



# *Tampa Open Space and Transportation Community Development District*

**June 16, 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 & Samantha Zanoni, 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  
Tabitha Blackwelder, District Admin Assistant

### REGULAR MEETING AGENDA Tuesday, June 16, 2026 – 5:15 p.m.

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The Regular Meeting of the **Tampa Palms Open Space and Transportation Community Development District** will be held on **Tuesday, June 16, 2026 at 5:15 p.m.** at the **West Meadows Community Center, 8401 New Tampa Blvd, Tampa, FL 33647**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

#### THE REGULAR MEETNIG OF BOARD OF SUPERVISORS

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

**2. Audience Comments**

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

**3. Consent Agenda**

- A. Consideration of Regular Meeting Minutes of May 19, 2026 ..... Page 3
- B. Consideration of Workshop Minutes of June 2, 2026 ..... Page 6
- C. Acceptance of April 2026 Financial Statements and Check Register ..... Page 7

**4. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Consideration of Resolution 2026-07; Designation of Officer..... Page 25
  - ii. Discussion of Area 6 Landscape Contract
- D. Onsite Manager

**5. Board of Supervisor’s Requests or Comments**

**6. Adjournment**

*The next workshop is scheduled for Tuesday, July 7, 2026, at 5:15 p.m.  
The next meeting is scheduled for Tuesday, July 21, 2026, at 5:15 p.m*

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

1 The regular meeting of the Board of Supervisors of the Tampa Palms Open Space and  
2 Transportation Community Development District was held on Tuesday, May 19, 2026, at 5:15  
3 p.m. at the West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa,  
4 Florida.

5

6 Present and constituting a quorum were:

7	Jay Krause	Chairperson
8	Fred Pfister	Vice Chairperson
9	Louis De Armas	Assistant Secretary
10	Leah Black	Assistant Secretary
11	Jane Thompson	Assistant Secretary

12

13 Also present, either via TEAMS or in person were:

14	Mark Vega	District Manager, Inframark
15	Chet Benson	Clubhouse Manager
16	Ed Sanchez	Assistant Clubhouse Manager

17

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

21

22 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

24

25 **SECOND ORDER OF BUSINESS**

**Audience Comments**

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

27

28 **THIRD ORDER OF BUSINESS**

**Business Administration**

29 **A. Consideration of Regular Meeting Minutes of April 21, 2026**

30 **B. Acceptance of April 2026 Financial Statements and Check Register**

31	On MOTION by Mr. Pfister, seconded by Mr. Krause, the Regular Meeting
32	Minutes of April 21, 2026, and the April 2026 Financial Statements and
33	Check Register were approved as presented. 5-0

34

35

Tampa Palms Open Space and Transportation CDD  
May 19, 2026

36 **FOURTH ORDER OF BUSINESS Staff Reports**

37 **A. District Counsel**

38 District Counsel was not present, and no updates or report were presented.

39

40 **B. District Engineer**

41 District Engineer was not present, and no updates or report were presented.

42

43 **C. District Manager**

44 **i. Discussion of Form 1 Deadline of July 1, 2026**

45 Mr. Vega advised that Form 1 needs to be submitted by July 1, 2026, and will send an email  
46 with the EFDMS website.

47

48 **ii. Registered Voters Count (6,983)**

49 Mr. Vega advised that the registered voter count for the District as of April 15, 2026, was 6,983.

50

51 **iii. Consideration of Audit Engagement Letter**

52 On MOTION by Ms. Black, seconded by Mr. Pfister, the Audit Engagement  
53 Letter was approved. 5-0

54

55 **iv. Consideration of Resolution 2026-06; Approving FY2026-2027 Proposed  
56 Budget and Setting Public Hearing**

57 **a. Exhibit A – FY2026-2027 Proposed Budget**

58 On MOTION by Ms. Thompson, seconded by Mr. Pfister, Resolution 2026-  
59 06; Approving FY2026-2027 Proposed Budget and Setting Public Hearing  
60 was adopted as presented. 5-0

61

62 **D. Onsite Manager**

63 Mr. Benson presented multiple proposals to the Board.

64 **i. ProCourt Surfacing for AREA 7 Proposal**

65 On MOTION by Ms. Black, seconded by Mr. Krause, the ProCourt  
66 Surfacing for AREA 7 Proposal in the amount of \$37,800.00 was approved.  
67 5-0

