INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Tampa Open Space and Transportation Community Development District

November 17, 2026

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

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

Staff
Mark Vega, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer
Chet Benson, Clubhouse Manager
Ed Sanchez, Assistant Clubhouse Manager
Jason Liggett, Field Inspector Director
Diana Lopez, Accountant
Diana Kapatsyna, District Admin Assistant

REGULAR MEETING AGENDA
Wednesday, November 17, 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 MEETONG OF THE 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)
   - **A.** Consideration of Regular Meeting Minutes of October 20, 2026
   - **B.** Acceptance of September 2026 Financial Statements and Check Register
3. **Staff Reports**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager
     - **i.** Consideration of Resolution 2027-01; Budget Amendment
     - **ii.** Consideration of Resolution 2027-02; Designating Officers
   - **D.** Onsite Manager
4. **Board of Supervisor's Requests or Comments**
5. **Adjournment**

The next workshop is scheduled for Tuesday, December 1, 2026, at 5:15 p.m.
The next meeting is scheduled for Tuesday, December 15, 2026, at 5:15 p.m.

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, October 20, 2026, at 5:15 p.m. at the West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

Present and constituting a quorum were:

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

Also present, either in person or via TEAMS were:

Mark Vega	District Manager, Inframark
Chet Benson	Clubhouse Manager

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

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

Mr. Vega called the meeting to order and 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 September 15, 2026

B. Review of August 2026 Financial Statements and Check Register

> On MOTION by Mr. Krause, seconded by Mr. Pfister, the motion to approve the consent agenda containing the Regular Meeting Minutes of September 15, 2026, August 2026 Financial Statements and August 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

Mr Benson will reach out to Ms. Stewart about a concern in Area 7.

C. District Manager

i. Consideration of FY2026 Completed Goals and Objectives

> On MOTION by Mr. Krause, seconded by Mr. De Armas, the motion to approve the FY2026 Completed Goals and Objectives as presented carried. 5-0

D. Onsite Manager

> On MOTION by Mr. Krause, seconded by Mr. De Armas, the motion to approve the Area 6 Mulch from ASI Proposal NTE $18,000 as presented carried. 5-0

> On MOTION by Ms. Black, seconded by Mr. Krause, the motion to approve Triangle Pool Services Proposal to replumb in the amount of $6,510.90 carried.

> On MOTION by Ms. Black, seconded by Mr. Krause, the motion to approve Triangle Pool Services Proposal for new pool heater in the amount of $7,289.60 carried. 5-0

> On MOTION by Ms. Black, seconded by Mr. Krause, the motion to approve Tricare Proposal for backflow replacement in the amount of $6,300.00 carried. 5-0

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

Ms. Black stated that two fans in Area 7 need to be replaced.

Mr. Krause stated that Cease and Desist letters need to be sent to two residents in Area 3.

SIXTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Pfister, seconded by Mr. Krause, with all in favor, the meeting was adjourned at 5:59 p.m. 5-0

_____ _____

Secretary / Assistant Secretary Chairperson / Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

TPOST Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



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Tampa Palms Open Space and Transportation
Community Development District

Financial Statements

(Unaudited)

