

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

April 21, 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 & Alize Aninipot, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer
Chet Benson, Clubhouse Manager
Ed Sanchez, Assistant Clubhouse Manager
Jason Liggett, Field Inspector Director
Diana Lopez, Accountant
Diana Kapatsyna, District Admin Assistant

REGULAR MEETING AGENDA

Tuesday, April 21, 2026 – 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 Regular Meeting, March 17, 2026 and the Workshop, April 7, 2026.....Page 3
- B. Acceptance of February 2026 Financial Statements and Check Register.....Page 8

4. Staff Reports

- A. District Accountant
- B. District Engineer
- C. District Counsel
- D. District Manager
 - i. Discussion of Bank Rates for Comparison & ICS Letter.....Page 29
 - ii. Discussion of Yellowstone Final Payment
 - iii. Discussion of FY 2027 Budget Dates
- E. Onsite Manager

5. Board of Supervisor’s Requests or Comments

6. Adjournment

*The next workshop is scheduled for Tuesday, May 5, 2026, at 5:15 p.m.
The next meeting is scheduled for Tuesday, May 19, 2026, at 5:15 p.m.*

District Office:

Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33706
656-207-2410

Meeting Location:

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

1 **MINUTES OF MEETING**
2 **TAMPA PALMS OPEN SPACE AND TRANSPORTATION**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 The regular meeting of the Board of Supervisors of the Tampa Palms Open Space and
6 Transportation Community Development District was held on Tuesday, March 17, 2026, at 5:16 p.m. at
7 the West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

8
9 Present and constituting a quorum were:

10
11 Jay Krause Chairperson
12 Fred Pfister Vice Chairperson (*via conference call*)
13 Louis De Armas Assistant Secretary
14 Leah Black Assistant Secretary
15 Jane Thompson Assistant Secretary
16

17 Also present either via TEAMS or in person were:

18
19 Mark Vega District Manager
20 Alize Aninipot District Manager
21 Chet Benson Clubhouse Manager
22
23

24 *This is not a certified or verbatim transcript but rather represents the context and*
25 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
26 *the District Office for any related costs for an audio copy.*
27
28

29 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

31 **SECOND ORDER OF BUSINESS** **Audience Comments**

32 There being none, the next order of business followed.

33 **THIRD ORDER OF BUSINESS** **Business Administration**

34 **A. Consideration of Minutes from Workshop, February 3, 2026, and the Regular**
35 **Meeting, February 17, 2026**

36 **B. Consideration of January 2026 Financial Statements and Check Register**

37 Mr. Vega advised the Board to begin considering any potential capital projects so
38 management can obtain estimates for inclusion in the proposed budget.
39
40

41 On MOTION by Ms. Thompson, seconded by Mr. Krause, the Workshop,
42 February 3, 2026, and the Regular Meeting, February 17, 2026, and the
43 January 2026 Financial Statements and Check Register were approved as
44 presented. 5-0

45
46
47 **FOURTH ORDER OF BUSINESS**

Staff Reports

48 **A. District Accountant**

49 Not required until Budget Season.

50 **B. District Engineer**

51 A discussion ensued regarding the Area 6 pond inflow concrete pipe. The District
52 Engineer reported that this would be a cost-effective and straightforward repair.

53 **C. District Counsel**

54 None.

55 **D. District Manager**

56 Ms. Aninipot informed the Board of Resolutions 2026-02 and 2026-03 are pending
57 signature by the Chair and Vice Chair.

58 Mr. Vega informed the Board of the qualifying period dates for the upcoming general
59 elections for Seats 1, 2, and 3.

60 Mr. Vega introduced Ms. Aninipot to the Board to inform she will be taking over as the
61 District Manager in the coming months.

62 **E. Onsite Manager**

63 Mr. Benson provided an update on the Richmond Place pool closure and it is expected to
64 reopen on Friday March 20th, 2026.

65 Mr. Benson also provided an update regarding the resurfacing of the pool, mentioned he
66 spoke to the Vendor who recommended updating within the next 2-3 years.

67 Mr. Benson mentioned to the Board of the issue with Yellowstone and reminded the Board
68 Yellowstone has one more service before the new companies begin. Mr. Vega stated this
69 item will be included in the proposed budget.

70
71 **FIFTH ORDER OF BUSINESS**

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

72
73 Mr. De Armas requested an amendment to the Workshop Meeting minutes from February 3rd,
74 2026 to include him as present.

75 Mr. De Armas also requested an amendment to Resolution 2026-04, section 2 updating to
76 update seat assignments to reflect Seat 4 as Mr. De Armas and Seat 5 as Ms. Thompson.

77

78 **SIXTH ORDER OF BUSINESS**

Adjournment

79 There being no further business,

80

81 On MOTION by Mr. Krause, seconded by Ms. Black, with all in favor, the
82 meeting was adjourned at 5:43 p.m. 5-0

83

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90

Mark Vega
Secretary

**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, April 7, 2026, at 5:15 p.m. at the West
3 Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

4
5 Present were the following:

6		
7	Jay Krause	Chairman
8	Louis De Armas	Assistant Secretary
9	Leah Black	Assistant Secretary
10	Jane Thompson	Assistant Secretary
11		
12		
13	Chet Benson	Clubhouse Manager
14	Ed Sanchez	Assistant Clubhouse Manager
15		
16		

17 *The following item was discussed during April 7, 2026, Tampa Palms Open Space and*
18 *Transportation Community Development District Workshop; no motions, votes or actions were*
19 *taken. Any action to be taken on the items listed below will occur at a regular meeting of the*
20 *Board of Supervisors.*

21
22
23 **FIRST ORDER OF BUSINESS**

Open Workshop

24 The workshop opened.

25
26 **SECOND ORDER OF BUSINESS**

Discussion of Operations and Maintenance

27 Discussion ensued regarding the irrigation well in Area 7, which is currently not
28 operational. ASI will investigate the issue and provide recommended next steps.

