESIDENTIAL	UNITS	EAUs TOTAL	PERCENT EAUS	ASSESSMENT ALLOCATION	ASSESSMENT PER UNIT
THE PROMANADE CONDOMINIUMS	240	240	28.99%	\$38,193.25	\$159.14
EMERALD POINTE TOWNHOMES	131	131	15.82%	\$20,847.15	\$159.14
BUCKINGHAM AT TAMPA PALMS	105	105	12.68%	\$16,709.55	\$159.14
CHELSEA	24	24	2.90%	\$3,819.33	\$159.14
TUSCANY AT TAMPA PALMS	198	198	23.91%	\$31,509.43	\$159.14
STAFFORD PLACE	118	118	14.25%	\$18,778.35	\$159.14
COMPTON PLACE APARTMENTS (BY PARCEL)	384	1	0.12%	\$159.14	\$0.41
EDGEWATER OAKS APARTMENTS	402	1	0.12%	\$159.14	\$0.40
38C - FUTURE APARTMENTS (Developer Off Roll)	220	1	0.12%	\$159.14	\$0.72
38D - FUTURE APARTMENTS (Developer Off Roll)	374	1	0.12%	\$159.14	\$0.43
COMMERCIAL					
LA FITNESS	1	1	0.12%	\$159.14	\$159.14
CHASE BANK	1	1	0.12%	\$159.14	\$159.14
MARKET SQUARE AT TAMPA PALMS	1	1	0.12%	\$159.14	\$159.14
RACE TRAC (Fuel Stations)	1	1	0.12%	\$159.14	\$159.14
LOWES	1	1	0.12%	\$159.14	\$159.14
CVS/METRO CITY BANK	1	1	0.12%	\$159.14	\$159.14
VACANT GENERAL COMMERCIAL	1	1	0.12%	\$159.14	\$159.14
36 - VACANT COMMERCIAL (Developer Off Roll)	1	1	0.12%	\$159.14	\$159.14
		828	100.00%	\$131,766.72	

Source: Methodology Consultant

The Methodology Consultant summed up each property's roadway, water management and administrative assessment to determine the total operations & maintenance assessment apportionment. Each property within the District has a unique assessment that is indicative of the benefit each property receives from the operations & maintenance budget. Each property's assessment by category and in total is shown in Table 6 on the next page.

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Table 6. Total District Assessment Calculation by Product Type

RESIDENTIAL	UNITS	ROADWAY ALLOCATION	WATER		ADMINISTRATION ALLOCATION	TOTAL ALLOCATION	ALLOCATION PER UNIT	2022-2023 ASSESSMENT*	VARIANCE FROM CURRENT METHODOLOGY
			MANAGEMENT ALLOCATION						
THE PROMANADE CONDOMINIUMS	240	\$7,007.83	\$1,128.41		\$38,193.25	\$46,329.49	\$193.04	\$76	\$117.20
EMERALD POINTE TOWNHOMES	131	\$10,496.81	\$750.08		\$20,847.15	\$32,094.04	\$244.99	\$315	-\$69.89
BUCKINGHAM AT TAMPA PALMS	105	\$8,413.47	\$1,495.16		\$16,709.55	\$26,618.18	\$253.51	\$315	-\$61.37
CHELSEA	24	\$1,923.08	\$461.64		\$3,819.33	\$6,204.04	\$258.50	\$315	-\$56.38
TUSCANY AT TAMPA PALMS	198	\$15,865.41	\$1,822.80		\$31,509.43	\$49,197.64	\$248.47	\$315	-\$66.41
STAFFORD PLACE	118	\$9,455.14	\$1,284.84		\$18,778.35	\$29,518.33	\$250.16	\$315	-\$64.72
COMPTON PLACE APARTMENTS (BY PARCEL)	384	\$23,859.22	\$2,316.06		\$159.14	\$26,334.42	\$26,334.42	\$29,805	-\$3,470.70
EDGEWATER OAKS APARTMENTS	402	\$24,977.62	\$1,867.62		\$159.14	\$27,004.38	\$27,004.38	\$53,767	-\$26,762.62
38C - FUTURE APARTMENTS (Developer Off Roll)	220	\$13,669.35	\$806.22		\$159.14	\$14,634.70	\$14,634.70	\$26,161	-\$11,526.30
38D - FUTURE APARTMENTS (Developer Off Roll)	374	\$23,237.89	\$1,405.50		\$159.14	\$24,802.52	\$24,802.52	\$49,023	-\$24,220.48
COMMERCIAL									
LA FITNESS	1	\$845.45	\$703.35		\$159.14	\$1,707.94	\$1,707.94	\$10,855	-\$9,146.78
CHASE BANK	1	\$3,655.38	\$120.55		\$159.14	\$3,935.06	\$3,935.06	\$1,951	\$1,984.34
MARKET SQUARE AT TAMPA PALMS	1	\$93,982.60	\$4,706.90		\$159.14	\$98,848.63	\$98,848.63	\$59,680	\$39,168.31
RACE TRAC (Fuel Stations)	1	\$15,688.17	\$198.20		\$159.14	\$16,045.51	\$16,045.51	\$3,485	\$12,560.71
LOWES	1	\$35,973.39	\$1,644.38		\$159.14	\$37,776.91	\$37,776.91	\$17,758	\$20,018.83
CVS/METRO CITY BANK	1	\$17,319.53	\$356.54		\$159.14	\$17,835.21	\$17,835.21	\$4,889	\$12,945.93
VACANT GENERAL COMMERCIAL	1	\$16.98	\$115.20		\$159.14	\$291.32	\$291.32	\$3,485	-\$3,193.48
36 - VACANT COMMERCIAL (Developer Off Roll)	1	\$10,622.10	\$746.43		\$159.14	\$11,527.67	\$11,527.67	\$6,532	\$4,995.67
		\$317,009.42	\$21,929.87		\$131,766.72	\$470,706.00			