September 30, 2026

Balance Sheet
September 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
ASSETS					
Cash - Checking Account	$ 4,000,945	$ -	$ -	$ -	$ 4,000,945
Accounts Receivable	-	192	192	313	697
Assessments Receivable	-	59,931	-	-	59,931
Due From Other Funds	-	1,107,862	1,409,019	1,426,053	3,942,934
Investments:					
Money Market Account	2,611	-	-	-	2,611
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	5,082	20,523	32,960	58,565
TOTAL ASSETS	**$ 4,003,556**	**$ 1,173,067**	**$ 1,430,319**	**$ 1,459,326**	**$ 8,066,268**
LIABILITIES					
Accounts Payable	$ 7,359	$ 13,629	$ 51,533	$ 53,202	$ 125,723
Accrued Expenses	-	7,000	16,900	-	23,900
Deferred Compensation-ICMA 457	-	346	346	346	1,038
Deposits	-	-	366	14,746	15,112
Deferred Revenue	-	59,931	-	-	59,931
Due To Other Funds	3,942,934	-	-	-	3,942,934
TOTAL LIABILITIES	**3,950,293**	**80,906**	**69,145**	**68,294**	**4,168,638**
FUND BALANCES					
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	559,837	704,200	190,554	1,507,854
TOTAL FUND BALANCES	**$ 53,263**	**$ 1,092,161**	**$ 1,361,174**	**$ 1,391,032**	**$ 3,897,630**
TOTAL LIABILITIES & FUND BALANCES	**$ 4,003,556**	**$ 1,173,067**	**$ 1,430,319**	**$ 1,459,326**	**$ 8,066,268**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
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 September 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
REVENUES					
Interest - Investments	$ 5,937	$ 5,937	$ 55,819	$ 49,882	940.19%
Interest - Tax Collector	-	-	727	727	0.00%
Special Assmnts- Tax Collector	197,893	197,893	114,017	(83,876)	57.62%
Special Assmnts- Developer	36,430	36,430	-	(36,430)	0.00%
Special Assmnts- Discounts	(7,916)	(7,916)	(4,189)	3,727	52.92%
Other Miscellaneous Revenues	-	-	688	688	0.00%
TOTAL REVENUES	**232,344**	**232,344**	**167,062**	**(65,282)**	**71.90%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	8,000	7,600	400	95.00%
FICA Taxes	612	612	148	464	24.18%
ProfServ-Engineering	11,500	11,500	1,419	10,081	12.34%
ProfServ-Legal Services	11,500	11,500	785	10,715	6.83%
ProfServ-Mgmt Consulting	41,357	41,357	41,285	72	99.83%
ProfServ-Special Assessment	9,664	9,664	9,664	-	100.00%
Auditing Services	3,993	3,993	2,167	1,826	54.27%
Postage and Freight	150	150	285	(135)	190.00%
Insurance - General Liability	13,010	13,010	14,941	(1,931)	114.84%
Printing and Binding	100	100	9	91	9.00%
Legal Advertising	1,500	1,500	330	1,170	22.00%
Miscellaneous Services	500	500	1,784	(1,284)	356.80%
Misc-Assessment Collection Cost	3,958	3,958	2,197	1,761	55.51%
Office Supplies	75	75	-	75	0.00%
Annual District Filing Fee	54	54	58	(4)	107.41%
Total Administration	105,973	105,973	82,672	23,301	78.01%
Field					
Florida Retirement System	6,667	6,667	5,491	1,176	82.36%
ProfServ-Field Management	12,000	12,000	12,000	-	100.00%
Contracts-Landscape	139,822	139,822	95,048	44,774	67.98%
Contracts-Ponds	8,980	8,980	14,419	(5,439)	160.57%
Electricity - Streetlights	134,000	134,000	146,649	(12,649)	109.44%
R&M-Irrigation	12,500	12,500	6,838	5,662	54.70%
R&M-Landscape Renovations	8,000	8,000	8,522	(522)	106.53%
Misc-Holiday Lighting	6,500	6,500	7,795	(1,295)	119.92%
Op Supplies - General	5,000	5,000	4,987	13	99.74%
Total Field	333,469	333,469	301,749	31,720	90.49%
TOTAL EXPENDITURES	**439,442**	**439,442**	**384,421**	**55,021**	**87.48%**
Excess (deficiency) of revenues Over (under) expenditures	(207,098)	(207,098)	(217,359)	(10,261)	0.00%
Net change in fund balance	$ (207,098)	$ (207,098)	$ (217,359)	$ (10,261)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,309,520**	**1,309,520**	**1,309,520**		
