

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 Special Board of Supervisors Meeting of the New Port Tampa Bay Community Development District ("District"), scheduled to be held on **Thursday, June 4, 2026, at 10:00 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
- 1. **Consideration of the Minutes of the:**
 - **March 2, 2026, Board of Supervisors Continued Workshop Meeting**
 - **March 13, 2026, Board of Supervisors Continued Workshop Meeting**

General Business Matters

2. **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)*
3. **Review and Acceptance of the O&M Methodology Report**
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 the Arbitrage Rebate Engagement Letter with LLS Tax Solutions, Inc.** *(provided under separate cover)*
6. **Ratification of Payment Authorizations Nos. 237 - 240**
7. **Review of District Financial Position**

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 the Minutes of the:

- **March 2, 2026, Board of Supervisors
Continued Workshop Meeting**
- **March 13, 2026, Board of Supervisors
Continued Workshop Meeting**

MINUTES OF MEETING

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT CONTINUED WORKSHOP MEETING MINUTES Monday, March 2, 2026, at 11:00 a.m.

Board Members in attendance:

Scott Dutton	Assistant Secretary
Ron Swickow	Assistant Secretary
Don Bodie, Jr.	Assistant Secretary

Also present:

Jane Gaarlandt	PFM	(via phone)
Gazmin Kerr	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Various Audience members via phone		

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 11:03 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. Bodie, Jr. gave an overview of the points within the agreement that were sent to Mr. Mays. Mr. Mays will follow up this week once all points have been agreed upon and their Counsel has reviewed the necessary documents.

Mr. Swichkow noted the Developer has refused to sign the amendment regarding the timeline. The current deadline is April 4, 2026.

The Board requested a Special Board of Supervisors Meeting to vote upon termination of the Infrastructure Operating Agreement with Westshore Marina Master Association
There was discussion regarding the timeline and agreement termination.

The Board reviewed the proposed changes within the operating agreement and assessments. It was noted that District Counsel and Developer's Counsel will have to work together to review and finalize all documents.

There was lengthy discussion regarding the Master Association being subject to Section 720 of Florida Statutes.

Mr. Swichkow has contacted the recommended methodology consultants in preparation for the CDD to collect assessments.

It was noted that both the Master Declaration, and the Infrastructure Operating Agreement need to be amended.

Ms. Gaarlandt noted the budget meeting is currently scheduled for April but can be moved to May if needed based on inclusion of the assessments.

There was brief discussion regarding the title owners for the various entities and possible litigation.

There was lengthy discussion regarding the termination of the Infrastructure Operating Agreement with Westshore Marina Master Association and turnover of the infrastructure to the CDD. It was noted BTI, under the amended agreement, would make a one time payment to the CDD reserves as they have not made assessment payments in the past.

Mr. Mays will follow up with Mr. Bodie, Jr. This information will be sent to District Management and District Counsel. It was noted that motions cannot be made at workshop meetings.

There was brief discussion regarding the schedule to hold a continued workshop.

Ms. Gaarlandt will follow up with District Counsel regarding circulating the Developer's response.

The Board requested to schedule a Special Board of Supervisors Meeting. This will include voting upon the termination of the operating agreement and discussion of the timeline and process of the CDD taking over assessment collection.

THIRD ORDER OF BUSINESS

Continuance

The Board continued the March 2, 2026 Continued BOS Workshop Meeting, at 11:44 a.m., to March 13, 2026, at 10:00 a.m. at the current location.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES OF MEETING

**NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT
CONTINUED WORKSHOP MEETING MINUTES
Friday, March 13, 2026, at 11:00 a.m.**

Board Members in attendance:

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

Also present:

Jane Gaarlandt	PFM	(via phone)
Audrey Ryan	PFM	(via phone)
Various Audience members via phone		

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The New Port - Tampa Bay Community Development District Continued Workshop Meeting was called to order at 11:00 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. Bodie, Jr., gave an overview of the response he received from the Master Association’s Counsel. The response noted that changes cannot be made to the Master Declaration at this time. The Master Association did agree that a request can be made that Towers 2 and 3 voluntarily contribute to the quarterly dues, until they are resident occupied. At that time, the residents would

pay the normally required assessments. These items are all contingent on the CDD not taking over the Operation Assessments.

There was discussion regarding the response and termination of the agreement. Mr. Pickering gave an overview of the Master Association Counsel's response. It was noted it is a 50-year operating agreement and will be challenged if termination is pursued.

It was noted the CDD does not have the budget for litigation and Mr. Babbar would not be able to represent the CDD, as he wrote the agreement.

There was continued discussion regarding the termination of the agreement and assessing correctly. It was noted that the Master Association needs to be in compliance with Section 190.

There was lengthy discussion regarding Developer control. Mr. Pickering noted the Developer does not want to not give up control during the period of the build.

There was brief discussion regarding date deadlines.

Mr. Bodie, Jr., noted there are legal fees that need to be covered by the District and funding needs to be determined.

A resident commented regarding the date of inception of the Master HOA. It was noted that it was established in 2017 with the original documents.

There was brief discussion regarding the liabilities of the CDD. Mr. Bodie, Jr., recommended that the next step should be to contact District Counsel.

There was discussion regarding Mr. Pickering's role on the various boards.

There was brief discussion regarding the dues and the operating agreement. It was noted there should be an amount recommended within the document and a trigger date for the turnover.

Mr. Bodie, Jr., gave an overview of the ERU's.

Mr. Swichkow recommended that Mr. Mays attend a meeting for discussion, but agreed with termination.

There was lengthy discussion regarding litigation versus signing the agreement based on the terms and the amount needing to be decided upon.

Mr. Bodie, Jr., reviewed the assessment/ERU calculation. It was noted this would be a determining factor in the contributions for Tower 2 and Tower 3.

There was lengthy discussion regarding the calculations and the Master Declaration document. Mr. Bodie, Jr., recommended having an amendment in the agreement to exempt the Marina. Mr. Pickering noted that changing the document is a risk and the Developer would like to contribute the calculated amount instead. It was recommended to write a new Master Declaration. It was noted that any changes within the Operating Agreement or Master Declaration must be mutually agreed upon.

There was discussion regarding the CDD previously abdicating its' responsibility to the Master Association. It was noted the CDD should be allowed to have oversight.

Mr. Swichkow volunteered to meet with Mr. Mays, prior to the next meeting, to come up with a dollar amount, methodology, and discuss the possibility of adding CDD oversight. It was noted the amount is around \$150,000.00.

There was brief discussion regarding the amount needing to be contributed and the timeline for commencement.

There was also discussion regarding the exemption of the marina, other entity payments, and amending the agreement.

Mr. Pickering recommended agreeing on the amount and putting any other requests in the return response.

Mr. Bodie, Jr., reviewed the updated requests. This included the contribution amount, the need to memorialize the ERU's at 1309, amending to exempt the Marina, and CDD oversight. It was noted the word "voluntary" should also be removed, as the amount will remain the same moving forward until turnover.

There was brief discussion regarding the landscaping needing to be completed and dues. It was noted BTI paid for the original installed landscaping.

There was continued discussion on the updated requests within the document and the process for submitting the response.

The Board reviewed and finalized the requests.

There was brief discussion regarding the structure of the CDD.

