

New Port - Tampa Bay Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900

www.newporttampabaycdd.com

The following is the proposed agenda for the Board of Supervisors Meeting and the Auditor Selection Committee Meeting of the New Port Tampa Bay Community Development District ("District"), scheduled to be held on **Thursday, July 10, 2025, at 11:00 a.m. at 1510 W. Cleveland Street, Tampa, Florida, 33606. The attendance of three Board Members is required to constitute a quorum.**

To attend the meeting by phone, please use the below conference call information:

Call in number: 1-844-621-3956

Passcode: 2539 895 0958 #

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call to confirm quorum
- Public Comment Period
- 1. **Consideration of Meeting Minutes of the April 17, 2025 Board of Supervisors Meeting**
- 2. **Consideration of Resolution 2025-03, Adopting the Annual Meeting Schedule for Fiscal Year 2025-2026**
- 3. **Seating of the Auditor Selection Committee**

General Business Matters

- 4. **Public Hearing on the Adoption of the District's Annual Budget and Levy of O&M Assessments**
 - Public Comments and Testimony
 - Board Comments
 - A. **Consideration of Resolution 2025-04, Adopting the Fiscal Year 2025 Budget and Appropriating Funds**
 - B. **Consideration of Resolution 2025-05, Levying O&M Assessments and Certifying an Assessment Roll**
- 5. **Review of Westshore Marina District Master Association, Inc. Reserve Study**
 - a. **Report**
 - b. **Reserve Expenditure**
- 6. **Consideration of Additional Service Amendment for District Engineer Services**
 - 1. **ASA #1**
 - 2. **Inspection Report for Bridge Street Phase 2 ERP No. 43029777.008**
 - **Control Structure (DS-BSPH2-01) Skimmer**
- 7. **Ratification of Payment Authorizations Nos. 193 - 203**
- 8. **Review of District Financial Position**

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - Traffic Study Updates
 - District Manager
 - Site Manager / Westshore Marina District Master Association Manager
 - Maintenance Updates
- Audience Comments
- Supervisors Requests

Adjournment

AUDITOR SELECTION COMMITTEE MEETING AGENDA

- Roll Call to Confirm a Quorum
- Review and Approval of Audit Documents
 - Audit RFP Notice
 - Instructions to Proposers
 - Evaluation Criteria – with and without price
- Adjournment



New Port – Tampa Bay Community Development District

**Consideration of Meeting Minutes of the April 17,
2025 Board of Supervisors Meeting**

MINUTES OF MEETING

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Thursday, April 17, 2025, at 11:00 a.m.

1510 W. Cleveland Street, Tampa, Florida 33606

Board Members in attendance:

Ron Swickow	Assistant Secretary
Scott Dutton	Assistant Secretary
Don Bodie	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	
Venessa Ripoll	PFM	(via phone)
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Vivek Babbar	Straley Robin Vericker	
Chris Bodie	Site Serve	(via phone)
Craig Carden	Ardurra	(via phone)
Andre Blanc	Public	

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Gaarlandt called the New Port - Tampa Bay Community Development District Board of Supervisors Meeting to order at 11:00 a.m. Those in attendance are outlined above.

Public Comment Period

There were no public comments at this time.

Consideration of Meeting Minutes of the January 16, 2025, Board of Supervisors Meeting

The Board reviewed the Minutes.

There was a request for more detailed minutes and to receive the minutes for review earlier. Ms. Gaarlandt noted any comments regarding minutes can be emailed to her prior to the meeting.

There was a discussion regarding the process and timeliness of the minutes being received. The Board requested the minutes be available at least two weeks prior to the next meeting for review.

On MOTION by Mr. Swickow, seconded by Mr. Dutton, with all in favor, the Board approved the Minutes of the January 16, 2025, Board of Supervisors Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of Resolution 2025-02, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date

Ms. Gaarlandt recommended July 10, 2025, for the Public Hearing as well as July Board Meeting noting this date is a week earlier than the previously scheduled meeting on July 17.. Calendar updates will be sent out to the Board.

Ms. Gaarlandt reviewed the budget pointing out the increased line items and noting there were two versions of the proposed budgets, one with the increase to the budget being covered by carry forward and the other fully covered by increased assessments.

Ms. Ryan gave an overview of the carryforward estimates noting the carryforward would allow for no increase in assessments.

The Board reviewed the documents relating to the budget.

Mr. Swickow asked whether the guardhouse construction for \$125,000 would be covered by the bond proceeds or funded by the Developer. Mr. Babbar responded that the Developer is responsible for the cost of completion. The bond is listed as a liability on the budget.

Ms. Gaarlandt stated this is the O&M budget noting there is a Debt Service Budget and a General Fund Budget.

Mr. Babbar noted there are no bond construction proceeds available, as they have been exhausted.

There was discussion regarding the CDD funding of future major projects versus the Master Association budget funding them. It was noted the CDD can pay for major upcoming projects if they have the reserve funding available, either by payment directly to the vendor or by way of an agreement with the Master Association.

The Board reviewed the line items within the proposed budgets. Ms. Gaarlandt noted that the insurance amounts are estimates based on an expected 10% increase. She also stated that any increased District Engineering fees are due to the increase in projects/work. All line item amounts are not definitive, but a cap amount that can be spent or adjusted at a later time.

There was discussion regarding the reserve amount.

It was noted the unit count was adjusted to 1,292 last year.

There was also discussion regarding the general insurance policy and what areas are covered by that policy. Ms. Gaarlandt noted there is a general liability policy, but the District has sovereign immunity which limits the amount they can be sued for. Discussion continued relating to the Master Associations' s liability areas and the continued construction and development on the two towers will encroach on CDD property including utility hook ups, and a massive increase in traffic flow related to the development. With this there could be issues that potentially will cause exposure to the CDD, particularly the roads. It was noted there is potential of overlap with this development.

Mr. Babbar noted most Developer funded budgets are set up like the District's O&M budget. There was continued discussion on the liability and risk management. Ms. Gaarlandt noted specific project agreements can be provided to the insurance provider for review and possible umbrella policies, if needed. This can be done at any time.

There was discussion regarding the website vendor's responsibilities.

There was brief discussion regarding the increase in Engineer's fees. It was noted an increase is expected due to upcoming traffic studies and increased scope of work.

The Board agreed that \$30,000 is a good starting point for the reserves.

Ms. Ryan gave an explanation of the interest income. She noted that it comes from the checking account interest. It is an estimation and accumulates through the end of the year. There was brief discussion regarding the interest and investment options.

There was discussion regarding the carry forward and establishing a reserve. The Board agreed to move forward with the budget that has no carryover and increasing assessments to \$106.48 per unit. Mr. Babbar gave an overview of the budget process. This preliminary budget does not

lock in the line item amounts, it only locks in the total amount. Ms. Gaarlandt noted the line items can be adjusted as needed.

On MOTION by Mr. Dutton, seconded by Mr. Bodie, with all in favor, the Board approved Resolution 2025-02, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date for July 10, 2025, at 11:00 a.m. at the current location.

Consideration of VGlobalTech Fee Increase Letter

There was discussion regarding the monthly amount for the District's website. Ms. Gaarlandt reviewed the statutory requirements and ADA compliance for the website, which VGlobalTech oversees. She stated that VGlobalTech also manages the quarterly ADA audit of the documents on the website to ensure their compliance. This company is not affiliated with PFM.

On MOTION by Mr. Bodie, seconded by Mr. Dutton, with all in favor, the Board approved the VGlobalTech Fee Increase Letter.

Consideration of PFM Fee Increase Letter

Ms. Gaarlandt reviewed the PFM increase letter noting this increase was reflected in the approved preliminary budget. She noted budget increases are typically based on the stage of the District, increased scope of work and meeting frequency.

On MOTION by Mr. Swickow, seconded by Mr. Dutton, with all in favor, the Board approved the PFM Fee Increase Letter.

Consideration of Sunset Park Landscape Re-Design Plans

Mr. Mead gave an overview of the re-design plans and what the plans included. He noted that Sunset Park had sustained hurricane damage resulting in some of the plant material dying. The

existing irrigation will be repaired as needed. The contractor will investigate the irrigation system once onsite. It was noted that the low voltage lighting will be repaired next week.

The Board reviewed the Sunset Park Landscape Re-Design Plans. It was noted that the Marina LLC entity owns Sunset Park, but it is maintained by the Master Association. There was a brief discussion regarding the Board Advisory Group meeting that took place and the ownership of the seawall. The Master Association maintains the seawall at this time, but it is anticipated that marina operations will eventually be transferred to the slip owners. There was brief discussion regarding the timing of this.

There was discussion as to what areas are included in Sunset Park/Island. This included questions regarding who will own and maintain the walkways and roadways once everything is completed. Mr. Carden noted he would look at the map to clarify.

Mr. Mead gave an overview on how the changes in landscaping will hold up under inclement weather. He noted these are minor modifications. There was mention of the Oleander being toxic for dogs and Mr. Mead stated these could be replaced with another flowering plant like Ixora. The landscaping needs to be safe while still holding up to the weather.

The Board discussed the design.

Mr. Mead noted the elevation in the center areas will be changed, as it was originally too high and caused erosion. There was discussion regarding zero scaping that area. Ideally, there should not be a need for lawnmowing. There have been ongoing erosion issues to the west of the island, which causes constant maintenance issues. Mr. Mead noted the mounding can be removed to eliminate the issues. There is not a proposed budget amount for this re-design yet. Once approved by the District, the HOA has budgeted towards this re-design, and they will implement it.

On MOTION by Mr. Bodie, seconded by Mr. Swichkow, with all in favor, the Board approved the Sunset Park Landscape Re-Design Plans as discussed replacing Oleanders with Ixoras..

Mr. Mead reviewed the modifications which included taking the islands down to grade, keeping the perennial peanut, swapping out the Oleander, and removing the block retaining wall.

Mr. Carden reviewed the ownership and maintenance entity for the Sunset Park/Island areas, based on the plat dedication. It was noted that the CDD has easement rights for the access points, but the HOA has the maintenance responsibility.

**Consideration of Traffic Volume
Records Request**

Mr. Carden gave an overview of the documents relating to the traffic volume records request. He noted the research includes the history of rezonings in the area for traffic analysis and conditions of approval. The Tyson Apartments rezoning is the latest research that provides current information that can be used for review. This includes mitigation impact fees that were paid out by Tyson's Developer. It was noted these improvements are on the next year's budget for the city. This can all relate to Bridge St. traffic. There was an initial traffic study that was done in 2008 to get New Port platted that will be needed in order to show the impact on Bridge Street.

The Board discussed the records that are publicly available for these traffic records and the current traffic impacts on Bridge Street. There are consistent traffic hazards. The only noted improvement is the traffic control light to be installed in 2026, which will not handle all the issues. Although there are plans to pull up the railroad tracks, there is no current plan to widen Tyson.

Mr. Carden noted for each rezone, there is a traffic study that has been done. He did not pull every single one, as the current traffic study is the most helpful in identifying the issues. He recommended researching even more in order to focus on how the turning traffic movement is affecting the traffic on Bridge Street. It was noted this will impact all the residents in the area.

The Board discussed the traffic issues. It was noted that "No U-turn" signs have been installed, but are not being enforced. The immense traffic is going to cause destruction to the roadway and the pedestrian walkways, which is the CDD's responsibility. This is not in the budget currently.

Mr. Carden agreed and noted that the more trips on the road, the more the life of the asphalt degrades. It is important to determine the initial traffic impact to the current traffic impact. Once Tower 2 and Tower 3 begin construction, there will be construction trucks, which will degrade the road even faster.

There was a discussion regarding the possibility of petitioning the City of Tampa to take care of road repairs. Mr. Carden noted that as time progresses and with more backup information, it would be reasonable to ask, citing the concerns. It was noted the alternative would be to allow guard gates to be put up by the CDD in order to keep people out of the neighborhood. Although Florida law requires cars to stop for those in crosswalks, this is not happening, and speed bumps have not been allowed. Mr. Carden recommended obtaining more hard data before approaching City Council in order to find a solution. This may include doing an additional study to warrant speed bumps or a traffic control device. A simple solution may be to install a traffic barrier, such as a concrete median, which would eliminate left turns off of Tyson onto Bridge. It was noted that by the City approving the developments on Tyson, there has been a dramatic change to the agreement from 2008, when the Developer agreed to accept responsibility for Bridge Street. This petition to the City would take place at the administrative level prior to reaching out to specialized Counsel if needed.

There was discussion regarding the Stakeholders for Tyson and what actions have already taken place. It was noted the Developer's plans included a traffic impact study when presented to the City. The key is to find out if the 2008 agreement was taken into account when these plans came before the City. There was little done to account for the impact that these units would have on the area.

Mr. Carden recommended getting Lincks and Associates, the traffic engineer, to conduct the study. He will do more research on the 2008 traffic study and the traffic studies connected to the other two apartment complexes.