68

69

70 **ii. ASI Irrigation Repairs for AREA 7 Proposal #161887**

71 On MOTION by Mr. Pfister, seconded by Ms. Black, the ASI Irrigation  
72 Repairs for AREA 7 Proposal #161887 with an NTE of \$7,000.00 was  
73 approved. 5-0

74

75 **iii. ASI for Palm Tree Trimming in AREA7 Proposal #160774**

76 On MOTION by Ms. Black, seconded by Mr. Pfister, the ASI Palm Tree  
77 Trimming in AREA 7 Proposal #160774 with an NTE of \$4,300.00 was  
78 approved. 5-0

79

80 **iv. Associated Plumbing Inc & ABS Backflow Repair Proposal**

81 On MOTION by Ms. Black, seconded by Mr. Pfister, the Associated  
82 Plumbing Inc. & ABS Backflow Repair Proposal in the amount of  
83 \$3,361.96 was approved. 5-0

84

85 **SIXTH ORDER OF BUSINESS**

**Board Supervisors' Requests and  
Comments**

86

87 Ms. Thompson requested an update from Pine Lake on the 90-day status of AREA 6.

88 Mr. Krause requested that the two snipe signs that are attached to the palm trees be removed  
89 by the landscape crew.

90

91 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

92 On MOTION by Mr. Pfister, seconded by Mr. Krause, with all in favor, the  
93 meeting was adjourned at 6:20 p.m. 5-00

94

95

96

97

98 \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_   
Chairperson / Vice Chairperson

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

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

4

5 Present and constituting a quorum were:

- |    |                |                     |
|----|----------------|---------------------|
| 6  | Jay Krause     | Chairperson         |
| 7  | Fred Pfister   | Vice Chairperson    |
| 8  | Louis De Armas | Assistant Secretary |
| 9  | Leah Black     | Assistant Secretary |
| 10 | Jane Thompson  | Assistant Secretary |

11

12 Also present, either via TEAMS or in person were:

- |    |                |                  |
|----|----------------|------------------|
| 13 | Mark Vega      | District Manager |
| 14 | Representative | Pine Lake        |
| 15 | Representative | ASI Landscaping  |

16

17 *This is not a certified or verbatim transcript but rather represents the context and summary of*  
18 *the meeting*

19

20 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

21 Mr. Vega called the workshop to order at 5:15 p.m.

22

23 **SECOND ORDER OF BUSINESS**

**Discussion of Operations and  
Maintenance**

24  
25 Mr. Vega stated that there was an issue with the landscape contract and AREA 6. Discussion  
26 ensued between Mr. Vega, the Board, and representatives from Pink Lake and ASI Landscaping  
27 regarding the contract and issues. The Board will address this topic at the June 16, 2026, meeting.

28

29 **THIRD ORDER OF BUSINESS**

**Adjournment**

30 The workshop was adjourned at 5:50 p.m.

31

32

33 \_\_\_\_\_

\_\_\_\_\_

34 Secretary / Assistant Secretary

Chairperson / Vice Chairperson

***TPOST  
Community  
Development  
District***

***Financial Report***

***April 30, 2026***

**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)

*April 30, 2026*

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**

Community Development District

**Governmental Funds****Balance Sheet**

April 30, 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>
<b>ASSETS</b>					
Cash - Checking Account	\$ 4,810,586	\$ -	\$ -	\$ -	\$ 4,810,586
Accounts Receivable	-	-	-	121	121
Assessments Receivable	-	59,931	-	-	59,931
Due From Other Funds	-	1,233,020	1,602,029	1,924,848	4,759,897
Investments:					
Money Market Account	2,575	-	-	-	2,575
Prepaid Items	-	408	408	409	1,225
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	5,082	20,523	32,960	58,565
<b>TOTAL ASSETS</b>	<b>\$ 4,813,161</b>	<b>\$ 1,298,441</b>	<b>\$ 1,623,545</b>	<b>\$ 1,958,338</b>	<b>\$ 9,693,485</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ -	\$ 11,674	\$ 10,376	\$ 20,757	\$ 42,807
Accrued Expenses	-	15,000	19,340	38,102	72,442
Deposits	-	-	366	14,746	15,112
Deferred Revenue	-	59,931	-	-	59,931
Due To Other Funds	4,759,897	-	-	-	4,759,897
<b>TOTAL LIABILITIES</b>	<b>4,759,897</b>	<b>86,605</b>	<b>30,082</b>	<b>73,605</b>	<b>4,950,189</b>
<b>FUND BALANCES</b>					
<b>Nonspendable:</b>					
Prepaid Items	-	408	408	409	1,225
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>	53,264	679,104	936,081	683,846	2,352,295
<b>TOTAL FUND BALANCES</b>	<b>\$ 53,264</b>	<b>\$ 1,211,836</b>	<b>\$ 1,593,463</b>	<b>\$ 1,884,733</b>	<b>\$ 4,743,296</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 4,813,161</b>	<b>\$ 1,298,441</b>	<b>\$ 1,623,545</b>	<b>\$ 1,958,338</b>	<b>\$ 9,693,485</b>