* - FY 2022-2023 Assessment net 4% collection cost (Except for Developer Off Roll Parcels)

Source: Institute of Traffic Engineers Trip Generation Book, 10th Edition, Hillsborough County Property Appraiser and Methodology Consultant

The assessments represent the special and peculiar benefit each property receives as a logical connection from the systems and services constituting maintenance and operations of the District’s capital improvements. The assessments are also fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed s they are measured with mathematical certainty by using professionally acceptable measuring guidelines.

4.0 Covenant to Pay

All assessments levied run with the land. The owner of record at the time the annual assessment roll is developed will have the responsibility to make the annual operations and maintenance assessment payments.

5.0 Methodology Use

This Methodology Report provides the mathematical calculation to determine the assessment allocation by product type in order to fund the District’s Operations and Maintenance budget each fiscal year. The District’s 2024 Budget was used as an example to show how the budget is apportioned and the assessments allocated for each property. The assessments will change from fiscal year to fiscal year depending on changes to the budget line items and the addition of residential units that have yet to be built.

APPENDIX A

TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTED FY 2023-2024 OPERATIONS & MAINTENANCE EXPENSE BUDGET

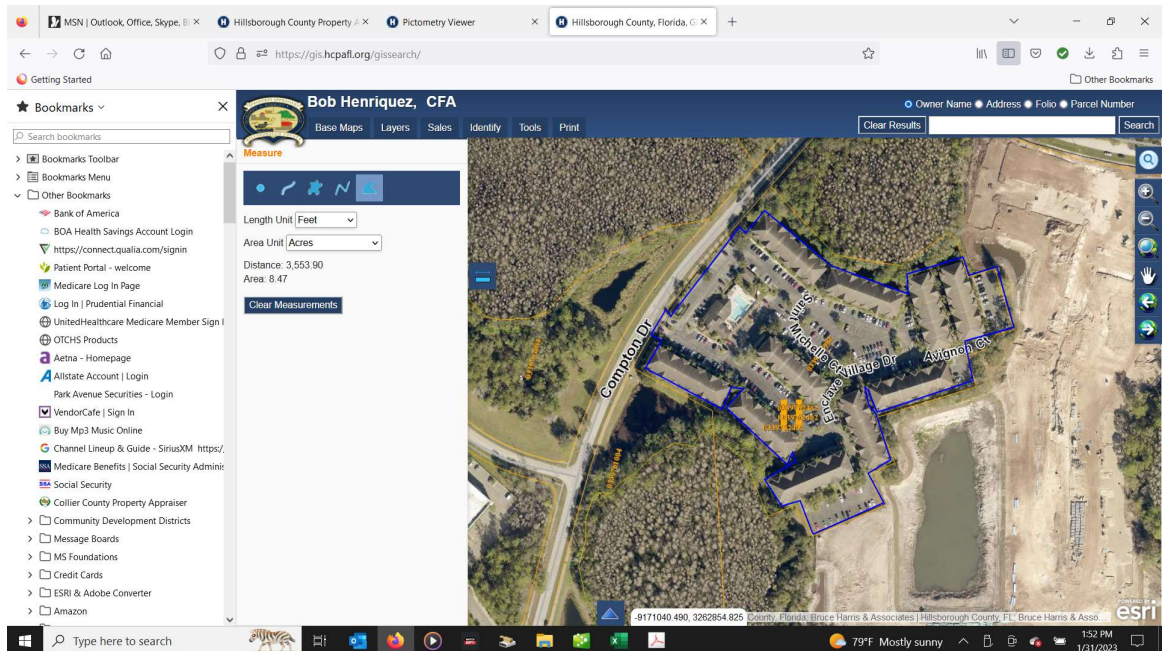
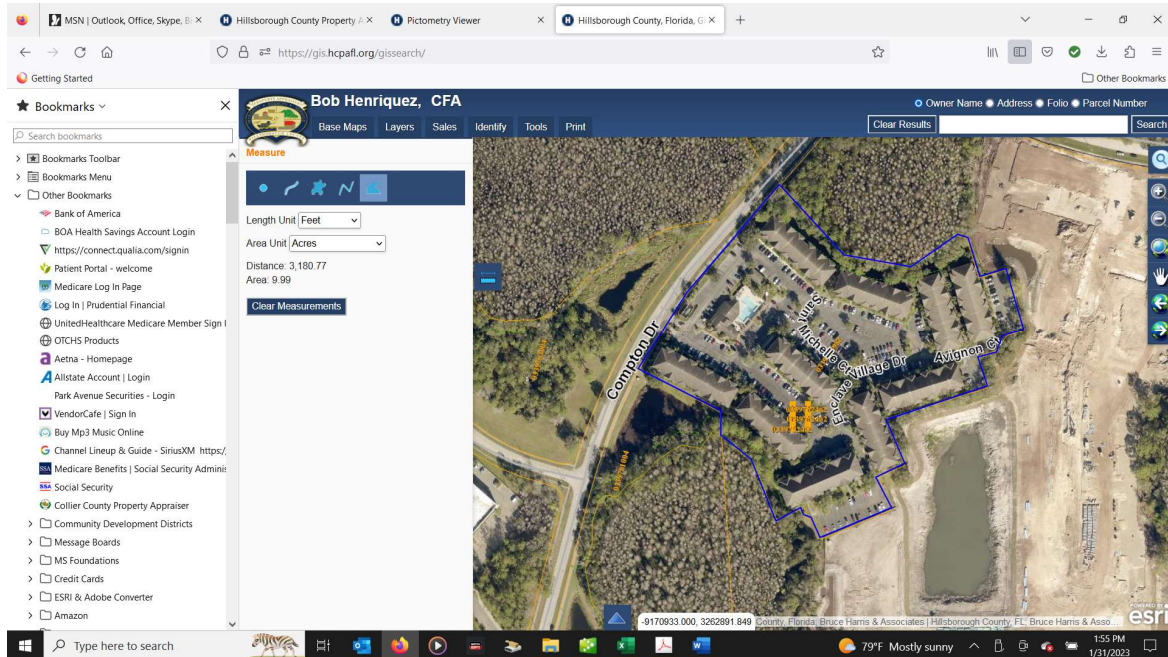
General Budget		Benefit Categories			
Accounting Categories	Total Budget	Roadways	Water Management	Administration	
P/R-Board of Supervisors	8,000			8,000	
FICA Taxes	612			612	
ProfServ-Engineering	18,000			18,000	
ProfServ-Legal Services	2,000			2,000	
ProfServ-Mgmt Consulting	38,983			38,983	
ProfServ-Special Assessment	8,785			8,785	
ProfServ-Assessment Methodology	7,500			7,500	
Auditing Services	3,993			3,993	
Postage and Freight	165			165	
Insurance - General Liability	13,006			13,006	
Printing and Binding	100			100	
Legal Advertising	1,500			1,500	
Miscellaneous Services	500			500	
Misc-Assessment Collection Cost	6,898			6,898	
Office Supplies	75			75	
Annual District Filing Fee	54			54	
Total Administrative	110,171	0	0	110,171	
Florida Retirement System	6,667	*	4,490	311	1,866
ProfServ-Field Management	11,256	*	7,581	524	3,151
Contracts-Landscape	133,164		133,164		
Electricity - Streetlights	134,000		134,000		
R&M-Irrigation	13,948		13,948		
R&M-Landscape Renovations	8,000		8,000		
R&M-Ponds	10,000			10,000	
Holiday Decoration	10,000				10,000
Misc-Contingency	21,000	*	14,143	978	5,879
Op Supplies - General	2,500	*	1,684	116	700
Reserve - Ponds	10,000			10,000	
Total Field	360,535		317,009	21,930	21,596
TOTAL EXPENDITURES	470,706		317,009	21,930	131,767

