INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Tampa Open Space and Transportation Community Development District

July 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 & 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, July 21, 2026 – 5:15 p.m.

The Regular Meeting of the **Tampa Palms Open Space and Transportation Community Development District** will be held 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. **Public Comments**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **Consent Agenda**
   A. Consideration of Workshop Minutes of June 2, 2026 .... Page 3
   B. Consideration of Regular Meeting Minutes of June 16, 2026 .... Page 5
   C. Acceptance of May 2026 Financial Statements and Check Register .... Page 8
4. **Staff Reports**
   A. District Counsel
   B. District Engineer
   C. District Manager
   D. Onsite Manager
5. **Business Items**
   A. Consideration of Resolution 2026-08; Adopting Goals and Objectives .... Page 25
      i. FY2027 Goals and Objectives .... Page 28
6. **Board of Supervisor's Requests or Comments**
7. **Adjournment**

The next workshop is scheduled for Tuesday, August 4, 2026, at 5:15 p.m.
The next meeting is scheduled for Tuesday, August 18, 2026, at 5:15 p.m.

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

The workshop of the Board of Supervisors of the Tampa Palms Open Space and Transportation Community Development District was held on Tuesday, June 2, 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:

Mark Vega	District Manager
Representative	Pine Lake
Representative	ASI Landscaping

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

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

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

SECOND ORDER OF BUSINESS **Discussion of Operations and Maintenance**

Mr. Vega stated that there was an issue with the landscape contract and Area 6. Discussion ensued between Mr. Vega, the Board, and representatives from Pink Lake and ASI Landscaping regarding the contract and issues.

The following topics were also discussed:

- Party responsible for trees that fall from CDD owned conservation areas onto residential properties. The Board requested that Mr. Benson follow up with Mr. Vega or District Counsel for a ruling.
- Low hanging tree limbs around Area 6 ponds. Mr. De Armas requested they be trimmed back

- Resurfacing of courts in Area 6 & 7. Work has started in Area 6, no current start date for Area 7.
- Utility Line dangling on sidewalk near Park & Go in Area 3. Mr. Krause requested staff contact TECO for repair.
- Back to school event in Area 7 is scheduled for August 9, 2026.

The Board will address landscaping topics at the June 16, 2026, meeting.

THIRD ORDER OF BUSINESS **Adjournment**

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

__________________________________ __________________________________

Secretary / Assistant Secretary Chairperson / Vice 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, June 16, 2026, at 5:16 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 in person or via TEAMS were:

Mark Vega	District Manager, Inframark
Samantha Zanoni	District Manager, Inframark
Chet Benson	Clubhouse Manager
Ed Sanchez	Assistant Clubhouse Manager
Neil McFadyn	Landscape, ASI Landscape
John Amarosa	Landscape, Pine Lake
Terry	Landscape, Pine Lake

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**

Ms. Zanoni called the meeting to order and conducted roll call. A quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Regular Meeting Minutes of May 19, 2026

B. Consideration of Workshop Minutes of June 2, 2026

C. Acceptance of April 2026 Financial Statements and Check Register

On MOTION by Mr. Pfister, seconded by Ms. Black, the motion to approve the consent agenda containing the Regular Meeting Minutes of May 19, 2026, Workshop Minutes of June 2, 2026, April 2026 Financial Statements and April 2026 Check Register as presented carried. 5-0

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

District Counsel was not present.

B. District Engineer

District Engineer was not present.

C. District Manager

i. Consideration of Resolution 2026-07; Designation of Officers

On MOTION by Ms. Black, seconded by Mr. Krause, the motion to adopt Resolution 2026-07; Designation of Officers carried. 5-0

ii. Discussion of Area 6 Landscape Contract

On MOTION by Ms. Thompson, seconded by Ms. Black, the motion to terminate the Pine Lake contract for Area 6 effective June 30, 2026, carried. 5-0

On MOTION by Ms. Thompson, seconded by Mr. De Armas, the motion to approve the ASI contract for Area 6 effective July 1, 2026, carried. 5-0

D. Onsite Manager

Mr. Benson advised the Board that the A/C in the office in Area 7 was not working properly.

On MOTION by Ms. Black, seconded by Mr. Pfister, the motion to replace the A/C at the office in Area 7 with an NTE of $10,000 carried. 5-0

On MOTION by Ms. Thompson, seconded by Mr. Pfister, the motion to resurface the pickleball and tennis courts in Area 7 in the amount of $22,750 carried. 5-0

> On MOTION by Mr. Krause, seconded by Mr. Pfister, the motion to approve Pine Lake Proposal #9027 to complete irrigation repairs in Area 3 in the amount of $6,513.94 carried. 5-0

> On MOTION by Ms. Krause, seconded by Ms. Black, the motion to approve Next Day Access Tampa Invoice to replace chair lift in Area 7 in the amount of $6,848.50the carried. 5-0