29
30 **THIRD ORDER OF BUSINESS**

Yellowstone Final Payment

31 Discussion ensued regarding Yellowstone's April maintenance invoices, which are being
32 held from payment due to unsatisfactory service. The Board will review with Mr. Vega at
33 the next meeting to determine how to proceed.

34
35 Mr. Krause approved and executed the contract with Zambelli Fireworks for the July 3rd
36 event.

37

38 Discussion ensued regarding tree limbs around the pond walkways in Area 7 that may
39 require pruning. The Board directed staff to engage a tree trimming contractor to assess
40 the situation.

41

42 **FOURTH ORDER OF BUSINESS** **Close Workshop**

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

44

45

46

47

48 _____
49 Mark Vega
Assistant Secretary

Jay Krause
Chairperson

*Tampa Palms Open
Space CDD
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



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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)

February 28, 2026

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Governmental Funds

Balance Sheet
February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>GENERAL FUND AREA 3</u>	<u>GENERAL FUND AREA 6</u>	<u>GENERAL FUND AREA 7</u>	<u>TOTAL</u>
<u>ASSETS</u>					
Cash - Checking Account	\$ 5,042,842	\$ -	\$ -	\$ -	\$ 5,042,842
Accounts Receivable	-	-	-	121	121
Assessments Receivable	-	59,931	-	-	59,931
Due From Other Funds	-	1,257,758	1,633,824	2,100,557	4,992,139
Investments:					
Money Market Account	2,560	-	-	-	2,560
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	5,082	20,523	32,960	58,565
TOTAL ASSETS	\$ 5,045,402	\$ 1,322,771	\$ 1,654,932	\$ 2,133,638	\$ 10,156,743
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ 5,434	\$ 13,561	\$ 52,474	\$ 71,469
Accrued Expenses	-	8,000	17,000	31,100	56,100
Deposits	-	-	366	14,746	15,112
Deferred Revenue	-	59,931	-	-	59,931
Due To Other Funds	4,992,139	-	-	-	4,992,139
TOTAL LIABILITIES	4,992,139	73,365	30,927	98,320	5,194,751
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	-	5,082	21,108	32,960	59,150
Assigned to:					
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
Unassigned:	53,263	717,082	967,031	834,840	2,572,216
TOTAL FUND BALANCES	\$ 53,263	\$ 1,249,406	\$ 1,624,005	\$ 2,035,318	\$ 4,961,992
TOTAL LIABILITIES & FUND BALANCES	\$ 5,045,402	\$ 1,322,771	\$ 1,654,932	\$ 2,133,638	\$ 10,156,743

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

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	\$ -	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	-	0.00%
EXPENDITURES					
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		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

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	\$ 2,474	\$ 24,172	\$ 21,698	407.14%
Interest - Tax Collector	-	-	547	547	0.00%
Special Assmnts- Tax Collector	197,893	187,809	107,605	(80,204)	54.38%
Special Assmnts- Developer	36,430	-	-	-	0.00%
Special Assmnts- Discounts	(7,916)	(7,513)	(4,232)	3,281	53.46%
TOTAL REVENUES	232,344	182,770	128,092	(54,678)	55.13%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	3,333	3,267	66	40.84%
FICA Taxes	612	255	148	107	24.18%
ProfServ-Engineering	11,500	4,792	453	4,339	3.94%
ProfServ-Legal Services	11,500	4,792	64	4,728	0.56%
ProfServ-Mgmt Consulting	41,357	17,232	17,232	-	41.67%
ProfServ-Special Assessment	9,664	9,664	9,664	-	100.00%
Auditing Services	3,993	-	-	-	0.00%
Postage and Freight	150	63	131	(68)	87.33%
Insurance - General Liability	13,010	13,010	14,941	(1,931)	114.84%
Printing and Binding	100	42	-	42	0.00%
Legal Advertising	1,500	625	-	625	0.00%
Miscellaneous Services	500	208	862	(654)	172.40%
Misc-Assessment Collection Cost	3,958	3,757	2,067	1,690	52.22%
Office Supplies	75	31	-	31	0.00%
Annual District Filing Fee	54	54	58	(4)	107.41%
Total Administration	105,973	57,858	48,887	8,971	46.13%
Field					
Florida Retirement System	6,667	2,778	2,226	552	33.39%
ProfServ-Field Management	12,000	5,000	5,000	-	41.67%
Contracts-Landscape	139,822	58,259	55,444	2,815	39.65%
Contracts-Ponds	8,980	3,742	5,799	(2,057)	64.58%
Electricity - Streetlights	134,000	55,833	58,761	(2,928)	43.85%
R&M-Irrigation	12,500	5,208	324	4,884	2.59%
R&M-Landscape Renovations	8,000	3,333	685	2,648	8.56%
Misc-Holiday Lighting	6,500	6,500	7,795	(1,295)	119.92%
Op Supplies - General	5,000	2,083	3,285	(1,202)	65.70%
Total Field	333,469	142,736	139,319	3,417	41.78%
TOTAL EXPENDITURES	439,442	200,594	188,206	12,388	42.83%
Excess (deficiency) of revenues Over (under) expenditures	(207,098)	(17,824)	(60,114)	(42,290)	0.00%
Net change in fund balance	\$ (207,098)	\$ (17,824)	\$ (60,114)	\$ (42,290)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,309,520	1,309,520	1,309,520		
FUND BALANCE, ENDING	\$ 1,102,422	\$ 1,291,696	\$ 1,249,406		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