The Board discussed the options moving forward. Once the research is received, they can proceed.

Ms. Gaarlandt noted that if needed, a Special Board Meeting I can be called at any time with proper notice.

Review and Acceptance of the FY2024 Audit Report

The Board reviewed the audit report.

Ms. Gaarlandt noted this was a clean and standard audit. Once accepted, this will be placed in the District's records and filed. A new engagement letter is received each year for the audit per the auditor selection process.

On MOTION by Mr. Swichkow, seconded by Mr. Dutton, with all in favor, the Board accepted the FY2024 Audit Report.

Ratification of Payment Authorizations Nos. 186 – 192

The Board reviewed the payment authorizations.

Ms. Gaarlandt noted these are all standard District expenses.

On MOTION by Mr. Bodie, seconded by Mr. Swickow, with all in favor, the Board ratified Payment Authorization Nos. 186 - 192.

Review of District Financial Position

The Board reviewed the District's financial position.

Ms. Gaarlandt noted the financials are as of March 31, 2025.

Ms. Ryan stated the bondholders are paid out in May and the District is running within budget.

No action was required by the Board.

FOURTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Babbar gave an update regarding the legislative session bills. He reviewed two bills, one for an increase in the sovereign immunity liability cap and one for making tree owners liable for any tree damage. The sovereign immunity bill is Bill 1570, House Bill 301. The tree bill is Bill 724, House Bill 599.

District Engineer –

- **Marina Pointe Towers 2&3 - FDEP Wastewater Collection System Applications**

Mr. Carden noted he needs to get the FDEP permit applications signed to construct the wastewater collection transmission system. All other signatures have been obtained, except for the CDD. This is a standard application but needs to be signed by someone who is authorized to sign on behalf of the CDD.

There was brief discussion regarding the obligation for maintenance within the application. Mr. Carden stated the obligation is broken up amongst the different entities, but the CDD is the maintenance entity for the portions within the roadway. There was an explanation of what this would entail and how the maintenance would be planned for amongst all the entities. It was noted this maintenance obligation is most likely included in other agreements as is standard language.

Mr. Carden noted this is a low maintenance item for the sanitary sewer. This is something that can come out of reserves.

On MOTION by Mr. Bodie, seconded by Mr. Swichkow, with all in favor, the Board approved the FDEP Wastewater Collection System Applications, with authorization to execute by the Chair or Vice Chair.

District Manager – Ms. Gaarlandt reviewed a resident's request to extend the railing down at the walkway by the Marina going to Sunset Park. It stops at the step down, but the curve walkway continues which creates a hazard.

Mr. Babbar noted this is the LLC's responsibility.

There was discussion regarding the ownership of the park and the railing. The Boat Advisory Committee has stated there will be a modification to the area, which will include extending the rail as part of the gate. The Board reviewed the map and noted it seems it is the LLC's responsibility. At this time, this is not a CDD issue.

Site Manager – Ms. Ripoll reviewed the projects that have been worked on. The palm trees have been trimmed, the lighting is getting repaired next week, and all documents have been finalized with the reserve study company. She will notify the Board when this takes place.

Mr. Swichkow noted there is a lot of pavers that are cracked when driving down Bridge Street. It was noted this was just looked at. This includes the exposed irrigation. This will all be addressed but will take at least 3 months.

Ms. Ripoll also noted the dog stations have been ordered.

Supervisor Requests and Audience Comments

Ms. Gaarlandt noted that per previous discussion it is the understanding that the Board would like to meet more frequently. The District has to give notice for the regularly scheduled Board Meetings for the new Fiscal Year. Scheduled meetings can be canceled if not needed. The Board agreed to notice bi-monthly meetings. Ms. Gaarlandt stated the July meeting agenda will include a resolution for the Board to adopt the new meeting schedule.

There was discussion regarding Board communication and the Florida Sunshine Law. Mr. Babbar gave an overview of the Florida Sunshine Law and the Public Records Law. He noted anything relating to CDD business cannot be discussed outside of a meeting amongst Board Members.

Ms. Gaarlandt noted that the Master Association can send out notice to residents when items need to be communicated. There was discussion regarding communicating to residents. Mr.

Babbar noted you can let the residents know what is on the agenda for upcoming meetings and encourage them to attend for details, as long as it is not being discussed amongst Board Members.

There was also brief discussion regarding email etiquette and making sure not to “reply all” when sending anything out. It was encouraged that the Board Members use the District email addresses that are set up for them, not a personal email. Ms. Gaarlandt will send this information to the Board.

Mr. Babbar noted it would be helpful to have a document showing ownership for the different areas placed on the website. This could be a map or list for ease of viewing.

There was nothing further to address.

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bodie, seconded by Mr. Swickow, with all in favor, the Board adjourned the April 17, 2025, Board of Supervisors’ Meeting.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson



New Port – Tampa Bay Community Development District

**Consideration of Resolution 2025-03, Adopting
the Annual Meeting Schedule for Fiscal Year
2025-2026**

RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW
PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2025-2026**

WHEREAS, the New Port Tampa Bay Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 2004-423, Laws of Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025-2026 annual meeting schedule as attached in **Exhibit A**,

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
THE NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT
DISTRICT**

1. The Fiscal Year 2025-2026 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2025.

ATTEST:

**NEW PORT TAMPA BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

**BOARD OF SUPERVISORS MEETING DATES
NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

The Board of Supervisors of the New Port Tampa Bay Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the offices of Straley Robin Vericker, 1510 W. Cleveland Street, Tampa, Florida, 33606 at 11:00 a.m. unless otherwise indicated as follows:

Thursday, October 16, 2025

Thursday, December 18, 2025

Thursday, February 19, 2026

Thursday, April 16, 2026

Thursday, June 18, 2026

Thursday, August 20, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt
District Manager



New Port – Tampa Bay Community Development District

Seating of the Auditor Selection Committee



New Port – Tampa Bay Community Development District

Public Hearing on the Adoption of the District's Annual Budget and Levy of O&M Assessments

**A. Consideration of Resolution 2025-04,
Adopting the Fiscal Year 2025 Budget and
Appropriating Funds**

**B. Consideration of Resolution 2025-05,
Levying O&M Assessments and Certifying an
Assessment Roll**

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW PORT-TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the New

Port-Tampa Bay Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

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

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

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

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

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

Passed and Adopted on July 10, 2025.

Attested By:

**New Port-Tampa Bay
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget



New Port Tampa Bay CDD

Proposed FY 2026 Budget

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900

EXHIBIT A
New-Port Tampa Bay Community Development District
Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual Through 3/31/25	Anticipated April - Sept.	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 83,717.99	\$ 10,237.01	\$ 93,955.00	\$ 93,955.00	\$ 137,615.00
Interest Income	3,999.87	-	3,999.87	-	-
Net Revenues	\$ 87,717.86	\$ 10,237.01	\$ 97,954.87	\$ 93,955.00	\$ 137,615.00
<u>General & Administrative Expenses</u>					
Public Officials' Liability Insurance	\$ 2,843.00	\$ -	\$ 2,843.00	\$ 3,000.00	\$ 3,300.00
Supervisor Fees	-	1,250.00	1,250.00	2,500.00	2,600.00
General Insurance	5,281.00	-	5,281.00	5,800.00	6,380.00
Trustee Services	1,728.50	2,471.50	4,200.00	4,150.00	4,500.00
District Management Fees	7,999.98	8,000.02	16,000.00	16,000.00	22,500.00
Assessment Administration	10,000.00	-	10,000.00	10,000.00	10,000.00
Reamortization Schedule	-	250.00	250.00	250.00	250.00
Disclosure Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Engineering Fees	-	2,200.00	2,200.00	4,400.00	10,000.00
District Counsel	5,727.50	7,500.00	13,227.50	15,000.00	15,000.00
Audit Fees	4,600.00	-	4,600.00	4,600.00	4,800.00
Legal Advertising	511.13	1,000.00	1,511.13	2,000.00	2,000.00
Website Maintenance Fee	960.00	1,560.00	2,520.00	2,580.00	2,700.00
Utilities	5,333.81	8,126.51	13,460.32	16,000.00	16,000.00
Postage/ Shipping	-	-	-	-	200.00
Miscellaneous Charges	2.07	1,250.00	1,252.07	2,500.00	2,200.00
Tax Preparation Fee	-	-	-	-	10.00
Reserve	-	-	-	-	30,000.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 47,661.99	\$ 36,108.03	\$ 83,770.02	\$ 93,955.00	\$ 137,615.00

Current Year Proposed	Net Per Unit	\$ 106.48
1292 Units	Gross per Unit	\$ 113.28
Prior Year Adopted	Net Per Unit	\$ 72.70
1292 Units	Gross per Unit	\$ 77.34

**New Port - Tampa Bay Community Development District
FY 2026 Proposed Debt Service Budget**

**FY2026 Proposed Series
2021 Budget**

REVENUES:

Special Assessments	\$	876,865.63
TOTAL REVENUES	\$	876,865.63

EXPENDITURES:

Interest 11/01/2025	\$	215,081.25
Principal 5/1/2026	\$	235,000.00
Interest 5/1/2026	\$	215,081.25
TOTAL EXPENDITURES	\$	665,162.50

EXCESS REVENUES	\$	211,703.13
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Interest 11/01/2026	\$	211,703.13
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RESOLUTION 2025-05

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

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

WHEREAS, the District is located in the City of Tampa, in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

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

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.

- ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than December 1, 2025
 - 2. 25% due no later than February 1, 2026
 - 3. 25% due no later than May 1, 2026
 - iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
 - iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Direct Bill for Certain O&M Assessments.**
 - i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than December 1, 2025
 - 2. 25% due no later than February 1, 2026
 - 3. 25% due no later than April 1, 2026
 - iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

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

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

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

Passed and Adopted on July 10, 2025.

Attested By:

**New Port-Tampa Bay Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget



New Port Tampa Bay CDD

Proposed FY 2026 Budget

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900

EXHIBIT A
New-Port Tampa Bay Community Development District
Proposed Fiscal Year 2026 Annual Operations & Maintenance Budget

	Actual Through 3/31/25	Anticipated April - Sept.	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 83,717.99	\$ 10,237.01	\$ 93,955.00	\$ 93,955.00	\$ 137,615.00
Interest Income	3,999.87	-	3,999.87	-	-
Net Revenues	\$ 87,717.86	\$ 10,237.01	\$ 97,954.87	\$ 93,955.00	\$ 137,615.00
<u>General & Administrative Expenses</u>					
Public Officials' Liability Insurance	\$ 2,843.00	\$ -	\$ 2,843.00	\$ 3,000.00	\$ 3,300.00
Supervisor Fees	-	1,250.00	1,250.00	2,500.00	2,600.00
General Insurance	5,281.00	-	5,281.00	5,800.00	6,380.00
Trustee Services	1,728.50	2,471.50	4,200.00	4,150.00	4,500.00
District Management Fees	7,999.98	8,000.02	16,000.00	16,000.00	22,500.00
Assessment Administration	10,000.00	-	10,000.00	10,000.00	10,000.00
Reamortization Schedule	-	250.00	250.00	250.00	250.00
Disclosure Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Engineering Fees	-	2,200.00	2,200.00	4,400.00	10,000.00
District Counsel	5,727.50	7,500.00	13,227.50	15,000.00	15,000.00
Audit Fees	4,600.00	-	4,600.00	4,600.00	4,800.00
Legal Advertising	511.13	1,000.00	1,511.13	2,000.00	2,000.00
Website Maintenance Fee	960.00	1,560.00	2,520.00	2,580.00	2,700.00
Utilities	5,333.81	8,126.51	13,460.32	16,000.00	16,000.00
Postage/ Shipping	-	-	-	-	200.00
Miscellaneous Charges	2.07	1,250.00	1,252.07	2,500.00	2,200.00
Tax Preparation Fee	-	-	-	-	10.00
Reserve	-	-	-	-	30,000.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 47,661.99	\$ 36,108.03	\$ 83,770.02	\$ 93,955.00	\$ 137,615.00

Current Year Proposed	Net Per Unit	\$ 106.48
1292 Units	Gross per Unit	\$ 113.28
Prior Year Adopted	Net Per Unit	\$ 72.70
1292 Units	Gross per Unit	\$ 77.34

**New Port - Tampa Bay Community Development District
FY 2026 Proposed Debt Service Budget**

**FY2026 Proposed Series
2021 Budget**

REVENUES:

Special Assessments	\$	876,865.63
TOTAL REVENUES	\$	876,865.63

EXPENDITURES:

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Principal 5/1/2026	\$	235,000.00
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TOTAL EXPENDITURES	\$	665,162.50

EXCESS REVENUES	\$	211,703.13
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Interest 11/01/2026	\$	211,703.13
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FY 2025-2026 O&M Assessments

<u>Description</u>	<u>Folio Number(s)</u>	<u>Planned Unit Type</u>	<u>Number of Planned Units</u> (1)	<u>ERU per Unit for O&M Purposes</u>	<u>Total ERUs</u>	<u>Net O&M Costs per Category</u>	<u>Gross O&M Costs per Category</u>	<u>Gross O&M Assessment per Unit (2)</u>
Westshore Marina District Ph. I, Lot 3	1324274086	Multi-Family Unit	396	1	396	\$42,167.92	\$44,859.49	\$113.28
Westshore Marina District Ph. I, Lot 4	See below for Assessments	TH Units	613	1	613	\$65,275.09	\$69,441.58	\$113.28
Platted	See below for Assessments	Retail (1)	8.485909091	1	8.485909091	\$903.62	\$961.30	\$113.28
Planned Tower 2 and 3	See below for Assessments	TH Units	272	1	272	\$28,963.82	\$30,812.58	\$113.28
unplatted	See below for Assessments	acres	2.86	1	2.86	\$304.55	\$323.99	\$113.28
Totals			1,292.35		1,292	\$137,615	\$146,399	

(1) Each unit for these commercial categories equals 2,200 square feet of space.