FIFTH ORDER OF BUSINESS **Board of Supervisor's Requests and Comments**

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Krause, seconded by Mr. Pfister, with all in favor, the meeting was adjourned at 6:05 p.m. 5-0

________________________________ ________________________________

Secretary / Assistant Secretary Chairperson / Vice Chairperson

TPOST Community Development District

Financial Report

May 31, 2026

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)

May 31, 2026

TAMPA PALMS OPEN SPACE AND TRANSPORTATION
Community Development District

Governmental Funds

Balance Sheet
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
ASSETS					
Cash - Checking Account	$ 4,960,105	$ -	$ -	$ -	$ 4,960,105
Accounts Receivable	-	-	-	121	121
Assessments Receivable	-	59,931	-	-	59,931
Due From Other Funds	-	1,203,392	1,563,276	1,792,917	4,559,585
Investments:					
Money Market Account	2,582	-	-	-	2,582
Prepaid Items	-	711	813	409	1,933
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	5,082	20,523	32,960	58,565
TOTAL ASSETS	**$ 4,962,687**	**$ 1,269,116**	**$ 1,585,197**	**$ 1,826,407**	**$ 9,643,407**
LIABILITIES					
Accounts Payable	$ -	$ 7,273	$ 6,302	$ 2,801	$ 16,376
Accrued Expenses	-	7,000	19,100	2,500	28,600
Due To Other Districts	349,839	-	-	-	349,839
Deposits	-	-	366	14,746	15,112
Deferred Revenue	-	59,931	-	-	59,931
Due To Other Funds	4,559,585	-	-	-	4,559,585
TOTAL LIABILITIES	**4,909,424**	**74,204**	**25,768**	**20,047**	**5,029,443**
FUND BALANCES					
Nonspendable:					
Prepaid Items	-	711	813	409	1,933
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	661,877	901,642	605,473	2,222,255
TOTAL FUND BALANCES	**$ 53,263**	**$ 1,194,912**	**$ 1,559,429**	**$ 1,806,360**	**$ 4,613,964**
TOTAL LIABILITIES & FUND BALANCES	**$ 4,962,687**	**$ 1,269,116**	**$ 1,585,197**	**$ 1,826,407**	**$ 9,643,407**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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 May 31, 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	$ 3,958	$ 38,766	$ 34,808	652.96%
Interest - Tax Collector	-	-	653	653	0.00%
Special Assmnts- Tax Collector	197,893	195,173	112,239	(82,934)	56.72%
Special Assmnts- Developer	36,430	36,430	-	(36,430)	0.00%
Special Assmnts- Discounts	(7,916)	(7,807)	(4,242)	3,565	53.59%
TOTAL REVENUES	**232,344**	**227,754**	**147,416**	**(80,338)**	**63.45%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	5,333	5,133	200	64.16%
FICA Taxes	612	408	148	260	24.18%
ProfServ-Engineering	11,500	7,667	1,081	6,586	9.40%
ProfServ-Legal Services	11,500	7,667	548	7,119	4.77%
ProfServ-Mgmt Consulting	41,357	27,571	27,571	-	66.67%
ProfServ-Special Assessment	9,664	9,664	9,664	-	100.00%
Auditing Services	3,993	-	2,167	(2,167)	54.27%
Postage and Freight	150	100	178	(78)	118.67%
Insurance - General Liability	13,010	13,010	14,941	(1,931)	114.84%
Printing and Binding	100	67	-	67	0.00%
Legal Advertising	1,500	1,000	-	1,000	0.00%
Miscellaneous Services	500	333	1,617	(1,284)	323.40%
Misc-Assessment Collection Cost	3,958	3,904	2,160	1,744	54.57%
Office Supplies	75	50	-	50	0.00%
Annual District Filing Fee	54	54	58	(4)	107.41%
Total Administration	105,973	76,828	65,266	11,562	61.59%
Field					
Florida Retirement System	6,667	4,445	3,627	818	54.40%
ProfServ-Field Management	12,000	8,000	8,000	-	66.67%
Contracts-Landscape	139,822	93,215	67,365	25,850	48.18%
Contracts-Ponds	8,980	5,987	10,218	(4,231)	113.79%
Electricity - Streetlights	134,000	89,333	94,672	(5,339)	70.65%
R&M-Irrigation	12,500	8,333	324	8,009	2.59%
R&M-Landscape Renovations	8,000	5,333	685	4,648	8.56%
Misc-Holiday Lighting	6,500	6,500	7,795	(1,295)	119.92%
Op Supplies - General	5,000	3,333	4,072	(739)	81.44%
Total Field	333,469	224,479	196,758	27,721	59.00%
TOTAL EXPENDITURES	**439,442**	**301,307**	**262,024**	**39,283**	**59.63%**
Excess (deficiency) of revenues Over (under) expenditures	(207,098)	(73,553)	(114,608)	(41,055)	0.00%
Net change in fund balance	$ (207,098)	$ (73,553)	$ (114,608)	$ (41,055)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,309,520**	**1,309,520**	**1,309,520**		
FUND BALANCE, ENDING	**$ 1,102,422**	**$ 1,235,967**	**$ 1,194,912**		

