

Tampa Palms Open Space and Transportation Community Development District

December 16, 2025

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

- ☐ Bob Lennon, Chairperson
- ☐ Fred Pfister, Vice Chairman
- ☐ Leah Black, Assistant Secretary
- ☐ Luis DeArmas, Assistant Secretary
- ☐ Jay Krause, Assistant Secretary

Staff

Mark Vega, District Manager
Vivek Babbar, District Counsel
Scott Steady, Land Use Counsel
Tonja Stewart, District Engineer
Chet Benson, Clubhouse Manager
Ed Sanchez, Assistant Clubhouse Manager
John Khatiblou, Accountant
Howard Neal, Field Inspector Director
Catalina Martinez, District Admin Assistant

REGULAR MEETING AGENDA

Tuesday, December 16, 2025 – 5:15 p.m.

1. Call to Order and Roll Call

2. Audience Comments – *Three – (3) Minute Time Limit Per Speaker*

3. Business Administration

- A. Consideration of Minutes from Workshop, November 4, 2025, and the Regular Meeting, November 18, 2025,Page 3
- B. Consideration of October 2025 Financial Statements and Check RegisterPage 9

4. Staff Reports

- A. District Accountant
- B. District Engineer
- C. District Counsel
- D. District Manager
- E. Onsite Manager

5. Board of Supervisor's Requests or Comments

6. Adjournment

*The next workshop is scheduled for Tuesday, January 6, 2026, at 5:30 p.m.
The next meeting is scheduled for Tuesday, January 20, 2026, at 5:15 p.m.*

District Office:

Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33706
813-991-1140

Meeting Location:

West Meadows Community Center
8401 New Tampa Boulevard
Tampa, Florida 33647
813-977-1160

www.tpostcdd.com

**MINUTES OF WORKSHOP
TAMPA PALMS OPEN SPACE AND TRANSPORTATION
COMMUNITY DEVELOPMENT DISTRICT**

The Workshop of the Board of Supervisors Tampa Palms Open Space and Transportation Community Development District was held on Tuesday, November 4, 2025, at 5:15 p.m. at the West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

Present were the following:

Bob Lennon	Chairperson
Fred Pfister	Vice Chairperson
Leah Black	Assistant Secretary
Jay Krause	Assistant Secretary
Chet Benson	Clubhouse Manager

The following item was discussed during November 4, 2025, Tampa Palms Open Space and Transportation Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Open Workshop

The workshop opened.

A discussion ensued as follows:

- Potential Board candidates if Bob Steps down. Mr. Krause stressed the need to have a strong presence like Brad VanRooyen.
- All Dog station cans are going to be replaced in the Area.

SECOND ORDER OF BUSINESS

Discussion on Integrity Pressure Washing on Area 3

A discussion ensued as follows:

- Mr. Benson expressed the need to either spot clean or acid wash the slide pool in Area 4. The Board recommended moving forward with acid wash.
- Mr. Krause stated that we could hold off on pressure washing sidewalks in Area 3.

THIRD ORDER OF BUSINESS

Discussion of Update on Landscaping Bid Area 3 - 6 – 7

A discussion ensued as follows:

- Mr. Benson mentioned the need for paver repairs for Area 6 pool deck.
- Area 7 bridge repairs are to commence the week starting 12/8. The vendor is bringing in plank samples sometime this week.

- 39 • Mr. Lennon requested the status of landscaping bids, and Mr. Benson stated that they
40 are a work in progress, and we should have something to review by year's end.
41 • Mr. Benson suggested that we raise some of the landscaping lighting as shrubs have
42 grown over most of them throughout the years.

43
44 **FOURTH ORDER OF BUSINESS**

Close Workshop

45 There being no further business, the workshop has been declared adjourned.
46
47

48 _____
49 Mark Vega
50 Secretary

Bob Lennon
Chairperson

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Present and constituting a quorum were:

Also present either via TEAMS or in person were:

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

Mr. Vega called the meeting to order, and a quorum was established.

There being none, the next order of business followed.

A. Consideration of Minutes from the Regular Meeting September 15, 2025

Page 5

B. Consideration of August 2025 Financial Statements and Check Register

On MOTION by Mr. Pfister, seconded by Ms. Black, the August 2025 Financial Statements and Check Register, was approved as presented. 5-0

C. Consideration of Minutes from the Regular Meeting October 21, 2025

On MOTION by Mr. Pfister, seconded by Mr. Krauser, the Minutes from the Regular Meeting October 21, 2025, was approved as presented. 5-0

D. Consideration of September 2025 Financial Statements and Check Register

Mr. Khatiblou explained the budget amendment to the Board and a discussion ensued as follows:

- Mr. Krause reviewed where we went over budget and Mr. Khatiblou stated clean-up from Hurricanes, Tree removal, sod mostly made up the overages. We can add a line item for acts of God, etc. to next budget. It has current budget and YTD, should we have an exception report or something if we go over a certain amount? Mr. Vega explained that this happens, we have 60 days to make a budget amendment.
- Mr. Benson stated there was a retroactive TECO bill, pool work, concrete work, splashpad, gates, etc. When budgeting next year, we can put more money into these areas. Over \$15,000 in payroll, some coding is incorrect, and monies got put into incorrect areas.
- Mr. Khatiblou stated we will make necessary code changes.

E. Ratification of FY 2025 Audit Engagement Letter

Mr. Khatiblou explained how we got the new reserve amount and Mr. Lennon stated it would be nice to see a breakdown to help budget next year.

On MOTION by Mr. Pfister, seconded by Ms. Black, the FY 2025 Audit Engagement Letter was ratified. 5-0

F. Consideration of Resolution 2026-01; Budget Amendment FY 2025

On MOTION by Mr. Pfister, seconded by Ms. Black, Resolution 2026-01; Budget Amendment for Fiscal Year 2025 was adopted as presented. 5-0

G. Motion for Assigning Fund Balance FY 2025

On MOTION by Mr. Pfister, seconded by Ms. Black, Motion for Assigning Fund Balance FY 2025 was approved as presented. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Not present, the next discussion item followed.