* - Allocated based on Benefit Category percentage of total without these line items.

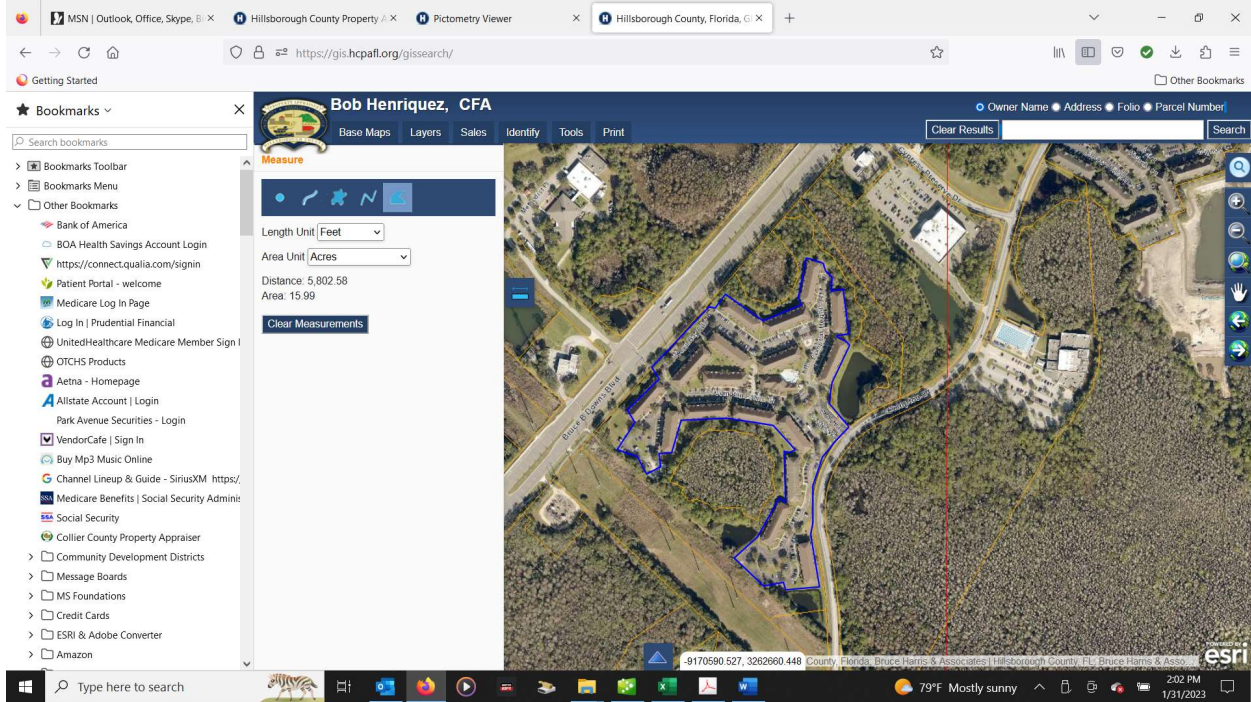
APPENDIX B

TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT COMMERCIAL AND MULTI-FAMILY PARCEL MEASUREMENTS

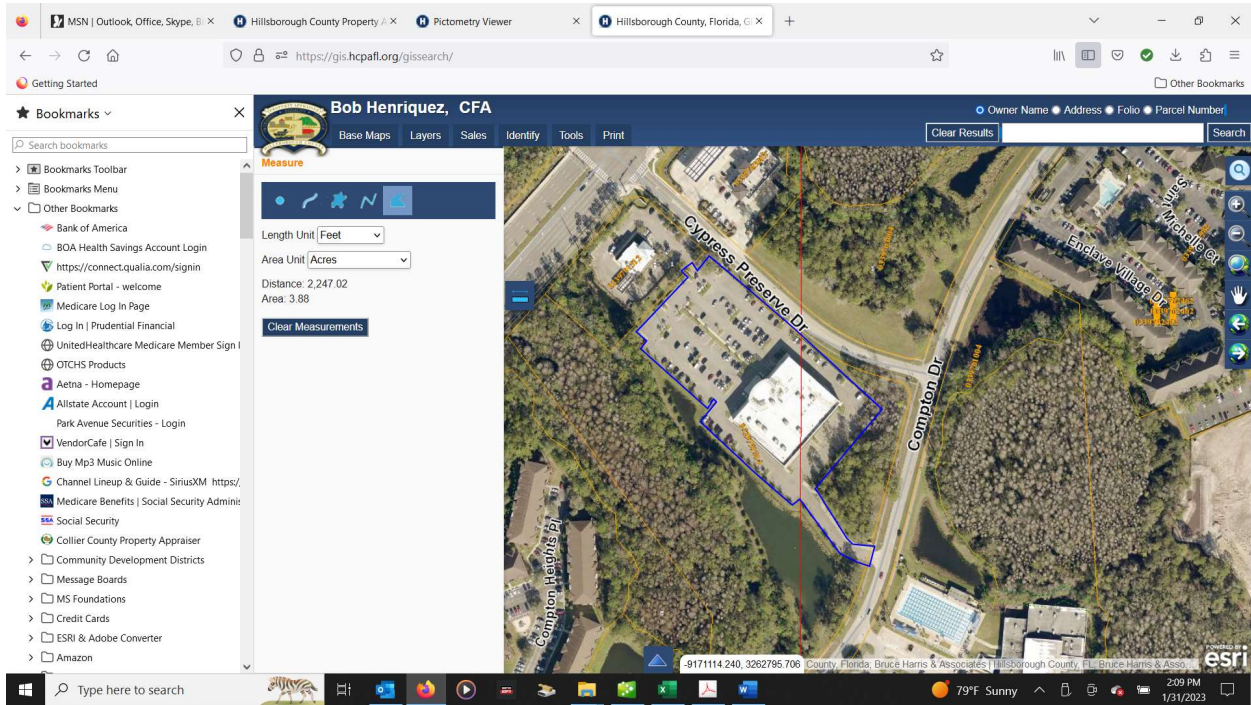
CONDOMINIUM MEASUREMENT



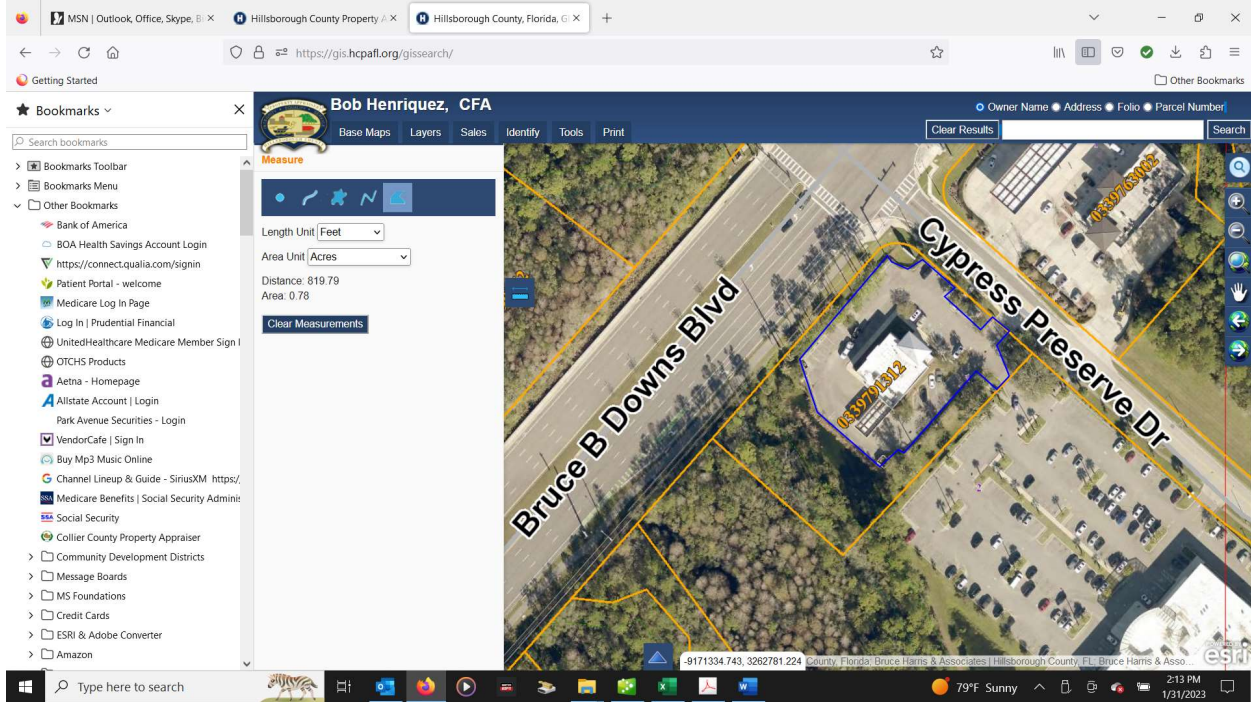
APARTMENTS



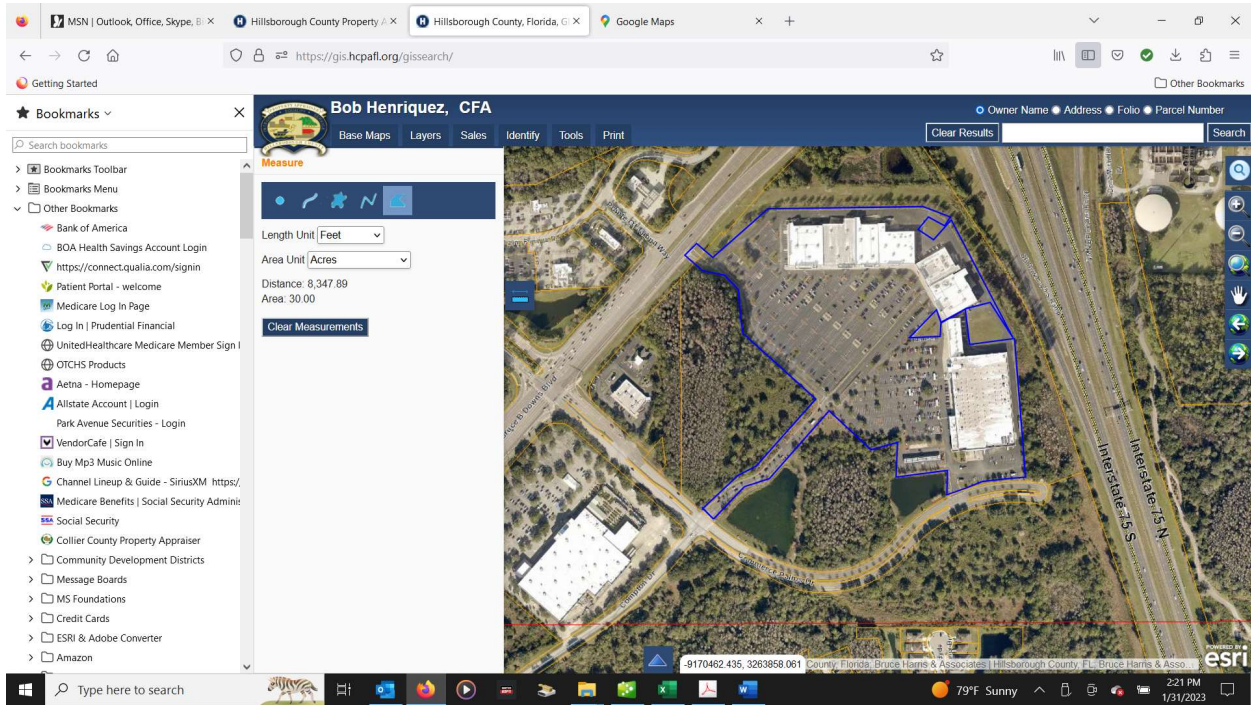
LA FITNESS



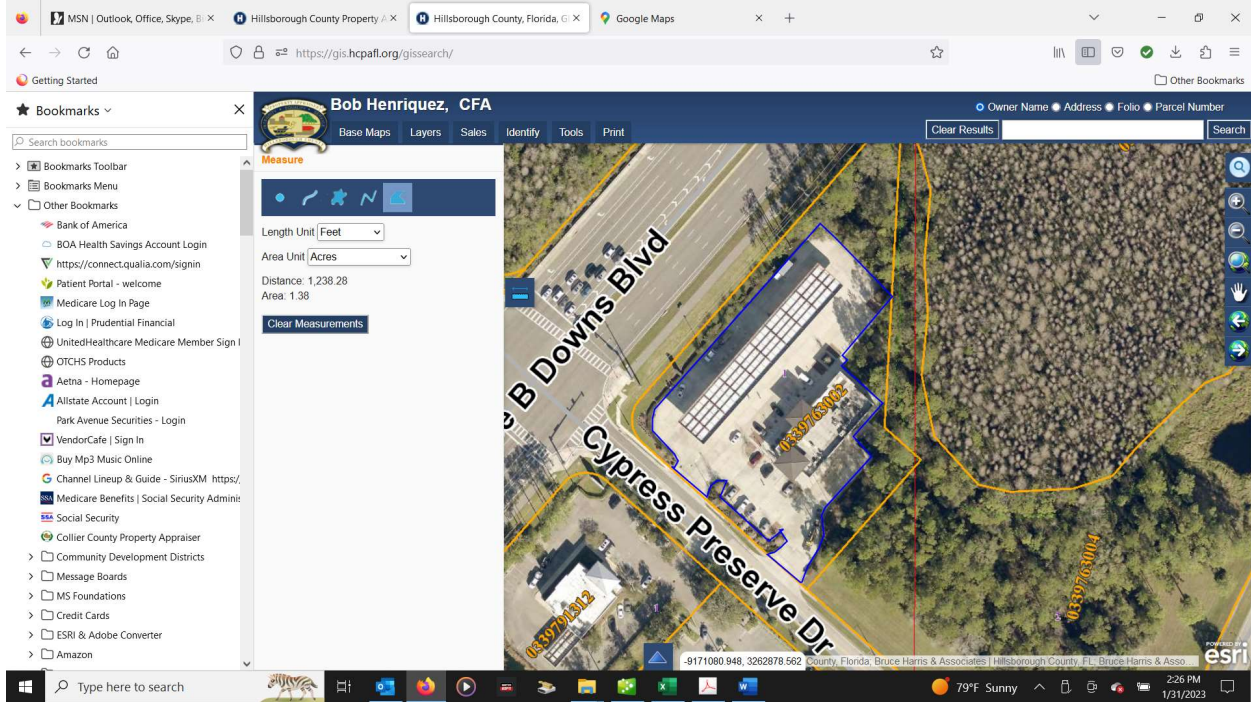
CHASE BANK