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**

Community Development District

**General Fund**

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2026

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	\$ -	\$ -	\$ -	\$ -	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>EXPENDITURES</b>					
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>-</b>	<b>53,264</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 53,264</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 April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b>REVENUES</b>					
Interest - Investments	\$ 5,937	\$ 3,463	\$ 33,800	\$ 30,337	569.31%
Interest - Tax Collector	-	-	653	653	0.00%
Special Assmnts- Tax Collector	197,893	194,218	111,961	(82,257)	56.58%
Special Assmnts- Developer	36,430	-	-	-	0.00%
Special Assmnts- Discounts	(7,916)	(7,769)	(4,250)	3,519	53.69%
<b>TOTAL REVENUES</b>	<b>232,344</b>	<b>189,912</b>	<b>142,164</b>	<b>(47,748)</b>	<b>61.19%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	4,667	4,467	200	55.84%
FICA Taxes	612	357	148	209	24.18%
ProfServ-Engineering	11,500	6,708	953	5,755	8.29%
ProfServ-Legal Services	11,500	6,708	548	6,160	4.77%
ProfServ-Mgmt Consulting	41,357	24,125	24,125	-	58.33%
ProfServ-Special Assessment	9,664	9,664	9,664	-	100.00%
Auditing Services	3,993	-	-	-	0.00%
Postage and Freight	150	88	187	(99)	124.67%
Insurance - General Liability	13,010	13,010	14,941	(1,931)	114.84%
Printing and Binding	100	58	-	58	0.00%
Legal Advertising	1,500	875	-	875	0.00%
Miscellaneous Services	500	292	1,596	(1,304)	319.20%
Misc-Assessment Collection Cost	3,958	3,885	2,154	1,731	54.42%
Office Supplies	75	44	-	44	0.00%
Annual District Filing Fee	54	54	58	(4)	107.41%
<b>Total Administration</b>	<b>105,973</b>	<b>70,535</b>	<b>58,841</b>	<b>11,694</b>	<b>55.52%</b>
<b>Field</b>					
Florida Retirement System	6,667	3,889	3,137	752	47.05%
ProfServ-Field Management	12,000	7,000	7,000	-	58.33%
Contracts-Landscape	139,822	81,563	60,444	21,119	43.23%
Contracts-Ponds	8,980	5,238	8,315	(3,077)	92.59%
Electricity - Streetlights	134,000	78,167	89,599	(11,432)	66.86%
R&M-Irrigation	12,500	7,292	324	6,968	2.59%
R&M-Landscape Renovations	8,000	4,667	685	3,982	8.56%

**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 April 30, 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	6,500	6,500	7,795	(1,295)	119.92%
Op Supplies - General	5,000	2,917	3,708	(791)	74.16%
<b>Total Field</b>	<b>333,469</b>	<b>197,233</b>	<b>181,007</b>	<b>16,226</b>	<b>54.28%</b>
<b>TOTAL EXPENDITURES</b>	<b>439,442</b>	<b>267,768</b>	<b>239,848</b>	<b>27,920</b>	<b>54.58%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(207,098)	(77,856)	(97,684)	(19,828)	47.17%
Net change in fund balance	\$ (207,098)	\$ (77,856)	\$ (97,684)	\$ (19,828)	47.17%
<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>\$ 1,231,664</b>	<b>\$ 1,211,836</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 April 30, 2026