(2) Assessments include allowances for the fees of the tax collector and the statutory early-payment discount.

<u>Folio</u>	<u>Owner</u>	<u>Units</u>	<u>Net O&M Costs per Parcel</u>	<u>Gross O&M Costs per Parcel</u>
1324274086	RD NEW PORT TAMPA LLC	396	\$42,167.92	\$44,859.49
1324274132	JEFFREY C GONYO	1	\$106.48	\$113.28
1324274134	JERRY E III FOGARTY AND SHAWN P FOGARTY	1	\$106.48	\$113.28
1324274136	STEPHEN HABRYL	1	\$106.48	\$113.28
1324274138	MARK C BARRON/LIFE ESTATE	1	\$106.48	\$113.28
1324274140	STEPHEN C AND MARCIA MULLIS	1	\$106.48	\$113.28
1324274142	KENNA PLANGEMANN AND MICHAEL BOREK	1	\$106.48	\$113.28
1324274144	JAMES H BARNISH JR ET AL	1	\$106.48	\$113.28
1324274146	GIUSEPPE FIORENTINO AND TAMMY ROBERTSON	1	\$106.48	\$113.28
1324274148	JASON PAUL AND LUANA FELIBERTI	1	\$106.48	\$113.28
1324274150	ROBERT THOMAS SAMPSON	1	\$106.48	\$113.28
1324274152	JUAN AND REBEKAH GUZMAN	1	\$106.48	\$113.28
1324274154	HALL GOLDENROD LLC	1	\$106.48	\$113.28
1324274156	WILLIAM G JR AND ANDREA L RODGERS FOSTER	1	\$106.48	\$113.28
1324274158	PAUL AVENUE HOLDINGS LLC	1	\$106.48	\$113.28
1324274160	BENJAMIN AND MAYGEN FARBER	1	\$106.48	\$113.28
1324274162	JOHN AND STEPHANIE SEALS HONOUR	1	\$106.48	\$113.28
1324274164	REID J AND KELLY L BELLANCA	1	\$106.48	\$113.28
1324274166	ROBERT DAVID DAVENPORT ET AL	1	\$106.48	\$113.28
1324274168	MATTHEW MILLER AND SAMANTHA MILLER	1	\$106.48	\$113.28
1324274170	ILDA ISAZA	1	\$106.48	\$113.28
1324274172	ROBERT NOSCHANG	1	\$106.48	\$113.28
1324274174	ERIC T AND JENNIFER J RAINEY	1	\$106.48	\$113.28
1324274176	BRYAN RIZZETTA	1	\$106.48	\$113.28
1324274178	** CONFIDENTIAL **	1	\$106.48	\$113.28
1324274180	VIJAY AND ANNIE CHAN RAJ	1	\$106.48	\$113.28
1324274182	LEIGH BROWER	1	\$106.48	\$113.28
1324274184	BRIAN AND BRITTNE BELL	1	\$106.48	\$113.28
1324274186	BRIDGE STREET HOLDINGS LLC	1	\$106.48	\$113.28
1324274188	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274190	BILLY AND DEWANA MCCARTY	1	\$106.48	\$113.28
1324274192	CASEY POWELL AND MICHELE PERRY	1	\$106.48	\$113.28
1324274194	SYRUS AND JENNIFER A MOMENI	1	\$106.48	\$113.28
1324274196	SUSAN ARMON AND RAHILA ROSHNA	1	\$106.48	\$113.28
1324274198	WILLIAM FARLEY AND KEVYN FARLEY	1	\$106.48	\$113.28
1324274200	JOHN PAUL MURPHY JR AND JANIS LEE CHRZANOWSKI	1	\$106.48	\$113.28
1324274262	NOREK T NEWMAN	1	\$106.48	\$113.28
1324274264	JOHN ANDSHERRI FABIAN JR	1	\$106.48	\$113.28
1324274266	COURTNEY GRISSOM	1	\$106.48	\$113.28
1324274268	MICHELE BROWN	1	\$106.48	\$113.28
1324274270	JUSTIN AND STEPHANIE DAVIS	1	\$106.48	\$113.28
1324274272	AERO POINT LLC	1	\$106.48	\$113.28
1324274274	DARRELL DAL POZZO /TRUSTEE	1	\$106.48	\$113.28
1324274276	PATRICK MURPHY	1	\$106.48	\$113.28
1324274278	ERIC PANICO	1	\$106.48	\$113.28
1324274280	PETERSON AND MARINEIA REKSIEDLER	1	\$106.48	\$113.28
1324274282	NATHAN ANDREW STARON AND JENA LEE WROBLEWSKI	1	\$106.48	\$113.28
1324274284	LISA MARIE AMES	1	\$106.48	\$113.28
1324274286	DAVID AND NICOLE MORGAN	1	\$106.48	\$113.28
1324274288	MICHELLE JAREMKO AND GARRETT BETSARAKIS	1	\$106.48	\$113.28
1324274290	DAVID GROSS AND MILAGROS EVARDONE	1	\$106.48	\$113.28
1324274292	GREG MICHAEL CARROLL	1	\$106.48	\$113.28
1324274294	KYLE PATRICK AND SARAH PARKER KEITH	1	\$106.48	\$113.28
1324274296	ANTHONY RICHARD TRICARICO AND ASHLEY LEAH ACKERMA	1	\$106.48	\$113.28
1324274298	SHAWN AND MARY GREGORY	1	\$106.48	\$113.28
1324274300	MARCUS ENRIQUEZ AND DANIELLE ALBRIGHT	1	\$106.48	\$113.28

remaining residential (maybe bainbridge)

NEW PORT TAMPA BAY CDD FY 25-26 ASSESSMENT ROLL

1324274302	STEVE BILLS AND JORDAN STONE	1	\$106.48	\$113.28
1324274304	MANIK GUPTA AND MEERA GHAYAL	1	\$106.48	\$113.28
1324274306	SAM ALSAMRRAI	1	\$106.48	\$113.28
1324274308	CRAIG LANE	1	\$106.48	\$113.28
1324274310	MARY MCINTYRE AND JIM LADD	1	\$106.48	\$113.28
1324274312	SUMMER WILSON	1	\$106.48	\$113.28
1324274314	JEFFREY ALAN AND PAMELA JEAN LANDRY	1	\$106.48	\$113.28
1324274316	ADRIANA TANNER TRUSTEE	1	\$106.48	\$113.28
1324274318	ANGELA M AND WILLIAM BRENT SHORT	1	\$106.48	\$113.28
1324274320	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274322	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274324	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274326	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274328	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274330	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274332	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274334	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274336	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274338	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274340	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274342	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274344	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274346	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274348	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274350	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274352	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274354	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274356	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274358	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274360	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274362	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274364	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274366	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274368	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274370	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274372	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274374	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274376	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274378	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274380	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274382	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274384	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274386	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274388	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274390	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274392	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274394	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274396	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274410	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274412	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274414	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274416	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274418	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274420	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274422	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274424	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274426	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274428	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274430	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274432	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274438	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274440	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274442	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274444	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274446	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274448	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274450	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274452	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274454	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274456	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274458	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274460	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274462	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274464	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274466	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274468	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274470	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274472	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274474	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274476	LENNAR HOMES LLC	1	\$106.48	\$113.28
1324274478	LENNAR HOMES LLC	1	\$106.48	\$113.28

NEW PORT TAMPA BAY CDD FY 25-26 ASSESSMENT ROLL

1324274480	LENNAR HOMES LLC	1	\$106.48	\$113.28	DS Gross	DS Net	
1324274506	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	2,002.57
1324274508	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274510	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274512	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274514	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274516	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274518	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274520	CHRISTA LYNN INTILE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274522	VICTORIA GERCHIKOV	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274524	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274526	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274528	SREEKANTH R AND VANDANA CHANDRUPATLA	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274530	ROBERT STEPHEN AND SHEILA KEIKO FETKIN/TRUSTEES	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274532	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274534	LINDA AND WILLIAM MIGNONE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274536	HEATHER C FEINSTEIN	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274538	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274540	DEBORAH L GORMAN	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274542	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274544	RANDALL C GARCIA	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274546	Y AND G HOLDINGS LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274548	JAMES AND SUSANNE WINCHESTER	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274550	ALEXANDER MATTHEW MILLEY	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274552	JIE VICTORY INVESTMENT LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274554	HAIYI YANG	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274556	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274558	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274560	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274562	FATIMA KHURRUM AND KHURRUM ALI SHAIKH	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274564	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274566	HENRY DAVID AND SHARON A ABELOVE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274568	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274570	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274572	TODD S FOX	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274574	BRIAN W JUDD/TRUSTEE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274576	WALTER DALE AND ALINA GARCIA GABBARD	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274578	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274580	DAVID M AND LUZ M TODD	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274582	KENNETH MURPHY	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274584	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274586	MICHAEL ANTHONY AND MARCY ANN HAWKINS	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274588	ELIZABETH BIZIER	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274590	SALOMON AND KIMBERLY NUMA	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274592	RUSSELL S AND TONI D ROSEN	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274594	MADDIPOTI J CHOUDRY ET AL	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274596	DAVID CHMURA	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274598	7 HILLS REAL ESTATE HOLDINGS LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274600	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274602	RONALD A AND LESLIE H SWICKOW	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274604	JOSE HUMBERTO AND LATIFE HANZE NEIRA	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274606	GARY H AND JANICE S SMILES	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274608	LIAM D MCCLENNON /TRUSTEE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274610	LE RIVAGE PROPERTIES LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274612	LORI LYNN AND ROSARIO RAO	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274614	JOHN L AND TAMARA L JONES	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274616	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274618	BEVERLY P PIPPEN	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274620	ERNEST AND KATHY PETRONE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274622	MARK A AND ELIZABETH A HIGGINS	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274624	MARK S ISFELD AND RUTH A SCHLOTZHAUER /TRUSTEES	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274626	ANDREW M MINIAS AND JANEL HANNA	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274628	OCP MARINE INVESTMENTS LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274630	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274632	PAUL AND ROBERTA GREGORY	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274634	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274636	OLESHANSKY BRADLEY R/TRUSTEE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274638	SCOTT W DUTTON AND KATHLEEN M PEREZ	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274640	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274642	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274644	CAROL ANN BERC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274646	GEORGE TELEGADIS AND KARIN TELEGADIS/TRUSTEES	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274648	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274650	WALTER F AND PAMELA L PUTMAN	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274652	JAMES E AND TARI L BROSIUS	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274654	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274656	MARLON R AND JANICE P CHAMPION	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274658	AMY K ROWLAND	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274660	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274662	SUZANNE D AND MICHAEL MCGUIN	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274664	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	

