

# *Tampa Open Space and Transportation Community Development District*

February 17, 2026

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

- Jay Krause, Chairperson
- Fred Pfister, Vice Chairman
- Leah Black, Assistant Secretary
- Luis De Armas, Assistant Secretary
- Jane Thompson, Assistant Secretary

## Staff

- Mark Vega, District Manager
- Vivek Babbar, District Counsel
- Tonja Stewart, District Engineer
- Chet Benson, Clubhouse Manager
- Ed Sanchez, Assistant Clubhouse Manager
- Howard Neal, Field Inspector Director
- John Khatiblou, Accountant
- Diana Kapatsyna, District Admin Assistant

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## REGULAR MEETING AGENDA

**Tuesday, February 17, 2026 – 5:15 p.m.**

### **1. Call to Order and Roll Call**

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

### **3. Organizational Matters**

- A. Consideration of Resolution 2026-04; General Election.....Page 3

### **4. Business Administration**

- A. Consideration of Minutes from Workshop, January 6, 2026, and the Regular Meeting, January 20, 2026.....Page 5
- B. Consideration of December 2025 Financial Statements and Check Register.....Page 10

### **5. Staff Reports**

- A. District Accountant
- B. District Engineer
- C. District Counsel
- D. District Manager
  - i. Discussion on Landscape RFP Selection by Area
- E. Onsite Manager

### **6. Board of Supervisor's Requests or Comments**

### **7. Adjournment**

*The next workshop is scheduled for Tuesday, March 3, 2026, at 5:30 p.m.  
The next meeting is scheduled for Tuesday, March 17, 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

## **RESOLUTION 2026-04**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT CONFIRMING THE DISTRICT'S USE OF THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS TO CONTINUE CONDUCTING THE DISTRICT'S ELECTION OF SUPERVISORS IN CONJUNCTION WITH THE GENERAL ELECTION.**

**WHEREAS**, the Tampa Palms Open Space And Transportation Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of Tampa Palms Open Space And Transportation Community Development District (hereinafter the "Board") seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes and to instruct the Hillsborough Supervisor of Elections (the "Supervisor") to conduct the District's General Elections.

**WHEREAS**, the Supervisor has requested the District adopt a resolution confirming the District's use of the Supervisor for the purpose of conducting the District's future supervisor elections in conjunction with the General Election; and

**WHEREAS**, the District desires to continue to use the Supervisor for the purpose of conducting the District's supervisor elections in conjunction with the General Election.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1.** The Board is currently made up of the following individuals: Fred Pfister, Leah Black, Jay Krause, Jane Thompson and Louis De Armas.

**Section 2.** The term of office for each member of the Board is as follows:

Seat 1	Supervisor Fred Pfister	Expires 2026
Seat 2	Supervisor Leah Black	Expires 2026
Seat 3	Supervisor Jay Krause	Expires 2026
Seat 4	Supervisor Jane Thompson	Expires 2028
Seat 5	Supervisor Louis De Armas	Expires 2028

**Section 3.** Seat 1, currently held by Fred Pfister, Seat 2, currently held by Leah Black, Seat 3, currently held by Jay Krause are scheduled for the General Election on November 10, 2026.

**Section 4.** Pursuant to section 190.006(8), Florida Statutes, members of the Board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

**Section 5.** The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

**Section 6.** The District hereby instructs the Supervisor to continue conducting the District's elections in conjunction with the General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF FEBRUARY, 2026.**

**ATTEST:**

**TAMPA PALMS OPEN SPACE AND  
TRANSPORTATION COMMUNITY  
DEVELOPMENT DISTRICT**

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Mark Vega  
Secretary/Assistant Secretary

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Jay Krause  
Chairman/Vice Chairman

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

1 The Workshop of the Board of Supervisors Tampa Palms Open Space and Transportation  
2 Community Development District was held on Tuesday, January 6, 2026, at 5:15 p.m. at the  
3 West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

5 Present were the following:

7	Bob Lennon	Chairperson
8	Fred Pfister	Vice Chairperson
9	Leah Black	Assistant Secretary
10	Jay Krause	Assistant Secretary
11	Chet Benson	Clubhouse Manager

14        *The following item was discussed during January 6, 2026, Tampa Palms Open Space*  
15    *and Transportation Community Development District Workshop; no motions, votes or actions*  
16    *were taken. Any action to be taken on the items listed below will occur at a regular meeting of*  
17    *the Board of Supervisors.*

## 19 FIRST ORDER OF BUSINESS

## Open Workshop

20 The workshop opened.

## 22 SECOND ORDER OF BUSINESS

## Discussion of Operations and Maintenance

23 A discussion ensued as follows:

24           • Mr. Benson presented a request from a resident in Area 3 regarding removal of an  
25           invasive Brazilian pepper tree which has a limb leaning into her backyard. The  
26           board decided that the property owner can remove the tree themselves from the  
27           conservation area.

28           • Mr. Benson discussed a request from a resident in Tuscany (Area 3) to  
29           remove/cutback plant growth in the pond behind their house. They can no longer see  
30           the pond because of overgrowth. The estimated cost to cut back the vegetation was  
31           approximately \$5000. The Board recommended spraying the vegetation.

32           • The new TPOST landscaping bids should be delivered to the Board by January 17,  
33           2026.

34           • The Board noted that replacement of boards on bridges in Area 7 is currently in  
35           progress.

36           • Discussed the need to clean out the pond located near the pumping station in  
37           Richmond Place. An initial estimate from T&M is \$10,000. Mr. Benson will obtain a  
38           formal proposal for Board review at the next meeting.

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40 **THIRD ORDER OF BUSINESS**

**Close Workshop**

41           There being no further business, the workshop has been declared adjourned.

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46           Mark Vega

47           Assistant Secretary

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Jay Krause

Chairperson

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

The regular meeting of the Board of Supervisors of the Tampa Palms Open Space and Transportation Community Development District was held on Tuesday, January 20, 2026, at 5:15 p.m. at the West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Jay Krause	Chairperson
Fred Pfister	Vice Chairperson
Louis De Armas	Assistant Secretary
Leah Black	Assistant Secretary
Jane Thompson	Assistant Secretary

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.*

## **FIRST ORDER OF BUSINESS**

## Call to Order/Roll Call

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

## **SECOND ORDER OF BUSINESS**

## Audience Comments

There being none, the next order of business followed.