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	\$ 11,848	\$ 33,794	\$ 21,946	166.39%
Interest - Tax Collector	-	-	653	653	0.00%
Special Assmnts- Tax Collector	666,847	654,463	657,054	2,591	98.53%
Special Assmnts- Other	2,270	2,270	-	(2,270)	0.00%
Special Assmnts- Discounts	(26,674)	(26,178)	(24,943)	1,235	93.51%
<b>TOTAL REVENUES</b>	<b>662,753</b>	<b>642,403</b>	<b>666,558</b>	<b>24,155</b>	<b>100.57%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	4,667	4,467	200	55.84%
FICA Taxes	612	357	148	209	24.18%
ProfServ-Legal Services	2,500	1,458	243	1,215	9.72%
ProfServ-Mgmt Consulting	32,121	18,737	18,737	-	58.33%
ProfServ-Special Assessment	6,585	6,585	6,585	-	100.00%
Auditing Services	3,500	-	-	-	0.00%
Postage and Freight	145	85	190	(105)	131.03%
Insurance - General Liability	16,528	16,528	19,124	(2,596)	115.71%
Legal Advertising	750	438	-	438	0.00%
Miscellaneous Services	1,000	583	406	177	40.60%
Misc-Assessment Collection Cost	13,337	13,090	12,642	448	94.79%
Office Supplies	99	58	-	58	0.00%
Annual District Filing Fee	41	41	58	(17)	141.46%
<b>Total Administration</b>	<b>85,218</b>	<b>62,627</b>	<b>62,600</b>	<b>27</b>	<b>73.46%</b>
<b>Field</b>					
Payroll-Pool Monitors	12,000	7,000	7,122	(122)	59.35%
FICA Taxes	918	536	545	(9)	59.37%
Florida Retirement System	6,667	3,889	3,137	752	47.05%
ProfServ-Field Management	15,592	9,095	9,095	-	58.33%
Contracts-Landscape	114,820	66,978	51,233	15,745	44.62%
Contracts-Pools	8,400	4,900	2,550	2,350	30.36%
Contracts-Pest Control	1,200	700	633	67	52.75%
Communication - Telephone	2,000	1,167	1,807	(640)	90.35%
Postage and Freight	-	-	(2)	2	0.00%
Electricity - Streetlights	162,500	94,792	118,530	(23,738)	72.94%
Utility - Water	15,000	8,750	9,700	(950)	64.67%
R&M-Court Maintenance	3,000	1,750	-	1,750	0.00%
R&M-Equipment	14,147	8,252	-	8,252	0.00%