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	\$ 8,463	\$ 24,174	\$ 15,711	119.03%
Interest - Tax Collector	-	-	547	547	0.00%
Special Assmnts- Tax Collector	666,847	632,864	631,489	(1,375)	94.70%
Special Assmnts- Other	2,270	2,270	-	(2,270)	0.00%
Special Assmnts- Discounts	(26,674)	(25,314)	(24,836)	478	93.11%
TOTAL REVENUES	662,753	618,283	631,374	13,091	95.27%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	3,333	3,267	66	40.84%
FICA Taxes	612	255	148	107	24.18%
ProfServ-Legal Services	2,500	1,042	64	978	2.56%
ProfServ-Mgmt Consulting	32,121	13,384	13,384	-	41.67%
ProfServ-Special Assessment	6,585	6,585	6,585	-	100.00%
Auditing Services	3,500	-	-	-	0.00%
Postage and Freight	145	60	131	(71)	90.34%
Insurance - General Liability	16,528	16,528	19,124	(2,596)	115.71%
Legal Advertising	750	313	-	313	0.00%
Miscellaneous Services	1,000	417	379	38	37.90%
Misc-Assessment Collection Cost	13,337	12,658	12,133	525	90.97%
Office Supplies	99	41	-	41	0.00%
Annual District Filing Fee	41	41	58	(17)	141.46%
Total Administration	85,218	54,657	55,273	(616)	64.86%
Field					
Payroll-Pool Monitors	12,000	5,000	4,870	130	40.58%
FICA Taxes	918	383	372	11	40.52%
Florida Retirement System	6,667	2,778	2,226	552	33.39%
ProfServ-Field Management	15,592	6,497	6,497	-	41.67%
Contracts-Landscape	114,820	47,842	47,233	609	41.14%
Contracts-Pools	8,400	3,500	-	3,500	0.00%
Contracts-Pest Control	1,200	500	633	(133)	52.75%
Communication - Telephone	2,000	833	1,327	(494)	66.35%
Electricity - Streetlights	162,500	67,708	84,829	(17,121)	52.20%
Utility - Water	15,000	6,250	4,788	1,462	31.92%
R&M-Court Maintenance	3,000	1,250	-	1,250	0.00%
R&M-Equipment	14,147	5,895	-	5,895	0.00%
R&M-Irrigation	20,000	8,333	11,942	(3,609)	59.71%
R&M-Landscape Renovations	35,000	14,583	-	14,583	0.00%
R&M-Ponds	14,568	6,070	18,382	(12,312)	126.18%
R&M-Playground	5,000	2,083	-	2,083	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Misc-Holiday Lighting	8,000	8,000	3,500	4,500	43.75%
Misc-Contingency	71,080	29,617	19,123	10,494	26.90%
Op Supplies - General	8,000	3,333	3,825	(492)	47.81%
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	220,455	209,547	10,908	36.04%
TOTAL EXPENDITURES	666,684	275,112	264,820	10,292	39.72%
Excess (deficiency) of revenues Over (under) expenditures	(3,931)	343,171	366,554	23,383	0.00%
Net change in fund balance	\$ (3,931)	\$ 343,171	\$ 366,554	\$ 23,383	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,257,451	1,257,451	1,257,451		
FUND BALANCE, ENDING	\$ 1,253,520	\$ 1,600,622	\$ 1,624,005		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 35,789	\$ 14,912	\$ 24,172	\$ 9,260	67.54%
Room Rentals	5,000	2,083	3,149	1,066	62.98%
Interest - Tax Collector	-	-	547	547	0.00%
Special Assmnts- Tax Collector	1,162,376	1,103,142	1,097,009	(6,133)	94.38%
Special Assmnts- Discounts	(46,495)	(44,125)	(43,145)	980	92.79%
Other Miscellaneous Revenues	3,800	1,583	10,533	8,950	277.18%
Access Cards	1,000	417	-	(417)	0.00%
TOTAL REVENUES	1,161,470	1,078,012	1,092,265	14,253	94.04%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	3,333	3,267	66	40.84%
FICA Taxes	612	255	148	107	24.18%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	2,500	1,042	725	317	29.00%
ProfServ-Legal Services	3,000	1,250	64	1,186	2.13%
ProfServ-Mgmt Consulting	61,982	25,826	25,826	-	41.67%
ProfServ-Special Assessment	12,794	12,794	12,794	-	100.00%
Auditing Services	5,035	-	-	-	0.00%
Postage and Freight	450	188	371	(183)	82.44%
Insurance - General Liability	22,357	22,357	32,130	(9,773)	143.71%
Printing and Binding	100	42	-	42	0.00%
Legal Advertising	750	313	-	313	0.00%
Miscellaneous Services	500	208	317	(109)	63.40%
Misc-Assessment Collection Cost	23,248	22,064	21,077	987	90.66%
Office Supplies	99	41	-	41	0.00%
Annual District Filing Fee	80	80	58	22	72.50%
Total Administration	142,507	89,793	96,777	(6,984)	67.91%
<u>Field</u>					
Payroll-Part Time	145,000	60,417	50,838	9,579	35.06%
Payroll-Managers	65,700	27,375	26,911	464	40.96%
Payroll-Site Manager	86,500	36,042	44,733	(8,691)	51.71%
FICA Taxes	20,058	8,358	10,250	(1,892)	51.10%
Florida Retirement System	6,667	2,778	2,226	552	33.39%
Life and Health Insurance	10,500	10,500	4,608	5,892	43.89%
Workers' Compensation	9,038	-	-	-	0.00%
Contracts-Security Services	7,500	3,125	3,267	(142)	43.56%
Contracts-Landscape	44,590	18,579	28,714	(10,135)	64.40%
Contracts-Irrigation	7,500	3,125	-	3,125	0.00%
Contracts-Pools	21,600	9,000	21,800	(12,800)	100.93%
Contracts-Ponds	4,500	1,875	4,802	(2,927)	106.71%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contracts-Pest Control	1,065	444	633	(189)	59.44%
Communication - Teleph - Field	5,748	2,395	1,281	1,114	22.29%
Electricity - Streetlights	323,500	134,792	156,500	(21,708)	48.38%
Utility - Water	15,000	6,250	11,397	(5,147)	75.98%
Utility - Refuse Removal	2,100	875	1,299	(424)	61.86%
Rentals & Leases	9,420	3,925	1,820	2,105	19.32%
R&M-General	31,000	12,917	11,314	1,603	36.50%
R&M-Court Maintenance	30,000	12,500	9,190	3,310	30.63%
R&M-Electrical	9,500	3,958	2,575	1,383	27.11%
R&M-Irrigation	10,000	4,167	11,277	(7,110)	112.77%
R&M-Landscape Renovations	19,500	8,125	-	8,125	0.00%
R&M-Pools	15,000	6,250	31,689	(25,439)	211.26%
Misc-Holiday Lighting	4,500	4,500	8,000	(3,500)	177.78%
Special Events	25,000	25,000	749	24,251	3.00%
Misc-Contingency	8,547	3,561	30,430	(26,869)	356.03%
Op Supplies - General	13,500	5,625	7,061	(1,436)	52.30%
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	416,458	483,364	(66,906)	45.22%
TOTAL EXPENDITURES	1,211,471	506,251	580,141	(73,890)	47.89%
Excess (deficiency) of revenues					
Over (under) expenditures	(50,001)	571,761	512,124	(59,637)	0.00%
Net change in fund balance	\$ (50,001)	\$ 571,761	\$ 512,124	\$ (59,637)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,523,194	1,523,194	1,523,194		
FUND BALANCE, ENDING	\$ 1,473,193	\$ 2,094,955	\$ 2,035,318		