B. District Counsel

Not present, the next discussion item followed.

C. District Manager

There being none, the next discussion item followed.

D. Onsite Manager

A discussion ensued as follows:

- Mr. Benson will have all landscape bids soon so the Board can review and decide. We will get a new map because the existing one is 10 years old.
- Mr. Lennon would like recommendations from Inframark.
- Mr. Benson stated rubber mulch will be \$30,000 in 2,000 lb. bags that cost to hire labor will be added to that. If we use wood mulch, it is not good. The playground mulch - mulch is \$46/yard and Yellowstone is \$63/yard, we need 173 yards. Keep in mind, in the summer rubber gets hot, but the wood does not.
- Area 3 needs pressure washing, Integrity \$26,350. Mr. Krauser will look at the area and Mr. Benson stated it doesn't look that bad.
- Poles have been painted.
- They sprayed the overgrowth of vegetation in the pond. A proposal was presented for \$3,384 to remove it or they can let it settle. It will take a while and create algae.

On MOTION by Mr. Pfister, seconded by Ms. De Armas, the proposal for \$3,384 to remove overgrowth of vegetation in the Pond, was approved as presented. 5-0

FIFTH ORDER OF BUSINESS

**Board of Supervisor's Requests and
Comments**

Mr. Krauser would like to meet with Solitude. A resident complained about plants. Mr. Benson will call the resident to set up a meeting for Pond 12.

Mr. Vega advised the littoral shelf is required to have a certain number of plants and permitting would also be an issue. Mr. Krauser will get with Mr. Benson for talking points.

A request for Mr. Benson to fast track some speed humps. Mr. Benson stated we can't but can do a walkway. Mr. Vega recommended having Tonja call the city and make a request, and Mr. Benson communicate with her.

Mr. Pfister stated santa is locked in for 12/6/25 for a limited set time this year. Mr. Lennon stated Mr. Benson can buy a new clock.

Mr. Pfister would like to talk about new chair at next workshop and would like the voice of Richmond Place.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Black, seconded by Mr. Pfister, with all in favor, the meeting was adjourned at 6:14 p.m. 5-0

Mark Vega
Secretary

**Tampa Palms Open Space and Transportation
Community Development District**

Financial Report

October 31, 2025

Prepared by



Tampa Palms Open Space and Transportation

Community Development District

Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	Page 2 - 8

SUPPORTING SCHEDULES

Cash and Investment Report	Page 9
Payment Register	Page 10 - 18

**Tampa Palms Open Space and Transportation
Community Development District**

Financial Statements

(Unaudited)

October 31, 2025

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

*Governmental Funds***Balance Sheet**
October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 3,920,993	\$ -	\$ -	\$ -	\$ 3,920,993
Accounts Receivable	-	-	-	720	720
Assessments Receivable	-	36,430	-	-	36,430
Due From Other Gov'tl Units	-	1,219	4,198	7,373	12,790
Due From Other Funds	-	1,272,434	1,180,983	1,416,845	3,870,262
Investments:					
Money Market Account	2,532	-	-	-	2,532
Prepaid Items	-	3,250	3,717	2,250	9,217
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	5,082	20,523	32,960	58,565
TOTAL ASSETS	\$ 3,923,525	\$ 1,318,415	\$ 1,210,006	\$ 1,460,148	\$ 7,912,094
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ 12,704	\$ 25,360	\$ 36,597	\$ 74,661
Accrued Expenses	-	58	58	12,364	12,480
Deposits	-	-	366	14,746	15,112
Deferred Revenue	-	36,430	-	-	36,430
Due To Other Funds	3,870,262	-	-	-	3,870,262
TOTAL LIABILITIES	3,870,262	49,192	25,784	63,707	4,008,945
<u>FUND BALANCES</u>					
Nonspendable:					
Prepaid Items	-	3,250	3,717	2,250	9,217
Deposits	-	5,082	21,108	32,960	59,150
Assigned to:					
Operating Reserves	-	109,550	151,660	331,615	592,825
Reserves - Clubhouse	-	-	-	163,680	163,680
Reserves - Clubhouse/Cabana	-	-	4,770	-	4,770
Reserves - Court Amenities	-	-	62,975	12,457	75,432
Reserves - Fences	-	-	77,154	-	77,154
Reserves- Irrigation/Landscape	-	-	21,840	90,020	111,860
Reserves - Monuments/Signage	-	-	68,980	-	68,980
Reserves - Other	-	417,382	108,580	245,350	771,312
Reserves - Parking Lots	-	-	28,970	-	28,970
Reserves - Playground	-	-	-	66,876	66,876
Reserves - Ponds	-	-	20,422	90,020	110,442
Reserves - Highwoods Streetl.	-	-	68,012	-	68,012
Reserves - Swimming Pools	-	-	7,492	196,247	203,739
Unassigned:	53,263	733,959	538,542	164,966	1,490,730
TOTAL FUND BALANCES	\$ 53,263	\$ 1,269,223	\$ 1,184,222	\$ 1,396,441	\$ 3,903,149
TOTAL LIABILITIES & FUND BALANCES	\$ 3,923,525	\$ 1,318,415	\$ 1,210,006	\$ 1,460,148	\$ 7,912,094

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	-	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-	-	-	-	0.00%
<u>Reserves</u>					
	-	-	-	-	0.00%
Total Reserves	-	-	-	-	0.00%
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	53,263		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 53,263		