FUND BALANCE, ENDING	**$ 1,102,422**	**$ 1,102,422**	**$ 1,092,161**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
REVENUES					
Interest - Investments	$ 20,310	$ 20,310	$ 55,816	$ 35,506	274.82%
Interest - Tax Collector	-	-	727	727	0.00%
Special Assmnts- Tax Collector	666,847	666,847	669,118	2,271	100.34%
Special Assmnts- Other	2,270	2,270	-	(2,270)	0.00%
Special Assmnts- Discounts	(26,674)	(26,674)	(24,581)	2,093	92.15%
Other Miscellaneous Revenues	-	-	688	688	0.00%
TOTAL REVENUES	**662,753**	**662,753**	**701,768**	**39,015**	**105.89%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	8,000	7,600	400	95.00%
FICA Taxes	612	612	148	464	24.18%
ProfServ-Engineering	-	-	128	(128)	0.00%
ProfServ-Legal Services	2,500	2,500	480	2,020	19.20%
ProfServ-Mgmt Consulting	32,121	32,121	32,065	56	99.83%
ProfServ-Special Assessment	6,585	6,585	6,585	-	100.00%
Auditing Services	3,500	3,500	2,167	1,333	61.91%
Postage and Freight	145	145	286	(141)	197.24%
Insurance - General Liability	16,528	16,528	19,124	(2,596)	115.71%
Legal Advertising	750	750	330	420	44.00%
Miscellaneous Services	1,000	1,000	987	13	98.70%
Misc-Assessment Collection Cost	13,337	13,337	12,891	446	96.66%
Office Supplies	99	99	-	99	0.00%
Annual District Filing Fee	41	41	58	(17)	141.46%
Total Administration	85,218	85,218	82,849	2,369	97.22%
Field					
Payroll-Pool Monitors	12,000	12,000	11,907	93	99.23%
FICA Taxes	918	918	911	7	99.24%
Florida Retirement System	6,667	6,667	5,073	1,594	76.09%
ProfServ-Field Management	15,592	15,592	15,592	-	100.00%
Contracts-Landscape	114,820	114,820	93,165	21,655	81.14%
Contracts-Pools	8,400	8,400	9,200	(800)	109.52%
Contracts-Pest Control	1,200	1,200	855	345	71.25%
Communication - Telephone	2,000	2,000	2,667	(667)	133.35%
Electricity - Streetlights	162,500	162,500	215,047	(52,547)	132.34%
Utility - Water	15,000	15,000	13,114	1,886	87.43%
R&M-Court Maintenance	3,000	3,000	11,800	(8,800)	393.33%
R&M-Equipment	14,147	14,147	-	14,147	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
R&M-Irrigation	20,000	20,000	38,173	(18,173)	190.87%
R&M-Landscape Renovations	35,000	35,000	13,842	21,158	39.55%
R&M-Ponds	14,568	14,568	33,285	(18,717)	228.48%
R&M-Playground	5,000	5,000	-	5,000	0.00%
Misc-Holiday Lighting	8,000	8,000	3,500	4,500	43.75%
Misc-Contingency	71,080	71,080	24,952	46,128	35.10%
Op Supplies - General	8,000	8,000	10,313	(2,313)	128.91%
Reserve - Clubhouse/Cabana	2,385	2,385	-	2,385	0.00%
Reserve - Court Amenities	10,034	10,034	11,800	(1,766)	117.60%
Reserve - Fences	8,937	8,937	-	8,937	0.00%
Reserve - Irrigation/Landscape	2,594	2,594	-	2,594	0.00%
Reserve - Monuments/Signage	12,022	12,022	-	12,022	0.00%
Reserve - Other	21,716	21,716	-	21,716	0.00%
Reserve - Parking Lot	798	798	-	798	0.00%
Reserve - Ponds	2,888	2,888	-	2,888	0.00%
Reserve - Swimming Pools	2,200	2,200	-	2,200	0.00%
Total Field	581,466	581,466	515,196	66,270	88.60%
TOTAL EXPENDITURES	**666,684**	**666,684**	**598,045**	**68,639**	**89.70%**
Excess (deficiency) of revenues Over (under) expenditures	(3,931)	(3,931)	103,723	107,654	0.00%
Net change in fund balance	$ (3,931)	$ (3,931)	$ 103,723	$ 107,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,257,451**	**1,257,451**	**1,257,451**		
FUND BALANCE, ENDING	**$ 1,253,520**	**$ 1,253,520**	**$ 1,361,174**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
REVENUES					
Interest - Investments	$ 35,789	$ 35,789	$ 55,816	$ 20,027	155.96%
Room Rentals	5,000	5,000	10,236	5,236	204.72%
Interest - Tax Collector	-	-	727	727	0.00%