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

Supporting Schedules

February 28, 2026

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) Amount	Collection Costs	Gross Amount Received	General Fund Area 3 Assessments	General Fund Area 6 Assessments	General Fund Area 7 Assessments
Assessments Levied FY2026				\$ 1,945,510	\$ 114,017	\$ 669,117	\$ 1,162,376
Allocation %				100%	6%	34%	60%
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
01/06/25	50,493	1,573	1,030	53,096	3,112	18,261	31,723
02/04/26	31,386	691	641	32,717	1,917	11,252	19,547
TOTAL	\$ 1,728,613	\$ 72,213	\$ 35,278	\$ 1,836,103	\$ 107,605	\$ 631,489	\$ 1,097,009
% COLLECTED				94%	94%	94%	94%
TOTAL OUTSTANDING				\$ 109,407	\$ 6,415	\$ 37,628	\$ 65,370

TAMPA PALMS OPEN SPACE TRANSPORTATION

Community Development District

Cash and Investment Report 2/28/2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	3.59%	n/a	\$ 5,042,842
Money Market Account	Bank United	3.40%	n/a	2,560
			Total	<u>\$ 5,045,402</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND AREA 3 - 003							
CHECK # 100251							
003	02/04/26	CROWN TROPHY #142	FL53182	ENGRAVED PLATE/PLAQUE	Op Supplies - General	552001-53901	\$54.40
							Check Total
							<u>\$54.40</u>
CHECK # 100253							
003	02/04/26	INFRAMARK LLC	170601	ADMINISTRATIVE FEES FEB26	ProfServ-Mgmt Consulting	531027-51201	\$3,446.42
							Check Total
							<u>\$3,446.42</u>
CHECK # 100254							
003	02/04/26	FEDEX	9-145-72262	FEDEX CHARGES	Postage and Freight	541006-51301	\$13.86
							Check Total
							<u>\$13.86</u>
CHECK # 100256							
003	02/11/26	SOLITUDE LAKE MANAGEMENT	PSI238192	Aquatics Maintenance feb 26	R&M-Ponds	546073-53901	\$817.68
							Check Total
							<u>\$817.68</u>
CHECK # 100257							
003	02/11/26	COMPLETE I.T CORP	18926	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	\$37.20
003	02/11/26	COMPLETE I.T CORP	18986	FEB2026 STAND-BY MSP PLAN	Op Supplies - General	552001-53901	\$21.66
							Check Total
							<u>\$58.86</u>
CHECK # 300428							
003	02/05/26	AMERITAS	020326-401 ACH	PD 2/3/26-401	Florida Retirement System	522010-53901	\$285.85
							Check Total
							<u>\$285.85</u>
CHECK # 300429							
003	02/10/26	TECO	012026-8404-ACH	SVC 12/12/25-1/13/26	Electricity - Streetlights	543013-53901	\$743.38
							Check Total
							<u>\$743.38</u>
CHECK # 300430							
003	02/10/26	TECO	012026-8347-ACH	SVC 12/12/25-1/13/26	Electricity - Streetlights	543013-53901	\$63.24
							Check Total
							<u>\$63.24</u>
CHECK # 300431							
003	02/10/26	TECO	012026-8651-ACH	SVC 12/12/25-1/13/26	Electricity - Streetlights	543013-53901	\$324.42
							Check Total
							<u>\$324.42</u>
CHECK # 300432							
003	02/10/26	TECO	012026-8321-ACH	SVC 12/12/25-1/13/26	Electricity - Streetlights	543013-53901	\$265.01
							Check Total
							<u>\$265.01</u>
CHECK # 300433							
003	02/10/26	TECO	012026-7972-ACH	SVC 12/12/25-1/13/26	Electricity - Streetlights	543013-53901	\$122.41
							Check Total
							<u>\$122.41</u>
CHECK # 300434							
003	02/10/26	TECO	012026-8687-ACH	SVC 12/12/25-1/13/26	Electricity - Streetlights	543013-53901	\$3,715.87
							Check Total
							<u>\$3,715.87</u>
CHECK # 300435							
003	02/05/26	AMERITAS	020326-457-ACH	PD 2/5/26-457	Florida Retirement System	522010-53901	\$405.98
							Check Total
							<u>\$405.98</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 300440								
003	02/19/26	AMERITAS	021926-457-ACH	PD 2/19/26-457	Florida Retirement System	522010-53901	\$405.98	
							Check Total	<u>\$405.98</u>
CHECK # 300441								
003	02/19/26	AMERITAS	021726-401 ACH	PD 2/19/26-401	Florida Retirement System	522010-53901	\$203.79	
							Check Total	<u>\$203.79</u>
CHECK # 300442								
003	02/19/26	TECO	020526-ACH	SVC 12/17/25-1/16/26	Electricity - Streetlights	543013-53901	\$7,048.48	
							Check Total	<u>\$7,048.48</u>
CHECK # 300460								
003	02/26/26	VALLEY NATIONAL BANK	021726-1426	SPOTIFY/IPAD	Op Supplies - General	552001-53901	\$109.33	
							Check Total	<u>\$109.33</u>
CHECK # 5956								
003	02/27/26	FEDEX	9-163-52114	FEDEX CHARGES	Postage and Freight	541006-51301	\$6.79	
							Check Total	<u>\$6.79</u>
CHECK # 5959								
003	02/27/26	INFRAMARK LLC	171509	POSTAGE	Postage and Freight	541006-51301	\$11.60	
							Check Total	<u>\$11.60</u>
CHECK # 5963								
003	02/27/26	YELLOWSTONE LANDSCAPE, INC	1107583	LANDSCAPE MAINTENANCE FEB2026	Contracts-Landscape	534050-53901	\$11,088.75	
							Check Total	<u>\$11,088.75</u>
CHECK # DD06024								
003	02/04/26	SCOOPY POOPY DOO LLC-EFT	8461-2426A-EFT	PET WASTE STATION AND TRASH SERVICE	Op Supplies - General	552001-53901	\$304.95	
							Check Total	<u>\$304.95</u>
CHECK # DD06031								
003	02/27/26	SCOOPY POOPY DOO LLC-EFT	8461-2437A-EFT	PET WASTE STATION AND TRASH SERVICE	Op Supplies - General	552001-53901	\$304.95	
							Check Total	<u>\$304.95</u>
							Fund Total	<u>\$29,802.00</u>