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 3**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 5,937	\$ 495	\$ 4,615	\$ 4,120	77.73%
Special Assmnts- Tax Collector	197,893	-	-	-	0.00%
Special Assmnts- Developer	36,430	-	-	-	0.00%
Special Assmnts- Discounts	(7,916)	-	-	-	0.00%
TOTAL REVENUES	232,344	495	4,615	4,120	1.99%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	667	667	-	8.34%
FICA Taxes	612	51	51	-	8.33%
ProfServ-Engineering	11,500	958	-	958	0.00%
ProfServ-Legal Services	11,500	958	-	958	0.00%
ProfServ-Mgmt Consulting	41,357	3,446	3,446	-	8.33%
ProfServ-Special Assessment	9,664	-	-	-	0.00%
Auditing Services	3,993	-	-	-	0.00%
Postage and Freight	150	13	48	(35)	32.00%
Insurance - General Liability	13,010	13,010	-	13,010	0.00%
Printing and Binding	100	8	-	8	0.00%
Legal Advertising	1,500	125	-	125	0.00%
Miscellaneous Services	500	42	275	(233)	55.00%
Misc-Assessment Collection Cost	3,958	-	-	-	0.00%
Office Supplies	75	6	-	6	0.00%
Annual District Filing Fee	54	54	58	(4)	107.41%
Total Administration	105,973	19,338	4,545	14,793	4.29%
Field					
Florida Retirement System	6,667	556	267	289	4.00%
ProfServ-Field Management	12,000	1,000	1,000	-	8.33%
Contracts-Landscape	139,822	11,652	11,089	563	7.93%
Contracts-Ponds	8,980	748	-	748	0.00%
Electricity - Streetlights	134,000	11,167	10,980	187	8.19%
Insurance - General Liability	-	-	14,941	(14,941)	0.00%
R&M-Irrigation	12,500	1,042	138	904	1.10%
R&M-Landscape Renovations	8,000	667	-	667	0.00%
Misc-Holiday Lighting	6,500	-	-	-	0.00%
Op Supplies - General	5,000	417	364	53	7.28%
Total Field	333,469	27,249	38,779	(11,530)	11.63%

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 3**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	439,442	46,587	43,324	3,263	9.86%
Excess (deficiency) of revenues Over (under) expenditures	(207,098)	(46,092)	(38,709)	7,383	18.69%
Net change in fund balance	\$ (207,098)	\$ (46,092)	\$ (38,709)	\$ 7,383	18.69%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,307,932	1,307,932	1,307,932		
FUND BALANCE, ENDING	\$ 1,100,834	\$ 1,261,840	\$ 1,269,223		

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 6**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 20,310	\$ 1,693	\$ 4,617	\$ 2,924	22.73%
Special Assmnts- Tax Collector	666,847	-	-	-	0.00%
Special Assmnts- Other	2,270	-	-	-	0.00%
Special Assmnts- Discounts	(26,674)	-	-	-	0.00%
TOTAL REVENUES	662,753	1,693	4,617	2,924	0.70%

EXPENDITURES**Administration**

P/R-Board of Supervisors	8,000	667	667	-	8.34%
FICA Taxes	612	51	51	-	8.33%
ProfServ-Legal Services	2,500	208	-	208	0.00%
ProfServ-Mgmt Consulting	32,121	2,677	2,677	-	8.33%
ProfServ-Special Assessment	6,585	-	-	-	0.00%
Auditing Services	3,500	-	-	-	0.00%
Postage and Freight	145	12	48	(36)	33.10%
Insurance - General Liability	16,528	16,528	-	16,528	0.00%
Legal Advertising	750	63	-	63	0.00%
Miscellaneous Services	1,000	83	35	48	3.50%
Misc-Assessment Collection Cost	13,337	-	-	-	0.00%
Office Supplies	99	8	-	8	0.00%
Annual District Filing Fee	41	41	58	(17)	141.46%
Total Administration	85,218	20,338	3,536	16,802	4.15%

Field

Payroll-Pool Monitors	12,000	1,000	1,267	(267)	10.56%
FICA Taxes	918	77	97	(20)	10.57%
Florida Retirement System	6,667	556	267	289	4.00%
ProfServ-Field Management	15,592	1,299	1,299	-	8.33%
Contracts-Landscape	114,820	9,568	9,447	121	8.23%
Contracts-Pools	8,400	700	-	700	0.00%
Contracts-Pest Control	1,200	100	-	100	0.00%
Communication - Telephone	2,000	167	217	(50)	10.85%
Electricity - Streetlights	162,500	13,542	16,973	(3,431)	10.44%
Utility - Water	15,000	1,250	1,007	243	6.71%
Insurance - General Liability	-	-	19,124	(19,124)	0.00%
R&M-Court Maintenance	3,000	250	-	250	0.00%
R&M-Equipment	14,147	1,179	-	1,179	0.00%

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 6**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Irrigation	20,000	1,667	3,887	(2,220)	19.44%
R&M-Landscape Renovations	35,000	2,917	-	2,917	0.00%
R&M-Ponds	14,568	1,214	3,447	(2,233)	23.66%
R&M-Playground	5,000	417	-	417	0.00%
Misc-Holiday Lighting	8,000	-	-	-	0.00%
Misc-Contingency	71,080	5,923	18,023	(12,100)	25.36%
Op Supplies - General	8,000	667	843	(176)	10.54%
Reserve - Clubhouse/Cabana	2,385	-	-	-	0.00%
Reserve - Court Amenities	10,034	-	-	-	0.00%
Reserve - Fences	8,937	-	-	-	0.00%
Reserve - Irrigation/Landscape	2,594	-	-	-	0.00%
Reserve - Monuments/Signage	12,022	-	-	-	0.00%
Reserve - Other	21,716	-	-	-	0.00%
Reserve - Parking Lot	798	-	-	-	0.00%
Reserve - Ponds	2,888	-	-	-	0.00%
Reserve - Swimming Pools	2,200	-	-	-	0.00%
Total Field	581,466	42,493	75,898	(33,405)	13.05%
TOTAL EXPENDITURES	666,684	62,831	79,434	(16,603)	11.91%
Excess (deficiency) of revenues Over (under) expenditures	(3,931)	(61,138)	(74,817)	(13,679)	1903.26%
Net change in fund balance	\$ (3,931)	\$ (61,138)	\$ (74,817)	\$ (13,679)	1903.26%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,259,039	1,259,039	1,259,039		
FUND BALANCE, ENDING	\$ 1,255,108	\$ 1,197,901	\$ 1,184,222		