There was continued discussion regarding the wording of the finalized requests, including the Marina entity responsibility and seawall.

Mr. Bodie reviewed the final worded requests.

There was brief discussion regarding the engineer inspection reports. It was noted the CDD is not receiving the reports.

There was also brief discussion regarding the next steps in the process and the impact of the final ERU contribution amounts. It was noted the contribution would be put in the reserves.

THIRD ORDER OF BUSINESS

Continuance

There was brief discussion regarding scheduling a continued workshop.

The Board continued the March 13, 2026, Continued BOS Workshop Meeting, to March 20, 2026, at 10:00 a.m. at the current location.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson



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
*[suggested date of August 20, 2026]***

- 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 JUNE 4, 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 FY 2027 Annual Operations & Maintenance Budget

	Actual Through 04/30/26	Anticipated May - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-Roll Assessments	\$ 135,167.51	\$ 2,240.69	\$ 137,408.20	\$ 137,408.20	\$ 180,000.00
Interest Income	5,160.02	-	5,160.02	-	-
Net Revenues	\$ 140,327.53	\$ 2,240.69	\$ 142,568.22	\$ 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	-	-	-	2,500.00	2,400.00
General Insurance	5,598.00	-	5,598.00	6,157.80	6,500.00
Trustee Services	4,211.25	-	4,211.25	4,500.00	4,500.00
District Management Fees	13,125.00	9,375.00	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	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Engineering Fees	7,678.00	4,166.67	11,844.67	10,000.00	25,000.00
District Counsel	20,542.50	6,250.00	26,792.50	15,000.00	25,000.00
Audit Fees	4,300.00	-	4,300.00	4,800.00	4,800.00
Legal Advertising	1,355.12	833.33	2,188.45	2,000.00	2,500.00
Website Maintenance Fee	1,175.00	1,525.00	2,700.00	2,700.00	2,700.00
Utilities	7,462.43	5,804.65	13,267.08	16,000.00	16,000.00
Postage/ Shipping	28.33	83.33	111.66	200.00	500.00
Miscellaneous Charges	3,892.99	958.33	4,851.32	2,300.00	1,125.00
Tax Preparation Fee	6.42	-	-	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	\$ 85,064.04	\$ 61,746.32	\$ 116,803.94	\$ 137,408.20	\$ 180,000.00
Net Income (Loss)	\$ 55,263.49	\$ (59,505.63)	\$ 25,764.28	\$ -	\$ -



New Port Tampa Bay CDD
FY 2027
Proposed Assessments

Unit Type	FY 2027 O&M Assessment	FY 2027 Series 2021 Debt Service Assessment	Total
Platted Lots	\$ 146.02	\$ -	\$ 146.02
Tower 1	146.02	1,889.29	2,035.31



New Port Tampa Bay CDD
FY 2027 O&M Proposed Assessment Comparison

Unit Type	2026 O&M Assessment (Gross)	2027 O&M Assessment (Gross)	Increase / (Decrease)
1292 Units	\$ 113.41	\$ -	\$ (113.41)
1311 Units	-	146.02	146.02



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 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.

Reamortization 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 Fee

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 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 11/1/2026	\$	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 11/1/2027	\$	207,415.63
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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 FY 2027 Annual Operations & Maintenance Budget

	Actual Through 04/30/26	Anticipated April - Sept.	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
On-Roll Assessments	\$ 135,167.51	\$ 2,240.69	\$ 137,408.20	\$ 137,408.20	\$ 192,000.00
On-Roll Assessments- Master	-	-	-	-	700,000.00
Interest Income	5,160.02	-	5,160.02	-	-
Net Revenues	\$ 140,327.53	\$ 2,240.69	\$ 142,568.22	\$ 137,408.20	\$ 892,000.00
General & Administrative Expenses					
Public Officials' Liability Insurance	\$ 3,014.00	\$ -	\$ 3,014.00	\$ 3,315.40	\$ 3,500.00
Supervisor Fees	-	-	-	2,500.00	2,400.00
General Insurance	5,598.00	-	5,598.00	6,157.80	6,500.00
Trustee Services	4,211.25	-	4,211.25	4,500.00	4,500.00
District Management Fees	13,125.00	9,375.00	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	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Engineering Fees	7,678.00	4,166.67	11,844.67	10,000.00	25,000.00
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Legal Advertising	1,355.12	833.33	2,188.45	2,000.00	2,500.00
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Tax Preparation Fee	6.42	-	-	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	85,064.04	61,746.32	116,803.94	137,408.20	192,000.00
Master Association Maintenance					
Master Association Maint.	-	-	-	-	\$ 700,000.00
Total Master Administrative Expenses	-	-	-	-	\$ 700,000.00
Total Expenses	\$ 85,064.04	\$ 61,746.32	\$ 116,803.94	\$ 137,408.20	\$ 892,000.00
Net Income (Loss)	\$ 55,263.49	\$ (59,505.63)	\$ 25,764.28	\$ -	\$ -



New Port Tampa Bay CDD
FY 2027 O&M Proposed Assessment Comparison

Unit Type	2026		2027		Increase / (Decrease)
	O&M Assessment (Gross)		O&M Assessment (Gross)		
1292 Units	\$	113.41	\$	-	\$ (113.41)
1311 Units		-		723.63	723.63



New Port Tampa Bay CDD
FY 2027
Proposed Assessments

Unit Type	FY 2027 O&M Assessment	FY 2027 Series 2021 Debt Service Assessment	Total
Platted Lots	\$ 723.63	\$ -	\$ 723.63
Tower 1	723.63	1,889.29	2,612.92



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:

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Supervisors’ and Officers’ liability insurance.

Supervisor Fees

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Trustee Services

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District Management Fees

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New Port Tampa Bay CDD

FY 2027

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Website Maintenance Fee

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 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 Proposed Debt Service Budget**

**FY2027 Proposed Series
2021 Budget**

REVENUES:

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

EXPENDITURES:

Interest 11/1/2026	\$	211,703.13
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TOTAL EXPENDITURES	\$	<u>668,406.26</u>

EXCESS REVENUES	\$	<u>207,415.63</u>
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Interest 11/1/2027	\$	207,415.63
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New Port – Tampa Bay Community Development District

