

New Port - Tampa Bay Community Development District

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The following is the proposed agenda for the Board of Supervisors Workshop Meeting of the New Port Tampa Bay Community Development District (“District”), scheduled to be held on **Wednesday, February 12, 2026, at 1:00 p.m. at 5120 Marina Way, Tampa, Florida, 33611.** 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 #

BOARD OF SUPERVISORS' WORKSHOP MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call
- Public Comment Period

General Business Matters

1. Discussion to reach an Agreement on how many ERU's are in the District Moving Forward
2. What Percentage of an Assessment should be Applied to Each Property Type (ERU)
3. Create a Proposal to Present to the Developer Prior to the next CDD Meeting

Adjournment



New Port – Tampa Bay Community Development District

Discussion to Reach an Agreement on How Many ERU's are in the District Moving Foward

FY 2025-2026 O&M Assessments

<u>Description</u>	<u>Folio Number(s)</u>	<u>Planned Unit Type</u>	<u>Number of</u>	<u>ERU per</u>	<u>Total ERUs</u>	<u>Net O&M</u>	<u>Gross</u>	<u>Gross</u>	
			<u>Planned</u>	<u>Unit for</u>			<u>O&M</u>	<u>O&M</u>	<u>Assessment</u>
			(1)	<u>Purposes</u>			<u>Costs per</u>	<u>Costs per</u>	<u>per Unit</u>
Westshore Marina District Ph. I, Lot 3	1324274086	Multi-Family Unit	396	1	396	\$42,167.92	\$44,859.49	\$113.28	\$106.48
Westshore Marina District Ph. I, Lot 4	See below for Assessments	TH Units	613	1	613	\$65,275.09	\$69,441.58	\$113.28	\$106.48
Platted	See below for Assessments	Retail (1)	8.485909091	1	8.485909091	\$903.62	\$961.30	\$113.28	\$106.48
Planned Tower 2 and 3	See below for Assessments	TH Units	272	1	272	\$28,963.82	\$30,812.58	\$113.28	\$106.48
unplatted	See below for Assessments	acres	2.86	1	2.86	\$304.55	\$323.99	\$113.28	\$106.48
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.

Please see updated Assessment breakdown.

1 ERU per 2,200sq ft for retail

1 ERU per residential unit

1 EUR per acre

EXHIBIT A
New-Port Tampa Bay Community Development District
Proposed Fiscal Year 2027 Annual Operations & Maintenance Budget

	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<u>Revenues</u>		
On-Roll Assessments	\$ 137,408.20	\$ 738,355.52
Interest Income	-	-
Net Revenues	\$ 137,408.20	\$ 738,355.52
<u>General & Administrative Expenses</u>		
Public Officials' Liability Insurance	\$ 3,315.40	\$ 3,646.94
Supervisor Fees	2,500.00	2,500.00
General Insurance	6,157.80	6,773.58
Trustee Services	4,500.00	4,500.00
District Management Fees	22,500.00	22,500.00
Assessment Administration	10,000.00	10,000.00
Reamortization Schedule	250.00	250.00
Disclosure Agent	5,000.00	5,000.00
Engineering Fees	10,000.00	10,000.00
District Counsel	15,000.00	15,000.00
Audit Fees	4,800.00	4,800.00
Legal Advertising	2,000.00	2,000.00
Website Maintenance Fee	2,700.00	2,700.00
Utilities	16,000.00	16,000.00
Postage/ Shipping	200.00	200.00
Miscellaneous Charges	2,300.00	2,300.00
Tax Preparation Fee	10.00	10.00
Master Association	-	600,000.00
Reserve	30,000.00	30,000.00
Dues, Licenses & Fees	175.00	175.00
Total General & Administrative Expenses	\$ 137,408.20	\$ 738,355.52

Current Year Proposed	\$ 571.33
1292 Units	\$ 607.80
Prior Year Adopted	\$ 106.60
1292 Units	\$ 113.41

Budget Process - Outline¹

(Step One) Approve a Proposed Budget by June 15

- District Manager prepares a proposed budget for the ensuing fiscal year based on historical budgets and anticipated expenses in the upcoming year.
- The proposed budget is presented for the Board's consideration.
 - Once approved, that proposed budget sets the upper limit to the budget.
 - If increasing the budget, thereby increasing the assessments needed to fund the budget, additional notices will be provided to residents.
- Approved proposed budget is not the final adopted budget; when approving the budget, the Board also sets a public hearing date for adoption of a final budget (via budget approval resolution).

(Step Two) Adopt the Final Budget by October 1² & Levy O&M Assessments

- At the time, date and location specified in the budget approval resolution, a public hearing is held to receive public comments on the approved budget.
- Board reviews the approved budget and make any changes to them, considering the discussion held and comments received from public, if any.
- Board adopts a final budget via appropriation resolution.
- Based on the final budget, assessments are levied in order to fund the budget.
- Assessments rolls are submitted to Hillsborough County Tax Collector's office by August 31st, to be collected on the tax roll.

At any time throughout the Budget Process, the Board members may:

- Inform District staff regarding anticipated expenses for ensuing fiscal year
- Consult with District staff on any budget line items

¹ See Chapters 170, 190 and 197, Florida Statutes, specifically Sections 190.08 and 197.3632, Florida Statutes, and the District's Rules of Procedure.

² Held prior to this date in order to meet Hillsborough County Tax Collector's Office's deadline for submittal of assessment roll.

Budget Process – Estimated Timeline for Fiscal Year 2026-2027³

Relevant Dates & Timeline	Event
April 16, 2026	<p>Approve proposed budget for Fiscal Year 2026-2027 (“Approved Budget”) and set public hearing for adoption of final budget</p> <p>(<i>if increasing O&M Assessments</i>, set a public hearing for O&M Assessments)</p>
At least 60 days prior to the public hearing	<p>Submit Approved Budget to Hillsborough County at least 60 days prior to the public hearing date⁴</p> <p>(Approved budget is also posted on the District’s website at least two (2) days before the hearing⁵)</p>
At least 15-20 days prior to the public hearing	<p><i>If increasing O&M assessments</i>, staff prepares and sends mailed notices to the residents and arrange or publication of a notice of the public hearing, both of which must be completed at least 20 days prior to the public hearing⁶</p> <p><i>If not increasing O&M assessments</i>, staff prepares and publishes a notice of public hearing to adopt the Approved Budget at least 15 days prior to the public hearing, for 2 consecutive weeks⁷</p>
June 18, 2026 ⁸	<p>Hold public hearing to receive and consider comments on the Approved Budget</p> <p>Adjust Approved Budget, as needed</p> <p>Adopt the Approved Budget, as adjusted during the public hearing (“Adopted Budget for Fiscal Year 2026-2027”)</p> <p>(<i>if increasing the assessments</i>, hold a public hearing) Levy O&M Assessments allocated based on the Adopted Budget</p>
By August 31, 2026	District Manager sends assessment roll to the Hillsborough County Tax Collector to collect O&M Assessments on the County tax roll (“Uniform Method”) ⁹
November 1, 2026	Tax notices are mailed
March 31, 2027	Taxes and special assessments are due

³ Estimated based on the District Manager’s suggested date for approving the Fiscal Year 2026-2027 proposed budget on April 16, 2026 per current meeting schedule.

⁴ See Section 190.008(2)(b), Florida Statutes.

⁵ See Section 189.016(4), Florida Statutes.

⁶ See Section 197.3632(4)(b), Florida Statutes.

⁷ See Section 190.008(2)(a), Florida Statutes.

⁸ Tentative; public hearing cannot occur earlier than this date.

⁹ See Section 197.3632, Florida Statutes.