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 7**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 35,789	\$ 2,982	\$ 4,615	\$ 1,633	12.90%
Room Rentals	5,000	417	484	67	9.68%
Special Assmnts- Tax Collector	1,162,376	-	-	-	0.00%
Special Assmnts- Discounts	(46,495)	-	-	-	0.00%
Other Miscellaneous Revenues	3,800	317	25	(292)	0.66%
Access Cards	1,000	83	-	(83)	0.00%
TOTAL REVENUES	1,161,470	3,799	5,124	1,325	0.44%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	667	667	-	8.34%
FICA Taxes	612	51	51	-	8.33%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	2,500	208	-	208	0.00%
ProfServ-Legal Services	3,000	250	-	250	0.00%
ProfServ-Mgmt Consulting	61,982	5,165	5,165	-	8.33%
ProfServ-Special Assessment	12,794	-	-	-	0.00%
Auditing Services	5,035	-	-	-	0.00%
Postage and Freight	450	38	48	(10)	10.67%
Insurance - General Liability	22,357	22,357	-	22,357	0.00%
Printing and Binding	100	8	-	8	0.00%
Legal Advertising	750	63	-	63	0.00%
Miscellaneous Services	500	42	35	7	7.00%
Misc-Assessment Collection Cost	23,248	-	-	-	0.00%
Office Supplies	99	8	-	8	0.00%
Annual District Filing Fee	80	80	58	22	72.50%
Total Administration	142,507	28,937	6,024	22,913	4.23%
<u>Field</u>					
Payroll-Part Time	145,000	12,083	15,692	(3,609)	10.82%
Payroll-Managers	65,700	5,475	7,339	(1,864)	11.17%
Payroll-Site Manager	86,500	7,208	10,401	(3,193)	12.02%
FICA Taxes	20,058	1,672	2,734	(1,062)	13.63%
Florida Retirement System	6,667	556	267	289	4.00%
Life and Health Insurance	10,500	10,500	1,048	9,452	9.98%
Workers' Compensation	9,038	-	-	-	0.00%
Contracts-Security Services	7,500	625	-	625	0.00%

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund Area 7**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contracts-Landscape	44,590	3,716	4,102	(386)	9.20%
Contracts-Irrigation	7,500	625	-	625	0.00%
Contracts-Pools	21,600	1,800	4,720	(2,920)	21.85%
Contracts-Ponds	4,500	375	-	375	0.00%
Contracts-Pest Control	1,065	89	211	(122)	19.81%
Communication - Teleph - Field	5,748	479	372	107	6.47%
Electricity - Streetlights	323,500	26,958	30,516	(3,558)	9.43%
Utility - Water	15,000	1,250	-	1,250	0.00%
Utility - Refuse Removal	2,100	175	282	(107)	13.43%
Rentals & Leases	9,420	785	-	785	0.00%
Insurance - General Liability	-	-	30,436	(30,436)	0.00%
R&M-General	31,000	2,583	177	2,406	0.57%
R&M-Court Maintenance	30,000	2,500	-	2,500	0.00%
R&M-Electrical	9,500	792	-	792	0.00%
R&M-Irrigation	10,000	833	-	833	0.00%
R&M-Landscape Renovations	19,500	1,625	-	1,625	0.00%
R&M-Pools	15,000	1,250	1,220	30	8.13%
Misc-Holiday Lighting	4,500	-	-	-	0.00%
Special Events	25,000	-	-	-	0.00%
Misc-Contingency	8,547	712	13,266	(12,554)	155.21%
Op Supplies - General	13,500	1,125	3,070	(1,945)	22.74%
Reserve - Clubhouse/Cabana	50,000	-	-	-	0.00%
Reserve - Court Amenities	11,361	-	-	-	0.00%
Reserve - Other	49,070	-	-	-	0.00%
Reserve - Playground	6,000	-	-	-	0.00%
Total Field	1,068,964	85,791	125,853	(40,062)	11.77%

TOTAL EXPENDITURES	1,211,471	114,728	131,877	(17,149)	10.89%
Excess (deficiency) of revenues Over (under) expenditures	(50,001)	(110,929)	(126,753)	(15,824)	253.50%
Net change in fund balance	\$ (50,001)	\$ (110,929)	\$ (126,753)	\$ (15,824)	253.50%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,523,194	1,523,194	1,523,194		
FUND BALANCE, ENDING	\$ 1,473,193	\$ 1,412,265	\$ 1,396,441		