Review and Acceptance of the O&M Methodology Report

Operations & Maintenance Special Assessment Allocation Report

NEW PORT - TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

June 4, 2026

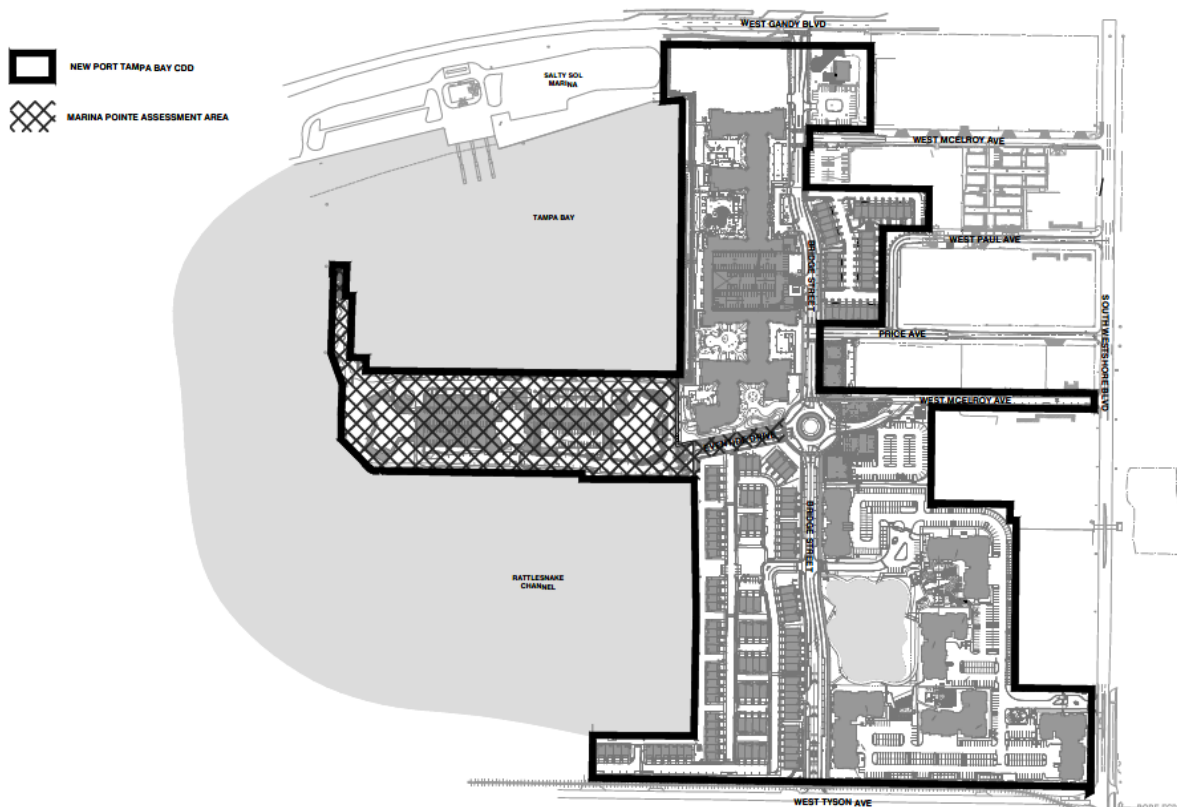
Prepared By:



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

1. INTRODUCTION

The New Port - Tampa Bay Community Development District, (the “**District**”), was established on August 25, 2005, pursuant to City of Tampa Ordinance No. 2005-233 and Chapter 190, Florida Statutes. The total acreage included in the initial District boundaries was 51.26 acres. The District boundaries were later amended to add a net of 2.87 acres with the adoption of City of Tampa Ordinance No. 2006-322 on December 27, 2006 then later amended to reduce the total acreage by 1.11 acres with the adoption of City of Tampa Ordinance No. 2009-63 on April 17, 2009. The District boundaries now consist of 53.016 total acres. A site plan showing the current boundaries of the district is shown below.



2. HISTORY AND PURPOSE OF REPORT

The District has previously issued its Special Assessment Bonds, Series 2006A and Series 2006B, (collectively, the “**2006 Bonds**”), and its Special Assessment Bonds, Series 2021, (the “**2021 Bonds**”) to fund certain infrastructure that provides benefit to parcels of land in the District. Since 2017, these District-owned assets have been maintained by the Westshore Marina District Master Association, Inc., (the “**Association**”), pursuant to an agreement between the parties. The Association has been invoicing property owners directly and collecting annual assessments

for the ongoing maintenance of District-owned infrastructure. The District now desires to take back maintenance responsibility of its infrastructure including the levy and collection of the associated annually recurring maintenance assessments. This Operations & Maintenance Special Assessment Allocation Report, (“**O&M Methodology**”), will establish a methodology to be used for the allocation of annual Operations & Maintenance Assessments, (the “**O&M Assessments**”) and is being presented to the Board of Supervisors of the District as part of this process.

3. DEVELOPMENT PLAN

The development within the District includes 747 apartment units, 549 total condominium and townhome units, approximately 26,470 total square feet of retail, and land that is currently vacant but could potentially accommodate up to an estimated 24,000 square feet of commercial or restaurant use. The development plan as of the date of this report is shown on Table 1 of Exhibit A of this report.

4. PRIOR BOND ISSUES

As previously mentioned, the District has issued its 2006 Bonds to finance capital improvements for the entire District. However, due to the economic downturn at the time, the District defaulted on the 2006 Bonds in 2009 and ultimately the 2006 Bonds were cancelled in 2019.

The District has subsequently issued its 2021 Bonds in which proceeds were used to fund District capital improvements that provided special benefit to the three high rise condominium towers known as the Marina Pointe Condominiums. Annual debt service assessments for the 2021 Bonds are levied only on the properties making up the three condominium towers and these annual debt services assessments currently levied will not be impacted by the adoption of this O&M Methodology.

5. PROPOSED FISCAL YEAR 2027 BUDGET

The District’s Fiscal Year 2027 budget consists of \$192,000.00 proposed administrative expenditures and \$600,000.00 proposed field services expenditures.

6. ALLOCATION METHODOLOGY

Per Florida law, there are 2 basic requirements that must be met for special assessments to be valid:

- 1) The parcels of land being assessed must receive special benefit from the improvements and services provided, and
- 2) The assessments must be fairly and reasonably allocated to each parcel receiving special benefit.

In Fiscal Year 2026 and in prior years leading up to Fiscal Year 2026, The Association used the ERU methodology for allocating and direct billing the field maintenance portion of the O&M

**New Port – Tampa Bay Community Development District
Operations & Maintenance Special Assessment Allocation Report**

Assessments to benefitted parcels and to each assessable unit within the District. The District collected the administrative portion of the O&M Assessments utilizing the Uniform Method of Collection and placing the administrative assessments on the Hillsborough County property tax bill. The current ERU per unit for both administrative assessments and field assessments and the definition of assessable unit for administrative and field assessments are shown on the table below.

Current ERU Per Assessable Unit

Land Use	ERU	
	Administrative	ERU Field
Apartments	1.00	0.50
Townhome/Condominium	1.00	1.00
Retail	1.00 per 2,200 SF	1.00 per 2,200 SF
Vacant Land	1.00 per acre	Not Assessed
Marina Slips	Not Assessed	0.25

With the levy of the FY 2026 assessments, Towers 2 and 3 of the Marina Point Condominium development and the vacant commercial/restaurant parcels were each assessed administrative assessments on the Hillsborough County property tax bill but were not assessed for field maintenance by the Association.

The purpose of this engagement and the development of this O&M Methodology is to evaluate the current allocation methodology used by the Association and make recommended changes to the District for a revised methodology beginning in Fiscal Year 2027. After reviewing prior years budgets and assessment allocations, reviewing the 2026 assessment roll, and conversations with the District Engineer, it is recommended that the District adopt a revised ERU methodology.

Allocation Of Administrative Assessments

It was determined that there is no material difference in the benefit received by each assessable unit from the administrative portion of the annual budget and therefore the recommendation to the District is to continue to allocate the administrative assessments on a pro-rata basis levying equal assessments to each assessable unit. The proposed allocation of the Fiscal Year 2027 administrative assessments is shown on Table 2 of Exhibit A of this report.