NEW PORT TAMPA BAY CDD FY 25-26 ASSESSMENT ROLL

1324274666	ADAM P AND STEPHANIE NOYES	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274668	MICHAEL AND KIM KUSHNER	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274670	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274672	STEVEN L AND DEBORAH C EBENSBERGER	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274674	JOHN WILLIAM JR AND DEBORAH K STROTT	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274676	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274678	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274680	ROGER HAROLD KRAFT AND REYNE AGNES KRAFT /TRUSTEES	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274682	MICHAEL VOLPE AND ISABELLE DELEON VOLPE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274684	KEITH J AND GINA M PIERCE	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274686	DONALD L BODIE JR AND DEBORAH D BODIE /TRUSTEES	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274688	PAULA PRITCHARD AND KATHLEEN ROBBINS	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274690	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274692	CRAIG E AND KATHRYN J HENELY	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274694	BETH HENNINGSSEN MCLEOD	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274696	ANTHONY AND ROYAH TYSON	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274698	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274700	FRANCOIS AND LISA LILIENTHAL	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274702	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274704	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274706	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274708	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274710	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274712	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274714	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274716	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274718	FRANK L WATERS AND PAOLA BIANCHI	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274720	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274722	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274724	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274726	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274728	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274730	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274732	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274734	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274736	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274738	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274740	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274492	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274494	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274496	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274498	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274500	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274502	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274504	MARINA POINTE EAST DEVELOPER LLC	1	\$106.48	\$113.28	1,889.29	1,775.93	
1324274118	WESTSHORE MARINA ACQUISITION LLC	351	\$37,376.11	\$39,761.82	in canada, only name I see		351 units
1324274114	Transcentum, LLC - retail	4.482272727	\$477.29	\$507.76	BTI Partners		\$1,320
1324274116	Transcentum, LLC - retail	4.00364	\$426.33	\$453.54	BTI Partners		\$5,992
1324274122	Transcentum, LLC - easement	0	\$0.00	\$0.00	BTI Partners		
1324274124	LENNAR HOMES LLC-easement	0	\$0.00	\$0.00	Lennar		easement
1324274204	LENNAR HOMES LLC-easement	0	\$0.00	\$0.00	Lennar		common area
1324274252	NEW PORT TAMPA CDD HOLDINGS LLC - common area	0	\$0.00	\$0.00			
1324274254	MARINA POINTE CENTRAL DEVELOPER LLC - common area	0	\$0.00	\$0.00			
1324274256	Marina Ponte East Developer LLC - Common Area	0	\$0.00	\$0.00			
1324274398	LENNAR HOMES LLC - common area	0	\$0.00	\$0.00	Lennar		
1324274482	LENNAR HOMES LLC - common area	0	\$0.00	\$0.00	Lennar		
1324274096	NEW PORT TAMPA CDD HOLDINGS LLC-easement	0	\$0.00	\$0.00	BTI Partners		Building 1
1324274082	D ANG G WMD LLC	1.11	\$118.20	\$125.74	This is Paloma		
1324274084	D ANG G WMD LLC	0.55	\$58.57	\$62.30	This is Paloma		
1324274246	MARINA POINTE CENTRAL DEVELOPER LLC	0.65	\$12,139.25	\$12,914.10	Lot 3	BTI Partners	114 tower 3
1324274248	MARINA POINTE CENTRAL DEVELOPER LLC	0.98	\$16,824.57	\$17,898.48	Lot 4	BTI Partners	158 tower 2
1324274250	Marina Pointe West Developer, LLC	1.2	\$127.78	\$135.94	Lot 5	BTI Partners e trailer owned by new person	
Totals			\$137,615	\$146,399			



New Port – Tampa Bay Community Development District

Review of Westshore Marina District Master Association, Inc. Reserve Study

- a. Report**
- b. Reserve
Expenditure**
*(provided under
separate cover)*

Westshore Marina District Master Association, Inc.

May 27, 2025 • Tampa, FL

FULL RESERVE STUDY



WESTSHORE
MARINA DISTRICT

MARINA POINTE



Long-term thinking. Everyday commitment.

Long-term thinking. Everyday commitment.

Westshore Marina District Master Association, Inc.
Tampa, Florida

Dear Board of Directors of Westshore Marina District Master Association, Inc.:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Westshore Marina District Master Association, Inc. in Tampa, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, May 27, 2025.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Westshore Marina District Master Association, Inc. plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on June 4, 2025 by

Reserve Advisors, LLC

Visual Inspection and Report by: Taylor J. Bleistein, RS¹
Review by: Tamara S. Samhouri, RS, Quality Assurance Engineer
Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



NEW TO RESERVE STUDIES?



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QUICK START GUIDE



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Westshore Marina District Master Association, Inc. (Westshore Marina District)

Location: Tampa, Florida

Reference: 242972

Property Basics: Westshore Marina District Master Association, Inc. is a master association which is responsible for the common elements shared by 1,300 units. The community was built beginning in 2016 and is still currently under construction at the time of our inspection in 2025.

Reserve Components Identified: 11 Reserve Components.

Inspection Date: May 27, 2025.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes this threshold funding year in 2036 due to the repaving of the asphalt pavement. In addition, the Reserve Funding Plan recommends 2055 year end accumulated reserves of approximately \$1,476,700. We judge this amount of accumulated reserves in 2055 necessary to fund the likely repaving of the asphalt pavement after 2055. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2055 year end reserves.

Methodology: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.7% anticipated annual rate of return on invested reserves
- 3.7% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$130,827 as of April 30, 2025
- 2025 budgeted Reserve Contributions of \$139,050 (\$92,700 remaining)

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- Landscape, Partial Replacements
- Asphalt Pavement, Patch Repairs
- Concrete Sidewalks, Partial

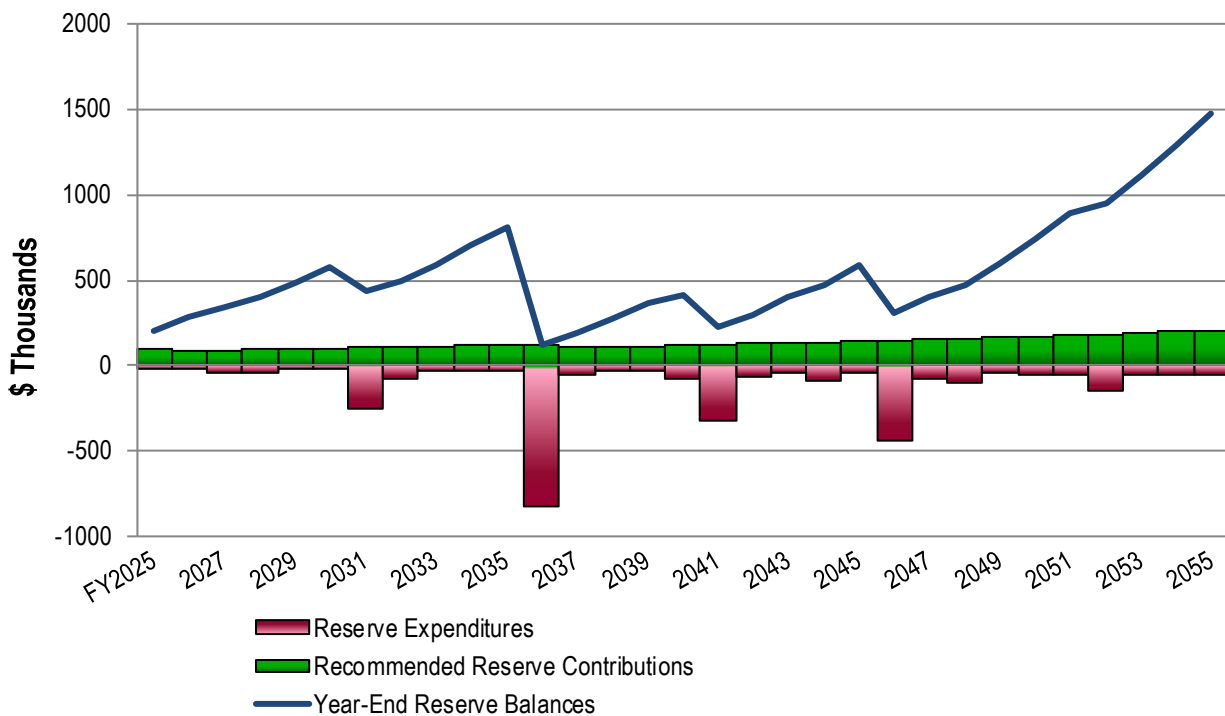
Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- We recommend the Association adopt a reserve budget of \$87,900 in 2026
- Inflationary increases from 2027 through 2036
- Decrease to \$107,200 by 2037 due to fully funding for repaving of the asphalt pavement
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis

- 2026 Reserve Contribution of \$87,900 is equivalent to an average monthly contribution of \$5.63 per owner.

**Westshore Marina District
Recommended Reserve Funding Table and Graph**

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2026	87,900	280,179	2036	126,500	126,187	2046	148,700	308,642
2027	91,200	340,415	2037	107,200	186,079	2047	154,200	398,244
2028	94,600	397,829	2038	111,200	271,297	2048	159,900	472,497
2029	98,100	484,553	2039	115,300	361,769	2049	165,800	604,815
2030	101,700	576,401	2040	119,600	419,054	2050	171,900	745,094
2031	105,500	441,774	2041	124,000	225,438	2051	178,300	893,787
2032	109,400	492,112	2042	128,600	299,309	2052	184,900	955,446
2033	113,400	593,223	2043	133,400	403,608	2053	191,700	1,119,470
2034	117,600	700,318	2044	138,300	469,446	2054	198,800	1,293,044
2035	122,000	813,723	2045	143,400	585,537	2055	206,200	1,476,654





2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Westshore Marina District Master Association, Inc.

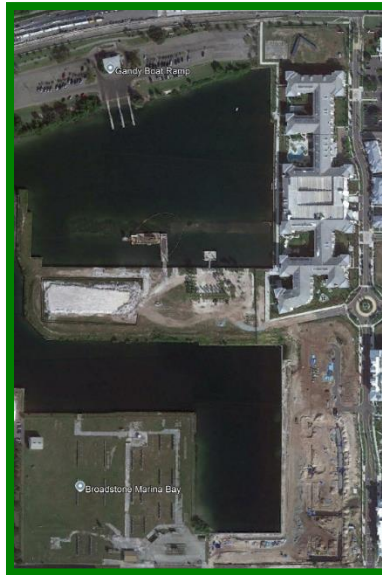
Tampa, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, May 27, 2025.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Westshore Marina District responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for
Westshore Marina District
Master Association, Inc.
Tampa, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$3,200 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Retaining Wall, Masonry, Landscape
- Rip-Rap, West Perimeter, Inspections and Partial Replacements¹
- Signage, Street and Traffic
- Site Furniture

¹ Replacement as-needed in lieu of an aggregate replacement

Long-Lived Components

These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.

Useful Life

Estimated Cost

• Bulkhead, Concrete, Replacement	to 50	N/A
• Pergola, Aluminum	Indeterminate	N/A
• Pipes, Subsurface Utilities	to 85+	N/A
• Rip-Rap, West Perimeter, Complete Replacement	Indeterminate	N/A

Others Responsibility Components

Certain items have been designated as the responsibility of Others to repair or replace.

- Docks, Composite¹
- Pond²
- Sales Center²

¹ Tampa Port Authority

² Marina Pointe East Developer LLC

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2025 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

Westshore Marina District
Master Association, Inc.
Tampa, Florida

Explanatory Notes:

- 1) 3.7% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2025 is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)																	
Property Site Elements																											
4.020	17,050	17,050	Square Yards	Asphalt Pavement, Patch Repairs and Striping	2028	3 to 5	3	1.30	22,165	22,165	7.6%				24,717				28,584								38,225
4.040	17,050	17,050	Square Yards	Asphalt Pavement, Mill and Overlay, Streets	2036	15 to 20	11	17.00	289,850	289,850	13.4%												432,255				
4.100	20	20	Each	Catch Basins, Inspections and Capital Repairs	2036	15 to 20	11	900.00	18,000	18,000	0.8%												26,843				
4.110	10,800	2,700	Linear Feet	Concrete Curbs and Gutters, Partial	2036	to 65	11 to 30+	44.00	118,800	475,200	5.5%												177,167				
4.140	33,200	1,107	Square Feet	Concrete Sidewalks, Partial	2027	to 65	2 to 30+	12.00	13,280	398,400	4.4%			14,281					17,126					20,537			
4.180	4,400	2,200	Square Feet	Concrete Streets, Partial	2036	to 55	11 to 30+	13.00	28,600	57,200	1.3%												42,651				
4.500	1	1	Allowance	Landscape, Partial Replacements	2025	to 1	0	20,000.00	20,000	20,000	34.9%	20,000	20,740	21,507	22,303	23,128	23,984	24,872	25,792	26,746	27,736	28,762	29,826	30,930	32,074	33,261	34,491
4.560	58	58	Each	Light Poles and Fixtures	2041	to 25	16	2,800.00	162,400	162,400	9.0%																
4.620	6,100	6,100	Square Feet	Pavers, Masonry	2036	15 to 20	11	10.00	61,000	61,000	2.8%												90,970				
4.800	1	1	Allowance	Signage, Renovation	2036	15 to 20	11	18,000.00	18,000	18,000	0.8%												26,843				
Marina Elements																											
8.100	2,300	2,300	Linear Feet	Bulkhead, Concrete, Inspections and Capital Repairs	2031	10 to 15	6	80.00	184,000	184,000	19.3%							228,818									
1 Allowance			Reserve Study Update with Site Visit		2027	to 2	2	\$3,200.00	3,200	3,200	0.1%			3,441													
Anticipated Expenditures, By Year (\$3,228,115 over 30 years)												20,000	20,740	39,230	47,021	23,128	23,984	253,690	71,501	26,746	27,736	28,762	826,556	51,467	32,074	33,261	72,717