**Tampa Palms Open Space and Transportation
Community Development District**

Supporting Schedules

October 31, 2025

TAMPA PALMS OPEN SPACE TRANSPORTATION

Community Development District

Cash and Investment Report 10/31/2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	4.33%	n/a	\$ 3,920,993
Money Market Account	Bank United	3.99%	n/a	2,532
			Total	<u><u>\$ 3,923,525</u></u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND AREA 3 - 003</u>							
CHECK # 100212							
003	10/10/25	BUSINESS OBSERVER, INC	25-02925H	LEGAL ADVERTISING 09/26/25	Legal Advertising	548002-51301	\$113.75
Check Total							\$113.75
CHECK # 100213							
003	10/10/25	INFRAMARK LLC	159318	DISSEMINATION SERVICES/POSTAGE	Postage and Freight	541006-51301	\$9.62
Check Total							\$9.62
CHECK # 100217							
003	10/10/25	SOLITUDE LAKE MANAGEMENT	PSI209160	Aerator Maintenance OCT 25	R&M-Ponds	546073-53901	\$855.05
Check Total							\$855.05
CHECK # 100218							
003	10/10/25	COMPLETE I.T CORP	17843	OCT 25 STAND-BY MSP PLAN	Op Supplies - General	552001-53901	\$21.66
003	10/10/25	COMPLETE I.T CORP	17782	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	\$37.20
Check Total							\$58.86
CHECK # 100219							
003	10/10/25	STRALEY ROBIN VERICKER	27220	Services Through 083125	ProfServ-Legal Services	531023-51401	\$1,172.16
Check Total							\$1,172.16
CHECK # 100220							
003	10/23/25	YELLOWSTONE LANDSCAPE, INC	1013630	LANDSCAPE MAINTENANCE OCTOBER 2025	Contracts-Landscape	534050-53901	\$11,088.75
Check Total							\$11,088.75
CHECK # 100221							
003	10/23/25	FEDEX	9-010-39076	POSTAGE	Postage and Freight	541006-51301	\$22.02
003	10/23/25	FEDEX	9-704-46741	POSTAGE	Postage and Freight	541006-51301	\$23.24
003	10/23/25	FEDEX	8-977-07527	FEDEX CHARGES	Postage and Freight	541006-51301	\$12.37
Check Total							\$57.63
CHECK # 100224							
003	10/23/25	INFRAMARK LLC	160714	ADMINISTRATIVE FEES OCTOBER 2025	ProfServ-Mgmt Consulting	531027-51201	\$3,446.42
003	10/23/25	INFRAMARK LLC	160714	ADMINISTRATIVE FEES OCTOBER 2025	Miscellaneous Services	549001-51301	\$240.00
Check Total							\$3,686.42
CHECK # 100227							
003	10/30/25	INFRAMARK LLC	161889	POSTAGE	Postage and Freight	541006-51301	\$2.22
Check Total							\$2.22
CHECK # 300289							
003	10/07/25	TECO - ACH	091625-7972-ACH	SVC 08/12/25-09/10/25	Electricity - Streetlights	543013-53901	\$67.46
Check Total							\$67.46
CHECK # 300290							
003	10/07/25	TECO - ACH	091625-8687-ACH	SVC 08/12/25-09/10/25	Electricity - Streetlights	543013-53901	\$3,713.70
Check Total							\$3,713.70

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300291							
003	10/07/25	TECO - ACH	091625-8651-ACH	SVC 08/12/25-09/10/25	Electricity - Streetlights	543013-53901	\$285.81
Check Total							<u>\$285.81</u>
CHECK # 300292							
003	10/07/25	TECO - ACH	091625-2836-ACH	SVC 08/12/25-09/10/25	Electricity - Streetlights	543013-53901	\$49.21
Check Total							<u>\$49.21</u>
CHECK # 300293							
003	10/07/25	TECO - ACH	091025-5221-ACH	SVC 08/12/25-09/10/25	Electricity - Streetlights	543013-53901	\$225.68
Check Total							<u>\$225.68</u>
CHECK # 300295							
003	10/02/25	AMERITAS ACH	093025-401 ACH	401A ER	Florida Retirement System	522010-53901	\$276.42
Check Total							<u>\$276.42</u>
CHECK # 300296							
003	10/02/25	AMERITAS ACH	093025-457-ACH	457 EE - BENSON	Florida Retirement System	522010-53901	\$405.98
Check Total							<u>\$405.98</u>
CHECK # 300302							
003	10/17/25	AMERITAS ACH	101425-401 ACH	PD 10/16/25-401	Florida Retirement System	522010-53901	\$198.27
Check Total							<u>\$198.27</u>
CHECK # 300303							
003	10/17/25	AMERITAS ACH	101425-457-ACH	PD10/17/25-457	Florida Retirement System	522010-53901	\$405.98
Check Total							<u>\$405.98</u>
CHECK # 300305							
003	10/17/25	TECO - ACH	100325-ACH	SVC 8/19/25-9/16/25	Electricity - Streetlights	543013-53901	\$6,929.75
Check Total							<u>\$6,929.75</u>
CHECK # 300320							
003	10/30/25	AMERITAS ACH	102825-401 ACH	401A ER - 10/30/25	Florida Retirement System	522010-53901	\$198.27
Check Total							<u>\$198.27</u>
CHECK # 300321							
003	10/30/25	AMERITAS ACH	102825-457-ACH	457 EE - 10/30/25	Florida Retirement System	522010-53901	\$405.98
Check Total							<u>\$405.98</u>
CHECK # 5874							
003	10/20/25	TIMES PUBLISHING COMPANY	093025-6804	LEGAL ADVERTISING	Legal Advertising	548002-51301	\$1,080.00
Check Total							<u>\$1,080.00</u>
CHECK # DD06017							
003	10/24/25	SCOOPY POOPY DOO LLC- EFT	8461-2016-EFT	PET WASTE STATION AND TRASH SERVICE	Op Supplies - General	552001-53901	\$304.95
Check Total							<u>\$304.95</u>
Fund Total							<u><u>\$31,591.92</u></u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND AREA 6 - 006							
CHECK # 100217							
006	10/10/25	SOLITUDE LAKE MANAGEMENT	PSI205968	Aquatic Maintenance OCT 25	R&M-Ponds	546073-53901	\$1,407.36
006	10/10/25	SOLITUDE LAKE MANAGEMENT	PSI207094	Aquatic Maintenance OCT 25	R&M-Ponds	546073-53901	\$367.12
006	10/10/25	SOLITUDE LAKE MANAGEMENT	PSI211172	Aquatic Maintenance OCT 25	R&M-Ponds	546073-53901	\$817.68
Check Total							\$2,592.16
CHECK # 100218							
006	10/10/25	COMPLETE I.T CORP	17843	OCT 25 STAND-BY MSP PLAN	Op Supplies - General	552001-53901	\$21.67
006	10/10/25	COMPLETE I.T CORP	17782	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	\$37.20
Check Total							\$58.87
CHECK # 100219							
006	10/10/25	STRALEY ROBIN VERICKER	27220	Services Through 083125	ProfServ-Legal Services	531023-51401	\$135.17
Check Total							\$135.17
CHECK # 100220							
006	10/23/25	YELLOWSTONE LANDSCAPE, INC	1011380	QT IRRIGATION	R&M-Irrigation	546041-53901	\$450.50
006	10/23/25	YELLOWSTONE LANDSCAPE, INC	1011381	IRRIGATION INSPECTION REPAIRS	R&M-Irrigation	546041-53901	\$31.51
006	10/23/25	YELLOWSTONE LANDSCAPE, INC	1013050	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$872.50
006	10/23/25	YELLOWSTONE LANDSCAPE, INC	1013595	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$1,619.82
006	10/23/25	YELLOWSTONE LANDSCAPE, INC	1013631	LANDSCAPE MAINTENANCE OCTOBER 2025	Contracts-Landscape	534050-53901	\$9,446.50
Check Total							\$12,420.83
CHECK # 100221							
006	10/23/25	FEDEX	9-010-39076	POSTAGE	Postage and Freight	541006-51301	\$22.02
006	10/23/25	FEDEX	9-704-46741	POSTAGE	Postage and Freight	541006-51301	\$23.24
006	10/23/25	FEDEX	8-977-07527	FEDEX CHARGES	Postage and Freight	541006-51301	\$12.37
Check Total							\$57.63
CHECK # 100222							
006	10/23/25	ANTI-PESTO BUGKILLERS	538698	PEST CONTROL OCTOBER 2025	Op Supplies - General	552001-53901	\$211.00
Check Total							\$211.00
CHECK # 100224							
006	10/23/25	INFRAMARK LLC	160714	ADMINISTRATIVE FEES OCTOBER 2025	ProfServ-Mgmt Consulting	531027-51201	\$2,676.75
Check Total							\$2,676.75
CHECK # 100225							
006	10/27/25	TWO CAN PAINT, LLC	934894	Paint 96 Sign Poles	R&M-Painting	546313-53901	\$2,500.00
Check Total							\$2,500.00
CHECK # 100227							
006	10/30/25	INFRAMARK LLC	161889	POSTAGE	Postage and Freight	541006-51201	\$2.22
Check Total							\$2.22