Allocation Of Field Assessments

After reviewing the components of the District’s field maintenance budget, discussions with District Engineer and analysis of site plans, it was determined that there is no material difference in the benefit received by each assessable unit from the District’s ongoing field maintenance. The burden placed on the District’s infrastructure is equal for all land use categories and therefore the recommendation is for the District to allocate field maintenance assessments on a pro-rata basis levying equal assessments to each assessable unit. The proposed allocation of the Fiscal Year 2027 field assessments is shown on Table 3 of Exhibit A of this report.

**New Port – Tampa Bay Community Development District
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The proposed revised ERU per unit for both District administrative assessments and District field maintenance assessments and the definition of assessable units are shown on the table below.

Recommended Revised ERU Per Assessable Unit

Land Use	ERU	
	Administrative	ERU Field
Apartments	1.00	1.00
Townhome/Condominium	1.00	1.00
Retail	1.00 per 2,200 SF	1.00 per 2,200 SF
Vacant Land	1.00 per 2,200 SF	1.00 per 2,200 SF
Marina Slips	Not Assessed	Not Assessed

In addition, it should be noted that construction of District infrastructure provides special benefit to all parcels of developable land within the District regardless of whether the parcel is fully developed or is vacant. Therefore, it is recommended that the District include field assessments on the vacant parcels of land that were previously excluded from field assessments in Fiscal Year 2026 and in years prior to 2026. Specifically, the two parcels planned for Towers 2 and 3 and the two commercial parcels at the north side of the development.

Finally, since the marina slips are not located physically within the boundaries of the District, they should be excluded from both District administrative and District field assessments.

This O&M Methodology previously described demonstrates that both requirements of valid special assessments are met in that the lands being assessed receive special benefit and that the assessments are allocated fairly to each parcel.

It is anticipated, and is recommended, that both administrative assessments and field assessments will be levied on all properties within the District beginning with the November 2026 Hillsborough County property tax bill utilizing the Uniform Method of Collection.

7. ADDITIONAL STIPULATIONS

Certain data was provided by members of District staff and other professionals during the process of developing this O&M Methodology. The allocation methodology described herein was based on information provided by those professionals. J.H. McKay, LLC makes no representations beyond restatement of information necessary for compilation of this report.

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.

Exhibit “A”

**New Port - Tampa Bay Community Development District
Operations & Maintenance Allocation Methodology Report**

TABLE 1: FINAL DEVELOPMENT PLAN					
Land Use	Owner or Description	Hillsborough County Folio#	# Units	Unit Desc.	
Residential					
Apartments	Related	1324274086	396	Units	
	Starlight	1324274116	351	Units	
Total Apartments			747	Units	
Condo./TH Units	Lennar Westshore	Multiple Folios	35	Units	
	Lennar Inlet	Multiple Folios	108	Units	
	Tower I	Multiple Folios	125	Units	
	Tower II (Planned)	1324274248; 1324274246	158	Units	
	Tower III (Planned)	1324274250	123	Units	
Total Condo./TH			549	Units	
Total Residential			1,296	Units	
Non-Residential					
Retail/Office	Marina Landings Retail	1324274114; 1324274116	23,870	SF	
	Tower 1 Commercial		2,682	SF	
Total Retail/Office			26,552	SF	
Acres					
Land/Commercial	Restaurant Property 1 (West)	1324274082	1.11	14,505	SF (1)
	Restaurant Property 2 (East)	1324274084	0.55	7,187	SF (1)
	Sales Trailer Lot 5 and 6	1324274092	1.13	2,311	SF
Total Land/Commercial			24,004		
Total Non-Residential			50,556		

- (1) Properties are vacant. Assumed maximum allowable building square footage based on estimated Floor Area Ratio, ("FAR"). FAR is defined as maximum allowable building square footage as a percentage of total square footage of the parcel of land.

Restaurant Property 1 (West)

Total Acres	1.11
SF/Acre	<u>43,560</u>
Total Square Feet	<u>48,352</u>
FAR (Estimated)	<u>0.30</u>
Maximum Estimated Allowable Building Square Feet	<u><u>14,505</u></u>

Restaurant Property 2 (East)

Total Acres	0.55
SF/Acre	<u>43,560</u>
Total Square Feet	<u>23,958</u>
FAR (Estimated)	<u>0.30</u>
Maximum Estimated Allowable Building Square Feet	<u><u>7,187</u></u>

New Port - Tampa Bay Community Development District

Operations & Maintenance Allocation Methodology Report

Total FY 2027 Administrative Budget		\$192,000.00
Collection Costs and Discounts	6.00%	\$12,255.32
Total Administrative Assessment		\$204,255.32

TABLE 2: ALLOCATION OF ADMINISTRATIVE ASSESSMENTS

Land Use	Owner or Description	Hillsborough County Folio#	# Units	Unit Desc.	# Assessable Units	ERU/Unit Admin.	Total ERUs Admin.	% Total ERUs Admin.	Administrative Allocation To Property	Administrative Allocation To Unit
Residential										
Apartments	Related	1324274086	396	Units	396	1.00	396.00	30.02%	\$61,323.98	\$154.86
	Starlight	1324274116	351	Units	351	1.00	351.00	26.61%	\$54,355.35	\$154.86
Total Apartments			747	Units	747		747.00	56.63%	\$115,679.34	
Condo./TH Units	Lennar Westshore	Multiple Folios	35	Units	35	1.00	35.00	2.65%	\$5,420.05	\$154.86
	Lennar Inlet	Multiple Folios	108	Units	108	1.00	108.00	8.19%	\$16,724.72	\$154.86
	Tower I	Multiple Folios	125	Units	125	1.00	125.00	9.48%	\$19,357.32	\$154.86
	Tower II (Planned)	1324274248; 1324274246	158	Units	158	1.00	158.00	11.98%	\$24,467.65	\$154.86
	Tower III (Planned)	1324274250	123	Units	123	1.00	123.00	9.33%	\$19,047.60	\$154.86
Total Condo./TH			549	Units	549		549.00	41.62%	\$85,017.34	
Total Residential			1,296	Units	1,296		1,296.00	98.26%	\$200,696.68	
Non-Residential										
Retail/Office	Marina Landings Retail	1324274114; 1324274116	23,870	SF	10.85 (2)	1.00	10.85	0.82%	\$1,680.22	\$154.86
	Tower 1 Commercial		2,682	SF	1.22 (2)	1.00	1.22	0.09%	\$188.79	\$154.86
Total Retail/Office			26,552	SF	12.07		12.07	0.92%	\$1,869.00	
Land/Commercial	Restaurant Property 1 (West)	1324274082	14,505	SF (1)	6.59 (2)	1.00	6.59	0.50%	\$1,021.04	\$154.86
	Restaurant Property 2 (East)	1324274084	7,187	SF (1)	3.27 (2)	1.00	3.27	0.25%	\$505.92	\$154.86
	Sales Trailer Lot 5 and 6	1324274092	2,311	SF	1.05 (2)	1.00	1.05	0.08%	\$162.67	\$154.86
Total Land/Commercial			24,004		10.91		10.91	0.83%	\$1,689.64	
Total Non-Residential			50,556		22.98		22.98	1.74%	\$3,558.64	
Total					1,318.98		1,318.98	100.00%	\$204,255.32	

(1) Properties are vacant. Assumed maximum allowable building square footage based on estimated Floor Area Ratio, ("FAR"). FAR is defined as maximum allowable building square footage as a percentage of total square footage of the parcel of land.