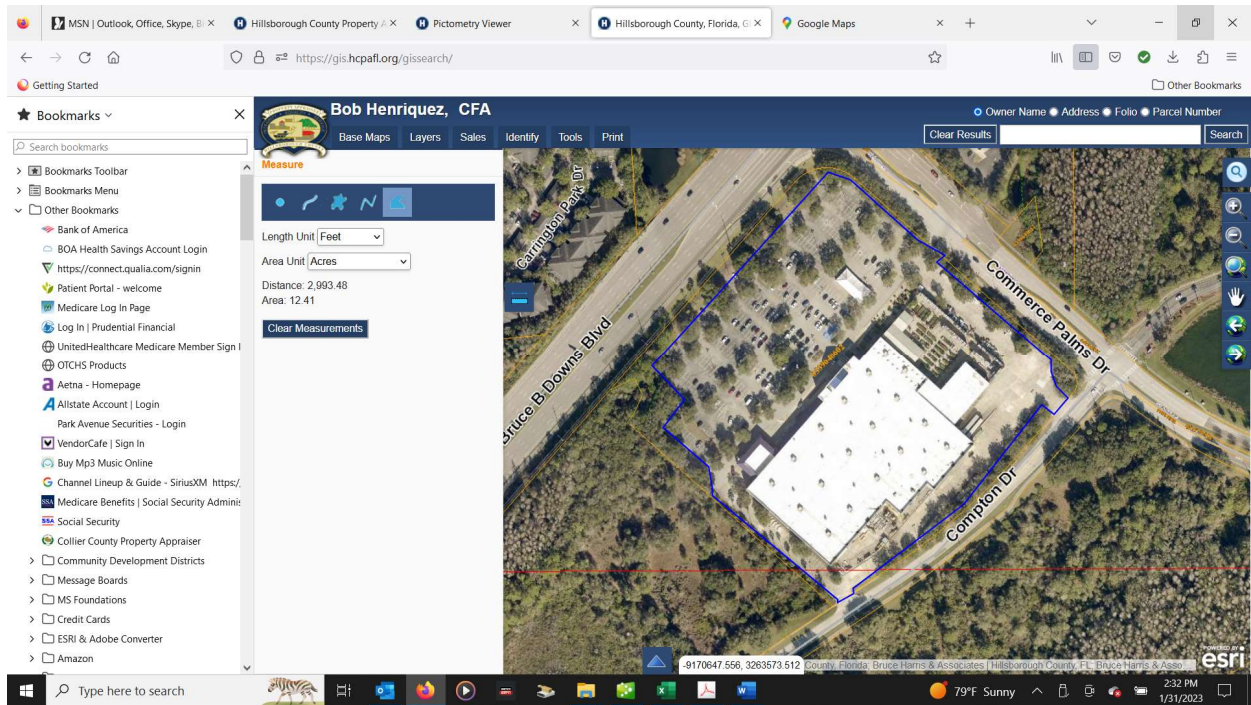
MARKET SQUARE AT TAMPA PALMS



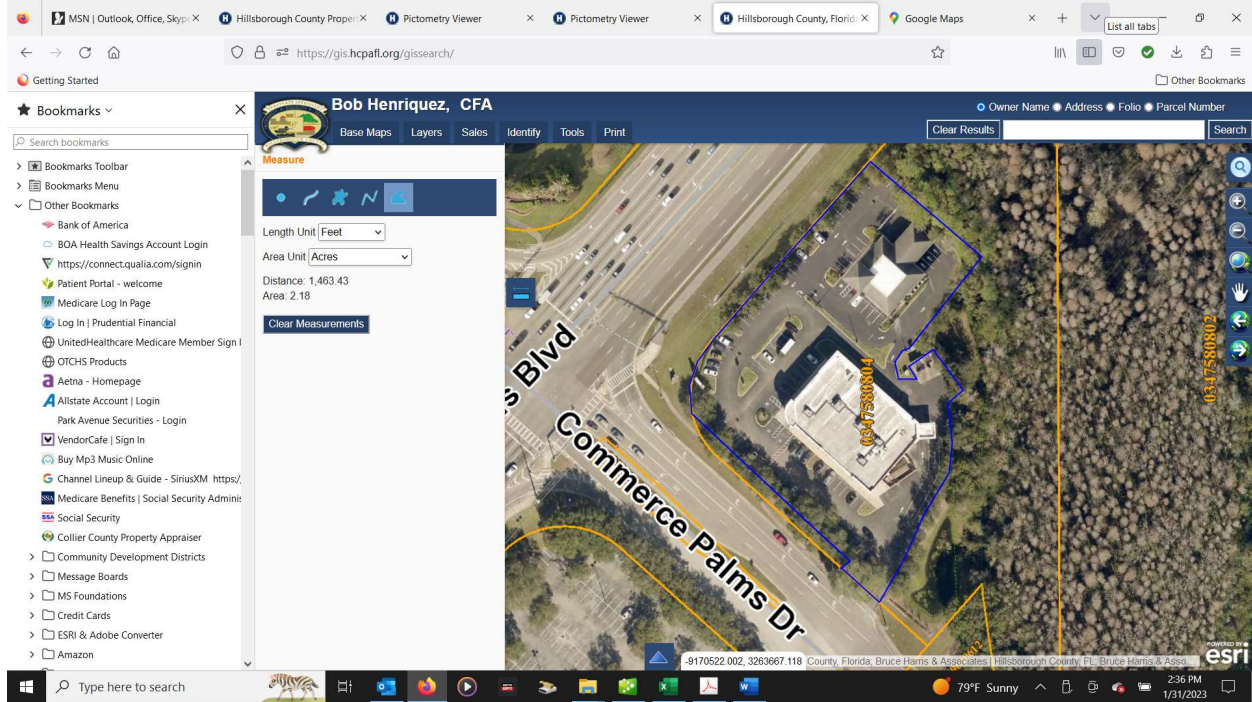
RACE TRAC

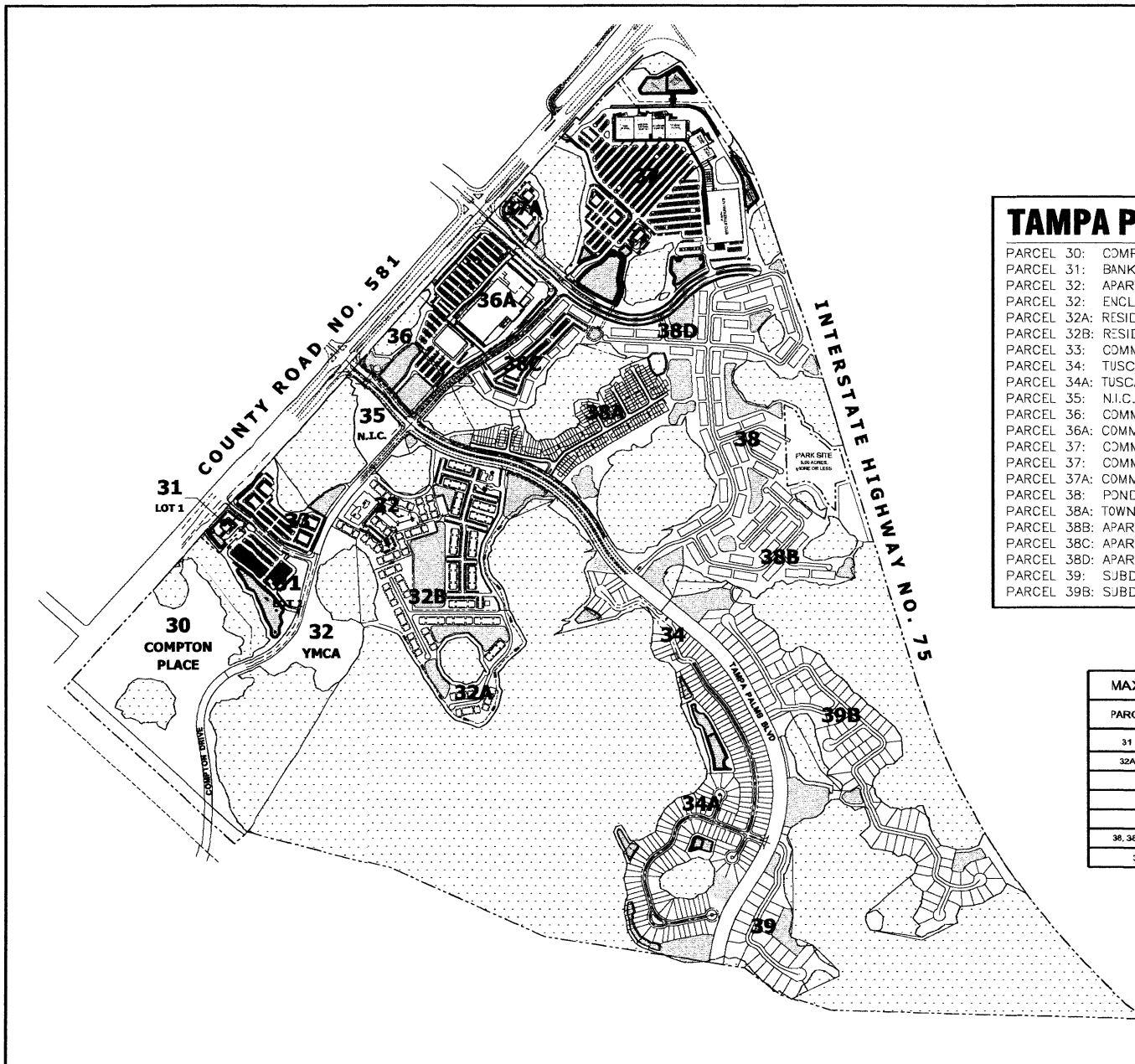


LOWES



CVS Pharmacy & Metro City Bank

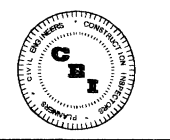




TAMPA PALMS AREA 3

PARCEL 30: COMPTON PLACE APARTMENTS (EXISTING)
 PARCEL 31: BANK (LOT 1) / COMMERCIAL (LOT 2)
 PARCEL 32: APARTMENTS (EXISTING)
 PARCEL 32: ENCLAVE / YMCA (EXISTING)
 PARCEL 32A: RESIDENTIAL (CONCEPTUAL)
 PARCEL 32B: RESIDENTIAL (CONCEPTUAL)
