

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 Rescheduled Board of Supervisors Meeting of the New Port Tampa Bay Community Development District ("District"), scheduled to be held on **Tuesday, April 28, 2026, at 3:00 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' MEETING AGENDA

Administrative Matters

- Call to Order
- Roll Call to confirm quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the:**
 - a) **February 12, 2026, Board of Supervisors Workshop Meeting**
 - b) **February 19, 2026, Board of Supervisors Meeting**
 - c) **February 23, 2026, Board of Supervisors Continued Workshop Meeting**
- 2. **Consideration of Resolution 2026-03, General Election**

General Business Matters

- 3. **Consideration of Resolution 2026-04, Approving a Preliminary Budget for Fiscal Year 2027 and Setting a Public Hearing Date** *[suggested date of August 20, 2026]*
 - a) **Fiscal Year 2027 Proposed Budget**
 - b) **Fiscal Year 2027 Proposed Budget** *(including District Maintenance)*
- 4. **Consideration of Response from the Master Association Relative to the Termination of the 2017 Infrastructure Operating Agreement with Westshore Marina Master Association**
- 5. **Consideration of Methodology Consultant Proposal for the 2027 Assessments**
- 6. **Consideration of Additional Services Addendum #02**
- 7. **Ratification of Payment Authorizations Nos. 231 - 236**
- 8. **Review of District Financial Position**

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - Bridge ST. Professional Traffic Engineering
 - District Manager

- Next Meeting: June 18, 2026
- Site Manager / Westshore Marina District Master Association Manager
 - Maintenance Updates
- Audience Comments
- Supervisors Requests

Adjournment



New Port – Tampa Bay Community Development District

Consideration of the Minutes of the:

- a) February 12, 2026, Board of Supervisors
Workshop Meeting**
- b) February 19, 2026, Board of Supervisors
Meeting**
- c) February 23, 2026, Board of Supervisors
Continued Workshop Meeting**

MINUTES OF MEETING

**NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT
WORKSHOP MEETING MINUTES**

**Friday, February 12, 2026, at 1:00 p.m.
5120 Marina Way, Tampa, Florida, 33611**

Board Members in attendance:

Dominique Pickering	Vice Chairperson
Ron Swichkow	Assistant Secretary
Don Bodie, Jr.	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	(via phone)
Gazmin Kerr	PFM	
Vivek Babbar	Straley Robin Vericker	
Kevin Mays	BTI	
Jeff Robbins	Public	
Peter Loux	Public	
Andre Blanc	Public	
George Telegadis	Public	
Elizabeth B.	Public	
Judith Blanton	Public	
Rainer Mahindra	Public	
Donald Temple	Public	
Silmias	Public	

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Kerr called the New Port - Tampa Bay Community Development District Workshop Meeting to order at 1:00 p.m. Those in attendance are outlined above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Discussion to reach an Agreement on how many ERU's are in the District Moving Forward

The Board reviewed the spreadsheet related to the calculation of the ERU's. This included comparison to the ERU's from 2023 and 2024 from the Master Association budget. It was noted the actual ERU calculated number is 1,354.45.

Mr. Bodie, Jr. gave an overview of the calculations and units that would contribute to the Master Association budget. It was noted a proposal needs to be presented that would spread the cost over the entire development, including Tower 2 at 100% assessed value.

There was lengthy discussion regarding the ERU breakdown. This included discussion on how the County breaks down the assessment numbers. It was noted there are four parcels that are not yet built. Based on the discussion, the Board agreed that there are 1,309 ERU's.

What Percentage of an Assessment should be Applied to Each Property Type (ERU)

There was discussion regarding what percentage of assessment should be applied to each property type.

Mr. Babbar gave a clarification of the CDD versus the Master Association ERU's.

Mr. Pickering gave an overview of the current percentages related to the assessments.

There was lengthy discussion regarding increase and decrease in assessments and the reasoning for those changes. This included discussion surrounding the original methodology used and the possibility of terminating the Master Association. It was noted the taxation needs to follow Chapter 190 of the Florida Statutes.

Mr. Pickering noted a square foot is approximately 1,100, and the methodology states that 2,200 square feet equals 1 unit.

The Board reviewed the percentage of assessments to be applied. There was discussion regarding the assessments for the Towers. It was noted this breakdown is for the District moving forward.

Mr. Bodie, Jr., gave an overview of the percentages on the spreadsheet.

It was noted the restaurant pad does not pay anything toward Master Association assessments but does pay towards the CDD assessments.

Mr. Swichkow gave an overview of his proposed percentages. He noted it is important that the CDD has oversight. Mr. Babbar noted this would be an amendment to the 2017 Infrastructure Operating Agreement with Westshore Marina Master Association.

Create a Proposal to Present to the Developer Prior to the next CDD Meeting

Mr. Pickering recommended creating a proposal with the percentages for the assessments included. It was noted one proposal includes the Developer contributing \$130,000 towards the annual budget for Towers 2 and 3.

There was brief discussion regarding the proposal. It was recommended to leave the percentages as is and make a proposed singular Developer contribution.

Mr. Babbar noted a Developer contribution can be proposed via an agreement. However, if the assessments are changed, a methodology consultant will need to create a report and recommendation.

There was discussion regarding the options and being compliant with Chapter 190. This included discussion regarding the timeline of reassessing the methodology.

Mr. Babbar noted the original 2017 Infrastructure Operating Agreement with Westshore Marina Master Association is not a delegation of CDD authority or CDD taxation. It is an agreement that the Master Association maintains District property at their own expense. Mr. Babbar gave an overview of the process and noted a decision needs to be made prior to the April Board meeting.

There was discussion regarding the budget and timeline. It was noted the CDD does have a contractual obligation to have a reserve fund within the budget.

There was also brief discussion regarding what percentages the Developer will agree to. Mr. Pickering noted one proposal is based on the percentages and amounts, and one proposal based on oversight.

Mr. Bodie, Jr., noted the ERU calculation needs to be redone based on the 1,390 ERU's and leaving the apartments out.

There was lengthy discussion regarding the recalculation and owing past assessments. Mr. Pickering recommended that the new contributions should be tied to construction dates. It was

recommended that the proposal note that the CDD should take back the budgeting and assessing capabilities.

There was brief discussion regarding the formulation of the Board.

It was noted this decision needs to be based on the long-term impact.

Mr. Bodie, Jr., gave an overview of the calculation of ERU's in the Master Declaration.

There was brief discussion regarding creating the proposal. It was noted it cannot be created solely by two CDD members. The Master Association Finance Committee can make a recommendation to the CDD Board.

Mr. Swichkow recommended having a motion to terminate the agreement with the Master Association subject to finalizing a compromise regarding assessments and allowance of withdrawal of termination at any time.

There was brief discussion regarding the termination of the agreement. It was noted this has to be disclosed to potential buyers.

Mr. Pickering noted the agreement between the Master Association and CDD has a 270-day notice requirement. The parties can agree to change it to a 6-month notice requirement with drafted notice by District Counsel.

There was brief discussion regarding holding a workshop versus a CDD meeting and the agreement.

Mr. Babbar will send information regarding historical CDD oversight to the Board for review.

Mr. Pickering noted the proposal should include the updated percentages, timing, and specifics for oversight.

There was discussion regarding holding another workshop and notice requirements. Mr. Babbar recommended holding a continuation of this workshop. It was noted the HOA has more flexibility than the CDD.

It was recommended that the Developer contribution be referenced as an impact fee. There was brief discussion regarding this fee.

The continued workshop will be to finalize the proposal. Mr. Babbar will draft the agreement amendment and oversight options. There was brief discussion regarding the Continued Workshop agenda.

THIRD ORDER OF BUSINESS

Continuance

The Board agreed to continue the workshop to February 23, 2026, at 8:00 a.m., at the current location.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES OF MEETING

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

Thursday, February 19, 2026, at 11:00 a.m.

5120 Marina Way, Tampa, Florida, 33611

Board Members in attendance:

Dominic Pickering	Vice Chairperson
Ron Swichkow	Assistant Secretary
Don Bodie, Jr.	Assistant Secretary

Also present:

Jane Gaarlandt	PFM
Gazmin Kerr	PFM (via phone)
Audrey Ryan	PFM (via phone)
Amy Champagne	PFM (via phone)
Vivek Babbar	Straley Robin Vericker
Craig Carden	Ardurra (via phone)
John Jones	Resident
D. Temple	Resident
Jeff Robbins	Public
Andre Blanc	Resident
Peter Loux	Resident
Alina Gabbard	Resident
Sherry Blanc	Resident
Janice Champion	Resident

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 Minutes of the
December 18, 2025, Board of
Supervisors Meeting**

The Board reviewed the minutes.

**Consideration of Minutes of the
January 21, 2026, Board of
Supervisors Workshop Meeting**

The Board reviewed the minutes.

On MOTION by Mr. Swichkow, seconded by Mr. Bodie, Jr., with all in favor, the Board approved the Minutes of the December 18, 2025, Board of Supervisors Meeting and the January 21, 2026, Board of Supervisors Workshop Meeting.

SECOND ORDER OF BUSINESS

General Business Matters

**Continued Discussion of
Concerns Regarding 2017
Infrastructure Operating
Agreement with Westshore Marina
Master Association**

- Budget Oversight
- Contracting Oversight
- Budget Related Timeline
and Required Actions

Ms. Gaarlandt gave an overview.