Restaurant Property 1 (West)

Total Acres	1.11
SF/Acre	43,560
Total Square Feet	48,352
FAR (Estimated)	0.30
Maximum Estimated Allowable Building Square Feet	14,505

Restaurant Property 2 (East)

Total Acres	0.55
SF/Acre	43,560
Total Square Feet	23,958
FAR (Estimated)	0.30
Maximum Estimated Allowable Building Square Feet	7,187

(2) Assessable unit equal to 2,200 square feet.

New Port - Tampa Bay Community Development District

Operations & Maintenance Allocation Methodology Report

Total FY 2027 Field Budget		\$600,000.00
Collection Costs and Discounts	6.00%	\$38,297.87
Total Administrative Assessment		\$638,297.87

TABLE 3: ALLOCATION OF FIELD ASSESSMENTS

Land Use	Owner or Description	Hillsborough County Folio#	# Units	Unit Desc.	# Assessable Units	ERU/Unit Field	Total ERUs Field	% Total ERUs Field	Field Allocation To Property	Field Allocation To Unit
Residential										
Apartments	Related	1324274086	396	Units	396	1.00	396.00	30.02%	\$191,637.45	\$483.93
	Starlight	1324274116	351	Units	351	1.00	351.00	26.61%	\$169,860.47	\$483.93
Total Apartments			747	Units	747		747.00	56.63%	\$361,497.92	
Condo./TH Units	Lennar Westshore	Multiple Folios	35	Units	35	1.00	35.00	2.65%	\$16,937.65	\$483.93
	Lennar Inlet	Multiple Folios	108	Units	108	1.00	108.00	8.19%	\$52,264.76	\$483.93
	Tower I	Multiple Folios	125	Units	125	1.00	125.00	9.48%	\$60,491.62	\$483.93
	Tower II (Planned)	1324274248; 1324274246	158	Units	158	1.00	158.00	11.98%	\$76,461.41	\$483.93
	Tower III (Planned)	1324274250	123	Units	123	1.00	123.00	9.33%	\$59,523.75	\$483.93
Total Condo./TH			549	Units	549		549.00	41.62%	\$265,679.20	
Total Residential			1,296	Units	1,296		1,296.00	98.26%	\$627,177.12	
Non-Residential										
Retail/Office	Marina Landings Retail	1324274114; 1324274116	23,870	SF	10.85 (2)	1.00	10.85	0.82%	\$5,250.67	\$483.93
	Tower 1 Commercial		2,682	SF	1.22 (2)	1.00	1.22	0.09%	\$589.96	\$483.93
Total Retail/Office			26,552	SF	12.07		12.07	0.92%	\$5,840.63	
Land/Commercial	Restaurant Property 1 (West)	1324274082	14,505	SF (1)	6.59 (2)	1.00	6.59	0.50%	\$3,190.76	\$483.93
	Restaurant Property 2 (East)	1324274084	7,187	SF (1)	3.27 (2)	1.00	3.27	0.25%	\$1,581.01	\$483.93
	Sales Trailer Lot 5 and 6	1324274092	2,311	SF	1.05 (2)	1.00	1.05	0.08%	\$508.35	\$483.93
Total Land/Commercial			24,004		10.91		10.91	0.83%	\$5,280.12	
Total Non-Residential			50,556		22.98		22.98	1.74%	\$11,120.75	
Total					1,318.98		1,318.98	100.00%	\$638,297.87	

(1) Properties are vacant. Assumed maximum allowable building square footage based on estimated Floor Area Ratio, ("FAR"). FAR is defined as maximum allowable building square footage as a percentage of total square footage of the parcel of land.

Restaurant Property 1 (West)

Total Acres	1.11
SF/Acre	43,560
Total Square Feet	48,352
FAR (Estimated)	0.30
Maximum Estimated Allowable Building Square Feet	14,505

Restaurant Property 2 (East)

Total Acres	0.55
SF/Acre	43,560
Total Square Feet	23,958
FAR (Estimated)	0.30
Maximum Estimated Allowable Building Square Feet	7,187

(2) Assessable unit equal to 2,200 square feet.

New Port - Tampa Bay Community Development District

Operations & Maintenance Allocation Methodology Report

TABLE 4: TOTAL COMBINED ADMINISTRATIVE AND FIELD ASSESSMENTS								
Land Use	Owner or Description	Hillsborough County Folio#	# Units	Unit Desc.	Assessable # Units	Administrative Allocation To Property	Field Allocation To Property	Combined Allocation To Unit (1)
Residential								
Apartments	Related	1324274086	396	Units	396	\$61,323.98	\$191,637.45	\$638.79
	Starlight	1324274116	351	Units	351	\$54,355.35	\$169,860.47	\$638.79
Total Apartments			747	Units	747	\$115,679.34	\$361,497.92	
Condo./TH Units	Lennar Westshore	Multiple Folios	35	Units	35	\$5,420.05	\$16,937.65	\$638.79
	Lennar Inlet	Multiple Folios	108	Units	108	\$16,724.72	\$52,264.76	\$638.79
	Tower I	Multiple Folios	125	Units	125	\$19,357.32	\$60,491.62	\$638.79
	Tower II	1324274248; 1324274246	158	Units	158	\$24,467.65	\$76,461.41	\$638.79
	Tower III	1324274250	123	Units	123	\$19,047.60	\$59,523.75	\$638.79
Total Condo./TH			549	Units	549	\$85,017.34	\$265,679.20	
Total Residential			1,296	Units	1,296	\$200,696.68	\$627,177.12	
Non-Residential								
Retail/Office	Marina Landings Retail	1324274114; 1324274116	23,870	SF	10.85 (3)	\$1,680.22	\$5,250.67	\$638.79
	Tower 1 Commercial		2,682	SF	1.22 (3)	\$188.79	\$589.96	\$638.79
Total Retail/Office			26,552	SF	12.07	\$1,869.00	\$5,840.63	
Land/Commercial	Restaurant Property 1 (West)	1324274082	14,505	SF (2)	6.59 (3)	\$1,021.04	\$3,190.76	\$638.79
	Restaurant Property 2 (East)	1324274084	7,187	SF (2)	3.27 (3)	\$505.92	\$1,581.01	\$638.79
	Sales Trailer Lot 5 and 6	1324274092	2,311	SF	1.05 (3)	\$162.67	\$508.35	\$638.79
Total Land/Commercial			24,004		10.91	\$1,689.64	\$5,280.12	
Total Non-Residential			50,556		22.98	\$3,558.64	\$11,120.75	
Total					1,318.98	\$204,255.32	\$638,297.87	

- (1) Total O&M Assessments including Hillsborough County collection costs and early payment discount costs.
- (2) Properties are vacant. Assumed maximum allowable building square footage based on estimated Floor Area Ratio, ("FAR"). FAR is defined as maximum allowable building square footage as a percentage of total square footage of the parcel of land.

Restaurant Property 1 (West)

Total Acres	1.11
SF/Acre	43,560
Total Square Feet	48,352
FAR (Estimated)	0.30
Maximum Estimated Allowable Building Square Feet	14,505

Restaurant Property 2 (East)

Total Acres	0.55
SF/Acre	43,560
Total Square Feet	23,958
FAR (Estimated)	0.30
Maximum Estimated Allowable Building Square Feet	7,187

- (3) Assessable unit equal to 2,200 square feet.