## **FOURTH ORDER OF BUSINESS**

## **Business Administration**

**A. Consideration of Minutes from Workshop, December 2, 2025, and the Regular Meeting, December 16, 2025**

## **B. Consideration of November 2025 Financial Statements and Check Register**

### **C. Approval of Resolution 2026-03; Registered Agent**

41 On MOTION by Mr. Bob, seconded by Ms. Black, the Workshop,  
42 December 2, 2025, and the Regular Meeting, December 16, 2025, and the  
43 November 2025 Financial Statements and Check Register, and the  
44 Resolution 2026-03; Registered Agent were approved as presented. 5-0

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46  
47 **FIFTH ORDER OF BUSINESS**

48 **Staff Reports**

49 **A. District Accountant**

50 Not required until Budget Season.

51 **B. District Engineer**

52 None.

53 **C. District Counsel**

54 None.

55 **D. District Manager**

56 The Board discussed the ranking of landscape proposals.

57 On MOTION by Mr. Pfister, seconded by Ms. Black, the ranking sheet to  
58 be used on the landscape RFP proposals was accepted as presented. 5-0

60 On MOTION by Mr. Pfister, seconded by Mr. De Armas, to terminate the  
61 existing landscape agreement with Yellowstone formally Rainmaker was  
62 accepted as presented. 5-0

63  
64 **E. Onsite Manager**

66 On MOTION by Mr. Lennon, seconded by Mr. Pfister, the T&M Total  
67 Services LLC, in the amount of \$10,300 for Area 6 was approved as  
68 presented. 5-0

70 On MOTION by Mr. Krause, seconded by Ms. Black, a not-to-exceed  
71 amount of \$13,800 for Deep Sky Pools for the replacement of two pool heat  
72 pumps in Area 7 was approved as presented. 5-0

74 On MOTION by Mr. Krause, seconded by Mr. De Armas, the exception  
75 report was read and marked on variance, and the rates were noted as  
76 competitive. 5-0

### THIRD ORDER OF BUSINESS

## Organizational Matters

## A. Oath of an Office

The Oath of an Office was administered.

## **B. Consideration of Resolution 2026-02; Designation of Officers**

On MOTION by Mr. Krause, seconded by Mr. De Armas, the resignation of Mr. Lennon from the Board was accepted as presented. 5-0

On MOTION by Ms. Black, seconded by Mr. Krause, the Board appointed Mr. Thompson as Assistant Secretary. 4-0

Mr. Krause and Ms. Black were nominated for Chair

First Round of Voting resulted in Mr. Krause being selected as Chairperson.

On MOTION by Mr. De Armas, seconded by Mr. Pfister, the Resolution 2026-02; Designation of Officers was approved as presented. 5-0

## **SIXTH ORDER OF BUSINESS**

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

There being none, the order of business followed.

## SEVENTH 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 6:13 p.m. 5-0

Mark Vega  
Secretary

Jay Krause  
Chairperson

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

## *Financial Report*

*December 31, 2025*

### **CLEAR PARTNERSHIPS**



# **Tampa Palms Open Space and Transportation**

Community Development District

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

**Financial Statements**

**(Unaudited)**

*December 31, 2025*

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**

Community Development District

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

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 5,255,516	\$ -	\$ -	\$ -	\$ 5,255,516
Accounts Receivable	-	-	-	121	121
Assessments Receivable	-	36,430	-	-	36,430
Due From Other Funds	-	1,301,686	1,676,108	2,227,005	5,204,799
Investments:					
Money Market Account	2,547	-	-	-	2,547
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	5,082	20,523	32,960	58,565
<b>TOTAL ASSETS</b>	<b>\$ 5,258,063</b>	<b>\$ 1,343,198</b>	<b>\$ 1,697,216</b>	<b>\$ 2,260,086</b>	<b>\$ 10,558,563</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ -	\$ 8,633	\$ 17,786	\$ 16,967	\$ 43,386
Accrued Expenses	-	-	16,820	28,775	45,595
Deposits	-	-	366	14,746	15,112
Deferred Revenue	-	36,430	-	-	36,430
Due To Other Funds	5,204,799	-	-	-	5,204,799
<b>TOTAL LIABILITIES</b>	<b>5,204,799</b>	<b>45,063</b>	<b>34,972</b>	<b>60,488</b>	<b>5,345,322</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Deposits	-	5,082	21,108	32,960	59,150
<b>Assigned to:</b>					
Operating Reserves	-	109,860	166,671	302,868	579,399
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
<b>Unassigned:</b>	<b>53,264</b>	<b>765,811</b>	<b>1,005,270</b>	<b>999,120</b>	<b>2,823,465</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 53,264</b>	<b>\$ 1,298,135</b>	<b>\$ 1,662,244</b>	<b>\$ 2,199,598</b>	<b>\$ 5,213,241</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 5,258,063</b>	<b>\$ 1,343,198</b>	<b>\$ 1,697,216</b>	<b>\$ 2,260,086</b>	<b>\$ 10,558,563</b>

**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 December 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
<b>REVENUES</b>					
Interest - Investments	\$ 5,937	\$ 1,484	\$ 8,788	\$ 7,304	148.02%
Special Assmnts- Tax Collector	197,893	178,432	102,576	(75,856)	51.83%
Special Assmnts- Developer	36,430	-	-	-	0.00%
Special Assmnts- Discounts	(7,916)	(7,138)	(4,099)	3,039	51.78%
<b>TOTAL REVENUES</b>	<b>232,344</b>	<b>172,778</b>	<b>107,265</b>	<b>(65,513)</b>	<b>46.17%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	2,000	1,933	67	24.16%
FICA Taxes	612	153	148	5	24.18%
ProfServ-Engineering	11,500	2,875	273	2,602	2.37%
ProfServ-Legal Services	11,500	2,875	64	2,811	0.56%
ProfServ-Mgmt Consulting	41,357	10,339	10,339	-	25.00%
ProfServ-Special Assessment	9,664	9,664	9,664	-	100.00%
Auditing Services	3,993	-	-	-	0.00%
Postage and Freight	150	38	77	(39)	51.33%
Insurance - General Liability	13,010	13,010	14,941	(1,931)	114.84%
Printing and Binding	100	25	-	25	0.00%
Legal Advertising	1,500	375	-	375	0.00%
Miscellaneous Services	500	125	801	(676)	160.20%
Misc-Assessment Collection Cost	3,958	3,569	1,970	1,599	49.77%
Office Supplies	75	19	-	19	0.00%
Annual District Filing Fee	54	54	58	(4)	107.41%
<b>Total Administration</b>	<b>105,973</b>	<b>45,121</b>	<b>40,268</b>	<b>4,853</b>	<b>38.00%</b>
<b>Field</b>					
Florida Retirement System	6,667	1,667	1,246	421	18.69%
ProfServ-Field Management	12,000	3,000	3,000	-	25.00%
Contracts-Landscape	139,822	34,955	33,266	1,689	23.79%
Contracts-Ponds	8,980	2,245	2,490	(245)	27.73%
Electricity - Streetlights	134,000	33,500	27,868	5,632	20.80%
R&M-Irrigation	12,500	3,125	324	2,801	2.59%
R&M-Landscape Renovations	8,000	2,000	-	2,000	0.00%
Misc-Holiday Lighting	6,500	6,500	7,795	(1,295)	119.92%
Op Supplies - General	5,000	1,250	2,393	(1,143)	47.86%
<b>Total Field</b>	<b>333,469</b>	<b>88,242</b>	<b>78,382</b>	<b>9,860</b>	<b>23.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>439,442</b>	<b>133,363</b>	<b>118,650</b>	<b>14,713</b>	<b>27.00%</b>