Mr. Pickering noted there is a workshop meeting scheduled to be held on February 23, 2026 regarding this discussion.

It was noted a final proposal to the Developer needs to be completed at the workshop.

There was discussion regarding amending the Master Association methodology versus having the CDD takeover the assessment methodology.

Mr. Pickering noted the timeline needs to be changed from nine months to six months, and a proposal needs to be created that the CDD approves to give to the Developer.

There was discussion regarding the proposal to send to the Developer. It was noted the proposal should include modification of the Master Association Declaration and modification of the formula used for assessments.

Mr. Pickering stated he had received a proposed amendment from Mr. Babbar and noted the entire language was changed.

Mr. Babbar gave an overview of the proposed amendment that he had drafted and noted Kutak Rock has received a copy.

There was discussion regarding the amendment and solely changing the timeframe from 270 to 180 days with no other changes included.

It was noted the proposed amendment needs to be signed by April 5, 2026. Ms. Gaarlandt noted the April meeting could be changed accordingly.

On MOTION by Mr. Pickering, seconded by Mr. Bodie, Jr., with all in favor, the Board approved the Infrastructure Operating Agreement with Westshore Marina Master Association in substantial form, with the original wording and only timeframe adjusted, and authorized a Board Supervisor to execute.

Review and Consideration of Amendments to the Infrastructure Operating Agreement between the District and the Master Association

A. Draft First Amendment to the Infrastructure Operating Agreement between the District and the Master Association

B. Draft Language for Operational Oversight

There was discussion regarding the tax roll timeline.

Mr. Pickering noted the Master Association Agreement would stay in place and collect fees within the current proposed agreement.

Mr. Bodie, Jr., recommended all assessment collection be moved to the CDD.

There was lengthy discussion regarding the process of the CDD collecting assessments. Mr. Babbar noted the CDD can only collect assessments for the operations and maintenance of the District.

Mr. Babbar., gave an overview of the budget process and noted the June 15th deadline should not be an issue.

Mr. Pickering recommended having a breakdown for each point included in the drafted proposal.

There was brief discussion regarding the topic points.

Mr. Babbar noted the District can schedule a special meeting if needed or the Board can authorize a Supervisor to execute.

Mr. Pickering noted the final agreement should be provided 15 days prior to the final CDD meeting of the fiscal year.

There was discussion regarding compliance with Section 190 of the Florida Statutes.

Mr. Swichkow noted his concern that the current Master Association Agreement states that it is not subject to Section 720. It was noted the CDD can ask for that addition, but it does not give the CDD any rights.

There was discussion regarding the Master Association exempting themselves from HOA State laws. Mr. Pickering recommended adding this as a point in the proposal.

It was recommended that the Master Association Agreement be reviewed by outside legal counsel.

Mr. Pickering gave an overview of the process related to changing the agreement.

There was brief discussion regarding the changes to the agreement and having it reviewed by Counsel. It was noted the Developer's Counsel and District Counsel will be reviewing the proposal.

Mr. Babbar noted that 90% of the time the District maintains the infrastructure.

There was also brief discussion regarding the 50% assessment percentages related to BTI and Related and the criteria for that to take place.

The Board reviewed the revised first amendment to the 2017 Infrastructure Operating Agreement with Westshore Marina Master Association.

Mr. Babbar noted he will not be in attendance at the upcoming workshop. It was noted the updated proposal can be sent to the Developer or it can be sent to District Management for review at the next CDD meeting. All updates should be sent to District Management for record keeping.

There was brief discussion regarding the proposal template. Mr. Babbar recommended sending the proposal forward to the Developer once finalized at the workshop.

There was brief discussion regarding the CDD collecting assessments and creating a methodology. It was noted this will be discussed at the workshop.

Mr. Babbar will recommend methodology consultants to the Board. It was noted this can be paid from the CDD budget. This will be determined once the proposal is finalized and response has been received from the Developer.

There was discussion regarding the assessment breakdown for the various entities.

Discussion on the Potential Installation of Flock Security Cameras in the District

Mr. Swichkow gave an overview. He noted the cameras read license plates coming into the community.

There was brief discussion regarding the company and the data that the camera collects. The current camera has not triggered any incidents.

It was noted the cost to run the camera is \$5,000.00 per year.

Mr. Pickering noted there would need to be 5 cameras installed to cover the District. He recommended contacting Flock and the insurance to see if any discounts would be available.

There was brief discussion regarding the street being owned by the City and their permission to have a camera installed.

Mr. Swichkow will follow up.

This item was tabled.

Review of Fiscal Year 2025 Draft Audit Report

Ms. Gaarlandt presented the Audit Report and noted the report has been reviewed by the Chair and District Counsel.

Mr. Swichkow noted there were a few shortcomings related to disclosure points.

Ms. Gaarlandt noted the final agreement will be brought back to the Board for ratification.

On MOTION by Mr. Swichkow, seconded by Mr. Bodie, Jr., with all in favor, the Board approved the Fiscal Year 2025 Draft Audit Report.

Ratification of Payment Authorizations Nos. 221 – 230

Ms. Gaarlandt noted these were previously approved and included solely for ratification.

There was brief discussion regarding the authorization for PFM. It was noted this was for the CDD management cost.

There was also brief discussion regarding the doggy stations. It was noted the CDD picked up the cost for a few months, but those costs are now covered by the Master Association.

On MOTION by Mr. Swichkow, seconded by Mr. Bodie, Jr., with all in favor, the Board ratified Payment Authorizations Nos. 221-230.

Review of District Financial Position

The Board reviewed the District Financial position through December 2025.

Mr. Swichkow commented regarding the format. It was noted the format will remain the same.

No action was required.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer –

- **Traffic Study Updates**

Mr. Carden gave an update and noted he has a meeting on Friday to discuss the traffic study methodology and should have a proposal by next week. Mr. Carden provided an overview of the process of the traffic study and the timeline.

There was brief discussion regarding including checking speed of cars during the study.

It was noted this will be a comparison to the original study in 2006.

There was brief discussion regarding the cost estimate.

On MOTION by Mr. Bodie, Jr., seconded by Mr. Pickering, with all in favor, the Board approved a not-to-exceed amount of \$20,000.00 for the Traffic Study, and authorized the Vice Chair to complete final execution.

District Management – Ms. Gaarlandt noted the next meeting is scheduled for April 16, 2026. She noted meetings can be added as needed.

Site Manager/Westshore Marina District Master Association Manager –

- **Maintenance Updates**

There were no updates at this time.

Supervisor Requests and Audience Comments

Mr. Bodie, Jr., requested that the workshop have call in capability. Ms. Gaarlandt provided call in information and noted it will be available.

A resident commented regarding the proposal and recommended that the CDD take over the assessments and budgeting process.

There was brief discussion regarding the Developer controlled budget and Developer funded landscaping.

There was a comment regarding the process of drafting the proposal for the Developer. It was noted Mr. Pickering is going to recuse himself from the discussion.

A resident commented regarding ownership and assessments of the sales office parcel and the restaurant parcels. Mr. Bodie, Jr., gave an overview of the ERU's breakdown related to those assessments. Mr. Pickering recommended adding a point in the proposal for those parcel turnovers and related assessment methodology.

It was noted the sales office parcel is leased from the owner, although it is Developer controlled.

There was brief discussion regarding the sales office and restaurant parcels.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bodie, Jr., seconded by Mr. Pickering, with all in favor, the Board adjourned the February 19, 2026, New Port Tampa Bay Board of Supervisors' Meeting.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES OF MEETING

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT WORKSHOP MEETING MINUTES

Monday, February 23, 2026, at 8:00 a.m.

Board Members in attendance:

Ron Swichkow	Assistant Secretary
Don Bodie, Jr.	Assistant Secretary
Scott Ward Dutton	Assistant Secretary

Also present:

Jane Gaarlandt	PFM (via phone)
Gazmin Kerr	PFM (via phone)
Kathy Petrone	Public
Kelly Richer	Public
Jeff Robbins	Public

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

Ms. Kerr called the New Port - Tampa Bay Community Development District Continued Workshop Meeting to order at 8:01 a.m. Those in attendance are outlined above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

Continued Discussion of Concerns Regarding 2017 Infrastructure Operating Agreement with Westshore Marina Master Association

Mr. Swichkow gave an overview of the purpose of the meeting and noted the Board has been working on a proposal for the financial arrangement between the CDD and Master Association via the Infrastructure Operating Agreement. It was noted the Board had received an email from

Mr. Babbar, District Counsel, stating that he received a phone call from BTI's Counsel, Mr. Eckert. Mr. Eckert noted that the CDD does not have the right to terminate the agreement for 50 years.

There was discussion regarding the phone call from BTI's Counsel and the email from Mr. Babbar.

Mr. Dutton noted a 180-day term is a reasonable time frame for notice.

There was lengthy discussion regarding the time frame. It was noted the Board previously voted to approve the 180-day term.

It was noted Mr. Babbar will notify the Board if the Master Association does not sign the document by March 4, 2026. If no signature is obtained, it will require the Board to hold a Special Meeting to vote on termination of the agreement.