New Port - Tampa Bay Community Development District

Operations & Maintenance Allocation Methodology Report

TABLE 5: TOTAL PROPOSED FY 2027 COMPARED TO FY 2026 ASSESSMENTS PER UNIT									
Land Use	Owner or Description	Hillsborough County Folio#	# Units	Unit Desc.	Assessable # Units	Actual FY 2026 Assessments (1)	Proposed FY 2027 Assessments (2)	Increase (Decrease) \$	%
Residential									
Apartments	Related	1324274086	396	Units	396	\$543.94	\$638.79	\$94.85	17.44%
	Starlight	1324274116	351	Units	351	\$543.94	\$638.79	\$94.85	17.44%
Total Apartments			747	Units	747				
Condo./TH Units	Lennar Westshore	Multiple Folios	35	Units	35	\$974.60	\$638.79	(\$335.81)	-34.46%
	Lennar Inlet	Multiple Folios	108	Units	108	\$974.60	\$638.79	(\$335.81)	-34.46%
	Tower I	Multiple Folios	125	Units	125	\$974.60	\$638.79	(\$335.81)	-34.46%
	Tower II	1324274248; 1324274246	158	Units	158	\$113.28	\$638.79	\$525.51	463.90%
	Tower III	1324274250	123	Units	123	\$113.28	\$638.79	\$525.51	463.90%
Total Condo./TH			549	Units	549				
Total Residential			1,296	Units	1,296				
Non-Residential									
Retail/Office	Marina Landings Retail	1324274114; 1324274116	23,870	SF	10.85 (4)	\$1,822.61	\$638.79	(\$1,183.82)	-64.95%
	Tower 1 Commercial		2,682	SF	1.22 (4)	\$861.32	\$638.79	(\$222.52)	-25.84%
Total Retail/Office			26,552	SF	12.07				
Land/Commercial	Restaurant Property 1 (West)	1324274082	14,505	SF (3)	6.59 (4)	\$125.74	\$638.79	\$513.05	408.02%
	Restaurant Property 2 (East)	1324274084	7,187	SF (3)	3.27 (4)	\$62.30	\$638.79	\$576.49	925.27%
	Sales Trailer Lot 5 and 6	1324274092	2,311	SF	1.05 (4)	\$997.25	\$638.79	(\$358.46)	-35.94%
Total Land/Commercial			24,004		10.91				
Total Non-Residential			50,556		22.98				
Total					1,318.98				

- (1) FY 2026 assessments include administrative assessments and collection costs levied by the District and paid via the Hillsborough County Tax Collector plus Association administrative and field assessments direct-billed by the Master Association net of collection costs.
- (2) Proposed FY 2027 assessments include both administrative, field assessments and collection costs and are based on the proposed FY 2027 budget.
- (3) Properties are vacant. Assumed maximum allowable building square footage based on estimated Floor Area Ratio, ("FAR"). FAR is defined as maximum allowable building square footage as a percentage of total square footage of the parcel of land.

Restaurant Property 1 (West)

Total Acres	1.11
SF/Acre	43,560
Total Square Feet	48,352
FAR	0.30
Maximum Building Square Feet	14,505

Restaurant Property 2 (East)

Total Acres	0.55
SF/Acre	43,560
Total Square Feet	23,958
FAR	0.30
Maximum Building Square Feet	7,187

- (4) Assessable unit equal to 2,200 square feet.



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 the Arbitrage Rebate
Engagement Letter with LLS Tax Solutions,
Inc.**

(provided under separate cover)



New Port – Tampa Bay Community Development District

**Ratification of Payment Authorizations
Nos. 237 - 240**

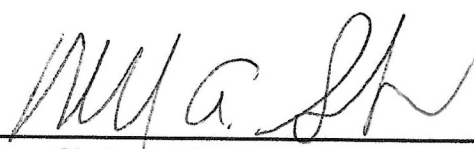
**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 237
4/3/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
26-01064H	Business Observer (NEW2)	04/03/2026	New Port Tampa Bay CDD	67.81
141311	PFM Group Consulting LLC (NEW2)	03/30/2026	New Port Tampa Bay CDD	1,250.00
8121525	U.S. Bank (NEW2)	03/25/2026	New Port Tampa Bay CDD	4,256.13
8391	VGlobalTech (NEW2)	04/01/2026	New Port Tampa Bay CDD	125.00
Total:				5,698.94

Assistant Secretary



Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 238
4/10/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
OE-EXP-04-2026-26	PFM Group Consulting LLC (NEW2)	04/06/2026	New Port Tampa Bay CDD	25.37
DM-04-2026-54	PFM Management Services LLC (NEW2)	04/05/2026	New Port Tampa Bay CDD	1,875.00
			Total:	1,900.37

Assistant Secretary

Ron Swickow

Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 239
4/17/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
10701-041326	Tampa Electric Company (NEW2)	04/13/2026	New Port Tampa Bay CDD	1,052.56
23215-041326	Tampa Electric Company (NEW2)	04/13/2026	New Port Tampa Bay CDD	67.04
			Total:	1,119.60

Assistant Secretary

Ron Swicklow

Chairman / Vice Chairman

**NEW PORT TAMPA BAY
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 240
4/24/2026

PAYMENT AUTHORIZATION ONLY - NO FUNDING NEEDED

Invoice No	Supplier	Invoice Date	Property	Invoice Amount
28162	Straley Robin Vericker (NEW2)	04/15/2026	New Port Tampa Bay CDD	3,575.00
			Total:	3,575.00

Assistant Secretary

Ron Swickow

Chairman / Vice Chairman



New Port – Tampa Bay Community Development District

Review of District Financial Position



New Port Tampa Bay CDD

April 2026 Financial Package

April 30, 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 4/30/2026

	General	Debt Service S2021 Bond	Capital Projects	General Long- Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 228,026.09				\$ 228,026.09
Assessments Receivable	2,447.11				2,447.11
Prepaid Expenses	1,773.38				1,773.38
Assessments Receivable		\$ 114,060.36			114,060.36
Debt Service Reserve Series 2021		665,971.88			665,971.88
Revenue Series 2021		580,619.81			580,619.81
Acquisition/Construction Series 2021			\$ 89,727.74		89,727.74
Deposits			750.00		750.00
Total Current Assets	<u>\$ 232,246.58</u>	<u>\$ 1,360,652.05</u>	<u>\$ 90,477.74</u>	<u>\$ -</u>	<u>\$ 1,683,376.37</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,246,591.69	\$ 1,246,591.69
Amount To Be Provided				9,663,408.31	9,663,408.31
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,910,000.00</u>	<u>\$ 10,910,000.00</u>
Total Assets	<u>\$ 232,246.58</u>	<u>\$ 1,360,652.05</u>	<u>\$ 90,477.74</u>	<u>\$ 10,910,000.00</u>	<u>\$ 12,593,376.37</u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 3,575.00				\$ 3,575.00
Deferred Revenue	2,447.11				2,447.11
Deferred Revenue		\$ 114,060.36			114,060.36
Total Current Liabilities	<u>\$ 6,022.11</u>	<u>\$ 114,060.36</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 120,082.47</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>\$ 6,022.11</u>	<u>\$ 114,060.36</u>	<u>\$ -</u>	<u>\$ 10,910,000.00</u>	<u>\$ 11,030,082.47</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	55,263.49				55,263.49
Net Assets, Unrestricted		\$ 910,813.70			910,813.70
Current Year Net Assets, Unrestricted		335,777.99			335,777.99
Net Assets, Unrestricted			\$ (216,609.46)		(216,609.46)
Current Year Net Assets, Unrestricted			29,058.20		29,058.20
Net Assets - General Government			278,029.00		278,029.00
Total Net Assets	<u>\$ 226,224.47</u>	<u>\$ 1,246,591.69</u>	<u>\$ 90,477.74</u>	<u>\$ -</u>	<u>\$ 1,563,293.90</u>
Total Liabilities and Net Assets	<u>\$ 232,246.58</u>	<u>\$ 1,360,652.05</u>	<u>\$ 90,477.74</u>	<u>\$ 10,910,000.00</u>	<u>\$ 12,593,376.37</u>