Special Assmnts- Tax Collector	1,162,376	1,162,376	1,162,377	1	100.00%
Special Assmnts- Discounts	(46,495)	(46,495)	(42,701)	3,794	91.84%
Other Miscellaneous Revenues	3,800	3,800	19,929	16,129	524.45%
Gate Bar Code/Remotes	-	-	2	2	0.00%
Access Cards	1,000	1,000	-	(1,000)	0.00%
TOTAL REVENUES	**1,161,470**	**1,161,470**	**1,206,386**	**44,916**	**103.87%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	8,000	7,600	400	95.00%
FICA Taxes	612	612	148	464	24.18%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	2,500	2,500	2,333	167	93.32%
ProfServ-Legal Services	3,000	3,000	480	2,520	16.00%
ProfServ-Mgmt Consulting	61,982	61,982	62,110	(128)	100.21%
ProfServ-Special Assessment	12,794	12,794	12,794	-	100.00%
Auditing Services	5,035	5,035	2,167	2,868	43.04%
Postage and Freight	450	450	526	(76)	116.89%
Insurance - General Liability	22,357	22,357	32,130	(9,773)	143.71%
Printing and Binding	100	100	9	91	9.00%
Legal Advertising	750	750	330	420	44.00%
Miscellaneous Services	500	500	2,078	(1,578)	415.60%
Misc-Assessment Collection Cost	23,248	23,248	22,394	854	96.33%
Office Supplies	99	99	-	99	0.00%
Annual District Filing Fee	80	80	58	22	72.50%
Total Administration	142,507	142,507	145,157	(2,650)	101.86%
Field					
Payroll-Part Time	145,000	145,000	147,527	(2,527)	101.74%
Payroll-Managers	65,700	65,700	67,682	(1,982)	103.02%
Payroll-Site Manager	86,500	86,500	102,379	(15,879)	118.36%
FICA Taxes	20,058	20,058	26,407	(6,349)	131.65%
Florida Retirement System	6,667	6,667	5,282	1,385	79.23%
Life and Health Insurance	10,500	10,500	14,584	(4,084)	138.90%
Workers' Compensation	9,038	9,038	-	9,038	0.00%
Contracts-Security Services	7,500	7,500	7,899	(399)	105.32%
Contracts-Landscape	44,590	44,590	52,322	(7,732)	117.34%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
Contracts-Irrigation	7,500	7,500	-	7,500	0.00%
Contracts-Pools	21,600	21,600	54,840	(33,240)	253.89%
Contracts-Ponds	4,500	4,500	7,372	(2,872)	163.82%
Contracts-Pest Control	1,065	1,065	2,440	(1,375)	229.11%
Communication - Teleph - Field	5,748	5,748	5,527	221	96.16%
Electricity - Streetlights	323,500	323,500	374,529	(51,029)	115.77%
Utility - Water	15,000	15,000	29,149	(14,149)	194.33%
Utility - Refuse Removal	2,100	2,100	3,703	(1,603)	176.33%
Rentals & Leases	9,420	9,420	3,640	5,780	38.64%
R&M-General	31,000	31,000	41,841	(10,841)	134.97%
R&M-Court Maintenance	30,000	30,000	47,607	(17,607)	158.69%
R&M-Electrical	9,500	9,500	13,504	(4,004)	142.15%
R&M-Irrigation	10,000	10,000	18,342	(8,342)	183.42%
R&M-Landscape Renovations	19,500	19,500	11,887	7,613	60.96%
R&M-Pools	15,000	15,000	62,818	(47,818)	418.79%
Misc-Holiday Lighting	4,500	4,500	8,000	(3,500)	177.78%
Special Events	25,000	25,000	21,968	3,032	87.87%
Misc-Contingency	8,547	8,547	42,034	(33,487)	491.80%
Op Supplies - General	13,500	13,500	16,458	(2,958)	121.91%
Reserve - Clubhouse/Cabana	50,000	50,000	-	50,000	0.00%
Reserve - Court Amenities	11,361	11,361	3,650	7,711	32.13%
Reserve - Other	49,070	49,070	-	49,070	0.00%
Reserve - Playground	6,000	6,000	-	6,000	0.00%
Total Field	1,068,964	1,068,964	1,193,391	(124,427)	111.64%
TOTAL EXPENDITURES	**1,211,471**	**1,211,471**	**1,338,548**	**(127,077)**	**110.49%**
Excess (deficiency) of revenues Over (under) expenditures	(50,001)	(50,001)	(132,162)	(82,161)	0.00%
Net change in fund balance	$ (50,001)	$ (50,001)	$ (132,162)	$ (82,161)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,523,194**	**1,523,194**	**1,523,194**		
FUND BALANCE, ENDING	**$ 1,473,193**	**$ 1,473,193**	**$ 1,391,032**		