Mr. Swichkow gave an overview of his recommended changes to the agreement and noted the CDD will take over the assessments, collection process, and methodology for Fiscal Year 2027. Under the agreement, the Master Association would be subject to Section 720. There would also need to be adjustments to the Master Declaration.

There was discussion regarding the hiring of a methodology consultant and the recommended changes.

It was noted BTI does not own the sales office, and the ownership entity would be entitled to a vote and potential Board position.

There was discussion regarding the budget and control of the budget.

Mr. Swichkow continued to give an overview of his recommended changes to the agreement including, but not limited to, the CDD having line-item veto regarding the budget, approval of all service contracts over \$30,000.00, having final say over contingency fund planning, and obtaining a written inspection report.

There was lengthy discussion regarding the changes in assessment formula and ERU's.

Mr. Bodie, Jr., noted that BTI will have to file a notice of commencement before the permit is issued.

There was lengthy discussion regarding BTI's contribution and timing of that contribution based on completion of construction.

There was brief discussion regarding having a methodology consultant compute the calculations versus the Board computing the calculations.

It was noted if the Master Association is unwilling to sign the amended agreement, termination of the agreement is the only option. Mr. Dutton noted this is a lengthy process as the CDD would have to take on the financial and responsibility burden.

There was discussion regarding the Master Declaration and Declarant.

It was noted the best way forward is through compromise.

Mr. Swichkow recommended having a discussion with Mr. Mays. It was noted the changes in the documents will have a financial impact.

There was discussion regarding who would pay for the changes to the Infrastructure Agreement and the Master Declaration. Mr. Bodie, Jr., noted that he recommended BTI contribute \$125,000.00 to the reserve. This could cover the cost of rewriting the documents.

It was noted the next step is to take a motion to send the agreement as amended, or to terminate the agreement.

There was discussion and review regarding finalizing the agreement and providing clarification of the points.

It was noted the trigger for items in construction will either be when there is a notice of commencement or issuance of permit, whichever happens first. There was brief discussion regarding items that are under construction and finalized.

There was brief discussion regarding hiring a methodology consultant. It was noted if all parties agree, there will be no need for a consultant.

There was discussion regarding the Master Association being exempt from Section 720.

There was a recommendation to hire a CDD attorney to review the documents.

There was continued discussion regarding the next steps and holding additional meetings for discussion.

The board members requested a Continued Workshop to finish finalization of the agreement and a Special Meeting if needed.

Mr. Dutton noted he could include the points in an addendum to the Declaration. There was brief discussion regarding an addendum. Mr. Dutton will send the addendum to Mr. Babbar and District Management.

The board members reviewed the final changes to the agreement.

It was noted that once construction is complete, there is no incentive for the Master Association to maintain control.

There was brief discussion regarding the Master Declaration.

Mr. Swickow gave an overview of what the process would look like if the CDD maintained control.

There was brief discussion regarding the CDD having control versus the Master Association having control.

There was brief discussion regarding the Florida Sunshine Laws.

There was brief discussion regarding scheduling a Continued Workshop and the agenda topic. The board members agreed to continue with the same topic as for the current meeting.

THIRD ORDER OF BUSINESS

Continuance

The New Port Tampa Bay CDD Board of Supervisors' Workshop on February 23, 2026, was continued to March 2, 2026, at 11:00 a.m. at the current location.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson



New Port – Tampa Bay Community Development District

**Consideration of Resolution 2026-03,
General Election**

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW PORT-TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION FOR TWO SEATS ON THE BOARD OF SUPERVISORS TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER 2026; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the New Port-Tampa Bay Community Development District ("**District**") is a local unit of special-purpose government;

WHEREAS, Section 190.006(3), Florida Statutes, provides for the election of Supervisors to specific terms and seat numbers for the Board, and currently calls for the election of two members of the Board to four-year terms in the upcoming November general election.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD, THAT:

1. **General Election.** There is hereby called an election to be held concurrent with the general election on November 3, 2026, for the purpose of having all qualified electors residing within the boundaries of the District determine two qualified electors to serve on the Board in Seat Numbers 4, and 5.
2. **Qualifying Period.** The period of qualifying as a candidate for a Supervisor of the District is from noon on Monday June 8, 2026 through noon on Friday June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Election for further information.
3. **Conduction and Procedure of Election.**
 - a. The election shall be conducted according to the requirements of general law and law governing special district elections.
 - b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in Hillsborough County, Florida.
 - c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
 - d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
 - e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.
4. **Election Costs.** The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless the remaining sections or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts**. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
7. **Effective Date and Transmittal**. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections.

PASSED AND ADOPTED THIS 28th DAY of APRIL, 2026.

ATTEST:

Secretary/Assistant Secretary

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT
DISTRICT**

Chair/Vice Chair



Craig Latimer Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING
AWARD RECIPIENT

COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR (2026)				
For information about seats up for election, visit the Offices Up for Election page on our website.		QUALIFYING OFFICER		
		Craig Latimer, Hillsborough County Supervisor of Elections County Center, 16th Floor 601 E. Kennedy Blvd. Tampa, Florida 33602 (813) 367-8829		
ELECTORATE	TERM	SALARY	TYPE OF ELECTION	ELECTION DATE
All Hillsborough County registered voters residing in the district	4 years, beginning November 17, 2026	Not to exceed \$4,800	Nonpartisan	11/3/2026 (General)
QUALIFICATIONS				
Registered voter in Hillsborough County and resident of the district.				
FORMS REQUIRED TO OPEN CAMPAIGN ACCOUNT				
Form DS-DE9, Appointment of Campaign Treasurer and Designation of Campaign Depository, must be filed with the qualifying officer before opening a campaign bank account or accepting or spending any funds. Within ten days after filing Form DS-DE9, the candidate must file DS-DE84, Statement of Candidate, with the qualifying officer.				
Candidates who accept contributions and make expenses (other than paying fees for filing or petition signature verification) will be obligated to submit treasurer's reports pursuant to Chapter 106.				
Note for CDD Candidates Regarding Appointing a Treasurer and Opening a Bank Account: A candidate who does not collect contributions and whose only expense is the filing fee or petition signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository. They will instead file an Affidavit of Intention.				
METHODS OF QUALIFYING FOR THE BALLOT				
QUALIFYING: NOON, 6/8/2026 - NOON, 6/12/2026				
BY FEE	BY PETITION		BY WRITE IN	
During the qualifying period, candidates pay \$25.00.	Candidates collect the signatures of 25 registered voters within the district. Petitions are submitted to the Supervisor of Elections to be verified and there is a signature verification fee of 10 cents per name. The deadline to submit petitions is noon, 5/13/2026. During qualifying week, candidates must submit <i>Certificate of Petition Qualifying</i> and complete required paperwork included in the qualifying packet.		During the qualifying period, candidates complete appropriate forms. The names of write-in candidates do <u>not</u> appear on the ballot.	
QUALIFYING PACKETS, WHICH INCLUDE FINANCIAL DISCLOSURE FORMS AND OATH OF CANDIDATE WILL BE AVAILABLE PRIOR TO QUALIFYING WEEK. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE QUALIFYING OFFICER.				
The information contained in this fact sheet and other literature is not comprehensive in nature. If you are running for office, it is your responsibility to become acquainted with relevant Florida election laws and local charters that might have a bearing on your campaign or qualifications to run for an office. Revised 11/10/2025.				

VoteHillsborough.gov  (813) 744 - 5900

Fred B. Karl County Center
601 E. Kennedy Blvd., 16th Floor, Tampa, FL 33602

Robert L. Gilder Elections Service Center
2514 N. Falkenburg Rd., Tampa, FL 33619

See website for regional office locations.

General Election 2026

Candidates may file and begin running for office at any time, by completing and submitting the [DS-DE 84 \(PDF\)](#) and either an [Affidavit of Intention \(PDF\)](#) or a [DS-DE 9 \(PDF\)](#). The DS-DE 9 must be submitted if the candidate intends to spend money campaigning or collect campaign contributions; otherwise the Affidavit of Intention should be filed.

The candidate pre-qualifying period begins May 25. I will share qualifying documents with you via email about a month prior to pre-qualifying, and it will also be posted on our website. All qualifying documents and fees must be received no later than noon, June 12. Please note that filing and qualifying documents can be mailed or dropped off at any of our elections offices. They cannot be accepted electronically.

Information about running for office can be found on our website here:
<https://www.votehillsborough.gov/189/Running-for-Office>



New Port – Tampa Bay Community Development District

**Consideration of Resolution 2026-04,
Approving a Preliminary Budget for Fiscal Year
2027 and Setting a Public Hearing Date**

- a) Fiscal Year 2027 Proposed Budget**
- b) Fiscal Year 2027 Proposed Budget**
(Including District Maintenance)

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW PORT-TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the New Port-Tampa Bay Community Development District (“**District**”) prior to June 15, 2026 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 20, 2026
HOUR:	11:00 a.m.
LOCATION:	5120 Marina Way Tampa, Florida 33611

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Tampa at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON APRIL 28, 2026.

Attest:

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

Print Name: _____
 Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/20267

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEW PORT-TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the New Port-Tampa Bay Community Development District (“**District**”) prior to June 15, 2026 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

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2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 20, 2026
HOUR: 11:00 a.m.
LOCATION: 5120 Marina Way
Tampa, Florida 33611

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Tampa at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON APRIL 16, 2026.