**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 December 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
Excess (deficiency) of revenues					
Over (under) expenditures	<u>(207,098)</u>	<u>39,415</u>	<u>(11,385)</u>	<u>(50,800)</u>	<u>5.50%</u>
Net change in fund balance	\$ <u>(207,098)</u>	\$ <u>39,415</u>	\$ <u>(11,385)</u>	\$ <u>(50,800)</u>	<u>5.50%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,309,520</b>	<b>1,309,520</b>	<b>1,309,520</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,102,422</b>	<b>\$ 1,348,935</b>	<b>\$ 1,298,135</b>		

**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 December 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
<b>REVENUES</b>					
Interest - Investments	\$ 20,310	\$ 5,078	\$ 8,792	\$ 3,714	43.29%
Special Assmnts- Tax Collector	666,847	601,269	601,975	706	90.27%
Special Assmnts- Other	2,270	2,270	-	(2,270)	0.00%
Special Assmnts- Discounts	(26,674)	(24,050)	(24,057)	(7)	90.19%
<b>TOTAL REVENUES</b>	<b>662,753</b>	<b>584,567</b>	<b>586,710</b>	<b>2,143</b>	<b>88.53%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	2,000	1,933	67	24.16%
FICA Taxes	612	153	148	5	24.18%
ProfServ-Legal Services	2,500	625	64	561	2.56%
ProfServ-Mgmt Consulting	32,121	8,030	8,030	-	25.00%
ProfServ-Special Assessment	6,585	6,585	6,585	-	100.00%
Auditing Services	3,500	-	-	-	0.00%
Postage and Freight	145	36	77	(41)	53.10%
Insurance - General Liability	16,528	16,528	19,124	(2,596)	115.71%
Legal Advertising	750	188	-	188	0.00%
Miscellaneous Services	1,000	250	308	(58)	30.80%
Misc-Assessment Collection Cost	13,337	12,026	11,558	468	86.66%
Office Supplies	99	25	-	25	0.00%
Annual District Filing Fee	41	41	58	(17)	141.46%
<b>Total Administration</b>	<b>85,218</b>	<b>46,487</b>	<b>47,885</b>	<b>(1,398)</b>	<b>56.19%</b>
<b>Field</b>					
Payroll-Pool Monitors	12,000	3,000	3,069	(69)	25.58%
FICA Taxes	918	230	235	(5)	25.60%
Florida Retirement System	6,667	1,667	1,246	421	18.69%
ProfServ-Field Management	15,592	3,898	3,898	-	25.00%
Contracts-Landscape	114,820	28,705	28,340	365	24.68%
Contracts-Pools	8,400	2,100	-	2,100	0.00%
Contracts-Pest Control	1,200	300	422	(122)	35.17%
Communication - Telephone	2,000	500	759	(259)	37.95%
Electricity - Streetlights	162,500	40,625	50,973	(10,348)	31.37%
Utility - Water	15,000	3,750	2,967	783	19.78%
R&M-Court Maintenance	3,000	750	-	750	0.00%
R&M-Equipment	14,147	3,537	-	3,537	0.00%
R&M-Irrigation	20,000	5,000	9,992	(4,992)	49.96%

**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 December 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-Landscape Renovations	35,000	8,750	-	8,750	0.00%
R&M-Ponds	14,568	3,642	7,413	(3,771)	50.89%
R&M-Playground	5,000	1,250	-	1,250	0.00%
Misc-Holiday Lighting	8,000	8,000	3,500	4,500	43.75%
Misc-Contingency	71,080	17,770	19,123	(1,353)	26.90%
Op Supplies - General	8,000	2,000	2,095	(95)	26.19%
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%
<b>Total Field</b>	<b>581,466</b>	<b>135,474</b>	<b>134,032</b>	<b>1,442</b>	<b>23.05%</b>
<b>TOTAL EXPENDITURES</b>	<b>666,684</b>	<b>181,961</b>	<b>181,917</b>	<b>44</b>	<b>27.29%</b>
Excess (deficiency) of revenues Over (under) expenditures	(3,931)	402,606	404,793	2,187	-10297.46%
Net change in fund balance	\$ (3,931)	\$ 402,606	\$ 404,793	\$ 2,187	-10297.46%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,257,451</b>	<b>1,257,451</b>	<b>1,257,451</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,253,520</b>	<b>\$ 1,660,057</b>	<b>\$ 1,662,244</b>		

**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 December 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
<b>REVENUES</b>					
Interest - Investments	\$ 35,789	\$ 8,947	\$ 8,789	\$ (158)	24.56%
Room Rentals	5,000	1,250	1,401	151	28.02%
Special Assmnts- Tax Collector	1,162,376	1,048,068	1,045,739	(2,329)	89.97%
Special Assmnts- Discounts	(46,495)	(41,922)	(41,792)	130	89.88%
Other Miscellaneous Revenues	3,800	950	9,725	8,775	255.92%
Access Cards	1,000	250	-	(250)	0.00%
<b>TOTAL REVENUES</b>	<b>1,161,470</b>	<b>1,017,543</b>	<b>1,023,862</b>	<b>6,319</b>	<b>88.15%</b>
<b>EXPENDITURES</b>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	2,000	1,933	67	24.16%
FICA Taxes	612	153	148	5	24.18%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	2,500	625	545	80	21.80%
ProfServ-Legal Services	3,000	750	64	686	2.13%
ProfServ-Mgmt Consulting	61,982	15,495	15,496	(1)	25.00%
ProfServ-Special Assessment	12,794	12,794	12,794	-	100.00%
Auditing Services	5,035	-	-	-	0.00%
Postage and Freight	450	113	77	36	17.11%
Insurance - General Liability	22,357	22,357	30,436	(8,079)	136.14%
Printing and Binding	100	25	-	25	0.00%
Legal Advertising	750	188	-	188	0.00%
Miscellaneous Services	500	125	75	50	15.00%
Misc-Assessment Collection Cost	23,248	20,962	20,079	883	86.37%
Office Supplies	99	25	-	25	0.00%
Annual District Filing Fee	80	80	58	22	72.50%
<b>Total Administration</b>	<b>142,507</b>	<b>75,692</b>	<b>81,705</b>	<b>(6,013)</b>	<b>57.33%</b>
<u>Field</u>					
Payroll-Part Time	145,000	36,250	32,349	3,901	22.31%
Payroll-Managers	65,700	16,425	17,125	(700)	26.07%
Payroll-Site Manager	86,500	21,625	30,533	(8,908)	35.30%
FICA Taxes	20,058	5,015	6,648	(1,633)	33.14%
Florida Retirement System	6,667	1,667	1,246	421	18.69%
Life and Health Insurance	10,500	10,500	2,368	8,132	22.55%
Workers' Compensation	9,038	-	-	-	0.00%
Contracts-Security Services	7,500	1,875	2,123	(248)	28.31%