RESERVE EXPENDITURES

				Westshore Marina District Master Association, Inc. Tampa, Florida				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046	22 2047	23 2048	24 2049	25 2050	26 2051	27 2052	28 2053	29 2054	30 2055
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Useful	Remaining	Unit (2025)		Per Phase (2025)	Total (2025)																			
Property Site Elements																													
4.020	17,050	17,050	Square Yards	Asphalt Pavement, Patch Repairs and Striping	2028	3 to 5	3	1.30	22,165	22,165	7.6%				44,204						51,119						59,115		
4.040	17,050	17,050	Square Yards	Asphalt Pavement, Mill and Overlay, Streets	2036	15 to 20	11	17.00	289,850	289,850	13.4%																		
4.100	20	20	Each	Catch Basins, Inspections and Capital Repairs	2036	15 to 20	11	900.00	18,000	18,000	0.8%																		
4.110	10,800	2,700	Linear Feet	Concrete Curbs and Gutters, Partial	2036	to 65	11 to 30+	44.00	118,800	475,200	5.5%																		
4.140	33,200	1,107	Square Feet	Concrete Sidewalks, Partial	2027	to 65	2 to 30+	12.00	13,280	398,400	4.4%		24,629					29,535								35,418			
4.180	4,400	2,200	Square Feet	Concrete Streets, Partial	2036	to 55	11 to 30+	13.00	28,600	57,200	1.3%																		
4.500	1	1	Allowance	Landscape, Partial Replacements	2025	to 1	0	20,000.00	20,000	20,000	34.9%	35,768	37,091	38,463	39,887	41,362	42,893	44,480	46,126	47,832	49,602	51,437	53,340	55,314	57,361	59,483			
4.560	58	58	Each	Light Poles and Fixtures	2041	to 25	16	2,800.00	162,400	162,400	9.0%	290,433																	
4.620	6,100	6,100	Square Feet	Pavers, Masonry	2036	15 to 20	11	10.00	61,000	61,000	2.8%																		
4.800	1	1	Allowance	Signage, Renovation	2036	15 to 20	11	18,000.00	18,000	18,000	0.8%																		
Marina Elements																													
8.100	2,300	2,300	Linear Feet	Bulkhead, Concrete, Inspections and Capital Repairs	2031	10 to 15	6	80.00	184,000	184,000	19.3%								394,613										
		1	Allowance	Reserve Study Update with Site Visit	2027	to 2	2	\$3,200.00	3,200	3,200	0.1%																		
Anticipated Expenditures, By Year (\$3,228,115 over 30 years)													326,201	61,720	38,463	84,091	41,362	437,506	74,014	97,244	47,832	49,602	51,437	147,873	55,314	57,361	59,483		

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS Westshore Marina District Master Association, Inc. Tampa, Florida		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	(Note 1)	130,827	206,536	280,179	340,415	397,829	484,553	576,401	441,774	492,112	593,223	700,318	813,723	126,187	186,079	271,297	361,769
Total Recommended Reserve Contributions	(Note 2)	92,700	87,900	91,200	94,600	98,100	101,700	105,500	109,400	113,400	117,600	122,000	126,500	107,200	111,200	115,300	119,600
Estimated Interest Earned, During Year	(Note 3)	3,009	6,483	8,266	9,834	11,753	14,132	13,562	12,440	14,457	17,230	20,167	12,520	4,159	6,092	8,433	10,401
Anticipated Expenditures, By Year		(20,000)	(20,740)	(39,230)	(47,021)	(23,128)	(23,984)	(253,690)	(71,501)	(26,746)	(27,736)	(28,762)	(826,556)	(51,467)	(32,074)	(33,261)	(72,717)
Anticipated Reserves at Year End		\$206,536	\$280,179	\$340,415	\$397,829	\$484,553	\$576,401	\$441,774	\$492,112	\$593,223	\$700,318	\$813,723	\$126,187	\$186,079	\$271,297	\$361,769	\$419,054
													(NOTE 5)				

(continued)		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year		419,054	225,438	299,309	403,608	469,446	585,537	308,642	398,244	472,497	604,815	745,094	893,787	955,446	1,119,470	1,293,044
Total Recommended Reserve Contributions		124,000	128,600	133,400	138,300	143,400	148,700	154,200	159,900	165,800	171,900	178,300	184,900	191,700	198,800	206,200
Estimated Interest Earned, During Year		8,585	6,990	9,363	11,629	14,053	11,911	9,416	11,598	14,350	17,981	21,830	24,632	27,638	32,135	36,893
Anticipated Expenditures, By Year		(326,201)	(61,720)	(38,463)	(84,091)	(41,362)	(437,506)	(74,014)	(97,244)	(47,832)	(49,602)	(51,437)	(147,873)	(55,314)	(57,361)	(59,483)
Anticipated Reserves at Year End		\$225,438	\$299,309	\$403,608	\$469,446	\$585,537	\$308,642	\$398,244	\$472,497	\$604,815	\$745,094	\$893,787	\$955,446	\$1,119,470	\$1,293,044	\$1,476,654
																(NOTE 4)

Explanatory Notes:

- 1) Year 2025 starting reserves are as of April 30, 2025; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions for 2025 are the remaining budgeted 8 months; 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.
- 4) Accumulated year 2055 ending reserves consider the need to fund for repaving of the asphalt pavement shortly after 2055, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

FIVE-YEAR OUTLOOK

**Westshore Marina District
Master Association, Inc.**
Tampa, Florida

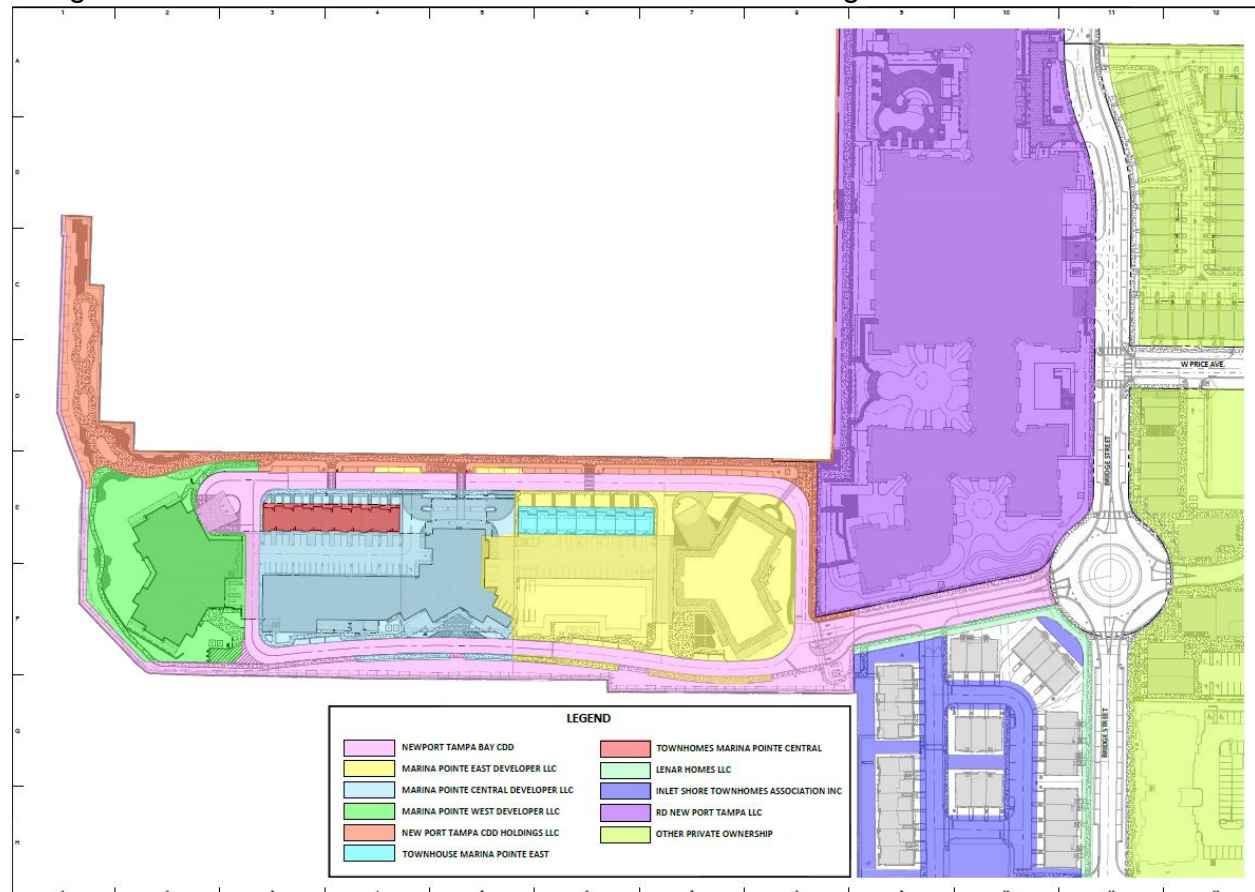
Line Item	Reserve Component Inventory	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030
<u>Property Site Elements</u>							
4.020	Asphalt Pavement, Patch Repairs and Striping				24,717		
4.140	Concrete Sidewalks, Partial			14,281			
4.500	Landscape, Partial Replacements	20,000	20,740	21,507	22,303	23,128	23,984
	Reserve Study Update with Site Visit			3,441			
	Anticipated Expenditures, By Year (\$174,103 over 5 years)	20,000	20,740	39,230	47,021	23,128	23,984

4.RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Property Site Elements

For the purposes of this Reserve Study, the Association maintains the areas highlighted in pink and orange. In addition to these highlighted areas, the Association also maintains Bridge Street and the roundabout shown in white in the diagram below.



Asphalt Pavement

Line Items: 4.020 and 4.040

Quantity: Approximately 17,050 square yards at the streets. At the time of our inspection the entire quantity of asphalt pavement street was not constructed. We refer to the diagram on Page 4.1 for our measurements of roads that were not yet built at the time of our inspection. Future updates of this Reserve Study will reevaluate the quantities of asphalt pavement shown as more information becomes available.

History:

- Repaving: Original
- Repairs: Original

Condition: Good overall



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview

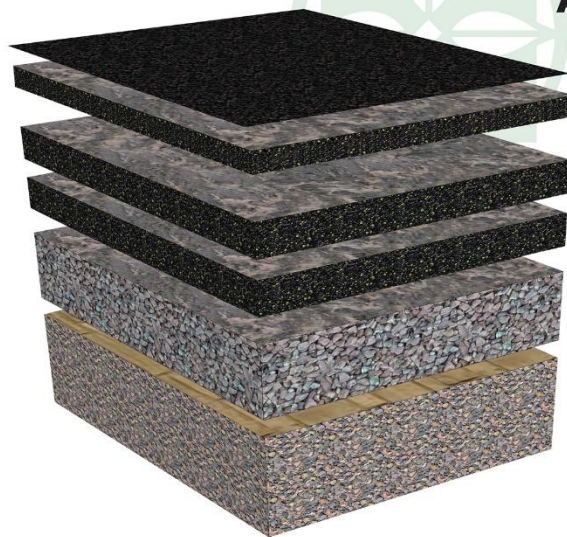


Pavement overview

Useful Life: 15- to 20-years with the benefit of crack repairs events every three- to five-years

Component Detail Notes: Proposals should include mechanically routing and filling all cracks with hot emulsion. Crack repair minimizes the chance of the cracks transmitting through the pavement.

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Westshore Marina District:



ASPHALT DIAGRAM

Sealcoat or Wearing Surface

Asphalt Overlay Not to Exceed
1.5 inch Thickness per Lift or Layer

Original Pavement Inspected and
milled until sound pavement is found,
usually comprised of two layers

**Compacted Crushed Stone
or Aggregate Base**

**Subbase of Undisturbed
Native Soils** Compacted to
95% dry density

© Reserve Advisors

The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Westshore Marina District.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform crack repairs and patching

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes an allowance for patching of up to

two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%).

Catch Basins

Line Item: 4.100

Quantity: 20 catch basins¹

History: Original

Condition: Good overall



Catch basin

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any settlement and collar cracks
 - Ensure proper drainage and inlets are free of debris
 - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority/Criticality: Defer only upon opinion of independent professional or engineer

¹ We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 10,800 linear feet. At the time of our inspection the entire quantity of concrete curbs and gutters was not constructed. We refer to the diagram on Page 4.1 for our measurements of curbs and gutters that were not yet built at the time of our inspection. Future updates of this Reserve Study will reevaluate the quantities of curbs and gutters shown as more information becomes available.

Condition: Good to fair overall with isolated cracks evident.



Concrete curb and gutter



Concrete curb and gutter



Concrete cracks

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 2,700 linear feet of curbs and gutters, or twenty-five percent (25%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 33,200 square feet

Condition: Good to fair overall with cracks evident.



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Sidewalk cracks



Sidewalk cracks

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:

- Inspect and repair major cracks, spalls and trip hazards
- Mark with orange safety paint prior to replacement or repair
- Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 6,640 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Concrete Streets

Line Item: 4.180

Quantity: Approximately 4,400 square feet

Condition: Good to fair overall with isolated cracks evident.