GENERAL FUND AREA 6 - 006

CHECK # 100249								
006	02/04/26	GOLDEN EYE TECHNOLOGY, LLC	187FMA26	QTERLY MONITORING FEB-MAR-APR	Op Supplies - General	552001-53901	\$979.00	
							Check Total	<u>\$979.00</u>
CHECK # 100250								
006	02/04/26	YELLOWSTONE LANDSCAPE, INC	1091135	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$220.00	
							Check Total	<u>\$220.00</u>
CHECK # 100251								
006	02/04/26	CROWN TROPHY #142	FL53182	ENGRAVED PLATE/PLAQUE	Op Supplies - General	552001-53901	\$54.40	
							Check Total	<u>\$54.40</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 100253								
006	02/04/26	INFRAMARK LLC	170601	ADMINISTRATIVE FEES FEB26	ProfServ-Mgmt Consulting	531027-51201	\$2,676.75	
							Check Total	<u>\$2,676.75</u>
CHECK # 100254								
006	02/04/26	FEDEX	9-145-72262	FEDEX CHARGES	Postage and Freight	541006-51301	\$13.87	
							Check Total	<u>\$13.87</u>
CHECK # 100256								
006	02/11/26	SOLITUDE LAKE MANAGEMENT	PSI239811	Aquatic Maintenance FEB26	R&M-Ponds	546073-53901	\$1,449.58	
006	02/11/26	SOLITUDE LAKE MANAGEMENT	PSI234703	Aquatic Maintenance FEB26	R&M-Ponds	546073-53901	\$367.12	
006	02/11/26	SOLITUDE LAKE MANAGEMENT	PSI237215	Aquatic Maintenance FEB26	R&M-Ponds	546073-53901	\$254.40	
							Check Total	<u>\$2,071.10</u>
CHECK # 100257								
006	02/11/26	COMPLETE I.T CORP	18926	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	\$37.20	
006	02/11/26	COMPLETE I.T CORP	18986	FEB2026 STAND-BY MSP PLAN	Op Supplies - General	552001-53901	\$21.67	
							Check Total	<u>\$58.87</u>
CHECK # 300428								
006	02/05/26	AMERITAS	020326-401 ACH	PD 2/3/26-401	Florida Retirement System	522010-53901	\$285.85	
							Check Total	<u>\$285.85</u>
CHECK # 300435								
006	02/05/26	AMERITAS	020326-457-ACH	PD 2/5/26-457	Florida Retirement System	522010-53901	\$405.98	
							Check Total	<u>\$405.98</u>
CHECK # 300439								
006	02/13/26	TECO	012326-8428-ACH	SVC 12/17/25-1/16/26	Electricity - Streetlights	543013-53901	\$111.54	
							Check Total	<u>\$111.54</u>
CHECK # 300440								
006	02/19/26	AMERITAS	021926-457-ACH	PD 2/19/26-457	Florida Retirement System	522010-53901	\$405.99	
							Check Total	<u>\$405.99</u>
CHECK # 300441								
006	02/19/26	AMERITAS	021726-401 ACH	PD 2/19/26-401	Florida Retirement System	522010-53901	\$203.79	
							Check Total	<u>\$203.79</u>
CHECK # 300442								
006	02/19/26	TECO	020526-ACH	SVC 12/17/25-1/16/26	Electricity - Streetlights	543013-53901	\$17,059.44	
							Check Total	<u>\$17,059.44</u>
CHECK # 300443								
006	02/24/26	FRONTIER FLORIDA LLC	020726-20-5	SVC 02/07/26-03/06/26	Communication - Telephone	541003-53901	\$239.70	
							Check Total	<u>\$239.70</u>
CHECK # 300444								
006	02/02/26	AT&T MOBILITY	010926-3710-ACH	SVC 12/10/25-01/9/26	Communication - Telephone	541003-53901	\$112.42	
							Check Total	<u>\$112.42</u>
CHECK # 300445								
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4458-ACH	#2204458 THRU 2/10/26	Utility - Water	543018-53901	\$8.80	
							Check Total	<u>\$8.80</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300446							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4459-ACH	#2204459 THRU 2/10/26	Utility - Water	543018-53901	\$8.80
							Check Total
							<u>\$8.80</u>
CHECK # 300447							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4460-ACH	#2204460 THRU 2/10/26	Utility - Water	543018-53901	\$8.80