**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 December 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	11,148	-	11,148	0.00%
Contracts-Irrigation	7,500	1,875	-	1,875	0.00%
Contracts-Pools	21,600	5,400	14,160	(8,760)	65.56%
Contracts-Ponds	4,500	1,125	2,401	(1,276)	53.36%
Contracts-Pest Control	1,065	266	422	(156)	39.62%
Communication - Teleph - Field	5,748	1,437	1,597	(160)	27.78%
Electricity - Streetlights	323,500	80,875	95,213	(14,338)	29.43%
Utility - Water	15,000	3,750	3,454	296	23.03%
Utility - Refuse Removal	2,100	525	631	(106)	30.05%
Rentals & Leases	9,420	2,355	-	2,355	0.00%
R&M-General	31,000	7,750	12,023	(4,273)	38.78%
R&M-Court Maintenance	30,000	7,500	610	6,890	2.03%
R&M-Electrical	9,500	2,375	595	1,780	6.26%
R&M-Irrigation	10,000	2,500	-	2,500	0.00%
R&M-Landscape Renovations	19,500	4,875	-	4,875	0.00%
R&M-Pools	15,000	3,750	16,142	(12,392)	107.61%
Misc-Holiday Lighting	4,500	4,500	8,000	(3,500)	177.78%
Special Events	25,000	25,000	632	24,368	2.53%
Misc-Contingency	8,547	2,137	13,766	(11,629)	161.06%
Op Supplies - General	13,500	3,375	3,715	(340)	27.52%
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%
<b>Total Field</b>	<b>1,068,964</b>	<b>265,875</b>	<b>265,753</b>	<b>122</b>	<b>24.86%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,211,471</b>	<b>341,567</b>	<b>347,458</b>	<b>(5,891)</b>	<b>28.68%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(50,001)	675,976	676,404	428	-1352.78%
Net change in fund balance	\$ (50,001)	\$ 675,976	\$ 676,404	\$ 428	<u>-1352.78%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,523,194</b>	<b>1,523,194</b>	<b>1,523,194</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,473,193</b>	<b>\$ 2,199,170</b>	<b>\$ 2,199,598</b>		

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

**Supporting Schedules**

*December 31, 2025*

## Tampa Palms Open Space & Transportation

Community Development District

### Non Ad Valorem Special Assessments (Hillsborough County - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2026

Date Received	Net Amount Received	Discount / (Penalties)		Collection Amount	Gross Amount Received	General Fund Area 3 Assessments	General Fund Area 6 Assessments	General Fund Area 7 Assessments
		Amount	Costs					
Assessments Levied FY2026				\$ 1,945,510	\$ 114,017	\$ 669,117	\$ 1,162,376	
Allocation %				100%	5.86%	34.39%	59.75%	
11/07/25	\$ 28,517	\$ 1,468	\$ 582	\$ 30,567	\$ 1,791	\$ 10,513	\$ 18,263	
11/14/25	162,808	6,922	3,323	173,053	10,142	59,518	103,393	
11/21/25	92,111	3,916	1,880	97,907	5,738	33,673	58,496	
12/03/25	355,024	15,088	7,245	377,357	22,115	129,784	225,458	
12/05/25	881,773	37,481	17,995	937,249	54,927	322,347	559,975	
12/19/25	126,501	5,074	2,582	134,157	7,862	46,140	80,154	
<b>TOTAL</b>	<b>\$ 1,646,734</b>	<b>\$ 69,949</b>	<b>\$ 33,607</b>	<b>\$ 1,750,290</b>	<b>\$ 102,576</b>	<b>\$ 601,975</b>	<b>\$ 1,045,739</b>	
<b>% COLLECTED</b>				90%	90%	90%	90%	
<b>TOTAL OUTSTANDING</b>				<b>\$ 195,220</b>	<b>\$ 11,444</b>	<b>\$ 67,142</b>	<b>\$ 116,641</b>	

# **TAMPA PALMS OPEN SPACE TRANSPORTATION**

Community Development District

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## **Cash and Investment Report**

**12/31/2025**

<b><u>ACCOUNT NAME</u></b>	<b><u>BANK NAME</u></b>	<b><u>YIELD</u></b>	<b><u>MATURITY</u></b>	<b><u>BALANCE</u></b>
Checking Account - Operating	Valley National	3.82%	n/a	\$ 5,255,516
Money Market Account	Bank United	3.40%	n/a	2,547
		<b>Total</b>		<b><u>\$ 5,258,063</u></b>

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 12/01/25 to 12/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**VALLEY NATIONAL BANK - (ACCT#XXXXX4417)**

**ACH #100239**

12/03/25	Vendor	INFRAMARK LLC	164589	POSTAGE	Postage and Freight	003-541006-51301	\$0.98
12/03/25	Vendor	INFRAMARK LLC	164589	POSTAGE	Postage and Freight	006-541006-51301	\$0.99
12/03/25	Vendor	INFRAMARK LLC	164589	POSTAGE	Postage and Freight	007-541006-51301	\$0.99

**ACH Total** \$2.96

**ACH #100240**

12/03/25	Vendor	STANTEC CONSULTING SERVICES INC	2488671	NOV 25 ENGINEERING	ENGINEERING SERVICES	007-531013-51501	\$162.00
12/03/25	Vendor	STANTEC CONSULTING SERVICES INC	2488671	NOV 25 ENGINEERING	ENGINEERING SERVICES	006-531013-51501	\$162.00
12/03/25	Vendor	STANTEC CONSULTING SERVICES INC	2488671	NOV 25 ENGINEERING	ENGINEERING SERVICES	003-531013-51501	\$162.00