New Port Tampa Bay CDD
Statement of Activities
As of 4/30/2026

	General	Debt Service \$2021 Bond	Capital Projects	General Long- Term Debt	Total
Revenues					
On-Roll Assessments	\$ 135,167.51				\$ 135,167.51
On-Roll Assessments		\$ 216,370.58			216,370.58
Off-Roll Assessments		330,429.30			330,429.30
Inter-Fund Group Transfers In		(14,316.68)			(14,316.68)
Other Income & Other Financing Sources			\$ 13,262.31		13,262.31
Inter-Fund Transfers In			14,316.68		14,316.68
Total Revenues	<u>\$ 135,167.51</u>	<u>\$ 532,483.20</u>	<u>\$ 27,578.99</u>	<u>\$ -</u>	<u>\$ 695,229.70</u>
Expenses					
Public Officials' Liability Insurance	\$ 3,014.00				\$ 3,014.00
Trustee Services	4,211.25				4,211.25
Management	13,125.00				13,125.00
Engineering	7,678.00				7,678.00
Disclosure Agent	2,500.00				2,500.00
District Counsel	20,542.50				20,542.50
Assessment Administration	10,000.00				10,000.00
Audit	4,300.00				4,300.00
Tax Preparation	6.42				6.42
Postage & Shipping	28.33				28.33
Legal Advertising	1,355.12				1,355.12
Miscellaneous	3,892.99				3,892.99
Web Site Maintenance	1,175.00				1,175.00
Dues, Licenses, and Fees	175.00				175.00
Electric	7,462.43				7,462.43
General Insurance	5,598.00				5,598.00
Interest Payments		\$ 215,081.26			215,081.26
Total Expenses	<u>\$ 85,064.04</u>	<u>\$ 215,081.26</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 300,145.30</u>
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	\$ 5,160.02				\$ 5,160.02
Interest Income		\$ 18,376.05			18,376.05
Interest Income			\$ 1,479.21		1,479.21
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 5,160.02</u>	<u>\$ 18,376.05</u>	<u>\$ 1,479.21</u>	<u>\$ -</u>	<u>\$ 25,015.28</u>
Change In Net Assets	\$ 55,263.49	\$ 335,777.99	\$ 29,058.20	\$ -	\$ 420,099.68
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	<u>\$ 226,224.47</u>	<u>\$ 1,246,591.69</u>	<u>\$ 90,477.74</u>	<u>\$ -</u>	<u>\$ 1,563,293.90</u>



New Port Tampa Bay CDD
Budget to Actual
For the month ending 04/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	\$ 135,167.51	\$ 80,275.42	\$ 54,892.09	\$ 137,615.00	98.22%
Interest Income	5,160.02	-	5,160.02	-	0.00%
Net Revenues	\$ 140,327.53	\$ 80,275.42	\$ 60,052.11	\$ 137,615.00	101.97%
General & Administrative Expenses					
Public Officials' Liability Insurance	\$ 3,014.00	\$ 1,925.00	\$ 1,089.00	\$ 3,300.00	91.33%
Supervisor Fees	-	1,516.67	(1,516.67)	2,600.00	0.00%
Trustee Services	4,211.25	2,625.00	1,586.25	4,500.00	93.58%
Management	13,125.00	13,125.00	-	22,500.00	58.33%
Engineering	7,678.00	5,833.33	1,844.67	10,000.00	76.78%
Disclosure Agent	2,500.00	2,916.67	(416.67)	5,000.00	50.00%
District Counsel	20,542.50	8,750.00	11,792.50	15,000.00	136.95%
Assessment Administration	10,000.00	5,833.33	4,166.67	10,000.00	100.00%
Reamortization Schedule	-	145.83	(145.83)	250.00	0.00%
Audit	4,300.00	2,800.00	1,500.00	4,800.00	89.58%
Legal Advertising	1,355.12	1,166.67	188.45	2,000.00	67.76%
Miscellaneous	3,892.99	1,283.33	2,609.66	2,200.00	176.95%
Website Fees	1,175.00	1,575.00	(400.00)	2,700.00	43.52%
Utilities	7,462.43	9,333.33	(1,870.90)	16,000.00	46.64%
Postage /Shipping	28.33	116.67	(88.34)	200.00	14.17%
Tax Preparation Fee	6.42	5.83	0.59	10.00	64.20%
Reserve	-	17,500.00	(17,500.00)	30,000.00	0.00%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
General Insurance	5,598.00	3,721.67	1,876.33	6,380.00	87.74%
Total General & Administrative Expenses	\$ 85,064.04	\$ 80,275.42	\$ 4,788.62	\$ 137,615.00	61.81%
Total Expenses	\$ 85,064.04	\$ 80,275.42	\$ 4,788.62	\$ 137,615.00	
Net Income (Loss)	\$ 55,263.49	\$ -	\$ 55,263.49	\$ -	



New Port – Tampa Bay Community Development District

Site Manager/ Maintenance Updates

For follow up with/by Chris									
completion date									
Proposal sent to District for approval.									