 PARCEL 33: COMMERCIAL (CONCEPTUAL)
 PARCEL 34: TUSCANY SUBDIVISION (EXISTING)
 PARCEL 34A: TUSCANY SUBDIVISION (EXISTING)
 PARCEL 35: N.I.C. (GOVERNMENT)
 PARCEL 36: COMMERCIAL (CONCEPTUAL)
 PARCEL 36A: COMMERCIAL (EXISTING LOWES)
 PARCEL 37: COMMERCIAL (EXISTING SHOPPING CENTER)
 PARCEL 37: COMMERCIAL (FUTURE OUTPARCEL RESTAURANTS)
 PARCEL 37A: COMMERCIAL (EXISTING CVS & REGIONS BANK)
 PARCEL 38: POND & PARK SITE (CONCEPTUAL)
 PARCEL 38A: TOWN HOMES (132 UNITS EXISTING)
 PARCEL 38B: APARTMENTS (CONCEPTUAL)
 PARCEL 38C: APARTMENTS (CONCEPTUAL)
 PARCEL 38D: APARTMENTS (CONCEPTUAL)
 PARCEL 39: SUBDIVISION (EXISTING)
 PARCEL 39B: SUBDIVISION (EXISTING)

MAXIMUM POTENTIAL DEVELOPMENT	
PARCEL No.	PROPOSED DEVELOPMENT
31 LOT 2	32,800 sf COMMERCIAL / RETAIL
32A & 32B	23 BUILDINGS - 552 UNITS
33	27,000 sf COMMERCIAL / RETAIL
36	41,000 sf COMMERCIAL / RETAIL
37	14,000 sf COMMERCIAL / RETAIL
36, 38B & 38D	56 BUILDINGS - 1,344 UNITS
38C	11 BUILDINGS - 364 UNITS



CAMPO
ENGINEERING, INC.
FBRP CERTIFICATE OF AUTHORIZATION NO. 26725

1725 EAST 5TH AVENUE
TAMPA, FL 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE
TAMPA PALMS AREA 3

CITY OF TAMPA
CLIENT

NEW TAMPA, INC.
6000 COMPTON ESTATES WAY
TAMPA, FLORIDA 33647
PHONE: (813) 910-7814
FAX: (813) 971-8729

REVISIONS		
NO.	DESCRIPTION	DATE

ISSUE DATE: 5/2011
REVIEWED BY: MDC
DRAWN BY: JJB
DESIGNED BY: MDC

PROJECT NUMBER
11-033

NAME: _____ SEAL NO.: _____ DATE: 03/13/2012
SHEET TITLE

MASTER PLAN

SHEET NUMBER
1