**ACH Total** \$486.00

**ACH #100241**

12/03/25	Vendor	YELLOWSTONE LANDSCAPE, INC	1039009	IRRIGATION INSPECTION 11/12/25	IRRIGATION INSPECTION REPAIRS	006-546041-53901	\$2,314.31
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**ACH Total** \$2,314.31

**ACH #100242**

12/03/25	Vendor	SOLITUDE LAKE MANAGEMENT	WO-00914199	VEGETATION REMOVAL - DEPOSIT	VEGETATION REMOVAL - 50% DEPOSIT	007-546073-53901	\$1,667.00
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**ACH Total** \$1,667.00

**ACH #100243**

12/05/25	Vendor	TWO CAN PAINT, LLC	002452	PAINT 96 SIGN POLES - BALANCE	R&M-Painting	007-546313-53901	\$5,295.00
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**ACH Total** \$5,295.00

**ACH #100244**

12/05/25	Vendor	SOLITUDE LAKE MANAGEMENT	PSI221331	AQUATIC MAINTENANCE DEC 2025	AQUATIC MAINTENANCE	007-546073-53901	\$367.12
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**ACH Total** \$367.12

**ACH #100245**

12/05/25	Vendor	COMPLETE I.T CORP	18417	DEC 2025 STAND-BY MSP PLAN	STAND-BY MSP PLAN	003-552001-53901	\$21.66
12/05/25	Vendor	COMPLETE I.T CORP	18417	DEC 2025 STAND-BY MSP PLAN	STAND-BY MSP PLAN	006-552001-53901	\$21.66
12/05/25	Vendor	COMPLETE I.T CORP	18417	DEC 2025 STAND-BY MSP PLAN	STAND-BY MSP PLAN	007-552001-53901	\$21.68
12/05/25	Vendor	COMPLETE I.T CORP	18356	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	003-552001-53901	\$37.20
12/05/25	Vendor	COMPLETE I.T CORP	18356	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	006-552001-53901	\$37.20
12/05/25	Vendor	COMPLETE I.T CORP	18356	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	007-552001-53901	\$37.20

**ACH Total** \$176.60

**ACH #100246**

12/05/25	Vendor	FITNESS LOGIC INC.	127258	END CAP AND GRIPS FOR PRECOR TRICEPS PRESS	END CAP AND GRIPS REPLACED ON PRECOR TRICEPS PRESS	007-546001-53901	\$191.98
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**ACH Total** \$191.98

**ACH #100247**

12/08/25	Vendor	TRIANGLE POOL SERVICE	0115722	SERVICE CALL/LABOR	R&M-Pools	007-546074-53901	\$175.00
			0113211655	LIQUID COVER	LIQUID COVER GAL	007-546074-53901	\$229.90
12/08/25	Vendor	TRIANGLE POOL SERVICE	011127441	POOL MAINT NOV 25 - BALANCE DUE	POOL MAINTENANCE - BALANCE DUE	007-546074-53901	\$610.00
12/08/25	Vendor	TRIANGLE POOL SERVICE	58958	DEC 2025 POOL MAINTENANCE	POOL MAINTENANCE	007-534078-53901	\$4,720.00
12/08/25	Vendor	TRIANGLE POOL SERVICE	58935	POOL MAINTENANCE DEC 2025	POOL MAINTENANCE	006-546074-53901	\$1,220.00

**ACH Total** \$6,954.90

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 12/01/25 to 12/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #100248</b>							
12/30/25	Vendor	INFRAMARK LLC	166740	POSTAGE	Postage and Freight	003-541006-51301	\$1.72
12/30/25	Vendor	INFRAMARK LLC	166740	POSTAGE	Postage and Freight	006-541006-51301	\$1.72
12/30/25	Vendor	INFRAMARK LLC	166740	POSTAGE	Postage and Freight	007-541006-51301	\$1.74
						<b>ACH Total</b>	<b>\$5.18</b>
<b>ACH #300341</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4936-ACH	#2034936 THRU 11/10/25	Utility - Water	006-543018-53901	\$1,315.75
						<b>ACH Total</b>	<b>\$1,315.75</b>
<b>ACH #300342</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-1953-ACH	#2031953 THRU 11/10/25	#2031953 THRU 9/11/24	006-543018-53901	\$1,397.69
						<b>ACH Total</b>	<b>\$1,397.69</b>
<b>ACH #300343</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4467-ACH	#2204467 THRU 11/10/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<b>\$8.80</b>
<b>ACH #300344</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4466-ACH	#2204466 THRU 11/10/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<b>\$8.80</b>
<b>ACH #300345</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4465-ACH	#2204465 THRU 11/10/25	#2204465 THRU 9/11/24	006-543018-53901	\$8.80
						<b>ACH Total</b>	<b>\$8.80</b>
<b>ACH #300346</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4464-ACH	#2204464 THRU 11/10/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<b>\$8.80</b>
<b>ACH #300347</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4463-ACH	#2204463 THRU 11/10/25	#2204463 THRU 11/10/25	006-543018-53901	\$72.56
						<b>ACH Total</b>	<b>\$72.56</b>
<b>ACH #300348</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4462-ACH	#2204462 11/10/25	#2204462 THRU 9/11/24	006-543018-53901	\$77.11
						<b>ACH Total</b>	<b>\$77.11</b>
<b>ACH #300349</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4461-ACH	#2204461 THRU 11/10/25	#2204461 THRU 9/11/24	006-543018-53901	\$68.00
						<b>ACH Total</b>	<b>\$68.00</b>
<b>ACH #300350</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4460-ACH	#2204460 THRU 11/10/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<b>\$8.80</b>
<b>ACH #300351</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4459-ACH	#2204459 THRU 11/10/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<b>\$8.80</b>
<b>ACH #300352</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4458-ACH	#2204458 THRU 11/10/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<b>\$8.80</b>