Attest:

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

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/20267



New Port Tampa Bay CDD

Proposed FY 2027 Budget

PFM Management Services
3501 Quadrangle Blvd Suite
270
Orlando, FL 32817
407-723-5900



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

	Actual Through 02/28/26	Anticipated March - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-Roll Assessments	\$ 112,367.55	\$ 25,040.65	\$ 137,408.20	\$ 137,408.20	\$ 180,000.00
Interest Income	3,722.48	-	3,722.48	-	-
Net Revenues	\$ 116,090.03	\$ 25,040.65	\$ 141,130.68	\$ 137,408.20	\$ 180,000.00
General & Administrative Expenses					
Public Officials' Liability Insurance	\$ 3,014.00	\$ -	\$ 3,014.00	\$ 3,315.40	\$ 3,500.00
Supervisor Fees	-	1,458.33	1,458.33	2,500.00	2,400.00
General Insurance	5,598.00	-	5,598.00	6,157.80	6,500.00
Trustee Services	1,728.50	2,471.50	4,200.00	4,500.00	4,500.00
District Management Fees	9,375.00	13,125.00	22,500.00	22,500.00	40,000.00
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	1,250.00	3,750.00	5,000.00	5,000.00	5,000.00
Engineering Fees	7,678.00	5,833.33	13,511.33	10,000.00	25,000.00
District Counsel	10,817.50	8,750.00	19,567.50	15,000.00	25,000.00
Audit Fees	4,300.00	-	4,300.00	4,800.00	4,800.00
Legal Advertising	1,149.50	1,166.67	2,316.17	2,000.00	2,500.00
Website Maintenance Fee	925.00	1,775.00	2,700.00	2,700.00	2,700.00
Utilities	5,246.44	8,126.51	13,372.95	16,000.00	16,000.00
Postage/ Shipping	2.96	116.67	119.63	200.00	500.00
Miscellaneous Charges	3,892.99	1,341.67	5,234.66	2,300.00	1,125.00
Tax Preparation Fee	-	10.00	-	10.00	50.00
Reserve	-	30,000.00	-	30,000.00	30,000.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 65,152.89	\$ 78,174.68	\$ 113,317.57	\$ 137,408.20	\$ 180,000.00

Current Year Proposed	Net Per Unit	\$ 138.85
1292 Units	Gross per Unit	\$ 147.71

Prior Year Adopted	Net Per Unit	\$ 106.60
1292 Units	Gross per Unit	\$ 113.41



New Port-Tampa Bay CDD
Fiscal Year 2027
Assessment Schedule

Unit Type	FY 2027 O&M Assessment	Series 2021 Debt Service	Total
Platted Lots	\$147.71		\$147.71
Tower 1	147.71	1889.29	2037



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

	Actual Through 02/28/26	Anticipated March - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 112,367.55	\$ 25,040.65	\$ 137,408.20	\$ 137,408.20	\$ 192,000.00
On-Roll Assessments- Master	-	-	-	-	600,000.00
Interest Income	3,722.48	-	3,722.48	-	-
Net Revenues	\$ 116,090.03	\$ 25,040.65	\$ 141,130.68	\$ 137,408.20	\$ 792,000.00
<u>General & Administrative Expenses</u>					
Public Officials' Liability Insurance	\$ 3,014.00	\$ -	\$ 3,014.00	\$ 3,315.40	\$ 3,500.00
Supervisor Fees	-	1,458.33	1,458.33	2,500.00	2,400.00
General Insurance	5,598.00	-	5,598.00	6,157.80	6,500.00
Trustee Services	1,728.50	2,471.50	4,200.00	4,500.00	4,500.00
District Management Fees	9,375.00	13,125.00	22,500.00	22,500.00	52,000.00
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	1,250.00	3,750.00	5,000.00	5,000.00	5,000.00
Engineering Fees	7,678.00	5,833.33	13,511.33	10,000.00	25,000.00
District Counsel	10,817.50	8,750.00	19,567.50	15,000.00	25,000.00
Audit Fees	4,300.00	-	4,300.00	4,800.00	4,800.00
Legal Advertising	1,149.50	1,166.67	2,316.17	2,000.00	2,500.00
Website Maintenance Fee	925.00	1,775.00	2,700.00	2,700.00	2,700.00
Utilities	5,246.44	8,126.51	13,372.95	16,000.00	16,000.00
Postage/ Shipping	2.96	116.67	119.63	200.00	500.00
Miscellaneous Charges	3,892.99	1,341.67	5,234.66	2,300.00	1,125.00
Tax Preparation Fee	-	10.00	-	10.00	50.00
Reserve	-	30,000.00	-	30,000.00	30,000.00
Dues, Licenses & Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	65,152.89	78,174.68	113,317.57	137,408.20	192,000.00
<u>Master Association Maintenance</u>					
Master Association Maint.	-	-	-	-	\$ 600,000.00
Total Master Administrative Expenses	-	-	-	-	\$ 600,000.00
Total Expenses	\$ 65,152.89	\$ 78,174.68	\$ 113,317.57	\$ 137,408.20	\$ 792,000.00

Current Year Proposed	Net Per Unit	\$610.95
1292 Units	Gross per Unit	\$649.94

Prior Year Adopted	Net Per Unit	\$ 106.60
1292 Units	Gross per Unit	\$ 113.41



New Port-Tampa Bay CDD
Fiscal Year 2027
Assessment Schedule

Unit Type	FY 2027 O&M Assessment	Series 2021 Debt Service	Total
Platted Lots	\$649.94		\$649.94
Tower 1	649.94	1889.29	2539.23



New Port Tampa Bay CDD

FY 2027

Budget Item Description

Revenues:

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Administrative Expenditures:

Public Officials’ Liability (POL) Insurance

Supervisors’ and Officers’ liability insurance.

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

General Insurance

General liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

District Management Fees

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.



New Port Tampa Bay CDD

FY 2027

Disclosure Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the disclosure agent provides to the trustee and bond holders.

Engineering Fees

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Audit Fees

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Website Maintenance

Website maintenance fee.

Utilities

Electric and water to maintain District property.

Postage & Shipping:

Mail, overnight deliveries, correspondence, etc.

Miscellaneous Charges

Other expenses incurred throughout the year.

Tax Document Preparation Fee

The IRS requires the annual 1099 processing to be electronically filed. These are the fee association with the electronic filing using tax1099.com.

Reserve

Funds collected and reserved for major repairs and/or maintenance.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.



**New Port - Tampa Bay Community Development District
FY 2027 Adopted Debt Service Budget**

**FY2027 Adopted Series
2021 Budget**

REVENUES:

Special Assessments	\$	875,821.89
TOTAL REVENUES	\$	<u>875,821.89</u>

EXPENDITURES:

Interest 11/01/2026	\$	211,703.13
Principal 5/1/2027	\$	245,000.00
Interest 5/1/2027	\$	211,703.13
TOTAL EXPENDITURES	\$	<u>668,406.26</u>

EXCESS REVENUES	\$	<u>207,415.63</u>
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Interest 11/01/2027	\$	207,415.63
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New Port – Tampa Bay Community Development District

**Consideration of Response from the Master
Association Relative to the Termination of the
2017 Infrastructure Operating Agreement with
Westshore Marina Master Association**

Westshore Marina District Master Association, Inc.
c/o Triad Association Management
918 W Main St.
Leesburg, FL 34748

For Settlement Purposes Only

April 8, 2026

New Port Tampa Bay CDD Board of Supervisors
c/o PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Re: *CDD letter dated March 27, 2026*

Dear Supervisors:

The Westshore Marina District Master Association (“Master Association”) is in receipt of your letter dated March 27, 2026 (“Letter”), purporting to terminate the *Infrastructure Operating Agreement* dated February 7, 2017 (“Agreement”). The Letter also demands four items in order for this purported cancellation to be rescinded. While the Master Association understands why the resident CDD Board Members are proposing the changes outlined in the Letter, the Master Association cannot agree to all four terms proposed by the CDD. However, the Master Association would like to resolve this issue without the need to levy assessments against the landowners and residents for the significant expense of funding both sides of a protracted legal battle.

The Master Association proposes the following to resolve this dispute:

- A) The Master Association can arrange for the master developer, owner of Tower 2, or the owner of Tower 3 to make an annual cash contribution to the Master Association in the amount of \$109,000.00, to be paid in quarterly installments. This payment would begin upon the issuance of a Notice of Commencement for Tower 2. The amount of this annual contribution will be reduced quarterly by the amounts paid by the owners of units in Towers 2 and 3. This payment will no longer be required after the latter of Tower 2 or Tower 3 receiving a Temporary Certificate of Occupancy. In the event that a Notice of Commencement has not been issued by 1/1/2027, the master developer will make a cash contribution of \$50,000 to the CDD on or before 1/15/2027. These contributions would continue under the following circumstances:
- i. No attempt is made by the CDD to terminate the Agreement; and
 - ii. No changes are requested or challenges lodged to the *Declaration of Covenants, Restrictions and Easements for Westshore Marina District* dated

February 10, 2017 (“Declaration”) and/or Agreement unless mutually agreed;
and

- iii. The collection of fees and dues will remain with the Master Association.
- B) On or about November 1 of each year the Master Association shall submit its proposed annual budget to the CDD Board for review and comment. This budget shall include line-item detail, including any amounts set aside for reserves, for the operation and maintenance of CDD-owned infrastructure. If requested by the CDD Board, the boards of the Master Association and the CDD shall schedule a joint meeting before November 15, to discuss any concerns the CDD has about the Master Association budget. If requested by the CDD, the Master Association shall provide the CDD with existing supporting documentation for the budget assumptions, current maintenance contracts, historical actuals and such additional back up as the CDD may reasonably request. Consistent with the CDD’s goal of cutting costs, if the CDD has solicited and received a proposal for the same scope of services provided by an existing vendor to the Master Association for operation or maintenance of CDD-owned infrastructure, and such proposal is from a reputable vendor with a cost savings of at least 10%, the Master Association will agree to terminate the existing vendor contract as soon as legally permitted and enter into a new contract with the vendor selected by the CDD.

