

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 Continued Board of Supervisors Meeting of the New Port Tampa Bay Community Development District ("District"), scheduled to be held on **Thursday, May 7, 2026, at 11:00 a.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

General Business Matters

1. **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)*
2. **Consideration of Response from the Master Association Relative to the Termination of the 2017 Infrastructure Operating Agreement with Westshore Marina Master Association**

Other Business

- Staff Reports
 - District Counsel
 - District Engineer
 - District Manager
 - Next Meeting: June 18, 2026
 - Letter from Hillsborough County Supervisor of Elections
 - Site Manager / Westshore Marina District Master Association Manager
 - Maintenance Updates
- Audience Comments
- Supervisors Requests

Adjournment



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)***



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 03/31/26 | Anticipated April - Sept. | Anticipated FY 2026 Total | FY 2026 Adopted Budget | FY 2027 Proposed Budget |
|--|-------------------------------|------------------------------|------------------------------|---------------------------|----------------------------|
| Revenues | | | | | |
| On-Roll Assessments | \$ 116,366.70 | \$ 21,041.50 | \$ 137,408.20 | \$ 137,408.20 | \$ 180,000.00 |
| Interest Income | 4,365.42 | - | 4,365.42 | - | - |
| Net Revenues | \$ 120,732.12 | \$ 21,041.50 | \$ 141,773.62 | \$ 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 | - | 1,250.00 | 1,250.00 | 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 | 11,250.00 | 11,250.00 | 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 | 5,000.00 | 12,678.00 | 10,000.00 | 25,000.00 |
| District Counsel | 16,967.50 | 7,500.00 | 24,467.50 | 15,000.00 | 25,000.00 |
| Audit Fees | 4,300.00 | - | 4,300.00 | 4,800.00 | 4,800.00 |
| Legal Advertising | 1,287.31 | 1,000.00 | 2,287.31 | 2,000.00 | 2,500.00 |
| Website Maintenance Fee | 1,050.00 | 1,650.00 | 2,700.00 | 2,700.00 | 2,700.00 |
| Utilities | 6,342.83 | 6,965.58 | 13,308.41 | 16,000.00 | 16,000.00 |
| Postage/ Shipping | 2.96 | 100.00 | 102.96 | 200.00 | 500.00 |
| Miscellaneous Charges | 3,892.99 | 1,150.00 | 5,042.99 | 2,300.00 | 1,125.00 |
| Tax Preparation Fee | 6.42 | 3.58 | - | 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 | \$ 74,543.51 | \$ 72,340.66 | \$ 116,874.17 | \$ 137,408.20 | \$ 180,000.00 |

| | | |
|-----------------------|----------------|-----------|
| Current Year Proposed | Net Per Unit | \$137.26 |
| 1311 Units | Gross per Unit | \$ 146.02 |

| | | |
|--------------------|----------------|-----------|
| 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 | \$ 146.02 | | \$ 146.02 |
| Tower 1 | 146.02 | \$ 1,889.29 | 2,035.31 |



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

| | Actual Through 03/31/26 | Anticipated April - Sept. | Anticipated FY 2026 Total | FY 2026 Adopted Budget | FY 2027 Proposed Budget |
|---|-------------------------------|------------------------------|------------------------------|---------------------------|----------------------------|
| <u>Revenues</u> | | | | | |
| On-Roll Assessments | \$ 116,366.70 | \$ 21,041.50 | \$ 137,408.20 | \$ 137,408.20 | \$ 192,000.00 |
| On-Roll Assessments- Master | - | - | - | - | 600,000.00 |
| Interest Income | 4,365.42 | - | 4,365.42 | - | - |
| Net Revenues | \$ 120,732.12 | \$ 21,041.50 | \$ 141,773.62 | \$ 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 | - | 1,250.00 | 1,250.00 | 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 | 11,250.00 | 11,250.00 | 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 | 5,000.00 | 12,678.00 | 10,000.00 | 25,000.00 |
| District Counsel | 16,967.50 | 7,500.00 | 24,467.50 | 15,000.00 | 25,000.00 |
| Audit Fees | 4,300.00 | - | 4,300.00 | 4,800.00 | 4,800.00 |
| Legal Advertising | 1,287.31 | 1,000.00 | 2,287.31 | 2,000.00 | 2,500.00 |
| Website Maintenance Fee | 1,050.00 | 1,650.00 | 2,700.00 | 2,700.00 | 2,700.00 |
| Utilities | 6,342.83 | 6,965.58 | 13,308.41 | 16,000.00 | 16,000.00 |
| Postage/ Shipping | 2.96 | 100.00 | 102.96 | 200.00 | 500.00 |
| Miscellaneous Charges | 3,892.99 | 1,150.00 | 5,042.99 | 2,300.00 | 1,125.00 |
| Tax Preparation Fee | 6.42 | 3.58 | - | 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 | 74,543.51 | 72,340.66 | 116,874.17 | 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 | \$ 74,543.51 | \$ 72,340.66 | \$ 116,874.17 | \$ 137,408.20 | \$ 792,000.00 |

| | | |
|-----------------------|----------------|----------|
| Current Year Proposed | Net Per Unit | \$603.96 |
| 1311 Units | Gross per Unit | \$642.51 |

| | | |
|--------------------|----------------|-----------|
| 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 | \$ 642.51 | | \$ 642.51 |
| Tower 1 | 642.51 | \$ 1,889.29 | 2,531.80 |



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> |
|------------------------|-----------|--------------------------|

| | | |
|---------------------|----|------------|
| Interest 11/01/2027 | \$ | 207,415.63 |
|---------------------|----|------------|



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

District Manager



Craig Latimer
Supervisor of Elections

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

GOVERNOR'S STERLING
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

| Community Development District | Number of Registered Electors |
|--------------------------------|-------------------------------|
| New Port - Tampa Bay CDD | 1235 |

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or pthomas@votehillsborough.gov.

Respectfully,

Patricia "Patti" Thomas
Administrative Assistant/Candidate Services

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.