Progress	NAME	CONTACT INFORMATION	DATE OF REPORT	ADDRESS	DESCRIPTION OF ISSUE(S)	Proposal or Remedy	Proposal Approved	Verified by HOA/ Completed	Most Recent Update
	Reserve Advisors	taylor.bleistein@reserveadvisors.com	TBD		Reserve Study				Venessa and Chris are meeitng on 5/27/25 at 4900 BRIDGE ST. TAMPA, FL 33611
	Toby Snively, Esq.	tsnively@orlando-law.com	3/5/2025		Notice of Claim - Westshore Marina District Master Association, Inc. vs. Lennar Homes, LLC				With HOA Attorney
	Chris Bodie	chris@siteserveusa.com	1/27/2024	Sunset Park	Damage to benches- Working on getting new benches 6/20/25				On 5/7/24 Approval to move broken bench
	Chris Bodie			Sunset Park	proposal for plant replacement		4.17.25	6/20/2025	approved subject to the Oleanders being replaced with Ixoras- Chris to meet with LMP landscaping
	Chris Bodie	Sent by Dominic Pickering	4/29/2025	Town Westshore	Sidewalk Cracks West	email of 5.27.25			Scheduled walk on June 2 @ 11am w/ Related Group
	Gazmin Kerr	kerrg@pfm.com	4/17/2025		Add Doggie Stations				Gaz ordering Doggie stations - Delivered 6.25.25
	Venessa Ripoll	Ripollv@pfm.com		NPTB	Reserve Study	8.2024	12.12.24		VR meet with Reserve company onsite 5.27.25. Reserve company will send report once compelted.
	chris Bodie	chris@siteserveusa.com	25-May	Brigstree	Trimming of Palm Tress	25-May	25-May	25-May	
	Chris Bodie	chris@siteserveusa.com	25-Jun		Related Group Chris walked with CDD Board Member - Pavers that needs to be repalced				Meet with Related on 6.2.25
	Gazmin Kerr	kerrg@pfm.com	5/30/2025	NPTB	Order placed for Doggy Stations				Ordered through Doody Calls, awaiting the vendor to ship stations
	Gazmin Kerr	kerrg@pfm.com	6/10/2025	NPTB	approved goute to have stations serviced by Doody calls	6.18.25	6.18.25		They come on Tuesday. 7.3.25 Waiting for installation
	Chris Bodie	chris@siteserveusa.com	6/18/2025	NPTB	Wires feeding out meter are not working	6.19.25	6.20.25	6/20/2025	6.19.25 Electrician fixed the wires
	Chris Bodie	chris@siteserveusa.com	6/11/2025	Bridgestreet	mulching bridge Street	6/27/2025			Mulch scheduled for August /Septmebr - CB is working with Sherry
	Chris Bodie	chris@siteserveusa.com	6/20/2025		Sodding the entracne on Gandie and areas along Brigesteet			6/20/2025	
	Chris Bodie	chris@siteserveusa.com	3/25/2025	Inlet Shores	Irrigaiton was fixed buy Inlet shores			6/14/2025	
	Chris Bodie	chris@siteserveusa.com	6/16/2025	Bridgestreet	Trimming of Oaks trees			6/20/2025	
	Chris Bodie	chris@siteserveusa.com	25-Jun	Town Westshore	Related fixed broken sidealks and pavers	25-Jun	25-Jun	25-Jun	Chris meet with Related group and had the group fixed broken areas
	Chris Bodie	chris@siteserveusa.com	6/20/2025	Marina Pointe East	broken sprinkler head spewing water into the road in front of the Harbor Homes	6.20.25			Sherry Blanc, and I'm the Board President at Marina Pointe East.
	Chris Bodie	chris@siteserveusa.com	6/25/2025	NPTB	Pump Not working- Chris had Accurate Drilling Solutions fix the pump	5.25.25			
	Chris Bodie	chris@siteserveusa.com	7/17/2025	NPTB	Stormwater System O&M Inspection				Chris needs to work on Skimmer
	Chris Bodie	chris@siteserveusa.com	7/20/2025	Sunset Park	Lights at Sunset Park are not working				Light fixtures have been ordered
	Chris Bodie	chris@siteserveusa.com	9/5/2025	Gandy /Bridge St	Signs is down on the corner of Gandy and Bridge Street				
	Chris Bodie	chris@siteserveusa.com	9/5/2025	Bridge Street	Down bridge street live oak tree on the right side, the tree growing in crooked				
	Chris Bodie	chris@siteserveusa.com	9/5/2025	Tyson	There should be a yield sign at the circle				
	Chris Bodie	Sent by Dominic Pickering	9/29/2025		Installing speed bump along Bridge Street , Tyson and the circle				
	Chris Bodie	chris@siteserveusa.com	10/6/2025		Gas lanterns broken at the entrance- incorrect laterns	10.1.25			
	Chris Bodie	chris@siteserveusa.com	10/6/2025		Adding a Skimmer				Waiting on shipment
	Venessa Ripoll	Ripollv@pfm.com	9/25/2025	Westshore	Venessa and Jane tour property with Triad				
	Chris Bodie	chris@siteserveusa.com	10/20/2025	Gandy Entrance	Divided Hwy Sign	10.20.25			
	Chris Bodie	chris@siteserveusa.com	10/20/2025		Yield Sign at the Round a bout	10.20.25			

MAINTENANCE ITEMS - SINCE 11/1/25-TRIAD MANAGEMENT RECEIVED

Complete	Heidi Levy	hlevy@transcentum.com	11/7/25	Marina Landings-Retail	Request to tie into Master Electric for holiday lights	Chris met onsite and BOD approved			
	Sherry B.-East Condo Pres	s.blancmpebod@gmail.com	11/10/25	Marina Pointe East	area in front of Marina Pointe — the section running along the marina and behind the building along the water that belongs to the CDD — still has landscape lighting that isn't working.	Contacted Harvey Electric			11-20-25--Regarding the low voltage lights running along the North side of Maria Pointe Tower Parcel, the section that is out was never powered. Meaning , they have never worked. So, we are having to install a 110 voltage box with a transformer. Luckily, we are able to power them up off of a streetlight in that area.
	Valen Campanella	TownWestshoreMgr@relatedgroup.com	11/20/25	Town Westshore Apts	Bridge Str lights do not match	Chris emailed Harvey Electric			Lights will be replaced with same/consistent light color
	Alex Templeman	alex.templeman@relatedgroup.com	11/20/25	Town Westshore Apts	Boardwalk lighting-Lights shining onto owner's balconies	Tape/black paint on one side of light			
	Ron Swichkow	rswichkow@gmail.com	12/10/25		streetlights in the front of the district closer to gandy are out again	Emailed Chris-aware, waiting on funding			
	Stephanie Honour	inletpark.hoaboard_pres@gmail.com	12/17/25	WS Marina TH	1. The street light along Bridge st on the Inlet Park side (across from the Town apartments) are not working at all. 2. At the intersection of Bridge Street and Price Ave, there are multiple massive cracks in the walkways and road.	Emailed Chris-aware, waiting on funding			Bad photo cell causes lights to be on during the day and consequently blows the breaker. This has been fixed. Chris continues to check them.
	Ron Swichkow	rswichkow@gmail.com	12/24/25		sprinkler head that was totally disconnected or broken off. It's on the northern section near the public docks of CDD property	12/24-Emailed to Chris. Emailed to Brightview 12/30			Greg at BV had tech repair 12/24/25
	Greg w/ BrightView	Gregory.Petta@brightview.com	1/19/26	Corner Price/Paul	irrigation mainline break at the corner of price and Paul Ave	Greg sent proposal to repair			Sent proposal to BOD 1/20/26
	Ron Swichkow	rswichkow@gmail.com	1/21/26	Corner-Sales Office	Broken bollard in bushes	Emailed Chris			Waiting on adequate funding
	Ron Swichkow	rswichkow@gmail.com	2/6/26	Pole light east of water	on during the day-	May be responsibility of Towns Apts Chris can repair/cut the section out.			Informed Chris. Emailing Apts
	Peter Loux	peter.loux@gmail.com	4/23/26	Waterway	Toe kick they had to pour on top for building code.	Reform and pour it.			Paint yellow w/ caution tape.
	sherry Blanc	s.blancmpebod@gmail.com	4/24/26	MPE Common	sidewalk is uneven	Sent to Chris to review			Chris will have the plastic trip hazard removed.

- Projects To Do's--
- Number the light poles for easier description of location of light
 - The number/amount of lights
 -
 -
 -
 -
 -
 -
 -
 -