Tampa Palms Open Space and Transportation
Community Development District

Supporting Schedules

September 30, 2026

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
05/05/26	4,795	(143)	98	4,750	278	1,634	2,838
06/04/26	11,420	(339)	233	11,313	663	3,891	6,759
06/17/26	19,193	(570)	392	19,015	1,114	6,540	11,361
TOTAL	**$ 1,836,560**	**$ 71,471**	**$ 37,481**	**$ 1,945,512**	**$ 114,017**	**$ 669,118**	**$ 1,162,377**
% COLLECTED				100%	100%	100%	100%

Cash and Investment Report
9/30/2026

ACCOUNT NAME	BANK NAME	YIELD	MATURITY	BALANCE
Checking Account - Operating	Valley National	3.55%	n/a	$ 4,000,945
Money Market Account	Bank United	3.56%	n/a	2,611
			Total	$ 4,003,556

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(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 # 300669							
003	09/03/26	AMERITAS	090126-401 ACH	PD 9/3/26-401	Florida Retirement System	522010-53901	$291.19
						Check Total	*$291.19*
CHECK # 300670							
003	09/03/26	AMERITAS	090126-457-ACH	PD 9/3/26- 457	Florida Retirement System	522010-53901	$405.99
						Check Total	*$405.99*
CHECK # 300671							
003	09/08/26	TECO	081726-8321-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$219.28
						Check Total	*$219.28*
CHECK # 300672							
003	09/08/26	TECO	081726-8404-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$353.04
						Check Total	*$353.04*
CHECK # 300673							
003	09/08/26	TECO	081726-8651-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$252.45
						Check Total	*$252.45*
CHECK # 300674							
003	09/08/26	TECO	081726-8347-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$39.04
						Check Total	*$39.04*
CHECK # 300678							
003	09/18/26	TECO	090326-ACH	SVC 7/18/26-8/17/26	Electricity - Streetlights	543013-53901	$6,433.77
						Check Total	*$6,433.77*
CHECK # 300680							
003	09/17/26	AMERITAS	091526-457-ACH	PD 9/17/26-457	Florida Retirement System	522010-53901	$405.99
						Check Total	*$405.99*
CHECK # 300681							
003	09/21/26	AMERITAS	091526-ACG	PD 9/17/26-401	Florida Retirement System	522010-53901	$209.12
003	09/21/26	AMERITAS	091526-ACG	PD 9/17/26-401	Florida Retirement System	522010-53901	$209.12
						Check Total	*$418.24*
CHECK # 300682							
003	09/22/26	TECO	091626-8321-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$231.41
						Check Total	*$231.41*
CHECK # 300683							
003	09/22/26	TECO	091626-8651-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$262.74
						Check Total	*$262.74*