Concrete streets overview



Street cracks



Concrete streets overview



Concrete streets overview



Street full depth cracks

Useful Life: Up to 55 years although interim deterioration of areas is common

Component Detail Notes: During cold weather, concrete streets contract causing joints to widen which allows for the accumulation of debris. During warm weather, the pavement expands and the joints narrow. Accumulated incompressible debris in the joints produces high compressive stresses at the adjoining faces of the joints. These compressive stresses can cause spalling of the concrete along the joints. In addition, coarse aggregates used in concrete pavement are susceptible to disintegration ("D" cracking) from repeated freeze and thaw cycles. The disintegration and spalling associated with these stresses typically occurs at open, unsealed pavement joints due to moisture and debris accumulation in the joints. For these reasons, we recommend the Association seal all concrete street joints to maximize the useful life of the concrete.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair failed or deteriorated joint sealant as needed
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 2,200 square feet of concrete streets, or fifty percent (50%) of the total, will require replacement during the next 30 years.

Landscape

Line Item: 4.500

Component Detail Notes: The Association contains a large quantity of trees, shrubbery and other landscape elements. Replacement of these elements is an ongoing need. Many associations budget for these replacements as normal maintenance. Other associations fund ongoing replacements from reserves. Large amounts of landscape may need replacement due to disease, drought or other forces of nature. If the cost of removal and replacement is substantial, funding from reserves is logical. The Association may also desire to periodically update the appearance of the community through major improvements to the landscape.



Landscape overview



Landscape overview



Landscape overview



Leaning tree

Useful Life: At the request of Management and the Board, we include a landscape allowance for tree removal, tree replacement and tree trimming annually

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Light Poles and Fixtures

Line Item: 4.560

Quantity: 58 aluminum poles with LED light fixtures

History: Original

Condition: Good overall



Light pole and fixture



Light pole and fixtures

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - Replaced burned out bulbs as needed

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers, Masonry

Line Item: 4.620

Quantity: Approximately 6,100 square feet

History: Original

Condition: Good to fair overall with isolated cracks, settlement, and damage evident.



Masonry pavers overview



Masonry pavers overview



Masonry pavers overview



Paver settlement



Paver cracks

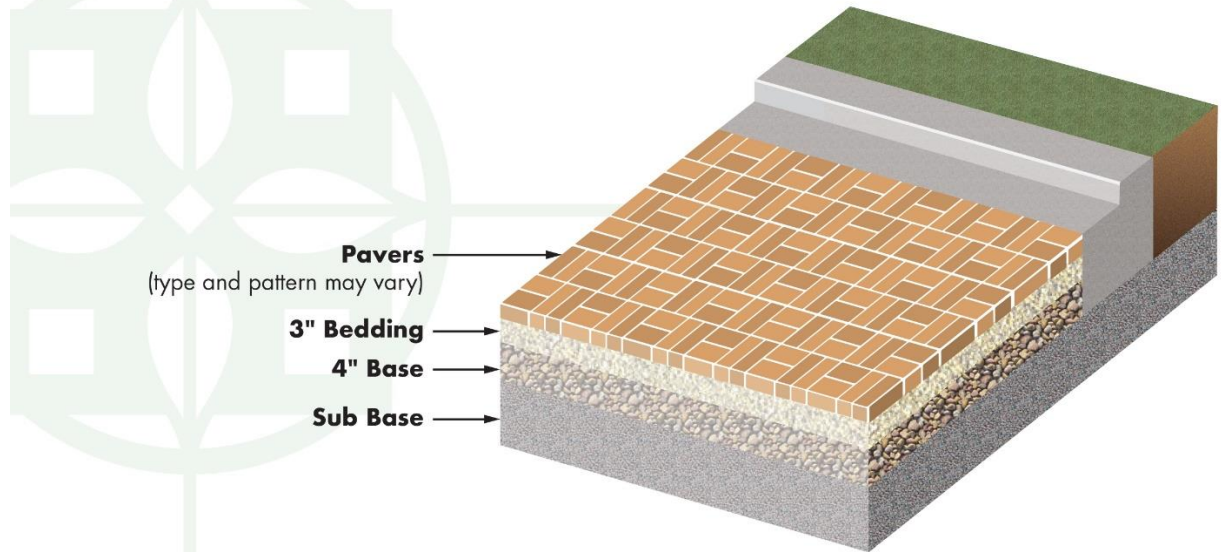


Paver damage

Useful Life: 15- to 20-years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Westshore Marina District:

MASONRY PAVER DIAGRAM



© Reserve Advisors

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas
 - Re-set and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown vegetation as needed

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the Association conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Signage

Line Item: 4.800

Quantity: The property identification signage includes the following elements:

- Light Fixtures
- Letters
- Stucco

History: Original

Condition: Good overall



Entrance monument

Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly
 - Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation includes repairs to the stucco and replacement of the remaining components listed above.

Marina Elements

Bulkhead, Concrete

Line Item: 8.100

Quantity: Approximately 2,300 linear feet

History: Original to 2019

Conditions: Good to fair overall with concrete cracks evident.



Concrete bulkhead overview



Concrete bulkhead



Wall cracks



Concrete damage

Useful Life: Inspections and capital repairs every 10- to 15-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes allowances for a complete inspection and partial replacement of up to ten percent (10%) of the bulkheads.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Association can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Westshore Marina District can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Tampa, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Westshore Marina District and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

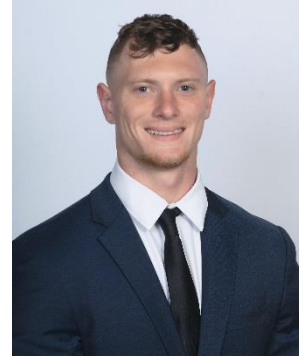


TAYLOR J. BLEISTEIN, RS

Responsible Advisor

CURRENT CLIENT SERVICES

Taylor Bleistein, a Mechanical Engineer, is an Advisor for **Reserve Advisors**. Mr. Bleistein is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Taylor Bleistein demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Skypoint Condominium Association This 32 story high-rise in Tampa, Florida was constructed in 2007 and contains 404 units. The condominium maintains four traction elevators, a generator, domestic water and fire pumps, and a fire suppression system, as well as an elevated pool structure which sits atop a seven story garage. The condominium also maintains the curtain wall façade and waterproofing of cantilevered concrete balconies

The Bellamy on Bayshore Owners Association This 20 story high-rise in Tampa, Florida was constructed in 2006 and contains 64 units. The condominium maintains domestic water and fire pumps, traction elevators, a generator and curtain wall sealants and gaskets. The condominium also maintains an extensive elevated pool and plaza deck structure with planters, courtyards with an underlying waterproof membrane protecting the three story garage below

Bayway Isles Point Brittany Four Condominium Corporation A 19 story coastal high-rise located in St. Petersburg, Florida. This 178 unit condominium was constructed in 1970 and consists of traction elevators, domestic water and fire pumps, concrete aggregate panels and retaining brackets, and gemstone water proof coatings on the concrete breezeways

Bayshore Regency Condominium Association Located in Tampa, Florida, this 21 story high-rise constructed in 1988 contains 33 units. The condominium maintains central HVAC cooling and heating system which contains two boilers and a cooling tower. The condominium also maintains an elevated pool and plaza deck structure which contains, planters, a clubhouse and a tennis court which sit atop the multi-story garage.

Orange Acres Ranch Homeowners Association Located in Lake Wales, Florida; this 114 unit co-operative was built in 1985 and converted to a co-operative in 2007. The co-operative maintains a domestic water treatment system which includes water softeners, hydropneumatics storage tanks, valves, and well pumps. The co-operative also maintains a wastewater treatment plant with drainage fields, as well as a clubhouse and pool area.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mr. Bleistein successfully completed the bachelors program in Mechanical Engineering from Hanover College

EDUCATION

Hanover College - B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Reserve Specialist (RS) - Community Associations Institute

TAMARA S. SAMHOURI, E.I., RS
Southeast Quality Assurance Engineer



CURRENT CLIENT SERVICES

Tamara Samhouri, a Civil Engineer, is an Advisor for **Reserve Advisors**. Mrs. Samhouri is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Tamara Samhouri demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

North Lake at Tarpon Springs Homeowners Association Located in Tarpon Springs, Florida, this single family development consists of 122 homes built in 1999. The Association maintains the asphalt pavement street systems, ponds, gates, signage, & a boardwalk and dock assembly.

Talon Bay Property Owners Association This Homeowners Association located in North Port, Florida is comprised of 233 single unit homes. The clubhouse in this community includes a fitness center, kitchen, rest rooms, and a patio leading to a pool deck. The clubhouse and gate house were constructed with stucco façade and a metal roof assembly. The Association maintains asphalt pavement street systems, tennis and shuffleboard courts, and gates.

Lake Highlander Resident Owned Association This Cooperative style development located in Dunedin, Florida is comprised of 293 homes built in the 1960s. The community maintains amenities, such as a laundry room, pool hall, library, office, and clubhouse. The Cooperative maintains the subsurface pipes, electric meter panels, and bridges throughout the community.

Royal Pointe at Majestic Palms Recreation Association and Condominium Associations The Recreation Association is responsible for the elements shared by five condominium buildings. The Recreation Association maintains the pool amenities & asphalt pavement street systems. The Condominium Associations are responsible for their building exteriors comprised of concrete tile roofs, balconies, breezeways, & staircases. The Condominium Associations maintain the building service elements, including life safety systems, & domestic water pumps.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mrs. Samhouri successfully completed the bachelors program in Civil Engineering from The University of South Florida. She has experience as a Transportation Planning Intern at AECOM, the world's premier infrastructure consulting firm, where she gained knowledge on the safety and design of specialized roadway networks. Mrs. Samhouri has an expertise in transportation and geotechnical engineering infrastructure.

EDUCATION

University of South Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2021-present

American Society of Civil Engineers (A.S.C.E.) – Florida, 2015-present

Institute of Transportation Engineers (I.T.E.) – Florida, 2015-present

Reserve Specialist (RS) - Community Association Institute (CAI)

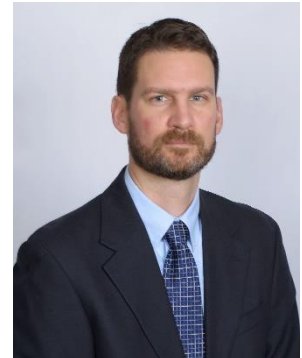


ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Westshore Marina District responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Westshore Marina District responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in ***Reserve Expenditures*** that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase 1 report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA**.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.



New Port – Tampa Bay Community Development District

Consideration of Additional Service Amendment for District Engineer Services

- 1. ASA #1**
- 2. Inspection Report for Bridge Street Phase
2 ERP No. 43029777.008**
 - Control Structure (DS-BSPH2-01)
Skimmer**



April 23, 2025

Jane Gaarlandt
New Port Tampa Bay CDD
c/o PFM Group Consulting, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817

E-MAIL DELIVERY WITH PDF ATTACHMENT
Gaarlandtj@pfm.com

RE: New Port Tampa Bay CDD District Engineer Services
Additional Services Addendum #01
Public Records Request; SWFWMD O&M Inspection

Dear Jane:

Pursuant to the District's request, Ardurra Group, Inc. is pleased to provide the enclosed Additional Services Addendum (ASA) for the referenced project. The ASA is pursuant to our agreement dated 07/15/2021.

Please sign the attached ASA and return the fully executed copy to me. We will commence the services described in the ASA upon receipt of the fully executed copy. In the interim, please do not hesitate to call with questions.

Sincerely,

Craig J. Carden, PE
Sr. Project Manager

CJC/jaw

cc: Nicole L. Lynn, PE, Ardurra
Ben Ryan, EI, Ardurra
File 00041 / 2021-1240-00



ADDITIONAL SERVICES ADDENDUM

THIS ADDITIONAL SERVICES ADDENDUM is pursuant to the Agreement dated **07/15/2021**, by and between **Ardurra Group, Inc.** (Consultant), and **New Port Tampa Bay CDD** (Client) for the Professional Services described below.

PROJECT NAME: New Port Tampa Bay CDD District Engineer Services

CLIENT: New Port Tampa Bay CDD

ARDURRA PROJECT NUMBER: 00041 / 2021-1240-00

1. Description of additional services to be provided by Consultant:

A. Traffic Concurrency Public Records Request \$ 1,000.00

Ardurra will request public records for the traffic concurrency and conditions of approval for recent rezones and planned development in the vicinity of the CDD and particularly Bridge Street.

B. SWFWMD O&M Inspection \$ 3,500.00

Ardurra will conduct an inspection of the stormwater management facility and associated improvements for Westshore Marina District Bridge Street Phase 2 as required by SWFWMD ERP 43029777.008. Ardurra will provide a certification upon satisfactory finding that the system is functioning as designed and permitted.