The CDD’s requested change to the assessment unit methodology in its demand #1 is in direct conflict with the Declaration which is the governing document recorded as a matter of title on every property in the District. Section 19.3 of the Declaration states that no changes can be made to “the method of allocating expenses as contained in Section 7.2.” Section 7.2 states the mandatory required allocation methodology for expenses, including expenses paid out of reserve funds. Changing this provision would require all parties subject to the Declaration to approve this change, which is not a feasible endeavor. Essentially, the CDD is demanding something the Master Association cannot perform, and that is an unreasonable request. Please remember the Declaration was executed by the CDD and is, and has been since inception, the basis for and influence over every real estate transaction that has taken place in the CDD. It is a matter of record title, to which every property owner agreed at the time of the purchase of their property.

In relation to the CDD demand that the master developer or marina developer pay the Master Association’s assessment for the 159 Marina slips, it is highly inappropriate for public officials or a public board to develop and implement a strategy whereby a public contract is purportedly terminated and reinstatement is expressly conditioned on one private party paying the debt of another private party. That is not an appropriate exercise of the functions or duties of CDD Supervisors or a CDD Board, and as a result will not be further entertained in any settlement discussions.

The settlement proposal included herein would ensure that the Master Association dues for each household are reduced in the short-term, without the need for expensive and risky litigation which will dramatically increase both the Master Association dues and CDD

special assessments for each individual household. It also provides a mechanism for the CDD to implement cost saving agreements if it believes the Master Association is paying too much for the operation and maintenance of CDD-owned infrastructure.

Please understand that the Master Association does not agree that the CDD has the right to unilaterally terminate the Agreement. If this matter is not resolved, the Master Association will be forced to pursue all appropriate legal actions, including but not limited to seeking injunctive relief, specific performance, attorney fees and court costs, all as permitted under sections 15 and 16 of the Agreement. By pursuing its current course, the CDD will be forcing residents to pay both the plaintiff and defendant attorney fees in the same case due to decisions of the CDD Board of Supervisors. All that can be avoided if the CDD is willing to work with the Master Association on the proposal identified above.

Finally, the Letter gives the Master Association a deadline of April 2 to give in to the CDD demands. That is an artificial deadline imposed by the CDD and not realistic. The CDD knows it has up until it adopts its budget in August to come to an agreement with the Master Association before it is required to certify its assessment roll. With that said, the Master Association would like to resolve this issue without delay.

Please let us know the CDD's proposed next steps after the CDD Board's review of this alternative settlement proposal. If the CDD Board is not interested in further discussions on this proposal, please advise that as well. Thank you for your prompt attention to this matter.

Sincerely,



Kevin Mays
Vice President
Westshore Marina District Master
Association, Inc.



New Port – Tampa Bay Community Development District

Consideration of Methodology Consultant Proposal for the 2027 Assessments

Proposal For:

**Operations & Maintenance Special Assessment
Allocation Methodology Report**

Presented To:

**New Port Tampa Bay
Community Development District**

**3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817**

Presented By:



J.H. McKay, LLC
18416 Canary Ln.
Lutz, FL 33558
813-748-2456
www.jhmckay.com

March 26, 2026

INTRODUCTION

J.H. McKay, LLC is pleased to present this proposal to prepare an Operations & Maintenance Special Assessment Allocation Methodology Report, (“O&M Methodology”) to the Board of Supervisors, (“Board”), of the New Port Tampa Bay Community Development District, (“District”).

COMPANY INFORMATION

J.H. McKay, LLC was established in November of 2021 and for the past 4 plus years has been providing financial services, pro-forma analysis and special district advisory services to the residential and commercial development community along with the complete scope of financial services to special districts such as Community Development Districts. Services to special districts include the preparation of special assessment allocation methodology reports, preparation and certification of annual assessment rolls, true-up analysis, prepayment processing and the and the creation and maintenance of district lien books. A company brochure is included in **Exhibit A**. The company name, business and mailing address, phone number and web site address is:

J.H. McKay, LLC
18416 Canary Ln.
Lutz, FL 33558
(813) 748-2456
www.jhmckay.com
john@jhmckay.com

PAST EXPERIENCE

John McKay has over 25 years of experience providing financial services to special districts in the states of Florida, Alabama and Louisiana. John previously served as Director of District Financial Services for a large district management company headquartered in Tampa, Florida where he prepared and presented special assessment allocation methodology reports for over 90 new money and refunding bond issues. John was also responsible for the preparation and certification of assessment rolls for over 70 community development districts in approximately 14 counties and totaling over 30,000 individual property records. Prior to establishing J.H. McKay, LLC, John served as the Director of Community Development Districts for a large master-planned community developer based in Sarasota, Florida and oversaw all activity related to 10 special districts.

SCOPE OF SERVICES

The scope of services included in this proposal is limited to the preparation of an O&M Methodology for the District. These services shall include:

- Coordination with and meetings as needed with District staff and other consultants or vendors to obtain necessary understanding of District-owned assets.

**Proposal For
Operations & Maintenance Special
Assessment Allocation Methodology Report
New Port Tampa Bay Community Development District**

- Coordination with District Management office and review all necessary District documents.
- Provision of regular updates and reviews of draft O&M Methodology with District counsel and designated member of the Board of Supervisors.
- Presentation of report at all applicable Board of Supervisors meetings, public hearings, and workshops.
- Presentation of final Report at public hearing.
- Any other tasks as necessary or as directed by the Board.

If the Board elects to modify this scope with any additional services, this proposal shall be amended accordingly.

PROPOSED FEES

The one-time fee for the scope of services described above shall be **\$10,000.00**. There shall be no additional out-of-pocket expenses charged to the District unless approved in advance by the Board. The District will be invoiced the full amount due for services performed under this engagement contract at the time the O&M Methodology is presented to the Board. Payment for services will be due and payable upon receipt of the invoice and shall not be contingent upon Board adoption, approval, or subsequent implementation of the O&M Methodology. Included in this proposal is a draft District Financial Services Agreement between the District and J. H. McKay, LLC.

REFERENCES

The references shown below include two district managers that J.H. McKay, LLC, currently provides district financial services, an investment banker that J.H. McKay, LLC, has worked with for over 20 years, and a major Florida master-planned community developer, which J.H. McKay, LLC, provides special district advisory services.

Eric Dailey, President
Halifax Solutions, Inc.
4532 West Kennedy Blvd., #328
Tampa, Florida 33609
(813) 575-1955
edailey@halifax-solutions.com
www.halifax-solutions.com

Pete Williams, President
Pete Williams & Associates, LLC
27251 Wesley Chapel Blvd., Suite 318
Wesley Chapel, Florida 33544
(813) 625-4082
pete@pwillassoc.com
www.pwillassoc.com

Edwin Bulleit, Managing Member
MBS Capital Markets, LLC
1902 S. MacDill Avenue
Tampa, FL 33629
(813) 784-2945
ebulleit@mbscapitalmarkets.com
www.mbscapitalmarkets.com

Pamela Curran, Vice President of Finance
Neal Communities of Southwest Florida, LLC
5800 Lakewood Ranch Blvd
Sarasota, FL 34240
(941) 328-1091
pcurran@nealcommunities.com
www.NealCommunities.com

ADDITIONAL STIPULATION

J.H. McKay, LLC., does not represent the District as a Municipal Advisor or Securities Broker nor is J.H. McKay, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, J.H. McKay, LLC., does not provide the District with financial advisory services or offer investment advice in any form.

Approved:

New Port Tampa Bay Community
Development District

By: _____
Its: _____

J. H. McKay, LLC

By: _____
Its: Manager

Exhibit A

Company Brochure - J.H. McKay, LLC



J.H. McKay, LLC provides a wide range of services to developers, special districts, and others in the real estate development industry. Services include cash flow projections and financial modeling for single-family residential, multi-family, and commercial developments, special district advisory services to residential developers involved with special districts such as community development districts, litigation support services to developers and special districts, and the complete scope of financial and assessment services to community development districts.

Services Offered

District Advisory Services

Special district financing continues to be the preferred method of financing public infrastructure for master-planned communities. J.H. McKay, LLC works directly with community developers to provide establishment and bond financing strategies for new special districts, serve as the developer's "eyes and ears" to provide oversight over all ongoing special district activity, and to act as the lead contact between the developer and district staff for all district issues.