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300684							
003	09/22/26	TECO	091626-8404-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$409.85
						Check Total	*$409.85*
CHECK # 300685							
003	09/22/26	TECO	091626-8347-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$32.41
						Check Total	*$32.41*
CHECK # 300686							
003	09/22/26	TECO	091626-8687-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$3,690.02
						Check Total	*$3,690.02*
CHECK # 300687							
003	09/23/26	TECO	091626-7972-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$77.06
						Check Total	*$77.06*
CHECK # 300725							
003	09/15/26	TECO	08172026-7972-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$70.25
						Check Total	*$70.25*
CHECK # 6074							
003	09/03/26	INFRAMARK LLC	188557	Sept 2026- Management Services	ProfServ-Mgmt Consulting	531027-51201	$3,446.42
						Check Total	*$3,446.42*
CHECK # 6082							
003	09/23/26	COMPLETE I.T CORP	21101	SEP2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
						Check Total	*$37.20*
CHECK # 6083							
003	09/23/26	PINE LAKE SERVICES LLC	11005	SEP2026- Landscape Contract	Contracts-Landscape	534050-53901	$6,920.83
						Check Total	*$6,920.83*
						Fund Total	**$23,997.18**

GENERAL FUND AREA 6 - 006

CHECK # 300669							
006	09/03/26	AMERITAS	090126-401 ACH	PD 9/3/26-401	Florida Retirement System	522010-53901	$291.19
						Check Total	*$291.19*
CHECK # 300670							
006	09/03/26	AMERITAS	090126-457-ACH	PD 9/3/26- 457	Florida Retirement System	522010-53901	$405.98
						Check Total	*$405.98*

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300676							
006	09/11/26	TECO	082126-8428-ACH	SVC 7/18/26-8/17/26	Electricity - Streetlights	543013-53901	$110.32
						Check Total	*$110.32*
CHECK # 300678							
006	09/18/26	TECO	090326-ACH	SVC 7/18/26-8/17/26	Electricity - Streetlights	543013-53901	$15,491.82
						Check Total	*$15,491.82*
CHECK # 300680							
006	09/17/26	AMERITAS	091526-457-ACH	PD 9/17/26-457	Florida Retirement System	522010-53901	$405.99
						Check Total	*$405.99*
CHECK # 300691							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4458-ACH	#2204458 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300692							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4462-ACH	#2204462 THRU 9/10/26	Utility - Water	543018-53901	$87.53
						Check Total	*$87.53*
CHECK # 300693							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4460-ACH	#2204460 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300694							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4457-ACH	#2204457 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300695							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4459-ACH	#2204459 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300696							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4456-ACH	#2204456 THRU 9/10/26	Utility - Water	543018-53901	$92.16
						Check Total	*$92.16*
CHECK # 300697							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4455-ACH	#2204455 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300698							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4463-ACH	#2204463 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300699							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4466-ACH	#2204466 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300700							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4461-ACH	#2204461 THRU 9/10/26	Utility - Water	543018-53901	$50.48
						Check Total	*$50.48*
CHECK # 300701							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4464-ACH	#2204464 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300702							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4465-ACH	#2204465 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300703							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4467-ACH	#2204467 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300704							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4936-ACH	#2034936 THRU 9/10/26	Utility - Water	543018-53901	$1,058.55
						Check Total	*$1,058.55*
CHECK # 300705							
006	09/30/26	FRONTIER FLORIDA LLC	090726-20-5	Frontier- 9/7-10/6	Communication - Telephone	541003-53901	$240.12
						Check Total	*$240.12*
CHECK # 6074							
006	09/03/26	INFRAMARK LLC	188557	Sept 2026- Management Services	ProfServ-Mgmt Consulting	531027-51201	$2,676.75
						Check Total	*$2,676.75*
CHECK # 6082							
006	09/23/26	COMPLETE I.T CORP	21101	SEP2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
						Check Total	*$37.20*
CHECK # 6084							
006	09/23/26	TRIANGLE POOL SERVICE	0575929	SEP2026 Pool	Contracts-Pools	534078-53901	$1,220.00
						Check Total	*$1,220.00*
						Fund Total	**$22,256.09**