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 12/01/25 to 12/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #300353</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4457-ACH	#2204457 THRU 11/10/25	Utility - Water	006-543018-53901	\$8.80
<i>ACH Total</i> <u>\$8.80</u>							
<b>ACH #300354</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4456-ACH	#2204456 THRU 11/10/25	Utility - Water	006-543018-53901	\$104.43
<i>ACH Total</i> <u>\$104.43</u>							
<b>ACH #300355</b>							
12/01/25	Vendor	CITY OF TAMPA UTILITIES	111325-4455-ACH	#2204455 THRU 11/10/25	#2204455 THRU 9/11/24	006-543018-53901	\$8.80
<i>ACH Total</i> <u>\$8.80</u>							
<b>ACH #300356</b>							
12/01/25	Vendor	FRONTIER FLORIDA LLC	110725-7205-ACH	SVC 11/07/25-12/06/25	Communication - Telephone	006-541003-53901	\$216.58
<i>ACH Total</i> <u>\$216.58</u>							
<b>ACH #300357</b>							
12/02/25	Vendor	AT&T MOBILITY	110925-3710-ACH	SVC 10/10/25-11/9/25	Communication - Telephone	003-541003-53901	\$71.03
12/02/25	Vendor	AT&T MOBILITY	110925-3710-ACH	SVC 10/10/25-11/9/25	Communication - Telephone	006-541003-53901	\$71.03
12/02/25	Vendor	AT&T MOBILITY	110925-3710-ACH	SVC 10/10/25-11/9/25	Communication - Telephone	007-541003-53901	\$71.03
<i>ACH Total</i> <u>\$213.09</u>							
<b>ACH #300358</b>							
12/05/25	Vendor	REPUBLIC SERVICES #696	0696-001314309-ACH	SVC 12/01-12/31/25	DECEMBER PAYMENT	007-543020-53901	\$257.14
<i>ACH Total</i> <u>\$257.14</u>							
<b>ACH #300361</b>							
12/08/25	Vendor	TECO	111725-8687-ACH	SVC 10/10/25-11/11/25	Electricity - Streetlights	003-543013-53901	\$3,713.70
<i>ACH Total</i> <u>\$3,713.70</u>							
<b>ACH #300362</b>							
12/08/25	Vendor	TECO	111725-7972-AC	SVC 10/10/25-11/11/25	Electricity - Streetlights	003-543013-53901	\$81.54
<i>ACH Total</i> <u>\$81.54</u>							
<b>ACH #300363</b>							
12/08/25	Vendor	TECO	111725-8651-ACH	SVC 10/10/25-11/11/25	Electricity - Streetlights	003-543013-53901	\$311.62
<i>ACH Total</i> <u>\$311.62</u>							
<b>ACH #300364</b>							
12/08/25	Vendor	TECO	111725-8404-ACH	SVC 10/10/25-11/11/25	Electricity - Streetlights	003-543013-53901	\$481.73
<i>ACH Total</i> <u>\$481.73</u>							
<b>ACH #300365</b>							
12/10/25	Vendor	TECO	111925-8193-ACH	SVC 10/15/25-11/13/25	Electricity - Streetlights	007-543013-53901	\$1,204.59
<i>ACH Total</i> <u>\$1,204.59</u>							
<b>ACH #300366</b>							
12/11/25	Vendor	TECO	112025-8428-ACH	SVC 10/16/25-11/14/25	Electricity - Streetlights	006-543013-53901	\$111.43
<i>ACH Total</i> <u>\$111.43</u>							
<b>ACH #300367</b>							
12/11/25	Vendor	TECO PEOPLES GAS	112025-2285-ACH	SVC 10/16/25-11/18/25	Electricity - Streetlights	007-543013-53901	\$1,764.73
<i>ACH Total</i> <u>\$1,764.73</u>							

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 12/01/25 to 12/31/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #300368</b>							
12/11/25	Vendor	AMERITAS	120925-401-ACH	PD 12/11/25-401	Florida Retirement System	003-522010-53901	\$285.85
12/11/25	Vendor	AMERITAS	120925-401-ACH	PD 12/11/25-401	Florida Retirement System	006-522010-53901	\$285.85
12/11/25	Vendor	AMERITAS	120925-401-ACH	PD 12/11/25-401	Florida Retirement System	007-522010-53901	\$285.86
						<b>ACH Total</b>	<u>\$857.56</u>
<b>ACH #300369</b>							
12/11/25	Vendor	AMERITAS	120925-457-ACH	PD 12/11/25-457	Deferred Compensation-ICMA 457	003-218018-53901	\$405.98
12/11/25	Vendor	AMERITAS	120925-457-ACH	PD 12/11/25-457	Deferred Compensation-ICMA 457	006-218018-53901	\$405.98
12/11/25	Vendor	AMERITAS	120925-457-ACH	PD 12/11/25-457	Deferred Compensation-ICMA 457	007-218018-53901	\$405.99
						<b>ACH Total</b>	<u>\$1,217.95</u>
<b>ACH #300370</b>							
12/11/25	Vendor	HOME DEPOT CREDIT SERVICES	112525-8053-ACH	R&M SUPPLIES	R&M-General	007-546001-53901	\$65.94
						<b>ACH Total</b>	<u>\$65.94</u>
<b>ACH #300371</b>							
12/19/25	Vendor	TECO	120525-ACH	SVC 10/16/25-11/14/25	Electricity - Streetlights	003-543013-53901	\$6,972.53
12/19/25	Vendor	TECO	120525-ACH	SVC 10/16/25-11/14/25	Electricity - Streetlights	007-543013-53901	\$508.74
12/19/25	Vendor	TECO	120525-ACH	SVC 10/16/25-11/14/25	Electricity - Streetlights	007-543013-53901	\$28,775.44
12/19/25	Vendor	TECO	120525-ACH	SVC 10/16/25-11/14/25	Electricity - Streetlights	006-543013-53901	\$16,820.37
						<b>ACH Total</b>	<u>\$53,077.08</u>
<b>ACH #300372</b>							
12/23/25	Vendor	FRONTIER FLORIDA LLC	120725-7205-ACH	SVC 12/07/25-01/06/26	Communication - Telephone	006-541003-53901	\$216.58
						<b>ACH Total</b>	<u>\$216.58</u>
<b>ACH #300373</b>							
12/31/25	Vendor	CITY OF TAMPA UTILITIES	121225-4465-ACH	#2204465 THRU 12/8/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<u>\$8.80</u>
<b>ACH #300374</b>							
12/31/25	Vendor	CITY OF TAMPA UTILITIES	121225-4466-ACH	#2204466 THRU 12/8/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<u>\$8.80</u>
<b>ACH #300375</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-4455-ACH	#2204455 THRU 12/8/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<u>\$8.80</u>
<b>ACH #300376</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-4459-ACH	#2204459 THRU 12/8/25	Utility - Water	006-543018-53901	\$8.80
						<b>ACH Total</b>	<u>\$8.80</u>
<b>ACH #300377</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-4463-ACH	#2204463 THRU 12/8/25	Utility - Water	006-543018-53901	\$59.02
						<b>ACH Total</b>	<u>\$59.02</u>
<b>ACH #300378</b>							
12/31/25	Vendor	CITY OF TAMPA UTILITIES	121225-4467-ACH	#2204467 THRU 12/8/25	#22044678 THRU 12/8/25	006-543018-53901	\$8.80
						<b>ACH Total</b>	<u>\$8.80</u>
<b>ACH #300379</b>							
12/31/25	Vendor	CITY OF TAMPA UTILITIES	121225-4456-ACH	#2204456 THRU 12/8/25	#2204456 THRU 9/11/24	006-543018-53901	\$90.97
						<b>ACH Total</b>	<u>\$90.97</u>