District Advisory Services Include:

- Prepare cash flow analysis and financial projections to show the financial impact of special district financing on new developments.
- Provide special district establishment and bond financing strategies.
- Coordinate with developer's counsel and district staff in the preparation of petitions to establish Community Development Districts.
- Assist developer with compiling and providing developer due diligence information requested from investment banker.
- Review bond documents and reports as part of the bond issuance process.
- Conduct regular reviews of lien books for district bond issues to ensure lien books accurately reflect current bonds outstanding.
- Review assessment rolls and direct-bill assessments prior to certification to county.
- Review and monitor district Trust Account activity and balances.
- Coordinate and communicate with developer's accounting, finance, and construction management staff on all special district related issues or questions.
- Verify and confirm assessment true-up payments.
- Perform special projects or analysis as requested by developer.



District Financial Services

J.H. McKay, LLC provides the complete scope of district financial and assessment services ranging from district establishment to bond issuance to ongoing assessment revenue collection. Revenue collection is critical for successful district operations, and I will work closely in coordination with the district's management company to ensure that the district collects sufficient revenue needed to meet its annual debt service and ongoing operations & maintenance obligations.

District Financial Services Include:

- Prepare and present assessment methodology reports and deliver related documents, schedules or certifications as required with each new bond issue and provide testimony at bond validation hearings
- Prepare Statement of Estimated Regulatory Costs (SERC), coordinate with petitioner's counsel on the preparation of petitions to establish and provide pre-filed or live testimony as requested.
- Prepare and issue estoppel letters for prepayments and closings, process and record assessment prepayments, and perform regular true-up analysis for each bond issue.
- Prepare and certify annual assessment rolls and prepare invoices for direct "Off-roll" billing of annual debt service and operations & maintenance assessments.
- Prepare and maintain current lien books reflecting current outstanding bond balances for each individual parcel and for each district bond issue.
- Provide quarterly and annual continuing disclosure reports and post to reporting agencies as required by the bond issue.

Development Services

Property owners and developers rely on accurate financial projections to make important development decisions for commercial office buildings, multi-family projects, or single-family developments. I have extensive experience in commercial and residential pro forma modeling and can provide you with accurate information to present to your lenders, investors, or development partners. During construction and leasing I will remain with the project to monitor revenues, expenses, budget and pay applications.

Development Services Include:

- Prepare pro-forma models, cash flow analysis, and financial projections for prospective office, multi-family, and single-family real estate developments.
- Perform lease analysis and evaluation of individual lease proposals.



- Oversee construction of new commercial office buildings and tenant improvement buildouts, monitor construction schedules, monitor construction budgets, and verify contractor pay applications and change orders.
- Serve as primary liaison between tenants and landlords in landlord-owned properties and respond to and resolve any tenant needs or issues.
- Prepare property management and financial performance reports.
- Prepare ad-hoc and custom financial and management reports to property ownership and investors as needed.

Litigation Support/Special Projects

J.H. McKay, LLC provides independent, third-party analysis to attorneys, district boards, developers, or any other party involved in special district-related disputes over assessment issues. I will work directly with the client to perform the forensic analysis needed to help resolve disputes over the allocation, collection and application of assessments or any other issue regarding district finance.

Litigation Support Services Include:

- Provide expert analysis and testimony in district litigation.
- Provide subject matter expert advice to attorneys, title companies, real estate appraisers, and brokers.
- Verify the proper invoicing and collection of district special assessments.
- Perform analysis of the application of assessments pursuant to the district’s current adopted assessment methodology.
- Verify and confirm proper flow of funds, remittances to the district Trustee and application to the correct trust accounts.

Current Clients and Affiliated Companies





John H. McKay, Owner/Manager



John has over 40 years of experience in the banking, financial consulting, and real estate development industries. He spent over 20 years with Rizzetta & Company, Inc. providing financial services to community development districts throughout the State of Florida and financial, development, and asset management services to the firm's affiliated development company. John has been qualified as an expert witness in bond validation hearings and has appeared before local governing boards in public hearings for community development district establishment.

While at Rizzetta & Company, John developed Special Assessment Allocation Methodology Reports for nearly 100 new money and refunding bond issues and prepared and maintained annual assessment rolls and collection agent records for over 70 community development districts. He also oversaw the financing and construction of over 70,000 square feet of new office development and over 100,000 square feet of tenant improvement construction for the firm's portfolio of office properties. John was most recently employed by Neal Land & Neighborhoods, a major master-planned residential developer in Sarasota, Florida, as Director of Community Development Districts and oversaw the company's special district activity.

John has previously held positions as senior associate in the litigation consulting services practice of a national and a regional CPA firm, project manager for a residential real estate developer and marketing officer for a major Florida commercial bank. John has bachelor's degrees in finance from Auburn University and in accounting from The University of South Florida. He is an active member of ULI Tampa Bay and is a former board member and treasurer.

DISTRICT FINANCIAL SERVICES AGREEMENT

THIS DISTRICT FINANCIAL SERVICES AGREEMENT (“Agreement”) is made and entered into this _____ day of April, 2026 by and between **New Port Tampa Bay Community Development District**, (“District”), and **J.H. McKay, LLC**, (“Consultant”). District and Consultant may be referred to individually as a “Party” or collectively as the "Parties" in this Agreement.

WITNESSETH:

WHEREAS, Consultant and District desire to set forth in this Agreement the terms pursuant to which Consultant will perform financial services for District.

NOW, THEREFORE, in consideration of the premises which are made a part of this Agreement, as well as other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

- 1. Engagement of Services.** District hereby engages Consultant to provide consulting services for District, as hereinafter provided, and Consultant agrees to provide such services pursuant to the terms and conditions set forth in this Agreement.
- 2. Term.** The term of this Agreement shall be month to month and shall begin on April 1, 2026, provided, the term shall automatically be extended for each month unless either Party notifies the other Party in writing no later than thirty days prior to the end of the original term, that the Party declines to extend this Agreement.
- 3. Scope of Services.** During the term of this Agreement, Consultant shall provide District such services as are described in the Scope of Services/Fee Schedule addendum attached to this Agreement as **Exhibit “A”** and incorporated herein by this reference.
- 4. Fees.** In consideration of the performance of consulting services specified in the preceding District shall pay fees as described in the Scope of Services/Fee Schedule addendum attached to this Agreement as **Exhibit “A”** and incorporated herein by this reference.
- 5. Expenses.** District shall reimburse Consultant for any out-of-pocket expenses associated with the work, including, but not limited to travel, photocopying, printing, and scanning, and appearances on behalf of District. Only out-of-pocket expenses previously approved by the District shall be re-imbursed.
- 6. Payment of Fee and Expenses.** Consultant shall submit an invoice monthly for services rendered and approved costs incurred the previous month. District shall pay Consultant immediately upon receipt of the invoice, all fees and approved expenses in full.
- 7. Fee is Non-Contingent.** No part of Consultant’s fee shall be contingent on Consultant obtaining a specific result that is not supported by the underlying data, the success of District, or the success of any particular project of District.

8. **Failure to Pay.** In the event District fails to pay Consultant within 30 days of District's receipt of the invoice, Consultant, with or without notice, may suspend his consulting services and withhold District information until the delinquent invoice has been paid.
9. **Relationship between the Parties.** The Parties have entered into this Agreement only for the purposes and to the extent set forth in this Agreement, and Consultant's relationship with District shall, during the term hereof, be that of an independent contractor. Consultant shall have the discretion to select the detail, method and means of performing services hereunder. Consultant shall not be considered an employee of District or be entitled to participate in the plans, arrangements, distributions by District pertaining to or in connection to any employee benefit, pension, bonus, profit sharing or similar plans or benefits for its employees.

10. Termination of Agreement.

- 10.1. **Voluntary Termination.** Either Party may voluntarily terminate this Agreement, with or without cause, by delivering to the other Party at least thirty (30) days prior written notice of such termination.
- 10.2. **Right of District to Termination For "Good Cause".** District may elect to terminate this Agreement immediately for "good cause" as set forth herein. The term "good cause" as used in this Agreement shall include the following:
 - 10.2.1. In the event Consultant commits an act of fraud or unethical practice; or
 - 10.2.2. In the event Consultant repeatedly fails to promptly and adequately (in District's judgment) perform the material duties assigned to him by District, or engages in conduct which damages (in the District's judgment) the reputation or good will of District; or
 - 10.2.3. The death or permanent disability of Consultant or the inability or failure of Consultant to fulfill the material provisions of this Agreement for any reason. As used in this Agreement, permanent disability shall mean Consultant's inability, due to illness, accident or physical incapacity, to engage services on a substantially full-time basis, as determined by District, for a period in excess of thirty (30) consecutive days; or

District may terminate this Agreement immediately pursuant to this Section 10.2; provided, however, that with respect paragraphs 10.2.3 of this Section 10.2, District shall give Consultant written notice specifying the nature of the breach or failure, and shall provide a ten (10) day period in which to cure such breach or failure to the reasonable satisfaction of District.

- 10.3. **Right of Consultant to Termination For "Good Cause".** Consultant may elect to terminate this Agreement immediately for "good cause" as set forth herein. The term "good cause" as used in this Agreement shall include the following:
 - 10.3.1. Upon failure to satisfy a delinquent invoice within 30 days of suspension of services as described in Section 8 of this Agreement; or
 - 10.3.2. Upon discovering a breach of fiduciary duty on the part of District, after reporting it to the most senior officer of District, and that senior officer failing to take appropriate action.