2. Estimated Completion Date: _____

3. The compensation to be paid Ardurra for providing the requested services shall be:

- X A. Lump Sum amount of: \$ 4,500.00
____ B. A Not to Exceed Time and Materials charge of \$ _____
____ C. Unit Cost/Time Charges

IN WITNESS WHEREOF, this Addendum is accepted on the date first above written subject to the terms and conditions above stated and the provisions set forth in the above-described Agreement.

Ardurra Group, Inc.

CLIENT: New Port Tampa Bay CDD

SIGNED: 

SIGNED: _____

TYPED NAME: Craig J. Carden, PE

TYPED NAME: _____

TITLE: Sr. Project Manager

TITLE: _____

DATE: April 23, 2025

DATE: _____

Return one fully executed copy to Consultant



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 06, 2025

New Port Tampa Bay CDD
c/o Noah Breakstone
12051 Corporate Blvd.
Orlando, FL 32817

Subject: REMINDER of Operation and Maintenance Inspection
Permit No: 43029777.008
Project Name: Westshore Marina District Bridge Street Phase 2

A condition of your permit requires that you conduct the inspection of the permitted project after conversion to the operation and maintenance phase. This inspection shall be conducted by April 03, 2025. This letter was generated to remind you of this requirement in sufficient time for you to complete the required inspection.

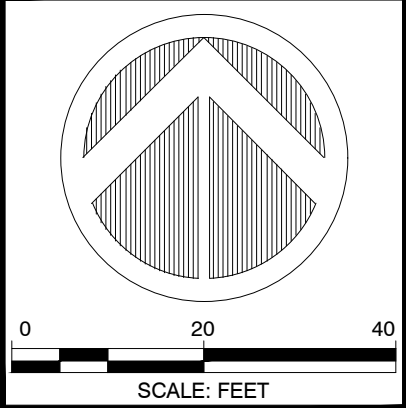
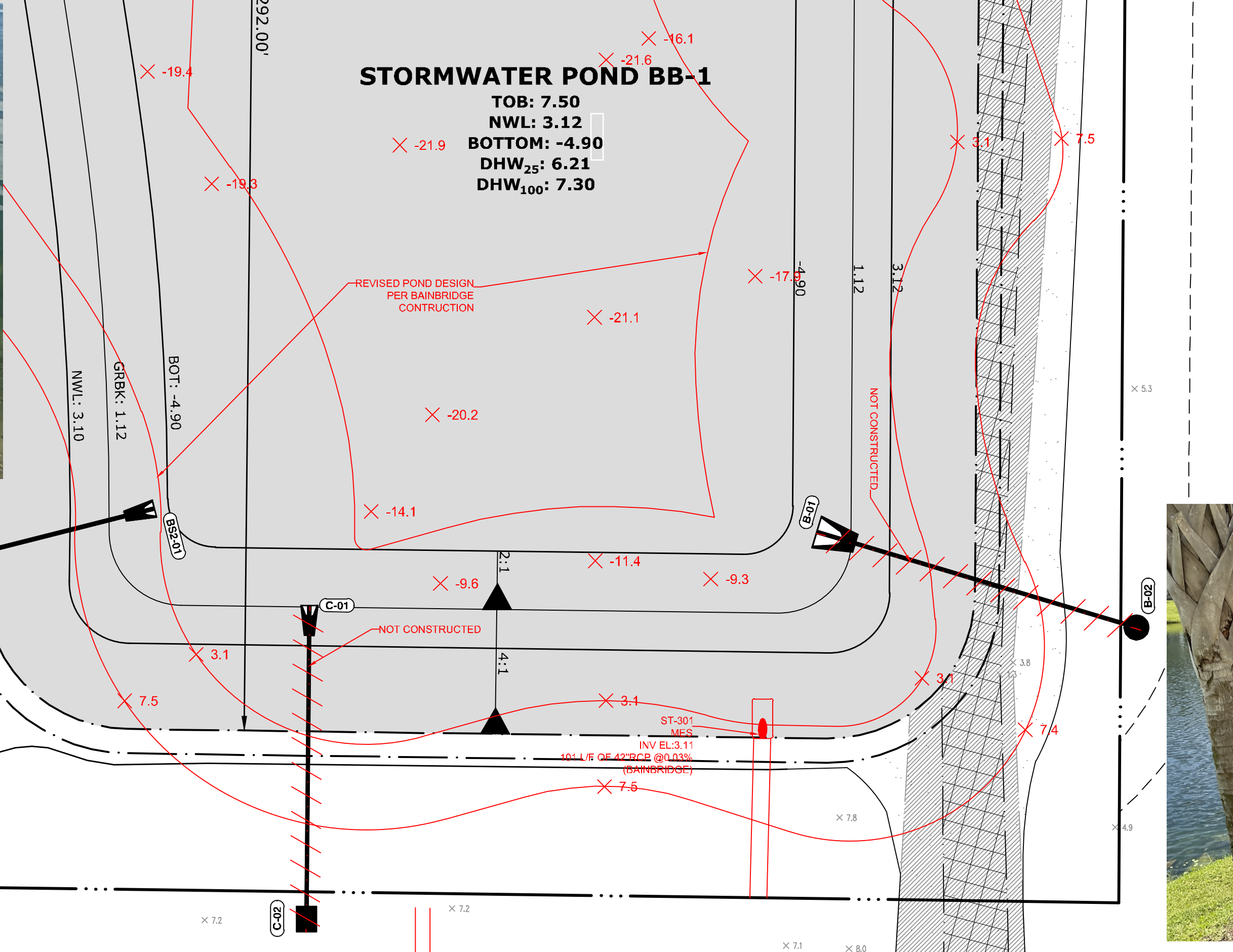
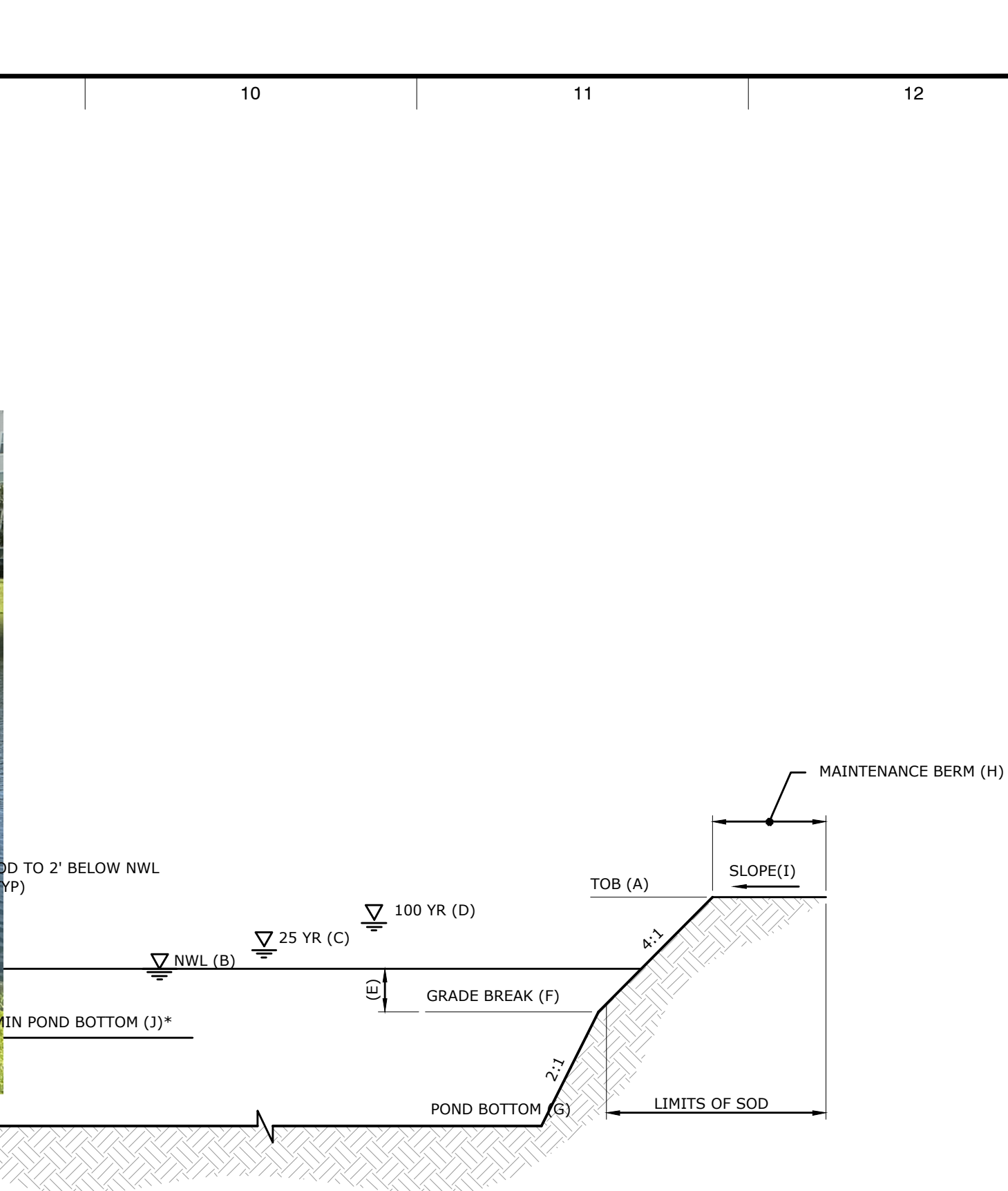
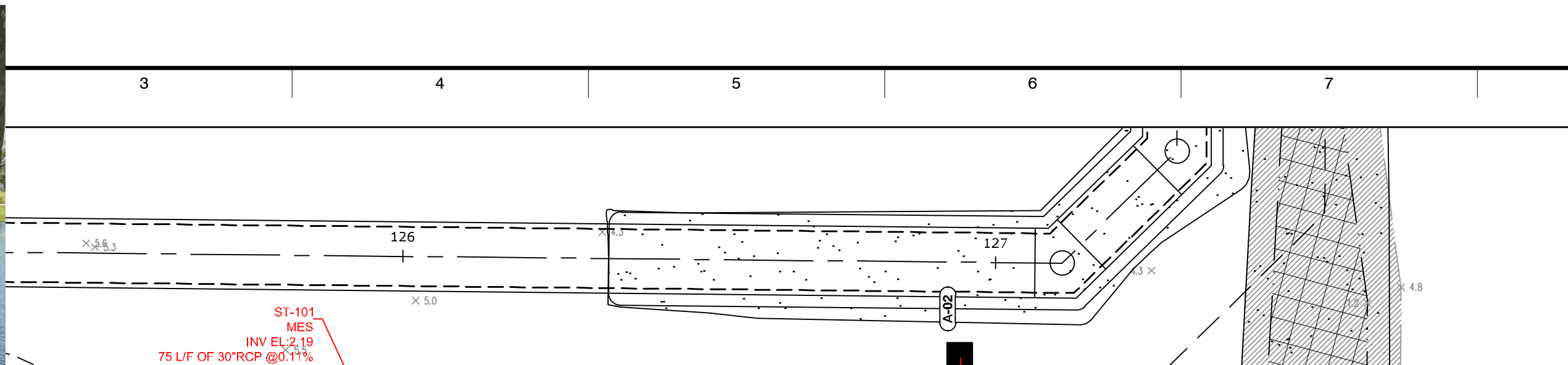
Inspections provide assurance to the District that the surface water management system is being properly operated and maintained. The Statewide ERP form "Operation and Maintenance Certification" available at <https://www.swfwmd.state.fl.us/business/epermitting/environmental-resource-permit> and may be used to document the inspection.

Unless otherwise specified in the permit, you must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

If you have questions, please contact the Tampa Service Office at (813) 985-7481 or (800) 836-0797 (FL only).

Sincerely,

Jennifer McDaniel
Business Process Analyst
Regulatory Support Bureau
Regulation Division



King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway, One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881, Fax: (813) 880-8882
www.kingengineering.com
Engineering License #2610

[illegible]

WESTSHORE MARINA DISTRICT

BRIDGE STREET PHASE 2

BTI PARTNERS, LLC

TAMPA, FLORIDA

POND PLAN & DETAILS

Nicole L. Lynn, P.E.
State of Florida Professional Engineer
P.E. License No. 71382
This item has been digitally signed & sealed
by Nicole L. Lynn, on the date indicated here.
Printed copies of this document are not
considered signed & sealed and the signature
must be verified on any electronic copies.