							Check Total
							<u>\$8.80</u>
CHECK # 300448							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4465-ACH	#2204465 THRU 2/10/26	Utility - Water	543018-53901	\$8.80
							Check Total
							<u>\$8.80</u>
CHECK # 300449							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4455-ACH	#2204455 THRU 2/10/26	Utility - Water	543018-53901	\$8.80
							Check Total
							<u>\$8.80</u>
CHECK # 300450							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4463-ACH	#2204463 THRU 2/10/26	Utility - Water	543018-53901	\$82.90
							Check Total
							<u>\$82.90</u>
CHECK # 300451							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4936-ACH	#2034936 THRU 2/10/26	Utility - Water	543018-53901	\$572.99
							Check Total
							<u>\$572.99</u>
CHECK # 300452							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4467-ACH	#2204467 THRU 2/10/26	Utility - Water	543018-53901	\$8.80
							Check Total
							<u>\$8.80</u>
CHECK # 300453							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4456-ACH	#2204456 THRU 2/10/26	Utility - Water	543018-53901	\$106.05
							Check Total
							<u>\$106.05</u>
CHECK # 300454							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4462-ACH	#2204462 THRU 2/10/26	Utility - Water	543018-53901	\$87.53
							Check Total
							<u>\$87.53</u>
CHECK # 300455							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4466-ACH	#2204466 THRU 2/10/26	Utility - Water	543018-53901	\$8.80
							Check Total
							<u>\$8.80</u>
CHECK # 300456							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4464-ACH	#2204464 THRU 2/10/26	Utility - Water	543018-53901	\$8.80
							Check Total
							<u>\$8.80</u>
CHECK # 300457							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4457-ACH	#2204457 THRU 2/10/26	Utility - Water	543018-53901	\$8.80
							Check Total
							<u>\$8.80</u>
CHECK # 300458							
006	02/26/26	CITY OF TAMPA UTILITIES	021226-4461-ACH	#2204461 THRU 2/10/26	Utility - Water	543018-53901	\$64.37
							Check Total
							<u>\$64.37</u>
CHECK # 300460							
006	02/26/26	VALLEY NATIONAL BANK	021726-1426	SPOTIFY/IPAD	Op Supplies - General	552001-53901	\$109.28
							Check Total
							<u>\$109.28</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 5950								
006	02/19/26	T&M TOTAL SERVICES LLC	1155	Dredging Retention Pond Kennesaw	R&M-Ponds	546073-53901	\$2,060.00	
							Check Total	<u>\$2,060.00</u>
CHECK # 5952								
006	02/27/26	ANTI-PESTO BUGKILLERS	563590	PEST CONTROL	Contracts-Pest Control	534125-53901	\$211.00	
							Check Total	<u>\$211.00</u>
CHECK # 5956								
006	02/27/26	FEDEX	9-163-52114	FEDEX CHARGES	Postage and Freight	541006-51301	\$6.79	
							Check Total	<u>\$6.79</u>
CHECK # 5959								
006	02/27/26	INFRAMARK LLC	171509	POSTAGE	Postage and Freight	541006-51301	\$11.59	
							Check Total	<u>\$11.59</u>
CHECK # 5963								
006	02/27/26	YELLOWSTONE LANDSCAPE, INC	1107584	LANDSCAPE MAINTENANCE FEB2026	Contracts-Landscape	534050-53901	\$9,446.50	
006	02/27/26	YELLOWSTONE LANDSCAPE, INC	1107528	RID O RUST 2/6/26 - irrigation repairs	R&M-Irrigation	546041-53901	\$864.99	
							Check Total	<u>\$10,311.49</u>
CHECK # DD06023								
006	02/04/26	SCOOPY POOPY DOO LLC-EFT	8461-2425A-EFT	PET WASTE STATION AND TRASH SERVICE	Op Supplies - General	552001-53901	\$404.95	
							Check Total	<u>\$404.95</u>
							Fund Total	<u><u>\$39,006.84</u></u>