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 May 31, 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	$ 13,540	$ 38,760	$ 25,220	190.84%
Interest - Tax Collector	-	-	653	653	0.00%
Special Assmnts- Tax Collector	666,847	657,683	658,687	1,004	98.78%
Special Assmnts- Other	2,270	2,270	-	(2,270)	0.00%
Special Assmnts- Discounts	(26,674)	(26,307)	(24,894)	1,413	93.33%
TOTAL REVENUES	**662,753**	**647,186**	**673,206**	**26,020**	**101.58%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	5,333	5,133	200	64.16%
FICA Taxes	612	408	148	260	24.18%
ProfServ-Engineering	-	-	129	(129)	0.00%
ProfServ-Legal Services	2,500	1,667	243	1,424	9.72%
ProfServ-Mgmt Consulting	32,121	21,414	21,414	-	66.67%
ProfServ-Special Assessment	6,585	6,585	6,585	-	100.00%
Auditing Services	3,500	-	2,167	(2,167)	61.91%
Postage and Freight	145	97	177	(80)	122.07%
Insurance - General Liability	16,528	16,528	19,124	(2,596)	115.71%
Legal Advertising	750	500	-	500	0.00%
Miscellaneous Services	1,000	667	426	241	42.60%
Misc-Assessment Collection Cost	13,337	13,154	12,676	478	95.04%
Office Supplies	99	66	-	66	0.00%
Annual District Filing Fee	41	41	58	(17)	141.46%
Total Administration	85,218	66,460	68,280	(1,820)	80.12%
Field					
Payroll-Pool Monitors	12,000	8,000	8,046	(46)	67.05%
FICA Taxes	918	612	615	(3)	66.99%
Florida Retirement System	6,667	4,445	3,627	818	54.40%
ProfServ-Field Management	15,592	10,395	10,395	-	66.67%
Contracts-Landscape	114,820	76,547	58,973	17,574	51.36%
Contracts-Pools	8,400	5,600	4,320	1,280	51.43%
Contracts-Pest Control	1,200	800	633	167	52.75%
Communication - Telephone	2,000	1,333	2,046	(713)	102.30%
Electricity - Streetlights	162,500	108,333	135,547	(27,214)	83.41%
Utility - Water	15,000	10,000	11,783	(1,783)	78.55%
R&M-Court Maintenance	3,000	2,000	-	2,000	0.00%
R&M-Equipment	14,147	9,431	-	9,431	0.00%
R&M-Irrigation	20,000	13,333	13,186	147	65.93%
R&M-Landscape Renovations	35,000	23,333	-	23,333	0.00%
R&M-Ponds	14,568	9,712	23,000	(13,288)	157.88%
R&M-Playground	5,000	3,333	-	3,333	0.00%
Misc-Holiday Lighting	8,000	8,000	3,500	4,500	43.75%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 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-Contingency	71,080	47,387	19,828	27,559	27.90%
Op Supplies - General	8,000	5,333	7,449	(2,116)	93.11%
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	347,927	302,948	44,979	52.10%
TOTAL EXPENDITURES	**666,684**	**414,387**	**371,228**	**43,159**	**55.68%**
Excess (deficiency) of revenues Over (under) expenditures	(3,931)	232,799	301,978	69,179	0.00%
Net change in fund balance	$ (3,931)	$ 232,799	$ 301,978	$ 69,179	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,257,451**	**1,257,451**	**1,257,451**		
FUND BALANCE, ENDING	**$ 1,253,520**	**$ 1,490,250**	**$ 1,559,429**		