JOB NO:	10074-00-02
DATE:	07/12/2016
SCALE:	AS SHOWN

C9.02

RECORD DRAWING SUBMITTAL



New Port – Tampa Bay Community Development District

**Ratification of Payment Authorizations
Nos. 193 - 203**

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 193

3/28/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	U.S. Bank Trustee Fees S2021 03/01/2025 - 02/28/2026	7691279	\$ 4,148.38

TOTAL	\$ 4,148.38
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Assistant Secretary

Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 194
4/4/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	VGlobalTech Quarter 1 ADA Audit	7162	\$ 300.00
			TOTAL \$ 300.00

Assistant Secretary



Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 195

4/11/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	Business Observer Legal Advertising on 04/04/25	25-00976H	\$ 70.00
2	TECO 4900 Bridge St; 03/07/25-04/04/25	Acct: 221003010701	\$ 739.56
	4900 Bridge St; 03/07/25-04/04/25	Acct: 221003123215	\$ 45.83
TOTAL			\$ 855.39

Assistant Secretary



Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 196

4/18/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	PFM Group Consulting FedEx: March 2025	OE-EXP-04-2025-19	\$ 12.26
2	VGlobalTech Monthly Website Fee: April 2025	7204	\$ 110.00
TOTAL			\$ 122.26



Assistant Secretary

Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 197

5/2/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	PFM Group Consulting District Management Fee: April 2025	DM-04-2025-39	\$ 1,333.33
2	VGlobalTech Monthly Website Fee: May 2025	7278	\$ 110.00

TOTAL	\$ 1,443.33
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Assistant Secretary



Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 198

5/16/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	PFM Group Consulting		
	District Management Fee: May 2025	DM-05-2025-39	\$ 1,333.33
	Postage: April 2025	OE-EXP-05-2025-36	\$ 0.69
2	TECO		
	4900 Bridge St; 04/05/25-05/06/25	Acct: 221003010701	\$ 905.13
	4900 Bridge St; 04/05/25-05/09/25	Acct: 221003123215	\$ 45.83

TOTAL	\$ 2,284.98
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Assistant Secretary

Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 199

5/23/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	Straley Robin Vericker District Counsel Through 04/30/2025	26539	\$ 1,282.50

TOTAL	\$ 1,282.50
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Assistant Secretary



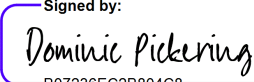
Chairman / Vice Chairman

NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 200
6/6/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	PFM Group Consulting		
	District Management Fee: June 2025	DM-06-2025-40	\$ 1,333.33
	Postage: May 2025	OE-EXP-06-2025-23	\$ 4.70
2	VGlobalTech		
	Monthly Website Fee: June 2025	7359	\$ 110.00
TOTAL			\$ 1,448.03

<hr/> Assistant Secretary	<div>Signed by:  <small>B07230E02B004C0...</small> Chairman / Vice Chairman</div>
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NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 201
6/13/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Item No.	Payee	Invoice #	FY 2025
1	TECO		
	4900 Bridge St; 05/07/25-06/05/25	Acct: 221003010701	\$ 924.17
	4900 Bridge St; 05/10/25-06/06/25	Acct: 221003123215	\$ 45.83
TOTAL			\$ 970.00

Assistant Secretary

Signed by:
dominic pickering
Chairman / Vice Chairman
6/26/2025

NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 202
6/20/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
26710	Straley Robin Vericker (NEW2)	06/20/2025	New Port Tampa Bay CDD	350.00
Total:				350.00

Assistant Secretary

Signed by:

B07236EC2B804C8...

Chairman / Vice Chairman
6/26/2025

NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization 203
6/27/2025

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
25-01722H	Business Observer (NEW2)	06/20/2025	New Port Tampa Bay CDD	258.13
Total:				258.13

Assistant Secretary

Signed by:
dominic pickering
B07236EC2B804C8...
Chairman / Vice Chairman
6/30/2025



New Port – Tampa Bay Community Development District

Review of District Financial Position



New Port Tampa Bay CDD

May 2025 Financial Package

May 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



New Port Tampa Bay CDD
Statement of Financial Position
As of 5/31/2025

	General	Debt Service S2021 Bond	Capital Projects	General Long- Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 184,159.53				\$ 184,159.53
Assessments Receivable	476.56				476.56
Prepaid Expenses	1,728.50				1,728.50
Assessments Receivable		\$ 1,121.76			1,121.76
Due From Other Funds		1,347.77			1,347.77
Debt Service Reserve Series 2021		665,971.88			665,971.88
Revenue Series 2021		232,722.83			232,722.83
Acquisition/Construction Series 2021			\$ 63,197.82		63,197.82
Deposits			750.00		750.00
Total Current Assets	\$ 186,364.59	\$ 901,164.24	\$ 63,947.82	\$ -	\$ 1,151,476.65
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 898,694.71	\$ 898,694.71
Amount To Be Provided				10,011,305.29	10,011,305.29
Total Investments	\$ -	\$ -	\$ -	\$ 10,910,000.00	\$ 10,910,000.00
Total Assets	\$ 186,364.59	\$ 901,164.24	\$ 63,947.82	\$ 10,910,000.00	\$ 12,061,476.65
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 2,616.52				\$ 2,616.52
Due To Other Funds	1,347.77				1,347.77
Deferred Revenue	476.56				476.56
Deferred Revenue		\$ 1,121.76			1,121.76
Retainage Payable			\$ 13,262.31		13,262.31
Total Current Liabilities	\$ 4,440.85	\$ 1,121.76	\$ 13,262.31	\$ -	\$ 18,824.92
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 10,910,000.00	\$ 10,910,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 10,910,000.00	\$ 10,910,000.00
Total Liabilities	\$ 4,440.85	\$ 1,121.76	\$ 13,262.31	\$ 10,910,000.00	\$ 10,928,824.92
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 408,418.13				\$ 408,418.13
Net Assets - General Government	(269,184.88)				(269,184.88)
Current Year Net Assets - General Government	42,690.49				42,690.49
Net Assets, Unrestricted		\$ 681,674.06			681,674.06
Current Year Net Assets, Unrestricted		218,368.42			218,368.42
Net Assets, Unrestricted			\$ (232,486.15)		(232,486.15)
Current Year Net Assets, Unrestricted			5,142.66		5,142.66
Net Assets - General Government			278,029.00		278,029.00
Total Net Assets	\$ 181,923.74	\$ 900,042.48	\$ 50,685.51	\$ -	\$ 1,132,651.73
Total Liabilities and Net Assets	\$ 186,364.59	\$ 901,164.24	\$ 63,947.82	\$ 10,910,000.00	\$ 12,061,476.65



New Port Tampa Bay CDD
Statement of Activities
As of 5/31/2025

	General	Debt Service S2021 Bond	Capital Projects	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 93,614.87				\$ 93,614.87
On-Roll Assessments		\$ 220,035.57			220,035.57
Off-Roll Assessments		660,698.93			660,698.93
Inter-Fund Group Transfers In		(19,694.50)			(19,694.50)
Inter-Fund Transfers In			\$ 19,694.50		19,694.50
Total Revenues	<u>\$ 93,614.87</u>	<u>\$ 861,040.00</u>	<u>\$ 19,694.50</u>	<u>\$ -</u>	<u>\$ 974,349.37</u>
<u>Expenses</u>					
Public Officials' Liability Insurance	\$ 2,843.00				\$ 2,843.00
Trustee Services	4,148.38				4,148.38
Management	10,666.64				10,666.64
Disclosure Agent	2,500.00				2,500.00
District Counsel	7,010.00				7,010.00
Assessment Administration	10,000.00				10,000.00
Audit	4,600.00				4,600.00
Postage & Shipping	15.02				15.02
Legal Advertising	581.13				581.13
Web Site Maintenance	1,480.00				1,480.00
Dues, Licenses, and Fees	175.00				175.00
Electric	7,070.16				7,070.16
General Insurance	5,281.00				5,281.00
Principal Payment		\$ 230,000.00			230,000.00
Interest Payments		436,775.02			436,775.02
Capital Expenditures			\$ 16,200.00		16,200.00
Total Expenses	<u>\$ 56,370.33</u>	<u>\$ 666,775.02</u>	<u>\$ 16,200.00</u>	<u>\$ -</u>	<u>\$ 739,345.35</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 5,445.95				\$ 5,445.95
Interest Income		\$ 24,103.44			24,103.44
Interest Income			\$ 1,648.16		1,648.16
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 5,445.95</u>	<u>\$ 24,103.44</u>	<u>\$ 1,648.16</u>	<u>\$ -</u>	<u>\$ 31,197.55</u>
Change In Net Assets	\$ 42,690.49	\$ 218,368.42	\$ 5,142.66	\$ -	\$ 266,201.57
Net Assets At Beginning Of Year	<u>\$ 139,233.25</u>	<u>\$ 681,674.06</u>	<u>\$ 45,542.85</u>	<u>\$ -</u>	<u>\$ 866,450.16</u>
Net Assets At End Of Year	<u>\$ 181,923.74</u>	<u>\$ 900,042.48</u>	<u>\$ 50,685.51</u>	<u>\$ -</u>	<u>\$ 1,132,651.73</u>



New Port Tampa Bay CDD
Budget to Actual
For the month ending 05/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 93,614.87	\$ 62,636.67	\$ 30,978.20	\$ 93,955.00	99.64%
Interest Income	5,445.95	-	5,445.95	-	0.00%
Net Revenues	\$ 99,060.82	\$ 62,636.67	\$ 36,424.15	\$ 93,955.00	105.43%
<u>General & Administrative Expenses</u>					
Public Officials' Liability Insurance	\$ 2,843.00	\$ 2,000.00	\$ 843.00	\$ 3,000.00	94.77%
Supervisor Fees	-	1,666.67	(1,666.67)	2,500.00	0.00%
Trustee Services	4,148.38	2,766.67	1,381.71	4,150.00	99.96%
Management	10,666.64	10,666.67	(0.03)	16,000.00	66.67%
Engineering	-	2,933.33	(2,933.33)	4,400.00	0.00%
Disclosure Agent	2,500.00	3,333.33	(833.33)	5,000.00	50.00%
District Counsel	7,010.00	10,000.00	(2,990.00)	15,000.00	46.73%
Assessment Administration	10,000.00	6,666.67	3,333.33	10,000.00	100.00%
Reamortization Schedule	-	166.67	(166.67)	250.00	0.00%
Audit	4,600.00	3,066.67	1,533.33	4,600.00	100.00%
Legal Advertising	581.13	1,333.33	(752.20)	2,000.00	29.06%
Miscellaneous	15.02	1,666.67	(1,651.65)	2,500.00	0.60%
Website Fees	1,480.00	1,720.00	(240.00)	2,580.00	57.36%
Utilities	7,070.16	10,666.67	(3,596.51)	16,000.00	44.19%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
General Insurance	5,281.00	3,866.67	1,414.33	5,800.00	91.05%
Total General & Administrative Expenses	\$ 56,370.33	\$ 62,636.67	\$ (6,266.34)	\$ 93,955.00	60.00%
Total Expenses	\$ 56,370.33	\$ 62,636.67	\$ (6,266.34)	\$ 93,955.00	
Net Income (Loss)	\$ 42,690.49	\$ -	\$ 42,690.49	\$ -	



New Port – Tampa Bay Community Development District

Staff Reports



New Port – Tampa Bay Community Development District

- **Review and Approval of Audit Documents**
 - **Audit RFP Notice**
 - **Instructions to Proposers**
 - **Evaluation Criteria – with and without price**

NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The New Port Tampa Bay Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for two (2) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Hillsborough County and has an operating budget of approximately \$93,955.00 exclusive of debt service. The District The final contract will require that, among other things, the audit for Fiscal Year 2025 be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide three (3) hard copies and one (1) electronic copy (flash drive) of their proposals to New Port Tampa Bay Community Development District c/o PFM Group Consulting LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, in an envelope marked on the outside "Auditing Services – New Port Tampa Bay Community Development District." Proposals must be received by _____. on _____, at the office of the District Manager. Please direct all questions regarding this Request for Proposals to the District Manager, who can be reached at (407) 723-5900.

Any protest regarding the terms of this Notice, or the proposal packages on file with the District Manager, must be filed in writing at the offices of the District Manager within seventy-two (72) calendar hours (excluding weekends) after publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or proposal package provisions.

New Port Tampa Bay Community Development District
Jane Gaarlandt, District Manager

Run date:

**NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025
Hillsborough County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than _____, _____, at _____ p.m., at the offices of the District Manager, PFM Group Consulting, LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Each Proposer shall submit three (3) hard copies and one (1) electronic copy of the Proposal Documents (defined below), and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – New Port Tampa Bay Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the evaluation criteria and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a contract or engagement letter with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. CONTENTS OF PROPOSALS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

- A.** List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B.** Describe proposed staffing levels, including resumes with applicable certifications.
- C.** Provide three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. Identify any work previously conducted for other community development districts.
- D.** The lump sum cost of the provision of the services under the proposal, plus the cost of two (2) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the evaluation criteria, contained within the Proposal Documents.

AUDITOR SELECTION EVALUATION CRITERIA (WITH PRICE)

1. Ability of Personnel. (20 Points)

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience. (20 Points)

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total bid for rendering the services and the reasonableness of the proposal.

AUDITOR SELECTION EVALUATION CRITERIA (WITHOUT PRICE)

1. Ability of Personnel. (25 Points)

This includes the geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience. (25 Points)

This includes past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation, of respondent, etc.

3. Understanding of Scope of Work. (25 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (25 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.