**TAMPA PALMS OPEN SPACE AND TRANSPORTATION**

Community Development District

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

For the Period Ending April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
R&M-Irrigation	20,000	11,667	13,186	(1,519)	65.93%
R&M-Landscape Renovations	35,000	20,417	-	20,417	0.00%
R&M-Ponds	14,568	8,498	21,281	(12,783)	146.08%
R&M-Playground	5,000	2,917	-	2,917	0.00%
Misc-Holiday Lighting	8,000	8,000	3,500	4,500	43.75%
Misc-Contingency	71,080	41,463	19,623	21,840	27.61%
Op Supplies - General	8,000	4,667	6,006	(1,339)	75.08%
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>305,438</b>	<b>267,946</b>	<b>37,492</b>	<b>46.08%</b>
<b>TOTAL EXPENDITURES</b>	<b>666,684</b>	<b>368,065</b>	<b>330,546</b>	<b>37,519</b>	<b>49.58%</b>
Excess (deficiency) of revenues Over (under) expenditures	(3,931)	274,338	336,012	61,674	0.00%
Net change in fund balance	\$ (3,931)	\$ 274,338	\$ 336,012	\$ 61,674	0.00%
<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>\$ 1,531,789</b>	<b>\$ 1,593,463</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 April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b>REVENUES</b>					
Interest - Investments	\$ 35,789	\$ 20,877	\$ 33,796	\$ 12,919	94.43%
Room Rentals	5,000	2,917	5,916	2,999	118.32%
Interest - Tax Collector	-	-	653	653	0.00%
Special Assmnts- Tax Collector	1,162,376	1,140,792	1,141,419	627	98.20%
Special Assmnts- Discounts	(46,495)	(45,631)	(43,330)	2,301	93.19%
Other Miscellaneous Revenues	3,800	2,217	11,432	9,215	300.84%
Access Cards	1,000	583	-	(583)	0.00%
<b>TOTAL REVENUES</b>	<b>1,161,470</b>	<b>1,121,755</b>	<b>1,149,886</b>	<b>28,131</b>	<b>99.00%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	4,667	4,467	200	55.84%
FICA Taxes	612	357	148	209	24.18%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	2,500	1,458	1,528	(70)	61.12%
ProfServ-Legal Services	3,000	1,750	243	1,507	8.10%
ProfServ-Mgmt Consulting	61,982	36,156	36,156	-	58.33%
ProfServ-Special Assessment	12,794	12,794	12,794	-	100.00%
Auditing Services	5,035	-	-	-	0.00%
Postage and Freight	450	263	428	(165)	95.11%
Insurance - General Liability	22,357	22,357	32,130	(9,773)	143.71%
Printing and Binding	100	58	-	58	0.00%
Legal Advertising	750	438	-	438	0.00%
Miscellaneous Services	500	292	890	(598)	178.00%
Misc-Assessment Collection Cost	23,248	22,817	21,962	855	94.47%
Office Supplies	99	58	-	58	0.00%
Annual District Filing Fee	80	80	58	22	72.50%
<b>Total Administration</b>	<b>142,507</b>	<b>104,545</b>	<b>110,804</b>	<b>(6,259)</b>	<b>77.75%</b>
<b>Field</b>					
Payroll-Part Time	145,000	84,583	78,665	5,918	54.25%
Payroll-Managers	65,700	38,325	39,143	(818)	59.58%
Payroll-Site Manager	86,500	50,458	63,409	(12,951)	73.31%
FICA Taxes	20,058	11,701	15,095	(3,394)	75.26%
Florida Retirement System	6,667	3,889	3,137	752	47.05%
Life and Health Insurance	10,500	10,500	8,398	2,102	79.98%
Workers' Compensation	9,038	9,038	-	9,038	0.00%
Contracts-Security Services	7,500	4,375	3,267	1,108	43.56%

**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 April 30, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
Contracts-Landscape	44,590	26,011	34,636	(8,625)	77.68%
Contracts-Irrigation	7,500	4,375	-	4,375	0.00%
Contracts-Pools	21,600	12,600	31,240	(18,640)	144.63%
Contracts-Ponds	4,500	2,625	5,537	(2,912)	123.04%
Contracts-Pest Control	1,065	621	855	(234)	80.28%
Communication - Teleph - Field	5,748	3,353	2,763	590	48.07%
Postage and Freight	-	-	(2)	2	0.00%
Electricity - Streetlights	323,500	188,708	225,369	(36,661)	69.67%
Utility - Water	15,000	8,750	16,720	(7,970)	111.47%
Utility - Refuse Removal	2,100	1,225	1,979	(754)	94.24%
Rentals & Leases	9,420	5,495	2,730	2,765	28.98%
R&M-General	31,000	18,083	14,692	3,391	47.39%
R&M-Court Maintenance	30,000	17,500	9,190	8,310	30.63%
R&M-Electrical	9,500	5,542	9,460	(3,918)	99.58%
R&M-Irrigation	10,000	5,833	11,422	(5,589)	114.22%
R&M-Landscape Renovations	19,500	11,375	-	11,375	0.00%
R&M-Pools	15,000	8,750	36,458	(27,708)	243.05%
Misc-Holiday Lighting	4,500	4,500	8,000	(3,500)	177.78%
Special Events	25,000	25,000	1,257	23,743	5.03%
Misc-Contingency	8,547	4,986	40,944	(35,958)	479.05%
Op Supplies - General	13,500	7,875	9,529	(1,654)	70.59%
Reserve - Clubhouse/Cabana	50,000	-	-	-	0.00%
Reserve - Court Amenities	11,361	-	3,650	(3,650)	32.13%
Reserve - Other	49,070	-	-	-	0.00%
Reserve - Playground	6,000	-	-	-	0.00%
<b>Total Field</b>	<b>1,068,964</b>	<b>576,076</b>	<b>677,543</b>	<b>(101,467)</b>	<b>63.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,211,471</b>	<b>680,621</b>	<b>788,347</b>	<b>(107,726)</b>	<b>65.07%</b>
Excess (deficiency) of revenues Over (under) expenditures	(50,001)	441,134	361,539	(79,595)	0.00%
Net change in fund balance	\$ (50,001)	\$ 441,134	\$ 361,539	\$ (79,595)	0.00%
<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>\$ 1,964,328</b>	<b>\$ 1,884,733</b>		