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 May 31, 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	$ 35,789	$ 23,859	$ 38,759	$ 14,900	108.30%
Room Rentals	5,000	3,333	7,534	4,201	150.68%
Interest - Tax Collector	-	-	653	653	0.00%
Special Assmnts- Tax Collector	1,162,376	1,146,404	1,144,257	(2,147)	98.44%
Special Assmnts- Discounts	(46,495)	(45,855)	(43,245)	2,610	93.01%
Other Miscellaneous Revenues	3,800	2,533	12,279	9,746	323.13%
Gate Bar Code/Remotes	-	-	2	2	0.00%
Access Cards	1,000	667	-	(667)	0.00%
TOTAL REVENUES	**1,161,470**	**1,130,941**	**1,160,239**	**29,298**	**99.89%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	5,333	5,133	200	64.16%
FICA Taxes	612	408	148	260	24.18%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	2,500	1,667	1,656	11	66.24%
ProfServ-Legal Services	3,000	2,000	243	1,757	8.10%
ProfServ-Mgmt Consulting	61,982	41,321	41,321	-	66.67%
ProfServ-Special Assessment	12,794	12,794	12,794	-	100.00%
Auditing Services	5,035	-	2,167	(2,167)	43.04%
Postage and Freight	450	300	416	(116)	92.44%
Insurance - General Liability	22,357	22,357	32,130	(9,773)	143.71%
Printing and Binding	100	67	-	67	0.00%
Legal Advertising	750	500	-	500	0.00%
Miscellaneous Services	500	333	1,150	(817)	230.00%
Misc-Assessment Collection Cost	23,248	22,929	22,020	909	94.72%
Office Supplies	99	66	-	66	0.00%
Annual District Filing Fee	80	80	58	22	72.50%
Total Administration	142,507	111,155	119,236	(8,081)	83.67%
Field					
Payroll-Part Time	145,000	96,667	89,829	6,838	61.95%
Payroll-Managers	65,700	43,800	44,332	(532)	67.48%
Payroll-Site Manager	86,500	57,667	70,509	(12,842)	81.51%
FICA Taxes	20,058	13,372	17,065	(3,693)	85.08%
Florida Retirement System	6,667	4,445	3,627	818	54.40%
Life and Health Insurance	10,500	10,500	9,990	510	95.14%
Workers' Compensation	9,038	9,038	-	9,038	0.00%
Contracts-Security Services	7,500	5,000	4,411	589	58.81%
Contracts-Landscape	44,590	29,727	32,032	(2,305)	71.84%
Contracts-Irrigation	7,500	5,000	-	5,000	0.00%
Contracts-Pools	21,600	14,400	36,205	(21,805)	167.62%
Contracts-Ponds	4,500	3,000	5,904	(2,904)	131.20%
Contracts-Pest Control	1,065	710	2,218	(1,508)	208.26%
Communication - Teleph - Field	5,748	3,832	3,262	570	56.75%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Electricity - Streetlights	323,500	215,667	227,679	(12,012)	70.38%
Utility - Water	15,000	10,000	17,534	(7,534)	116.89%
Utility - Refuse Removal	2,100	1,400	2,274	(874)	108.29%
Rentals & Leases	9,420	6,280	2,730	3,550	28.98%
R&M-General	31,000	20,667	20,266	401	65.37%
R&M-Court Maintenance	30,000	20,000	28,065	(8,065)	93.55%
R&M-Electrical	9,500	6,333	9,460	(3,127)	99.58%
R&M-Irrigation	10,000	6,667	11,422	(4,755)	114.22%
R&M-Landscape Renovations	19,500	13,000	-	13,000	0.00%
R&M-Pools	15,000	10,000	47,587	(37,587)	317.25%
Misc-Holiday Lighting	4,500	4,500	8,000	(3,500)	177.78%
Special Events	25,000	25,000	8,257	16,743	33.03%
Misc-Contingency	8,547	5,698	41,344	(35,646)	483.73%
Op Supplies - General	13,500	9,000	10,185	(1,185)	75.44%
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%
Total Field	1,068,964	651,370	757,837	(106,467)	70.89%
TOTAL EXPENDITURES	**1,211,471**	**762,525**	**877,073**	**(114,548)**	**72.40%**
Excess (deficiency) of revenues Over (under) expenditures	(50,001)	368,416	283,166	(85,250)	-566.32%
Net change in fund balance	$ (50,001)	$ 368,416	$ 283,166	$ (85,250)	-566.32%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,523,194**	**1,523,194**	**1,523,194**		
FUND BALANCE, ENDING	**$ 1,473,193**	**$ 1,891,610**	**$ 1,806,360**		

Tampa Palms Open Space and Transportation
Community Development District

Supporting Schedules

May 31, 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
01/06/25	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
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
05/05/26	4,795	(143)	98	4,750	278	1,634	2,838
TOTAL	**$ 1,805,947**	**$ 72,380**	**$ 36,856**	**$ 1,915,184**	**$ 112,239**	**$ 658,687**	**$ 1,144,257**
% COLLECTED				98%	98%	98%	98%
TOTAL OUTSTANDING				**$ 30,326**	**$ 1,780**	**$ 10,430**	**$ 18,122**

TAMPA PALMS OPEN SPACE TRANSPORTATION

Community Development District

Cash and Investment Report
5/31/2026

ACCOUNT NAME	BANK NAME	YIELD	MATURITY	BALANCE
Checking Account - Operating	Valley National	3.56%	n/a	$ 4,960,105
Money Market Account	Bank United	3.39%	n/a	2,582
			Total	$ 4,962,687