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 12/01/25 to 12/31/25

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Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>ACH #300380</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-4460-ACH	#2204460 THRU 12/8/25	Utility - Water	006-543018-53901	\$8.80
<i>ACH Total</i> <hr/>							
<b>ACH #300381</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-4461-ACH	#2204461 THRU 12/8/25	Utility - Water	006-543018-53901	\$59.02
<i>ACH Total</i> <hr/>							
<b>ACH #300382</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-4464-ACH	#2204464 THRU 12/8/25	Utility - Water	006-543018-53901	\$8.80
<i>ACH Total</i> <hr/>							
<b>ACH #300383</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-4936	#2034936 THRU 12/8/25	Utility - Water	006-543018-53901	\$989.50
<i>ACH Total</i> <hr/>							
<b>ACH #300384</b>							
12/31/25	Vendor	CITY OF TAMPA UTILITIES	121225-4457-ACH	#2204457 THRU 12/8/25	Utility - Water	006-543018-53901	\$8.80
<i>ACH Total</i> <hr/>							
<b>ACH #300385</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-4462-ACH	#2204462 THRU 12/8/25	#2204462 THRU 9/11/24	006-543018-53901	\$68.15
<i>ACH Total</i> <hr/>							
<b>ACH #300386</b>							
12/31/25	Vendor	CITY OF TAMPA UTILITIES	121225-4458-ACH	#2204458 THRU 12/8/25	Utility - Water	006-543018-53901	\$8.80
<i>ACH Total</i> <hr/>							
<b>ACH #300387</b>							
12/24/25	Vendor	AMERITAS	122225-ACH	PD 12/24/25- 457	PD 12/24/25-457	003-522010-53901	\$183.75
12/24/25	Vendor	AMERITAS	122225-ACH	PD 12/24/25- 457	PD 12/24/25-457	006-522010-53901	\$183.75
12/24/25	Vendor	AMERITAS	122225-ACH	PD 12/24/25- 457	PD 12/24/25-457	007-522010-53901	\$183.75
<i>ACH Total</i> <hr/>							
<b>ACH #300388</b>							
12/31/25	Vendor	CHARTER COMMUNICATIONS	121425-0401	SVC 12/14/25-1/13/26	Communication - Teleph - Field	007-541005-51301	\$372.12
<i>ACH Total</i> <hr/>							
<b>ACH #300394</b>							
12/08/25	Vendor	TECO	111725-8321-ACH	SVC 10/10/25-11/11/25	Electricity - Streetlights	003-543013-53901	\$274.57
<i>ACH Total</i> <hr/>							
<b>ACH #300395</b>							
12/24/25	Vendor	AMERITAS	122225A-401-ACH	PD 12/24/25-401	Florida Retirement System	003-522010-53901	\$203.79
12/24/25	Vendor	AMERITAS	122225A-401-ACH	PD 12/24/25-401	Florida Retirement System	006-522010-53901	\$203.79
12/24/25	Vendor	AMERITAS	122225A-401-ACH	PD 12/24/25-401	Florida Retirement System	007-522010-53901	\$203.78
<i>ACH Total</i> <hr/>							
<b>ACH #300401</b>							
12/26/25	Vendor	CITY OF TAMPA UTILITIES	121225-1953-ACH	#2031953 THRU 12/8/25	Utility - Water	007-543018-53901	\$953.82
<i>ACH Total</i> <hr/>							

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**  
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For the Period from 12/01/25 to 12/31/25

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<b>ACH #300402</b>							
12/12/25	Vendor	VALLEY NATIONAL BANK	111725-1426	SPOTIFY/TENNIS COURT MAINT/HOLIDAY SUPPLIES/POOL REPAIR	SPOTIFY	003-552001-53901	\$568.32
12/12/25	Vendor	VALLEY NATIONAL BANK	111725-1426	SPOTIFY/TENNIS COURT MAINT/HOLIDAY SUPPLIES/POOL REPAIR	tennis courts	007-546017-53901	\$93.37
12/12/25	Vendor	VALLEY NATIONAL BANK	111725-1426	SPOTIFY/TENNIS COURT MAINT/HOLIDAY SUPPLIES/POOL REPAIR	holiday supplies	007-549052-53901	\$274.77
12/12/25	Vendor	VALLEY NATIONAL BANK	111725-1426	SPOTIFY/TENNIS COURT MAINT/HOLIDAY SUPPLIES/POOL REPAIR	pool repair	007-546074-53901	\$999.00
12/12/25	Vendor	VALLEY NATIONAL BANK	111725-1426	SPOTIFY/TENNIS COURT MAINT/HOLIDAY SUPPLIES/POOL REPAIR	DOH PERMIT	006-549001-51301	\$204.86
<b>ACH Total</b>							<b>\$2,140.32</b>
<b>CHECK # 5887</b>							
12/01/25	Vendor	STRALEY ROBIN VERICKER	27551	PROFESSIONAL SERVICES THROUGH 10/31/25	DISTRICT COUNSEL	003-531023-51401	\$32.00
12/01/25	Vendor	STRALEY ROBIN VERICKER	27551	PROFESSIONAL SERVICES THROUGH 10/31/25	DISTRICT COUNSEL	006-531023-51401	\$32.00
12/01/25	Vendor	STRALEY ROBIN VERICKER	27551	PROFESSIONAL SERVICES THROUGH 10/31/25	DISTRICT COUNSEL	007-531023-51401	\$32.00
<b>Check Total</b>							<b>\$96.00</b>
<b>CHECK # 5888</b>							
12/01/25	Vendor	WELCH TENNIS COURTS	83036	DURA AIR OPEN PLUS WINDSCREEN	R&M-Court Maintenance	007-546017-53901	\$462.53
<b>Check Total</b>							<b>\$462.53</b>
<b>CHECK # 5889</b>							
12/01/25	Vendor	YELLOWSTONE LANDSCAPE, INC	1035219	IRRIGATION INSPECTION REPAIRS 11/11/25	IRRIGATION INSPECTION REPAIRS	003-546041-53901	\$186.50
<b>Check Total</b>							<b>\$186.50</b>
<b>CHECK # 5890</b>							
12/03/25	Vendor	EDWARD SANCHEZ	ES-112425	DEC 2025 Health STIPEND - E. Sanchez	Life and Health Insurance	007-523001-53901	\$775.00
<b>Check Total</b>							<b>\$775.00</b>
<b>CHECK # 5891</b>							
12/05/25	Vendor	CHARTER COMMUNICATIONS	243840401111425-ACH	SVC FROM 11/14-12/13/25	Communication - Teleph - Field	007-541005-53901	\$371.97
<b>Check Total</b>							<b>\$371.97</b>
<b>CHECK # 5892</b>							
12/05/25	Vendor	FLORIDACOMMERCE	225853	***Voided Voided****			\$0.00
<b>Check Total</b>							<b>\$0.00</b>
<b>CHECK # 5893</b>							
12/09/25	Vendor	FITNESS LOGIC INC.	127443	QUARTERLY MAINTENANCE CONTRACT	R&M-General	007-546001-53901	\$185.00
<b>Check Total</b>							<b>\$185.00</b>
<b>CHECK # 5894</b>							
12/09/25	Vendor	INFRAMARK LLC	165628	DEC 2025 DISTRICT MANAGEMENT	ADMIN FEES	006-531027-51301	\$2,676.75
12/09/25	Vendor	INFRAMARK LLC	165628	DEC 2025 DISTRICT MANAGEMENT	ADMIN FEES	007-531027-51201	\$5,165.17
12/09/25	Vendor	INFRAMARK LLC	165628	DEC 2025 DISTRICT MANAGEMENT	ADMIN FEES	003-531027-51201	\$3,446.42
12/09/25	Vendor	INFRAMARK LLC	165628	DEC 2025 DISTRICT MANAGEMENT	RECORD STORAGE FEE	003-549001-51301	\$240.00
12/09/25	Vendor	INFRAMARK LLC	165628	DEC 2025 DISTRICT MANAGEMENT	ASSESSMENT/REVENUE COLLECTION SERVICES	003-531038-51301	\$9,664.00
12/09/25	Vendor	INFRAMARK LLC	165628	DEC 2025 DISTRICT MANAGEMENT	ASSESSMENT/REVENUE COLLECTION SERVICES	006-531038-51301	\$6,585.00
12/09/25	Vendor	INFRAMARK LLC	165628	DEC 2025 DISTRICT MANAGEMENT	ASSESSMENT/REVENUE COLLECTION SERVICES	007-531038-51301	\$12,794.00
<b>Check Total</b>							<b>\$40,571.34</b>
<b>CHECK # 5895</b>							
12/09/25	Vendor	INTEGRITY PRESSURE CLEANING, INC	11426	PRESSURE CLEANING SIDEWALKS AND CURBS	SIDEWALKS/CURBS	006-549900-53901	\$1,100.00
<b>Check Total</b>							<b>\$1,100.00</b>