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100228							
006	10/30/25	INTEGRITY PRESSURE CLEANING, IN 11030		PRESSURE CLEANING - SIDEWALKS/STREETS/GUTTERS	Misc-Contingency	549900-53901	\$15,522.50
Check Total							\$15,522.50
CHECK # 300287							
006	10/01/25	FRONTIER FLORIDA LLC -ACH	090725-7205-ACH	SVC 09/07/25-10/06/25	Communication - Telephone	541003-53901	\$205.81
Check Total							\$205.81
CHECK # 300288							
006	10/02/25	AT&T MOBILITY-ACH	090925-3710-ACH	SVC 08/10/25-09/09/25	Communication - Telephone	541003-53901	\$37.47
006	10/02/25	AT&T MOBILITY-ACH	090925-3710-ACH	SVC 08/10/25-09/09/25	Communication - Telephone	541003-53901	\$37.47
006	10/02/25	AT&T MOBILITY-ACH	090925-3710-ACH	SVC 08/10/25-09/09/25	Communication - Telephone	541003-53901	\$37.48
Check Total							\$112.42
CHECK # 300295							
006	10/02/25	AMERITAS ACH	093025-401 ACH	401A ER	Florida Retirement System	522010-53901	\$276.42
Check Total							\$276.42
CHECK # 300296							
006	10/02/25	AMERITAS ACH	093025-457-ACH	457 EE - BENSON	Florida Retirement System	522010-53901	\$405.98
Check Total							\$405.98
CHECK # 300299							
006	10/14/25	TECO - ACH	092225-8428-ACH	SVC 08/16/25-09/16/25	Electricity - Streetlights	543013-53901	\$111.43
Check Total							\$111.43
CHECK # 300300							
006	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGNAGE/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	Op Supplies - General	552001-53901	\$13.85
Check Total							\$13.85
CHECK # 300302							
006	10/17/25	AMERITAS ACH	101425-401 ACH	PD 10/16/25-401	Florida Retirement System	522010-53901	\$198.27
Check Total							\$198.27
CHECK # 300303							
006	10/17/25	AMERITAS ACH	101425-457-ACH	PD10/17/25-457	Florida Retirement System	522010-53901	\$405.98
Check Total							\$405.98
CHECK # 300305							
006	10/17/25	TECO - ACH	100325-ACH	SVC 8/19/25-9/16/25	Electricity - Streetlights	543013-53901	\$17,044.70
Check Total							\$17,044.70
CHECK # 300306							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4461-ACH	2204461 SVC TO 10/14/25	Utility - Water	543018-53901	\$60.45
Check Total							\$60.45
CHECK # 300307							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4467-ACH	#2204467 SERVICE TO 10/09/25	Utility - Water	543018-53901	\$8.80
Check Total							\$8.80