10.4. Payment Upon Termination. If the engagement of Consultant is terminated pursuant to the provisions of this Section 10, then District shall pay to Consultant any compensation earned but not paid, including any expenses incurred but not yet reimbursed, prior to such termination.

11. Indemnification. District shall indemnify and hold harmless Consultant from and against any and all losses, costs, expenses, claims, damages and liabilities to which Consultant may become subject under any applicable law, or any claim made by a third party, or otherwise, to the extent they relate to or arise out of the performance of the services contemplated by this Agreement or the engagement of Consultant pursuant to, and the performance by Consultant of the services contemplated by, this Agreement. Further, District shall indemnify and hold harmless Consultant from and against any and all losses, costs, expenses, claims, damages and liabilities to which Consultant may become subject under any applicable law, or any claim made by a third party, or otherwise, to the extent they relate to the misuse by an unauthorized party or replication of Consultant's work product without his prior authorization that results in liability to District or a third party. District shall advance Consultant for all reasonable costs and expenses (including reasonable attorneys' fees and expenses) as they are incurred in connection with the defense of any pending or threatened claim for which Consultant would be entitled to indemnification under the terms of the previous two sentences. District shall not be liable under this section to the extent any loss, claim, damage, liability, cost or expense is determined finally to have resulted solely from the gross negligence or willful misconduct of Consultant.

12. Amendment and Assignment. An amendment or modification of this Agreement or any provision of it will be valid and effective only if it is in writing and signed by each Party to this Agreement. This Agreement is not assignable by either Party without the prior written consent of the other Party, and any attempted assignment by a Party without the prior written consent of the other Party will be invalid and unenforceable against the other Party; provided, however, a Party may, without the prior written consent of the other Party, assign its rights and obligations under this Agreement to an affiliate of the Party so long as the Party receiving the assignment assumes responsibility for performing it and the assigning Party remains fully liable for its obligations under this Agreement. If a Party validly assigns this Agreement, all references to the Party in this Agreement will include his assignee.

13. Notice. Any notice required or permitted to be given under this Agreement shall be sufficient if in writing and if sent by certified or registered mail, return receipt requested, or by courier, to the Parties at the following addresses:

To District at: New Port Tampa Bay Community Development District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
ATTN: Jane Gaarlandt, District Manager

To Consultant at: J. H. McKay, LLC
18416 Canary Ln.
Lutz, FL 33558
ATTN: John H. McKay

With Copy to: Straley Robin & Vericker
1510 W. Cleveland St.
Tampa, FL 33606
ATTN: Vivek Babar, Esq., District Counsel

- 14. Legal Matters.** The validity, enforcement, construction, and interpretation of this Agreement are governed by the laws of the State of Florida and the United States of America, excluding the laws of those jurisdictions pertaining to resolution of conflicts with laws of other jurisdictions. There are no third-party beneficiaries under this Agreement. Each Party consents to the personal jurisdiction of state courts in Hillsborough County, Florida, and agrees that the proper, exclusive, and convenient venue for any legal proceeding arising out of this Agreement is Hillsborough County, Florida, and waives any defense, whether asserted by motion or pleading, that Hillsborough County, Florida, is an improper or inconvenient venue. In any legal proceedings between the Parties that pertain to this Agreement, the losing Party shall reimburse the prevailing Party for all costs and expenses that were incurred by the prevailing Party as a result of the legal proceedings, including legal fees and expenses incurred in connection with the legal proceeding and every related appellate proceeding, as well as the legal fees and costs in determining an appropriate legal fee.
- 15. Severability.** If any part of this Agreement is adjudged invalid, the remaining parts hereof shall not be affected.
- 16. Entire Agreement.** This Agreement (including any exhibits hereto and any written amendments executed by the Parties) constitutes the entire agreement of the Parties and supersedes any and all prior agreements or understandings, whether oral or written, between the Parties with respect to the subject matter of this Agreement.
- 17. Execution.** The Parties may execute this Agreement in counterparts. Each executed counterpart will be considered an original document, and all executed counterparts, together, will constitute the same agreement.
- 18. Waiver and Delay.** No waiver or delay in enforcing the terms of this Agreement shall be construed as a waiver of any subsequent breach. No waiver of any portion of this Agreement shall be effective unless it is in writing and signed by the Party against whom it is asserted.
- 19. Interpretation.** The captions and headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement. Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. This Agreement shall be considered jointly drafted by the Parties, with no presumptions against either party related to ambiguities in the Agreement.

IN WITNESS WHEREOF, this Agreement has been executed by the Parties hereto the day, month and year first written above.

**NEW PORT TAMPA BAY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its: _____

J. H. MCKAY, LLC

By: _____

Its: Manager

Exhibit “A”

New Port Tampa Bay Community Development District

Scope of District Financial Services/Fee Schedule

Operations and Maintenance Special Assessment Allocation Methodology Report, (“Report”)

1. Coordination with and meetings as needed with District staff and other consultants or vendors to obtain necessary understanding of District-owned assets.
2. Coordination with District Management office and review all necessary District documents.
3. Provision of regular updates and reviews of draft O&M Methodology with District counsel and designated member of the Board of Supervisors.
4. Presentation of report at all applicable Board of Supervisors meetings, public hearings, and workshops.
5. Presentation of final Report at public hearing.
6. Any other tasks as necessary or as directed by the Board.

Total Fees **\$10,000.00**

Out-Of-Pocket expenses to be re-imbursed as approved by the Board **TBD**

The District will be invoiced the full amount due for services performed under this engagement contract at the time the O&M Methodology is presented to the Board. Payment for services will be due and payable upon receipt of the invoice and shall not be contingent upon Board adoption, approval, or subsequent implementation of the O&M Methodology.



New Port – Tampa Bay Community Development District

Consideration of Additional Services Addendum #02



February 25, 2026

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 #02
Fiscal Year 2026 District Engineer Services

Dear Jane:

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,

A handwritten signature in purple ink, appearing to read "CJ Carden".

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. Fiscal Year 2026 District Engineer\$ 10,000.00

Ardurra will attend quarterly CDD Board of Supervisor’s Meetings as the District Engineer and provide professional engineer consulting services for Civil Engineering related CDD operations and maintenance. This task will be billed for time and materials not to exceed the amount listed without subsequent approval for additional services.

2. Estimated Completion Date: _____

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

- A. Lump Sum amount of: \$ 10,000.00
- B. A Not to Exceed Time and Materials charge of \$ _____
- C. Unit Cost/Time Charges
- D. A Not to Exceed Expense charge of: \$ _____

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: February 25, 2026

DATE: _____

Return one fully executed copy to Consultant



New Port – Tampa Bay Community Development District

**Ratification of Payment Authorizations
Nos. 231 - 236**

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 231
2/13/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
179135	Ardurra Group Inc (NEW2)	01/29/2026	New Port Tampa Bay CDD	1,978.00
179136	Ardurra Group Inc (NEW2)	01/29/2026	New Port Tampa Bay CDD	5,700.00
10701-021126	Tampa Electric Company (NEW2)	02/11/2026	New Port Tampa Bay CDD	866.05
23215-021126	Tampa Electric Company (NEW2)	02/11/2026	New Port Tampa Bay CDD	68.02
8173	VGlobalTech (NEW2)	02/01/2026	New Port Tampa Bay CDD	125.00
Total:				8,737.07

Assistant Secretary

Signed by:
Dominic Pickering

Chairman / Vice Chairman
3/2/2026

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 232
2/20/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

27884	Straley Robin Vericker (NEW2)	02/11/2026	New Port Tampa Bay CDD	5,847.50
			Total:	5,847.50

Assistant Secretary

Signed by:


Chairman / Vice Chairman
2/24/2026

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 233
3/6/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
140980	PFM Group Consulting LLC (NEW2)	03/03/2026	New Port Tampa Bay CDD	6.42
8258	VGlobalTech (NEW2)	03/01/2026	New Port Tampa Bay CDD	125.00
			Total:	131.42

Assistant Secretary

Signed by:
Dominic Pickering
B07236EC28804C8...

Chairman / Vice Chairman
3/10/2026

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 234
3/13/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
26-00791H	Business Observer (NEW2)	03/13/2026	New Port Tampa Bay CDD	67.81
DM-03-2026-48	PFM Group Consulting LLC (NEW2)	03/05/2026	New Port Tampa Bay CDD	1,875.00
10701-031226	Tampa Electric Company (NEW2)	03/12/2026	New Port Tampa Bay CDD	1,029.35
23215-031226	Tampa Electric Company (NEW2)	03/12/2026	New Port Tampa Bay CDD	67.04
Total:				3,039.20

Assistant Secretary

Signed by:
Dominic Pickering
B07230EC2B804C8...