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid

GENERAL FUND AREA 3 - 003

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
003	100282	05/05/26	COMPLETE I.T CORP	19303	MARCH2026 Stand-By MSP Plan for area 3,6, and 7	Op Supplies - General	552001-53901	$21.66
003	100282	05/05/26	COMPLETE I.T CORP	19243	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	$37.20
003	100282	05/05/26	COMPLETE I.T CORP	19243	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	$0.55
003	100283	05/05/26	STRALEY ROBIN VERICKER	28198	Legal Service Through 3/31/26	ProfServ-Legal Services	531023-51401	$363.34
003	100287	05/05/26	FEDEX	9-263-42540	APR FEDEX CHARGES	Postage and Freight	541006-51301	$11.77
003	100289	05/08/26	SOLITUDE LAKE MANAGEMENT	PSI265121	May 2026- Aquatics	R&M-Ponds	546073-53901	$817.68
003	100290	05/08/26	INFRAMARK LLC	178435	May 2026- Management fees	ProfServ-Mgmt Consulting	531027-51201	$3,446.42
003	100292	05/21/26	COMPLETE I.T CORP	19892	May 2026- Op Supplies Stand-By MSP Plan	Op Supplies - General	552001-53901	$21.66
003	100292	05/21/26	COMPLETE I.T CORP	19830	May 2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
003	100293	05/28/26	INFRAMARK LLC	179228	May 2026- Postage	Postage and Freight	541006-51301	$1.72
003	300530	05/08/26	TECO	041726-8687-ACH	SVC 3/13/26-4/13/26	Electricity - Streetlights	543013-53901	$3,715.87
003	300531	05/08/26	TECO	041726-7972-ACH	SVC 3/13/26-4/13/26	Electricity - Streetlights	543013-53901	$74.35
003	300533	05/14/26	AMERITAS	051226-401 ACH	PD 5/14/26-401	Florida Retirement System	522010-53901	$285.85
003	300534	05/14/26	AMERITAS	051226-457-ACH	PD 5/14/26-457	Florida Retirement System	522010-53901	$405.98
003	300537	05/26/26	TECO	050626-ACH	SVC 3/19/26-4/17/26	Electricity - Streetlights	543013-53901	$7,040.86
003	300555	05/28/26	AMERITAS	052626-401-ACH	PD 5/28/26-401	Florida Retirement System	522010-53901	$203.79
003	300556	05/28/26	AMERITAS	052626-457-ACH	PD 5/28/26-457	Florida Retirement System	522010-53901	$405.98
003	5982	05/14/26	BERGER,TOOMBS,ELAM & FRANK	375512	Audit 09/30/25	Auditing Services	532002-51301	$2,166.66
003	5984	05/14/26	STANTEC CONSULTING SERVICES INC	2558509	April 2026- District Engineer	ProfServ-Engineering	531013-51501	$128.67
003	6007	05/22/26	PINE LAKE SERVICES LLC	9846	April 2026- Landscape Contract	Contracts-Landscape	534050-53901	$5,000.00
003	6007	05/22/26	PINE LAKE SERVICES LLC	9941	May 2026- Landscape Contract	Contracts-Landscape	534050-53901	$6,920.83
003	6009	05/22/26	SOLITUDE LAKE MANAGEMENT	PSI267718	May 2026- Fountain/Aerator Service & Repairs	Contracts-Ponds	534089-53901	$1,085.90
003	DD06037	05/06/26	SCOOPY POOPY DOO LLC-EFT	8461-2806A	MAY PET WASTE STATION AND TRASH SERVICE	Op Supplies - General	552001-53901	$304.95
003	DD06040	05/26/26	SCOOPY POOPY DOO LLC-EFT	8461-2992A	June 2026- Pet Waste Station and Trash	Op Supplies - General	552001-53901	$304.95
003	DD06042	05/29/26	TECO	041726-8347-ACH	SVC 3/13/26-4/13/26	Electricity - Streetlights	543013-53901	$42.96
003	DD06045	05/29/26	TECO	041726-8651-ACH	SVC 3/13/26-4/13/26	Electricity - Streetlights	543013-53901	$320.54
003	DD06046	05/29/26	TECO	041726-8321-ACH	SVC 3/13/26-4/13/26	Electricity - Streetlights	543013-53901	$226.57
003	DD06047	05/29/26	TECO	041726-8404-ACH	SVC 3/13/26-4/13/26	Electricity - Streetlights	543013-53901	$616.95
							Fund Total	**$34,010.86**

GENERAL FUND AREA 6 - 006

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
006	100281	05/05/26	GOLDEN EYE TECHNOLOGY, LLC	187MJJ26	QTERLY MONITORING MAY-JUN-JUL	Contracts-Security Services	534037-53901	$979.00
006	100282	05/05/26	COMPLETE I.T CORP	19303	MARCH2026 Stand-By MSP Plan for area 3,6, and 7	Op Supplies - General	552001-53901	$21.67
006	100282	05/05/26	COMPLETE I.T CORP	19243	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	$37.20
006	100282	05/05/26	COMPLETE I.T CORP	19243	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	$0.55
006	100283	05/05/26	STRALEY ROBIN VERICKER	28198	Legal Service Through 3/31/26	ProfServ-Legal Services	531023-51401	$58.33
006	100284	05/05/26	THE POOL DOCTOR OF CENTRAL FL INC	158874	April Pool Pole & Hook	R&M-Pools	546074-53901	$168.01
006	100285	05/05/26	INFRAMARK LLC	177186	MARCH POSTAGE	Postage and Freight	541006-51301	$0.74