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300308							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4936-ACH	2034936 SVC TO 10/09/25	Utility - Water	543018-53901	\$625.50
Check Total							<u>\$625.50</u>
CHECK # 300309							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4463-ACH	2204463 SVC TO 10/14/25	Utility - Water	543018-53901	\$65.72
Check Total							<u>\$65.72</u>
CHECK # 300310							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4460-ACH	2204460 SVC TO 10/19/25	Utility - Water	543018-53901	\$8.80
Check Total							<u>\$8.80</u>
CHECK # 300311							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4462-ACH	2204462 SVC TO 10/14/25	Utility - Water	543018-53901	\$79.61
Check Total							<u>\$79.61</u>
CHECK # 300312							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4455-ACH	2204455 SVC TO 10/9/25	Utility - Water	543018-53901	\$8.80
Check Total							<u>\$8.80</u>
CHECK # 300313							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4459-ACH	2204459 SVC TO 10/9/25	Utility - Water	543018-53901	\$8.80
Check Total							<u>\$8.80</u>
CHECK # 300314							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4464-ACH	2204464 SVC TO 10/9/25	Utility - Water	543018-53901	\$8.80
Check Total							<u>\$8.80</u>
CHECK # 300315							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4466-ACH	2204466 SVC TO 10/09/25	Utility - Water	543018-53901	\$8.80
Check Total							<u>\$8.80</u>
CHECK # 300316							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4465-ACH	2204465 SVC TO 10/09/25	Utility - Water	543018-53901	\$8.80
Check Total							<u>\$8.80</u>
CHECK # 300317							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4458-ACH	2204458 SVC TO 10/09/25	Utility - Water	543018-53901	\$8.80
Check Total							<u>\$8.80</u>
CHECK # 300318							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4456-ACH	2204456 SVC TO 10/9/25	Utility - Water	543018-53901	\$96.05
Check Total							<u>\$96.05</u>
CHECK # 300319							
006	10/28/25	CITY OF TAMPA UTILITIES ACH	101425-4457-ACH	204457 SERVICE TO 10/09/25	Utility - Water	543018-53901	\$8.80
Check Total							<u>\$8.80</u>
CHECK # 300320							
006	10/30/25	AMERITAS ACH	102825-401 ACH	401A ER - 10/30/25	Florida Retirement System	522010-53901	\$198.27
Check Total							<u>\$198.27</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300321							
006	10/30/25	AMERITAS ACH	102825-457-ACH	457 EE - 10/30/25	Florida Retirement System	522010-53901	\$405.98
Check Total							\$405.98
CHECK # 300326							
006	10/31/25	FRONTIER FLORIDA LLC -ACH	100725-7205-ACH	SVC 10/7/25-11/6/25	Communication - Telephone	541003-53901	\$216.58
Check Total							\$216.58
CHECK # 5875							
006	10/23/25	TRIANGLE POOL SERVICE	310870	Pool Maintenance JULY 25	R&M-Pools	546074-53901	\$610.00
Check Total							\$610.00
CHECK # DD06016							
006	10/24/25	SCOOPY POOPY DOO LLC- EFT	8461-2015-EFT	PET WASTE STATION AND TRASH SERVICE	Op Supplies - General	552001-53901	\$404.95
Check Total							\$404.95
Fund Total							\$57,794.30

GENERAL FUND AREA 7 - 007

CHECK # 100213							
007	10/10/25	INFRAMARK LLC	159318	DISSEMINATION SERVICES/POSTAGE	ProfServ-Dissemination Agent	531012-51301	\$1,000.00
Check Total							\$1,000.00
CHECK # 100214							
007	10/10/25	TRIANGLE POOL SERVICE	0320087	OCT 25 POOL MAINTENANCE	Contracts-Pools	534078-53901	\$4,720.00
Check Total							\$4,720.00
CHECK # 100215							
007	10/10/25	FITNESS LOGIC INC.	126346	FITNESS EQUIPMENT REPAIRS	R&M-General	546001-53901	\$1,223.90
Check Total							\$1,223.90
CHECK # 100216							
007	10/10/25	HUNTER AC, INC	092425	Replace 5 Ton Condenser	R&M-General	546001-53901	\$6,800.00
Check Total							\$6,800.00
CHECK # 100218							
007	10/10/25	COMPLETE I.T CORP	17843	OCT 25 STAND-BY MSP PLAN	Op Supplies - General	552001-53901	\$21.67
007	10/10/25	COMPLETE I.T CORP	17782	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	\$37.20
Check Total							\$58.87
CHECK # 100219							
007	10/10/25	STRALEY ROBIN VERICKER	27220	Services Through 083125	ProfServ-Legal Services	531023-51401	\$135.17
Check Total							\$135.17