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

**Supporting Schedules**

*April 30, 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%	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
01/06/26	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
03/05/26	23,282	289	475	24,045	1,409	8,270	14,366
04/07/26	49,258	22	1,005	50,285	2,947	17,295	30,044
<b>TOTAL</b>	<b>\$ 1,801,153</b>	<b>\$ 72,523</b>	<b>\$ 36,758</b>	<b>\$ 1,910,434</b>	<b>\$ 111,961</b>	<b>\$ 657,054</b>	<b>\$ 1,141,419</b>
<b>% COLLECTED</b>				98%	98%	98%	98%
<b>TOTAL OUTSTANDING</b>				<b>\$ 35,076</b>	<b>\$ 2,059</b>	<b>\$ 12,064</b>	<b>\$ 20,960</b>

**TAMPA PALMS OPEN SPACE TRANSPORTATION**

Community Development District

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**Cash and Investment Report  
4/30/2026**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	3.56%	n/a	\$ 4,810,586
Money Market Account	Bank United	3.35%	n/a	2,575
			<b>Total</b>	<u>\$ 4,813,160</u>

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April 2026 Meeting

**Tampa Palms Open Space and Transportation CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
AMERITAS	3/31/2026	033126-457-ACH	\$405.98			PD 4/2/26-457
AMERITAS	3/31/2026	033126-457-ACH	\$405.98			PD 4/2/26-457
AMERITAS	3/31/2026	033126-457-ACH	\$405.99	\$1,217.95		PD 4/2/26-457
AMERITAS	3/31/2026	033126-401 ACH	\$285.85			PD 4/2/26-401
AMERITAS	3/31/2026	033126-401 ACH	\$285.85			PD 4/2/26-401
AMERITAS	3/31/2026	033126-401 ACH	\$285.86	\$857.56		PD 4/2/26-401
AMERITAS	4/14/2026	041426-457-ACH	\$405.98			PD 4/16/26-457
AMERITAS	4/14/2026	041426-457-ACH	\$405.98			PD 4/16/26-457
AMERITAS	4/14/2026	041426-457-ACH	\$405.99	\$1,217.95		PD 4/16/26-457
AMERITAS	4/14/2026	041426-401-ACH	\$203.79			PD 4/16/26-401
AMERITAS	4/14/2026	041426-401-ACH	\$203.79			PD 4/16/26-401
AMERITAS	4/14/2026	041426-401-ACH	\$203.78	\$611.36	\$3,904.82	PD 4/16/26-401
ANTI-PESTO BUGKILLERS	4/2/2026	575896	\$222.00			APRIL PEST CONTROL
ANTI-PESTO BUGKILLERS	4/2/2026	575897	\$222.00		\$444.00	April PEST CONTROL
ASSOCIATED PLUMBING INC	3/12/2026	185300	\$730.41			March Repaired Men's Urinal
AT&T MOBILITY	3/9/2026	030926-3710-ACH	\$112.32			SVC 2/10/26-3/9/26 Acct # 13710
BOWDENS CARPET CLEANING-TAMPA	3/31/2026	44055	\$350.00			March Cleaning Service
CHARTER COMMUNICATIONS	4/14/2026	243840401041426-ACH	\$404.49			SVC 4/14/26-5/13/26 0401
CHET BENSON	4/8/2026	CB-040826	\$732.50			HEALTH INS
CITY OF TAMPA UTILITIES	4/14/2026	041426-4461-ACH	\$64.24			#2204461 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4455-ACH	\$8.80			#2204455 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4456-ACH	\$105.82			#2204456 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4459-ACH	\$8.80			#2204459 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4457-ACH	\$8.80			#2204457 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4936-ACH	\$1,692.20			#2034936 THRU 4/8/26