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
006	100287	05/05/26	FEDEX	9-263-42540	APR FEDEX CHARGES	Postage and Freight	541006-51301	$11.77
006	100289	05/08/26	SOLITUDE LAKE MANAGEMENT	PSI267111	May 2026- Aquatics	R&M-Ponds	546073-53901	$1,449.58
006	100289	05/08/26	SOLITUDE LAKE MANAGEMENT	PSI263881	May 2026- Aquatics	R&M-Ponds	546073-53901	$269.66
006	100290	05/08/26	INFRAMARK LLC	178435	May 2026- Management fees	ProfServ-Mgmt Consulting	531027-51201	$2,676.75
006	100291	05/08/26	TRIANGLE POOL SERVICE	432007	May 2026- Pool Service	Contracts-Pools	534078-53901	$1,220.00
006	100292	05/21/26	COMPLETE I.T CORP	19892	May 2026- Op Supplies Stand-By MSP Plan	Op Supplies - General	552001-53901	$21.67
006	100292	05/21/26	COMPLETE I.T CORP	19830	May 2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
006	100293	05/28/26	INFRAMARK LLC	179228	May 2026- Postage	Postage and Freight	541006-51301	$1.73
006	300532	05/14/26	VALLEY NATIONAL BANK	042926-1426-ACH	PURCHASES 3/17/26-4/16/26	Op Supplies - General	552001-53901	$393.42
006	300533	05/14/26	AMERITAS	051226-401 ACH	PD 5/14/26-401	Florida Retirement System	522010-53901	$285.85
006	300534	05/14/26	AMERITAS	051226-457-ACH	PD 5/14/26-457	Florida Retirement System	522010-53901	$405.98
006	300535	05/20/26	FRONTIER FLORIDA LLC	050726-20-5	SVC 05/07/26-06/06/26	Communication - Telephone	541003-53901	$239.47
006	300537	05/26/26	TECO	050626-ACH	SVC 3/19/26-4/17/26	Electricity - Streetlights	543013-53901	$16,793.39
006	300539	05/26/26	CITY OF TAMPA UTILITIES	051426-4936-ACH	#2034936- THRU 5/8/26	Utility - Water	543018-53901	$1,685.98
006	300540	05/26/26	CITY OF TAMPA UTILITIES	051426-4461-ACH	#2204461 THRU 5/8/26	Utility - Water	543018-53901	$63.58
006	300541	05/26/26	CITY OF TAMPA UTILITIES	051426-4462-ACH	#2204462 THRU 5/8/26	Utility - Water	543018-53901	$81.84
006	300542	05/26/26	CITY OF TAMPA UTILITIES	051426-4456-ACH	#2204456 THRU 5/8/26	Utility - Water	543018-53901	$100.10
006	300543	05/26/26	CITY OF TAMPA UTILITIES	051426-4463-ACH	#2204463 THRU 5/8/26	Utility - Water	543018-53901	$72.71
006	300544	05/26/26	CITY OF TAMPA UTILITIES	051426-4466-ACH	#2204466- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300545	05/26/26	CITY OF TAMPA UTILITIES	051426-4459-ACH	#2204459- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300546	05/26/26	CITY OF TAMPA UTILITIES	051426-4465-ACH	#2204465- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300547	05/26/26	CITY OF TAMPA UTILITIES	051426-4464-ACH	#2204464- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300548	05/26/26	CITY OF TAMPA UTILITIES	051426-4460-ACH	#2204460- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300549	05/26/26	CITY OF TAMPA UTILITIES	051426-4467-ACH	#2204467- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300550	05/26/26	CITY OF TAMPA UTILITIES	051426-4455-ACH	#2204455- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300551	05/26/26	CITY OF TAMPA UTILITIES	051426-4457-ACH	#2204457- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300552	05/26/26	CITY OF TAMPA UTILITIES	051426-4458-ACH	#2204458- THRU 5/8/26	Utility - Water	543018-53901	$8.80
006	300555	05/28/26	AMERITAS	052626-401-ACH	PD 5/28/26-401	Florida Retirement System	522010-53901	$203.79
006	300556	05/28/26	AMERITAS	052626-457-ACH	PD 5/28/26-457	Florida Retirement System	522010-53901	$405.98
006	5982	05/14/26	BERGER,TOOMBS,ELAM & FRANK	375512	Audit 09/30/25	Auditing Services	532002-51301	$2,166.67
006	5984	05/14/26	STANTEC CONSULTING SERVICES INC	2558509	April 2026- District Engineer	ProfServ-Engineering	531013-51501	$128.67
006	5989	05/20/26	BATES ELECTRIC INC	W37446	March 2026- POOL POWER	Contracts-Pools	534078-53901	$375.00
006	6007	05/22/26	PINE LAKE SERVICES LLC	9847	April 2026- Landscape Contract	Contracts-Landscape	534050-53901	$4,000.00
006	6007	05/22/26	PINE LAKE SERVICES LLC	9942	May 2026- Landscape Contract	Contracts-Landscape	534050-53901	$7,740.83
006	DD06038	05/06/26	SCOOPY POOPY DOO LLC-EFT	8461-2805A	MAY PET WASTE STATION AND TRASH SERVICE	Op Supplies - General	552001-53901	$404.95
006	DD06039	05/26/26	SCOOPY POOPY DOO LLC-EFT	8461-2991A	June 2026- Pet Waste Station and Trash	Op Supplies - General	552001-53901	$404.95
006	DD06041	05/29/26	TECO	052226-8428-ACH	SVC 4/18/26-5/18/26	Electricity - Streetlights	543013-53901	$111.54
006	DD06044	05/29/26	TECO	042326-8428-ACH	SVC 3/13/26-4/13/26	Electricity - Streetlights	543013-53901	$111.54
							Fund Total	**$43,209.30**