GENERAL FUND AREA 7 - 007

CHECK # 100249								
007	02/04/26	GOLDEN EYE TECHNOLOGY, LLC	186FMA26	QTERLY MONITORING FEB-MAR-APR	Contracts-Security Services	534037-53901	\$1,144.00	
							Check Total	<u>\$1,144.00</u>
CHECK # 100251								
007	02/04/26	CROWN TROPHY #142	FL53182	ENGRAVED PLATE/PLAQUE	Op Supplies - General	552001-53901	\$54.40	
							Check Total	<u>\$54.40</u>
CHECK # 100252								
007	02/04/26	EASY ICE, LLC	01917503	QTRLY SUBSCRIPTION FEE	Rentals & Leases	544025-53901	\$910.10	
							Check Total	<u>\$910.10</u>
CHECK # 100253								
007	02/04/26	INFRAMARK LLC	170601	ADMINISTRATIVE FEES FEB26	ProfServ-Mgmt Consulting	531027-51201	\$5,165.17	
007	02/04/26	INFRAMARK LLC	170601	ADMINISTRATIVE FEES FEB26	Miscellaneous Services	549001-51301	\$240.00	
							Check Total	<u>\$5,405.17</u>
CHECK # 100254								
007	02/04/26	FEDEX	9-145-72262	FEDEX CHARGES	Postage and Freight	541006-51301	\$13.86	
							Check Total	<u>\$13.86</u>
CHECK # 100255								
007	02/11/26	TRIANGLE POOL SERVICE	32123260	FEB26 POOL MAINTENANCE	Contracts-Pools	534078-53901	\$4,720.00	
007	02/11/26	TRIANGLE POOL SERVICE	32123220	FEB26 POOL MAINTENANCE	R&M-Pools	546074-53901	\$1,220.00	
							Check Total	<u>\$5,940.00</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100257							
007	02/11/26	COMPLETE I.T CORP	18926	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	\$37.20
007	02/11/26	COMPLETE I.T CORP	18986	FEB2026 STAND-BY MSP PLAN	Op Supplies - General	552001-53901	\$21.67
Check Total							\$58.87
CHECK # 300426							
007	02/02/26	VALLEY NATIONAL BANK	011926-1426-ACH	SPOTIFY & POOL MAINT	Op Supplies - General	552001-53901	\$1,493.20
007	02/02/26	VALLEY NATIONAL BANK	011926-1426-ACH	SPOTIFY & POOL MAINT	R&M-Pools	546074-53901	\$423.72
Check Total							\$1,916.92
CHECK # 300427							
007	02/06/26	REPUBLIC SERVICES #696	0696-001327978-ACH	SVC 2/1-28/26	Utility - Refuse Removal	543020-53901	\$334.28
Check Total							\$334.28
CHECK # 300428							
007	02/05/26	AMERITAS	020326-401 ACH	PD 2/3/26-401	Florida Retirement System	522010-53901	\$285.86
Check Total							\$285.86
CHECK # 300435							
007	02/05/26	AMERITAS	020326-457-ACH	PD 2/5/26-457	Florida Retirement System	522010-53901	\$405.99
Check Total							\$405.99
CHECK # 300437							
007	02/12/26	TECO PEOPLES GAS	012226-2285-ACH	SVC 12/18/25-1/16/26	Electricity - Streetlights	543013-53901	\$2,588.76
Check Total							\$2,588.76
CHECK # 300438							
007	02/12/26	TECO	012226-8193-ACH	SVC 12/16/25-1/15/26	Electricity - Streetlights	543013-53901	\$1,204.59
Check Total							\$1,204.59
CHECK # 300440							
007	02/19/26	AMERITAS	021926-457-ACH	PD 2/19/26-457	Florida Retirement System	522010-53901	\$405.98
Check Total							\$405.98
CHECK # 300441							
007	02/19/26	AMERITAS	021726-401 ACH	PD 2/19/26-401	Florida Retirement System	522010-53901	\$203.78
Check Total							\$203.78
CHECK # 300442							
007	02/19/26	TECO	020526-ACH	SVC 12/17/25-1/16/26	Electricity - Streetlights	543013-53901	\$28,664.73
007	02/19/26	TECO	020526-ACH	SVC 12/17/25-1/16/26	Electricity - Streetlights	543013-53901	\$589.90
Check Total							\$29,254.63
CHECK # 300459							
007	02/26/26	CITY OF TAMPA UTILITIES	021226-1953-ACH	#2031953 THRU 2/10/26	Utility - Water	543018-53901	\$2,651.83
Check Total							\$2,651.83
CHECK # 300460							
007	02/26/26	VALLEY NATIONAL BANK	021726-1426	SPOTIFY/IPAD	Op Supplies - General	552001-53901	\$795.33
Check Total							\$795.33
CHECK # 300461							
007	02/25/26	CHARTER COMMUNICATIONS	243840401021426-ACH	SVC 2/14/26-3/13/26	Communication - Teleph - Field	541005-53901	\$403.56
Check Total							\$403.56