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100221							
007	10/23/25	FEDEX	9-010-39076	POSTAGE	Postage and Freight	541006-51301	\$22.01
007	10/23/25	FEDEX	9-704-46741	POSTAGE	Postage and Freight	541006-51301	\$23.24
007	10/23/25	FEDEX	8-977-07527	FEDEX CHARGES	Postage and Freight	541006-51301	\$12.37
Check Total							\$57.62
CHECK # 100222							
007	10/23/25	ANTI-PESTO BUGKILLERS	538691	PEST CONTROL OCTOBER 2025	Contracts-Pest Control	534125-53901	\$211.00
Check Total							\$211.00
CHECK # 100223							
007	10/23/25	CONLEY'S DRINKING FOUNTAIN LLC 5671		MAINT DRINKING FOUNTAINS - TENNIS COURTS	R&M-General	546001-53901	\$669.95
Check Total							\$669.95
CHECK # 100224							
007	10/23/25	INFRAMARK LLC	160714	ADMINISTRATIVE FEES OCTOBER 2025	ProfServ-Mgmt Consulting	531027-51201	\$5,165.17
Check Total							\$5,165.17
CHECK # 100226							
007	10/27/25	WELCH TENNIS COURTS	82802	WTC 3.0 DTS Professional Net	R&M-General	546001-53901	\$436.98
Check Total							\$436.98
CHECK # 100227							
007	10/30/25	INFRAMARK LLC	161889	POSTAGE	Postage and Freight	541006-51201	\$2.22
Check Total							\$2.22
CHECK # 100229							
007	10/30/25	EDWARD SANCHEZ	102725-	NOV 2025 Health STIPEND - E. Sanchez	Life and Health Insurance	523001-53901	\$775.00
Check Total							\$775.00
CHECK # 300295							
007	10/02/25	AMERITAS ACH	093025-401 ACH	401A ER	Florida Retirement System	522010-53901	\$276.43
Check Total							\$276.43
CHECK # 300296							
007	10/02/25	AMERITAS ACH	093025-457-ACH	457 EE - BENSON	Florida Retirement System	522010-53901	\$405.99
Check Total							\$405.99
CHECK # 300297							
007	10/10/25	TECO - ACH	091925-8193-ACH	SVC 8/15/25-9/15/25	Electricity - Streetlights	543013-53901	\$1,204.59
Check Total							\$1,204.59
CHECK # 300298							
007	10/10/25	TECO PEOPLES GAS ACH	091925-2285-ACH	SVC 8/21/25-09/18/25	Electricity - Streetlights	543013-53901	\$75.56
Check Total							\$75.56

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300300							
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	Op Supplies - General	552001-53901	\$13.57
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	Op Supplies - General	552001-53901	\$47.51
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	Op Supplies - General	552001-53901	\$212.20
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	R&M-Landscape Renovations	546051-53901	\$2,500.00
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	Op Supplies - General	552001-53901	\$38.44
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	Op Supplies - General	552001-53901	\$149.00
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	Op Supplies - General	552001-53901	\$29.99
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	Op Supplies - General	552001-53901	\$71.24
007	10/14/25	VALLEY NATIONAL BANK-ACH	092525-1426-ACH	SIGN/SPOTIFY/SUPPLIES/GYM EQUIP/LANDSCAPE RENOV	R&M-Landscape Renovations	546051-53901	\$1,200.00
Check Total							\$4,261.95
CHECK # 300302							
007	10/17/25	AMERITAS ACH	101425-401 ACH	PD 10/16/25-401	Florida Retirement System	522010-53901	\$198.26
Check Total							\$198.26
CHECK # 300303							
007	10/17/25	AMERITAS ACH	101425-457-ACH	PD10/17/25-457	Florida Retirement System	522010-53901	\$405.99
Check Total							\$405.99
CHECK # 300305							
007	10/17/25	TECO - ACH	100325-ACH	SVC 8/19/25-9/16/25	Electricity - Streetlights	543013-53901	\$30,190.81
007	10/17/25	TECO - ACH	100325-ACH	SVC 8/19/25-9/16/25	Electricity - Fountain	543036-53901	\$490.12
Check Total							\$30,680.93
CHECK # 300320							
007	10/30/25	AMERITAS ACH	102825-401 ACH	401A ER - 10/30/25	Florida Retirement System	522010-53901	\$198.26
Check Total							\$198.26
CHECK # 300321							
007	10/30/25	AMERITAS ACH	102825-457-ACH	457 EE - 10/30/25	Florida Retirement System	522010-53901	\$405.99
Check Total							\$405.99
CHECK # 300323							
007	10/14/25	CITY OF TAMPA UTILITIES ACH	101425-1953-ACH	WATER SERVICE TO 10/09/25	Utility - Water	543018-53901	\$1,183.19
Check Total							\$1,183.19
CHECK # 300336							
007	10/21/25	HOME DEPOT CREDIT SERVICES -AC	092525-8053A-ACH	R&M SUPPLIES	R&M-General	546001-53901	\$1,371.35
Check Total							\$1,371.35
CHECK # 5873							
007	10/20/25	CHET BENSON	CB-100825	HEALTH INSURANCE - C BENSON	Life and Health Insurance	523001-53901	\$272.70
Check Total							\$272.70
CHECK # 5875							
007	10/23/25	TRIANGLE POOL SERVICE	3000168	Pool Lighting Replacement & Flow Meter	R&M-Pools	546074-53901	\$2,968.90
007	10/23/25	TRIANGLE POOL SERVICE	310872	Pool Maintenance JULY 25	Contracts-Pools	534078-53901	\$3,540.00
007	10/23/25	TRIANGLE POOL SERVICE	310873	Pool Maintenance - July	Contracts-Pools	534078-53901	\$4,720.00
007	10/23/25	TRIANGLE POOL SERVICE	0320086	POOL MAINTENANCE OCT 25	R&M-Pools	546074-53901	\$1,220.00
Check Total							\$12,448.90

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 5876							
007	10/30/25	CHARTER COMMUNICATIONS -ACH	243840401101425	SVC FROM 10/14/25-11/13/25	Communication - Teleph - Fielc	541005-53901	\$371.97
Check Total							<u>\$371.97</u>
CHECK # 5877							
007	10/30/25	NEXT RIDGE LINE OVER	102325 DEPOSIT	BRIDGE REPAIRS - 50% MATERIALS DEPOSIT	Misc-Contingency	549900-53901	\$12,400.00
Check Total							<u>\$12,400.00</u>
CHECK # DD06018							
007	10/21/25	HOME DEPOT CREDIT SERVICES -AC	092525-8053-ACH	R&M SUPPLIES	R&M-General	546001-53901	\$1,371.35
007	10/21/25	HOME DEPOT CREDIT SERVICES -AC	CM092525-8053-ACH	Credit Memo 000266	R&M-General	546001-53901	(\$1,150.77)
Check Total							<u>\$220.58</u>
Fund Total							<u>\$87,638.52</u>
Total Checks Paid							<u>\$177,024.74</u>