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid

GENERAL FUND AREA 7 - 007

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
007	100281	05/05/26	GOLDEN EYE TECHNOLOGY, LLC	186MJJ26	QTERLY MONITORING MAY-JUN-JUL	Contracts-Security Services	534037-53901	$1,144.00
007	100282	05/05/26	COMPLETE I.T CORP	19303	MARCH2026 Stand-By MSP Plan for area 3,6, and 7	Op Supplies - General	552001-53901	$21.67
007	100282	05/05/26	COMPLETE I.T CORP	19243	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	$37.20
007	100282	05/05/26	COMPLETE I.T CORP	19243	GOOGLE FOR BUSINESS EMAIL	Op Supplies - General	552001-53901	$0.57
007	100283	05/05/26	STRALEY ROBIN VERICKER	28198	Legal Service Through 3/31/26	ProfServ-Legal Services	531023-51401	$58.33
007	100285	05/05/26	INFRAMARK LLC	177186	MARCH POSTAGE	Postage and Freight	541006-51301	$0.74
007	100286	05/05/26	TRIANGLE POOL SERVICE	259960	April New Jandy 10 HP Pump	R&M-Pools	546074-53901	$10,924.85
007	100287	05/05/26	FEDEX	9-263-42540	APR FEDEX CHARGES	Postage and Freight	541006-51301	$11.77
007	100288	05/05/26	BATES ELECTRIC INC	W37222	April 2 Lamps and Ballasts	R&M-Electrical	546020-53901	$1,700.00
007	100288	05/05/26	BATES ELECTRIC INC	W36614	Jan Tennis Court Light Repair	R&M-Electrical	546020-53901	$1,485.00
007	100288	05/05/26	BATES ELECTRIC INC	W37075	February Landscape Lighting	R&M-Electrical	546020-53901	$3,700.00
007	100289	05/08/26	SOLITUDE LAKE MANAGEMENT	PSI260798	May 2026- Aquatics	R&M-Ponds	546073-53901	$367.12
007	100290	05/08/26	INFRAMARK LLC	178435	May 2026- Management fees	ProfServ-Mgmt Consulting	531027-51201	$5,165.17
007	100290	05/08/26	INFRAMARK LLC	178435	May 2026- Management fees	Miscellaneous Services	549001-51301	$240.00
007	100291	05/08/26	TRIANGLE POOL SERVICE	432048	May 2026- Pool Service	Contracts-Pools	534078-53901	$4,720.00
007	100292	05/21/26	COMPLETE I.T CORP	19892	May 2026- Op Supplies Stand-By MSP Plan	Op Supplies - General	552001-53901	$21.67
007	100292	05/21/26	COMPLETE I.T CORP	19830	May 2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
007	100293	05/28/26	INFRAMARK LLC	179228	May 2026- Postage	Postage and Freight	541006-51301	$1.73
007	300532	05/14/26	VALLEY NATIONAL BANK	042926-1426-ACH	PURCHASES 3/17/26-4/16/26	Op Supplies - General	552001-53901	$1,929.74
007	300532	05/14/26	VALLEY NATIONAL BANK	042926-1426-ACH	PURCHASES 3/17/26-4/16/26	Special Events	549052-53901	$323.81
007	300533	05/14/26	AMERITAS	051226-401 ACH	PD 5/14/26-401	Florida Retirement System	522010-53901	$285.86
007	300534	05/14/26	AMERITAS	051226-457-ACH	PD 5/14/26-457	Florida Retirement System	522010-53901	$405.99
007	300536	05/20/26	HOME DEPOT CREDIT SERVICES	042426-8053-ACH	PURCHASES 4/8/26	R&M-General	546001-53901	$21.94
007	300537	05/26/26	TECO	050626-ACH	SVC 3/19/26-4/17/26	Electricity - Streetlights	543013-53901	$29,485.57
007	300537	05/26/26	TECO	050626-ACH	SVC 3/19/26-4/17/26	Electricity - Fountain	543036-53901	$295.80
007	300538	05/26/26	CITY OF TAMPA UTILITIES	051426-1953-ACH	#2031953 THRU 5/8/26	Utility - Water	543018-53901	$2,314.21
007	300553	05/26/26	CHARTER COMMUNICATIONS	243840401051426	SVC 5/14/26-6/13/26	Communication - Teleph - Field	541005-53901	$404.49
007	300554	05/28/26	AT&T MOBILITY	040926-3710-ACH	SVC 3/10/26-4/9/26	Communication - Teleph - Field	541005-53901	$95.17
007	300555	05/28/26	AMERITAS	052626-401-ACH	PD 5/28/26-401	Florida Retirement System	522010-53901	$203.78
007	300556	05/28/26	AMERITAS	052626-457-ACH	PD 5/28/26-457	Florida Retirement System	522010-53901	$405.99
007	5981	05/04/26	BAY AREA PUMP & WELL SVC LLC	001286	April Area 7 Complete Well Replacement	R&M-Irrigation	546041-53901	$9,850.00
007	5982	05/14/26	BERGER,TOOMBS,ELAM & FRANK	375512	Audit 09/30/25	Auditing Services	532002-51301	$2,166.67
007	5983	05/14/26	FITNESS LOGIC INC.	127501	Dec 2025- Battery replacement	R&M-General	546001-53901	$245.99
007	5984	05/14/26	STANTEC CONSULTING SERVICES INC	2558509	April 2026- District Engineer	ProfServ-Engineering	531013-51501	$128.66
007	5985	05/14/26	XTERIOR PRO SOLUTIONS LLC	1317	April 2026- Pressure Washing	R&M-General	546001-53901	$850.00
007	5986	05/19/26	ZAMBELLI FIREWORKS MFG.CO	521992-DEP	April 2026- Fireworks	Special Events	549052-53901	$7,000.00
007	5987	05/20/26	ASI LANDSCAPE MANAGEMENT	ASI 201539	March 2026- Fire Ant Control	Contracts-Pest Control	534125-53901	$1,362.50
007	5988	05/20/26	BATES ELECTRIC INC	W37476	March 2026- LANDSCAPE LIGHTING	Contracts-Landscape	534050-53901	$1,498.47
007	5990	05/20/26	VORTEX USA INC	64242A	Red Shell for Splash Pad	R&M-Pools	546074-51301	$560.00
007	6004	05/22/26	ASI LANDSCAPE MANAGEMENT	ASI 205345	April 2026- Landscape Contract	Contracts-Landscape	534050-53901	$1,820.00