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 5945							
007	02/03/26	EDWARD SANCHEZ	ES-012926	FEB2026 Health STIPEND - E. Sanchez	Life and Health Insurance	523001-53901	\$775.00
							Check Total
							<u>\$775.00</u>
CHECK # 5946							
007	02/03/26	EGIS INSURANCE & RISK ADVISORS	31295	Workers Comp Audit	Insurance - General Liability	545002-51301	\$1,694.00
							Check Total
							<u>\$1,694.00</u>
CHECK # 5949							
007	02/19/26	CHET BENSON	CB-021126	HEALTH INSURANCE - C BENSON	Life and Health Insurance	523001-53901	\$732.50
							Check Total
							<u>\$732.50</u>
CHECK # 5951							
007	02/27/26	10-S TENNIS SUPPLY & DINKSHOT PICKLEBALL	173306	Pro Screen Open Mesh for pickleball	R&M-Court Maintenance	546017-53901	\$441.56
							Check Total
							<u>\$441.56</u>
CHECK # 5952							
007	02/27/26	ANTI-PESTO BUGKILLERS	563589	PEST CONTROL	Contracts-Pest Control	534125-53901	\$211.00
							Check Total
							<u>\$211.00</u>
CHECK # 5953							
007	02/27/26	BATES ELECTRIC INC	W36707	Install New Conduit & Wire To Panel	R&M-Electrical	546020-53901	\$1,980.00
							Check Total
							<u>\$1,980.00</u>
CHECK # 5954							
007	02/27/26	CONLEY'S DRINKING FOUNTAIN LLC	5871	Preventative Maint drinking fountains	R&M-General	546001-53901	\$225.00
							Check Total
							<u>\$225.00</u>
CHECK # 5955							
007	02/27/26	EASY ICE, LLC	01814536	QTRLY SUBSCRIPTION FEE	Rentals & Leases	544025-53901	\$910.10
							Check Total
							<u>\$910.10</u>
CHECK # 5956							
007	02/27/26	FEDEX	9-163-52114	FEDEX CHARGES	Postage and Freight	541006-51301	\$6.80
							Check Total
							<u>\$6.80</u>
CHECK # 5957							
007	02/27/26	FLORIDA PATIO FURNITURE INC.	81336	Patio Furniture repairs Balance of Payment	R&M-General	546001-53901	\$708.00
							Check Total
							<u>\$708.00</u>
CHECK # 5958							
007	02/27/26	IMULCHFI	IMFL-006090	Playground Mulch	R&M-Court Maintenance	546017-53901	\$7,958.00
							Check Total
							<u>\$7,958.00</u>
CHECK # 5959							
007	02/27/26	INFRAMARK LLC	171509	POSTAGE	Postage and Freight	541006-51301	\$11.59
							Check Total
							<u>\$11.59</u>
CHECK # 5960							
007	02/27/26	MCGUIRE CREATIVE LLC	1248	Soccer Goals	R&M-General	546001-53901	\$1,730.00
							Check Total
							<u>\$1,730.00</u>
CHECK # 5961							
007	02/27/26	MCRAE HEATING & COOLING INC.	24261	Install 2 New Heat/Cool units for Pool	R&M-Pools	546074-53901	\$12,000.00
							Check Total
							<u>\$12,000.00</u>

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 5962							
007	02/27/26	TRIANGLE POOL SERVICE	32123025	Brass Float Valve	R&M-Pools	546074-53901	\$218.35
007	02/27/26	TRIANGLE POOL SERVICE	31292	Chlorine, Stabilizer, Sulfuric Acid	R&M-Pools	546074-53901	\$56.00
007	02/27/26	TRIANGLE POOL SERVICE	2-9 2-31	Float Assembly & 1inch Toro Valve	R&M-Pools	546074-53901	\$781.90
Check Total							\$1,056.25
CHECK # 5963							
007	02/27/26	YELLOWSTONE LANDSCAPE, INC	1107589	LANDSCAPE MAINTENANCE FEB2026	Contracts-Landscape	534050-53901	\$4,102.00
007	02/27/26	YELLOWSTONE LANDSCAPE, INC	1107529	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$120.00
Check Total							\$4,222.00
Fund Total							\$88,639.71

Total Checks Paid	\$157,448.55
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Bank Rates for Comparison

Truist Bank – interest rate 1.55%

Bank United Money Market - interest rate 3.4%

Hancock Whitney General Fund Checking account – no interest rate

Valley National Checking account – interest rate 3.59%

The above banks are Qualified Public Depository Institutions for Special government and government entities.

A Qualified Public Depository (QPD) is a financial institution approved to hold public funds and required to pledge collateral to protect deposits that exceed FDIC insurance limits.

Public entities must use QPDs to ensure taxpayer money is safeguarded in the event of a bank failure. QPDs pledge collateral monthly based on their average daily public deposit balances.

How Collateralization Works: QPD Designation

Financial institutions must meet statutory criteria to become a QPD, such as:

- Being authorized to receive deposits in the state
- Having federal deposit insurance
- Meeting financial condition requirements
- Filing required resolutions and agreements

Example: BankUnited Pledge Level

Since BankUnited and Valley National pledge 50%, that means it has been assigned to the 50% collateral tier under Florida's framework. QPD's must pledge collateral equal to 50% of its public deposit balances exceeding FDIC insurance. This makes QPD's a moderate risk but fully compliant QPD under the state program.

What 50% Collateral Means Practically

If a public depositor (e.g., a city, school district, or agency) has \$10 million on deposit with a QPD, only the first \$250,000 is insured.

For the remaining \$9,750,000, the QPD must pledge:

$50\% \times \$9,750,000 = \$4,875,000$ in eligible collateral.

Eligible collateral types include:

- Cash
- Marketable securities
- Federal Home Loan Bank letters of credit

This collateral is held by an approved third-party custodian or similar entity, protecting the public depositor.

Why Collateralization Matters

Collateralizing public funds:

- Protects public depositors beyond FDIC limits
- Ensures funds are recoverable if a QPD fails
- Comply with state law and public fiscal stewardship requirements

Takeaways:

1. The FDIC limit is \$250k – anything above that limit is subject to the 50% pledge where the district will get this back immediately and the remaining 50% will be picked up by other banks where it could take years to get reimbursed (to clarify if you have \$1m in the bank the 50% is calculated on the \$750k, removing the \$250k)
2. Some of our districts have multiple Money Market accounts with funds in each to not overfund at one bank.
3. BankUnited has provided the attached ICS account structure for any district that wishes to use it. If your district wishes to move funds into this program, please let me know. This would be for funds more than the \$250k limit.

Safety, Returns, and Peace of Mind: Access up to \$175 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$175 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

**Want to learn more?
Call me today.**

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.