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**  
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<b>CHECK # 5896</b>							
12/23/25	Vendor	ANTI-PESTO BUGKILLERS	551077	PEST CONTROL DEC 2025	PEST CONTROL	006-534125-53901	\$211.00
12/23/25	Vendor	ANTI-PESTO BUGKILLERS	551081	PEST CONTROL	COMMERCIAL PEST CONTROL	007-534125-53901	\$211.00
						<b>Check Total</b>	<b>\$422.00</b>
<b>CHECK # 5897</b>							
12/23/25	Vendor	SOLITUDE LAKE MANAGEMENT	PSI225049	AQUATIC MAINTENANCE DEC 2025	AQUATIC MAINTENANCE	003-546073-53901	\$817.68
12/23/25	Vendor	SOLITUDE LAKE MANAGEMENT	PSI226566	AQUATIC MAINTENANCE DEC 2025	AQUATIC MAINTENANCE	006-546073-53901	\$1,449.58
						<b>Check Total</b>	<b>\$2,267.26</b>
<b>CHECK # 5898</b>							
12/23/25	Vendor	CHET BENSON	CB-120925	HEALTH INSURANCE - C BENSON	Life and Health Insurance	007-523001-53901	\$272.70
						<b>Check Total</b>	<b>\$272.70</b>
<b>CHECK # 5899</b>							
12/23/25	Vendor	FEDEX	9-104-80101	POSTAGE	FEDEX CHARGES	007-541006-51301	\$13.52
12/23/25	Vendor	FEDEX	9-104-80101	POSTAGE	FEDEX CHARGES	006-541006-51301	\$13.51
12/23/25	Vendor	FEDEX	9-104-80101	POSTAGE	FEDEX CHARGES	003-541006-51301	\$13.51
						<b>Check Total</b>	<b>\$40.54</b>
<b>CHECK # 5900</b>							
12/23/25	Vendor	FITNESS LOGIC INC.	127502	REPLACED CABLE ON PRECOR	REPAIRS AND MAINTENANCE	007-546001-53901	\$283.99
						<b>Check Total</b>	<b>\$283.99</b>
<b>CHECK # 5901</b>							
12/23/25	Vendor	FLORIDA PLAYSTRUCTURES & WATER	100015	POOL REPAIR - CHANGE SWITCH ON STARTER	POOL REPAIRS	007-546074-53901	\$884.00
						<b>Check Total</b>	<b>\$884.00</b>
<b>CHECK # 5902</b>							
12/23/25	Vendor	ILLUMINATIONS HOLIDAY LIGHTING LLC	2061225	AREA 3 HOLIDAY LIGHTING - DEPOSIT	Prepaid Items	003-155000-53901	\$3,250.00
						<b>Check Total</b>	<b>\$3,250.00</b>
<b>CHECK # 5903</b>							
12/23/25	Vendor	ILLUMINATIONS HOLIDAY LIGHTING LLC	8161225 BALANCE	CHRISTMAS LIGHTING RICHMOND PLACE	CHRISTMAS LIGHTING FOR RICHMOND PLACE	007-549028-53901	\$3,500.00
						<b>Check Total</b>	<b>\$3,500.00</b>
<b>CHECK # 5904</b>							
12/23/25	Vendor	ILLUMINATIONS HOLIDAY LIGHTING LLC	3131225 BALANCE	HOLIDAY LIGHTING AT W MEADOWS - BALANCE	Misc-Holiday Lighting	007-549028-53901	\$2,250.00
						<b>Check Total</b>	<b>\$2,250.00</b>
<b>CHECK # 5905</b>							
12/23/25	Vendor	YELLOWSTONE LANDSCAPE, INC	1053613	LANDSCAPE MAINTENANCE DEC 2025	LANDSCAPE MAINTENANCE	003-534050-53901	\$11,088.75
12/23/25	Vendor	YELLOWSTONE LANDSCAPE, INC	1053614	LANDSCAPE MAINTENANCE DEC 2025	LANDSCAPE MAINTENANCE	006-534050-53901	\$9,446.50
						<b>Check Total</b>	<b>\$20,535.25</b>
						<b>Account Total</b>	<b>\$168,070.43</b>

Total Amount Paid	\$168,070.43
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