April 2026 Meeting

**Tampa Palms Open Space and Transportation CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CITY OF TAMPA UTILITIES	4/14/2026	041426-4467-ACH	\$8.80			#2204467 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4464-ACH	\$8.80			#2204464 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4463-ACH	\$78.10			#2204463 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4466-ACH	\$8.80			#2204466 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4465-ACH	\$8.80			#2204465 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4462-ACH	\$73.48			#2204462 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4460	\$8.80			#2204460 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-4458-ACH	\$8.80			#2204458 THRU 4/8/26
CITY OF TAMPA UTILITIES	4/14/2026	041426-1953-ACH	\$2,189.98		\$4,283.02	#2031953 THRU 4/8/26
COMPLETE I.T CORP	4/1/2026	19527	\$37.20			APR GOOGLE FOR BUSINESS EMAIL
COMPLETE I.T CORP	4/1/2026	19527	\$37.20			APR GOOGLE FOR BUSINESS EMAIL
COMPLETE I.T CORP	4/1/2026	19527	\$37.20	\$111.60		APR GOOGLE FOR BUSINESS EMAIL
COMPLETE I.T CORP	4/1/2026	19588	\$21.66			APR2026 STAND-BY MSP PLAN
COMPLETE I.T CORP	4/1/2026	19588	\$21.67			APR2026 STAND-BY MSP PLAN
COMPLETE I.T CORP	4/1/2026	19588	\$21.67	\$65.00	\$176.60	APR2026 STAND-BY MSP PLAN
EASY ICE, LLC	4/2/2026	02020720	\$910.10			QTRLY SUBSCRIPTION FEE
FEDEX	3/24/2026	9-225-37126	\$11.32			MAR FEDEX CHARGES
FEDEX	3/24/2026	9-225-37126	\$11.32			MAR FEDEX CHARGES
FEDEX	3/24/2026	9-225-37126	\$11.32	\$33.96	\$33.96	MAR FEDEX CHARGES
FLORIDA FLAG & PENNANT	3/6/2026	15984	\$210.24			5x8 US Flag
FLORIDA FLAG & PENNANT	3/6/2026	15984	\$210.23	\$420.47	\$420.47	flags
FRONTIER FLORIDA LLC	4/7/2026	040726-20-5	\$239.47			SVC 4/7/26-5/6/26
HOME DEPOT CREDIT SERVICES	3/26/2026	032626-8053-ACH	\$28.26			March Home Depot MISC PURCHASES
HOME DEPOT CREDIT SERVICES	3/26/2026	032626-8053-ACH	\$108.02	\$136.28	\$136.28	March Home Depot MISC PURCHASES
INFRAMARK LLC	3/13/2026	173960	\$4.20			FEB POSTAGE

April 2026 Meeting

**Tampa Palms Open Space and Transportation CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	3/13/2026	173960	\$4.19			FEB POSTAGE
INFRAMARK LLC	3/13/2026	173960	\$4.19	\$12.58		FEB POSTAGE
INFRAMARK LLC	4/1/2026	175395	\$2,676.75			ADMINISTRATIVE FEES APR26
INFRAMARK LLC	4/1/2026	175395	\$5,165.17			ADMINISTRATIVE FEES APR26
INFRAMARK LLC	4/1/2026	175395	\$3,446.42			ADMINISTRATIVE FEES APR26
INFRAMARK LLC	4/1/2026	175395	\$240.00	\$11,528.34	\$11,540.92	RECORDS STORAGE FEE
LL & SON CUSTOM WELDING, LLC	4/2/2026	524050	\$650.00			April Chain Link Fence Additional Work
LL & SON CUSTOM WELDING, LLC	3/10/2026	524045	\$1,100.00		\$1,750.00	Mar Chain Link Fence Final
SOLITUDE LAKE MANAGEMENT	4/1/2026	PSI252535	\$367.12			Aquatic Maintenance APR26
SOLITUDE LAKE MANAGEMENT	4/2/2026	PSI254951	\$817.68			Aquatics Maintenance APR26
SOLITUDE LAKE MANAGEMENT	4/2/2026	PSI255805	\$880.70			Quarterly Aerator Maintenance 4/1-6/30/26
SOLITUDE LAKE MANAGEMENT	4/2/2026	PSI258934	\$1,449.58		\$3,515.08	Aquatics Maintenance APR26
STANTEC CONSULTING SERVICES INC	3/13/2026	2545319	\$802.50			Engineering Services thru 031326 SWFWMD
TECO	2/17/2026	021726-8651-ACH	\$289.31			SVC 1/14/26-2/11/26
TECO	2/17/2026	021726-8404-ACH	\$501.13			SVC 1/14/26-2/11/26
TECO	2/17/2026	021726-8347-ACH	\$51.88			SVC 1/14/26-2/11/26
TECO	2/17/2026	021726-8321-ACH	\$235.78			SVC 1/14/26-2/11/26
TECO	3/18/2026	031826-7972-ACH	\$70.54			SVC 2/12/26-3/12/26 Acct # 77972
TECO	3/18/2026	031826-8687-ACH	\$3,715.87			SVC 2/12/26-3/12/26 Acct # 18687
TECO	3/18/2026	031826-8651-ACH	\$291.34			SVC 2/12/26-3/12/26 Acct # 28651
TECO	3/18/2026	031826-8347-ACH	\$37.70			SVC 2/12/26-3/12/26 Acct # 78347
TECO	3/18/2026	031826-8321-ACH	\$234.31			SVC 2/12/26-3/12/26 Acct # 78321
TECO	3/23/2026	032326-8193-ACH	\$1,204.59			SVC2/17/26-3/17/26
TECO	3/24/2026	032426-8428-ACH	\$111.54			SVC 2/18/26-3/18/26
TECO	4/7/2026	040726-ACH	\$7,015.62			SVC 2/18/26-3/18/26