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/1/26 to 5/31/26

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
007	6005	05/22/26	CHET BENSON	CB-051326	May 2026 HEALTH INSURANCE - C BENSON	Life and Health Insurance	523001-53901	$732.50
007	6006	05/22/26	EDWARD SANCHEZ	ES-051426	May 2026 Health STIPEND - E. Sanchez	Life and Health Insurance	523001-53901	$608.70
007	6008	05/22/26	PROCOURT SURFACING LLC	1362	MAY COURT RESURFACING	R&M-Court Maintenance	546017-53901	$18,875.00
007	6010	05/22/26	TWO CAN PAINT, LLC	002470	May 2026- Final Pmt Clubhouse door painting	R&M-General	546001-53901	$1,525.00
007	6011	05/22/26	XTERIOR PRO SOLUTIONS LLC	1318	May 2026- Pressure Washing	R&M-General	546001-53901	$2,800.00
007	DD06043	05/29/26	TECO	042226-8193-ACH	SVC 3/18/26-4/16/26	Electricity - Streetlights	543013-53901	$1,204.59
007	DD06048	05/13/26	TECO PEOPLES GAS	042226-2285-ACH	SVC 3/19/26-4/17/26	Electricity - Streetlights	543013-53901	$168.11
007	DD06049	05/07/26	REPUBLIC SERVICES #696	0696-001349349	May 2026- Waste Removal	Utility - Refuse Removal	543020-53901	$295.71
							Fund Total	**$117,501.27**

Total Checks Paid	**$194,721.43**

RESOLUTION 2026- 08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TAMPA PALMS OPEN SPACE & TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tampa Palms Open Spaces & Transportation Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of July 2026.

ATTEST:
TRANSPORTATION

TAMPA PALMS OPEN SPACE &

COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair / Vice Chair

Exhibit A: Performance Measures/Standards and Annual Reporting.

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013– Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

<u>3. Financial Transparency and Accountability</u>

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: _________________________________
Tampa Palms Open Space & Transportation Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: _________________________________
Tampa Palms Open Space & Transportation Community Development District