Chairman / Vice Chairman
3/16/2026

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 235
3/20/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
25-03113H	Business Observer (NEW2)	10/10/2025	New Port Tampa Bay CDD	70.00
Total:				70.00

Assistant Secretary

Signed by:
Dominic Pickering

Chairman / Vice Chairman
3/24/2026


**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 236
3/26/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
28120	Straley Robin Vericker (NEW2)	03/24/2026	New Port Tampa Bay CDD	6,150.00
			Total:	6,150.00

Assistant Secretary



Chairman / Vice Chairman



New Port – Tampa Bay Community Development District

Review of District Financial Position



New Port Tampa Bay CDD

March 2026 Financial Package

March 31, 2026

PFM Management Services
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900



New Port Tampa Bay CDD
Statement of Financial Position
As of 3/31/2026

	General	Debt Service S2021 Bond	Capital Projects	General Long- Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 225,312.40				\$ 225,312.40
Assessments Receivable	21,247.92				21,247.92
Assessments Receivable		\$ 144,155.93			144,155.93
Debt Service Reserve Series 2021		665,971.88			665,971.88
Revenue Series 2021		548,909.25			548,909.25
Acquisition/Construction Series 2021			\$ 87,490.75		87,490.75
Deposits			750.00		750.00
Total Current Assets	<u>\$ 246,560.32</u>	<u>\$ 1,359,037.06</u>	<u>\$ 88,240.75</u>	<u>\$ -</u>	<u>\$ 1,693,838.13</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,214,881.13	\$ 1,214,881.13
Amount To Be Provided				9,695,118.87	9,695,118.87
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,910,000.00</u>	<u>\$ 10,910,000.00</u>
Total Assets	<u>\$ 246,560.32</u>	<u>\$ 1,359,037.06</u>	<u>\$ 88,240.75</u>	<u>\$ 10,910,000.00</u>	<u>\$ 12,603,838.13</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 8,162.81				\$ 8,162.81
Deferred Revenue	21,247.92				21,247.92
Deferred Revenue		\$ 144,155.93			144,155.93
Total Current Liabilities	<u>\$ 29,410.73</u>	<u>\$ 144,155.93</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 173,566.66</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 10,910,000.00	\$ 10,910,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,910,000.00</u>	<u>\$ 10,910,000.00</u>
Total Liabilities	<u>\$ 29,410.73</u>	<u>\$ 144,155.93</u>	<u>\$ -</u>	<u>\$ 10,910,000.00</u>	<u>\$ 11,083,566.66</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 408,418.13				\$ 408,418.13
Net Assets - General Government	(237,457.15)				(237,457.15)
Current Year Net Assets - General Government	46,188.61				46,188.61
Net Assets, Unrestricted		\$ 910,813.70			910,813.70
Current Year Net Assets, Unrestricted		304,067.43			304,067.43
Net Assets, Unrestricted			\$ (216,609.46)		(216,609.46)
Current Year Net Assets, Unrestricted			26,821.21		26,821.21
Net Assets - General Government			278,029.00		278,029.00
Total Net Assets	<u>\$ 217,149.59</u>	<u>\$ 1,214,881.13</u>	<u>\$ 88,240.75</u>	<u>\$ -</u>	<u>\$ 1,520,271.47</u>
Total Liabilities and Net Assets	<u>\$ 246,560.32</u>	<u>\$ 1,359,037.06</u>	<u>\$ 88,240.75</u>	<u>\$ 10,910,000.00</u>	<u>\$ 12,603,838.13</u>



New Port Tampa Bay CDD
Statement of Activities
As of 3/31/2026

	General	Debt Service S2021 Bond	Capital Projects	General Long- Term Debt	Total
Revenues					
On-Roll Assessments	\$ 116,366.70				\$ 116,366.70
On-Roll Assessments		\$ 186,275.01			186,275.01
Off-Roll Assessments		330,429.30			330,429.30
Inter-Fund Group Transfers In		(12,339.10)			(12,339.10)
Other Income & Other Financing Sources			\$ 13,262.31		13,262.31
Inter-Fund Transfers In			12,339.10		12,339.10
Total Revenues	\$ 116,366.70	\$ 504,365.21	\$ 25,601.41	\$ -	\$ 646,333.32
Expenses					
Public Officials' Liability Insurance	\$ 3,014.00				\$ 3,014.00
Trustee Services	1,728.50				1,728.50
Management	11,250.00				11,250.00
Engineering	7,678.00				7,678.00
Disclosure Agent	1,250.00				1,250.00
District Counsel	16,967.50				16,967.50
Assessment Administration	10,000.00				10,000.00
Audit	4,300.00				4,300.00
Tax Preparation	6.42				6.42
Postage & Shipping	2.96				2.96
Legal Advertising	1,287.31				1,287.31
Miscellaneous	3,892.99				3,892.99
Web Site Maintenance	1,050.00				1,050.00
Dues, Licenses, and Fees	175.00				175.00
Electric	6,342.83				6,342.83
General Insurance	5,598.00				5,598.00
Interest Payments		\$ 215,081.26			215,081.26
Total Expenses	\$ 74,543.51	\$ 215,081.26	\$ -	\$ -	\$ 289,624.77
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 4,365.42				\$ 4,365.42
Interest Income		\$ 14,783.48			14,783.48
Interest Income			\$ 1,219.80		1,219.80
Total Other Revenues (Expenses) & Gains (Losses)	\$ 4,365.42	\$ 14,783.48	\$ 1,219.80	\$ -	\$ 20,368.70
Change In Net Assets	\$ 46,188.61	\$ 304,067.43	\$ 26,821.21	\$ -	\$ 377,077.25
Net Assets At Beginning Of Year	\$ 170,960.98	\$ 910,813.70	\$ 61,419.54	\$ -	\$ 1,143,194.22
Net Assets At End Of Year	\$ 217,149.59	\$ 1,214,881.13	\$ 88,240.75	\$ -	\$ 1,520,271.47



New Port Tampa Bay CDD
Budget to Actual
For the month ending 03/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 116,366.70	\$ 68,807.50	\$ 47,559.20	\$ 137,615.00	84.56%
Interest Income	4,365.42	-	4,365.42	-	0.00%
Net Revenues	\$ 120,732.12	\$ 68,807.50	\$ 51,924.62	\$ 137,615.00	87.73%
General & Administrative Expenses					
Public Officials' Liability Insurance	\$ 3,014.00	\$ 1,650.00	\$ 1,364.00	\$ 3,300.00	91.33%
Supervisor Fees	-	1,300.00	(1,300.00)	2,600.00	0.00%
Trustee Services	1,728.50	2,250.00	(521.50)	4,500.00	38.41%
Management	11,250.00	11,250.00	-	22,500.00	50.00%
Engineering	7,678.00	5,000.00	2,678.00	10,000.00	76.78%
Disclosure Agent	1,250.00	2,500.00	(1,250.00)	5,000.00	25.00%
District Counsel	16,967.50	7,500.00	9,467.50	15,000.00	113.12%
Assessment Administration	10,000.00	5,000.00	5,000.00	10,000.00	100.00%
Reamortization Schedule	-	125.00	(125.00)	250.00	0.00%
Audit	4,300.00	2,400.00	1,900.00	4,800.00	89.58%
Legal Advertising	1,287.31	1,000.00	287.31	2,000.00	64.37%
Miscellaneous	3,892.99	1,100.00	2,792.99	2,200.00	176.95%
Website Fees	1,050.00	1,350.00	(300.00)	2,700.00	38.89%
Utilities	6,342.83	8,000.00	(1,657.17)	16,000.00	39.64%
Postage /Shipping	2.96	100.00	(97.04)	200.00	1.48%
Tax Preparation Fee	6.42	5.00	1.42	10.00	64.20%
Reserve	-	15,000.00	(15,000.00)	30,000.00	0.00%
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00	100.00%
General Insurance	5,598.00	3,190.00	2,408.00	6,380.00	87.74%
Total General & Administrative Expenses	\$ 74,543.51	\$ 68,807.50	\$ 5,736.01	\$ 137,615.00	54.17%
Total Expenses	\$ 74,543.51	\$ 68,807.50	\$ 5,736.01	\$ 137,615.00	
Net Income (Loss)	\$ 46,188.61	\$ -	\$ 46,188.61	\$ -	



New Port – Tampa Bay Community Development District

Staff Reports



New Port – Tampa Bay Community Development District

District Engineer



New Port – Tampa Bay Community Development District

- Site Manager / Westshore Marina
District Master Association Manager**
- **Maintenance Log**

Maintenance Log

NAME	CONTACT INFORMATION	DATE OF REPORT	ADDRESS	DESCRIPTION OF ISSUE(S)	Proposal or Remedy
Ron Swichkow	rswichkow@gmail.com	2/13/26	Irrigation Sunset Park	Broken	Known and BrightView is aware
Ron Swichkow	rswichkow@gmail.com	3/8/26	Entrance on Bridge	gushing broken sprinkler right at entrance on Bridge	Emailed Chris
	rswichkow@gmail.com Janice Champion	3/9/26	Outside of gate	Car parking there 4 times per week and blocking cars entering the gate	Emailed the PM at Town at WS Apts. As in past, Owners can call the tow company
Janice Champion	janicechampionmpebod@gmail.com	3/13/26	Along the Marina	remove the palm frond debris along the waters edge, near the rocks on the south side of MPE	3/16-- Emailed Greg at BrightView
Ron Swichkow	rswichkow@gmail.com	3/30/26	cross walk	bollard broken/leaning	3/30-emailed CB
Ron Swichkow	rswichkow@gmail.com	3/30/26	park	irrigation head broken	3/30-emailed CB and Greg at BV