April 2026 Meeting

**Tampa Palms Open Space and Transportation CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	4/7/2026	040726-ACH	\$16,573.88			SVC 2/18/26-3/18/26
TECO	4/7/2026	040726-ACH	\$29,926.13			SVC 2/18/26-3/18/26
TECO	4/7/2026	040726-ACH	\$285.25	\$53,800.88	\$60,544.87	SVC 2/18/26-3/18/26
TECO PEOPLES GAS	3/24/2026	032426-2285-ACH	\$92.67			SVC 9/18/24-10/18/24
TRIANGLE POOL SERVICE	4/1/2026	87333322	\$4,720.00			APR26 POOL MAINTENANCE
TRIANGLE POOL SERVICE	4/1/2026	87333282	\$1,220.00			APR26 POOL MAINTENANCE
TRIANGLE POOL SERVICE	4/13/2026	529372411	\$1,162.45		\$7,102.45	April Hayward 80 SQ Separation Tank
TWO CAN PAINT, LLC	4/14/2026	002466	\$600.00			April Paint 11 Doors of Clubhouse - Deposit
VALLEY NATIONAL BANK	3/17/2026	031726-1426-ACH	\$101.99			PURCHASES 2/19/26-3/17/26
VALLEY NATIONAL BANK	3/17/2026	031726-1426-ACH	\$582.70			recover gym pads
VALLEY NATIONAL BANK	3/17/2026	031726-1426-ACH	\$21.98			cleaning supplies
VALLEY NATIONAL BANK	3/17/2026	031726-1426-ACH	\$184.00			Easter candy
VALLEY NATIONAL BANK	3/17/2026	031726-1426-ACH	\$163.77	\$1,054.44	\$1,054.44	misc
YELLOWSTONE LANDSCAPE, INC	3/10/2026	1127852	\$145.00			MARCH IRRIGATION REPAIRS
YELLOWSTONE LANDSCAPE, INC	3/10/2026	1127848	\$379.80			March Irrigation Repairs
YELLOWSTONE LANDSCAPE, INC	3/17/2026	1130424	\$864.99		\$1,389.79	RID O RUST 3/17/26 - irrigation repairs
<b>Miscellaneous Subtotal</b>			<b>\$101,271.16</b>			
<b>TOTAL</b>			<b>\$101,271.16</b>			

**RESOLUTION 2026-07**

**A RESOLUTION DESIGNATING SAMANTHA ZANONI AS SECRETARY OF THE TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Tampa Palms Open Space and Transportation Community Development District desire to appoint Samantha Zanoni as Secretary;

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

1. Samantha Zanoni is appointed Secretary.

Adopted this 16<sup>th</sup> day of June, 2026.

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Chairman / Vice Chairman

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Secretary / Assistant Secretary