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND AREA 7 - 007							
CHECK # 300669							
007	09/03/26	AMERITAS	090126-401 ACH	PD 9/3/26-401	Florida Retirement System	522010-53901	$291.18
						Check Total	*$291.18*
CHECK # 300670							
007	09/03/26	AMERITAS	090126-457-ACH	PD 9/3/26- 457	Florida Retirement System	522010-53901	$405.98
						Check Total	*$405.98*
CHECK # 300675							
007	09/10/26	TECO PEOPLES GAS	082026-2285-ACH	SVC 7/22/26-8/18/26	Electricity - Streetlights	543013-53901	$92.67
						Check Total	*$92.67*
CHECK # 300677							
007	09/14/26	VALLEY NATIONAL BANK	081726-1426-ACH	PURCHASES 7/21/26-814/26	Op Supplies - General	552001-53901	$750.15
007	09/14/26	VALLEY NATIONAL BANK	081726-1426-ACH	PURCHASES 7/21/26-814/26	Special Events	549052-53901	$3,121.73
007	09/14/26	VALLEY NATIONAL BANK	081726-1426-ACH	PURCHASES 7/21/26-814/26	R&M-Pools	546074-53901	$34.92
						Check Total	*$3,906.80*
CHECK # 300678							
007	09/18/26	TECO	090326-ACH	SVC 7/18/26-8/17/26	Electricity - Streetlights	543013-53901	$26,764.61
007	09/18/26	TECO	090326-ACH	SVC 7/18/26-8/17/26	Electricity - Fountain	543036-53901	$358.04
						Check Total	*$27,122.65*
CHECK # 300679							
007	09/21/26	HOME DEPOT CREDIT SERVICES	082626-8053-ACH	PURCHASES 7/29/26-8/24/26	R&M-General	546001-53901	$103.95
						Check Total	*$103.95*
CHECK # 300680							
007	09/17/26	AMERITAS	091526-457-ACH	PD 9/17/26-457	Florida Retirement System	522010-53901	$405.97
						Check Total	*$405.97*
CHECK # 300681							
007	09/21/26	AMERITAS	091526-ACG	PD 9/17/26-401	Florida Retirement System	522010-53901	$209.12
						Check Total	*$209.12*
CHECK # 300688							
007	09/02/26	AT&T MOBILITY	080926-3710-ACH	SVC 8/10/26-9/9/26	Communication - Telephone	541003-53901	$108.29
						Check Total	*$108.29*
CHECK # 300690							
007	09/22/26	CITY OF TAMPA UTILITIES	091626-1953-ACH	#2031953 THRU 9/10/26	Utility - Water	543018-53901	$3,192.75
						Check Total	*$3,192.75*
CHECK # 300706							
007	09/24/26	CHARTER COMMUNICATIONS	243840401091426-ACH	SVC 9/14/26-10/13/26	Communication - Teleph - Field	541005-53901	$415.45
						Check Total	*$415.45*

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300707							
007	09/30/26	AT&T MOBILITY	090926-3710-ACH	SVC 9/10/26-10/9/26	Communication - Telephone	541003-53901	$108.29
						Check Total	*$108.29*
CHECK # 300726							
007	09/10/26	TECO	082026-8193-ACH	SVC 7/14/26-8/14/26	Electricity - Streetlights	543013-53901	$1,204.59
						Check Total	*$1,204.59*
CHECK # 6073							
007	09/03/26	FASTSIGNS	2160-10074	CHET BENSON - 30 YEARS	R&M-General	546001-53901	$107.70
						Check Total	*$107.70*
CHECK # 6074							
007	09/03/26	INFRAMARK LLC	188557	Sept 2026- Management Services	ProfServ-Mgmt Consulting	531027-51201	$5,165.17
007	09/03/26	INFRAMARK LLC	188557	Sept 2026- Management Services	Miscellaneous Services	549001-51301	$240.00
						Check Total	*$5,405.17*
CHECK # 6075							
007	09/03/26	SOLITUDE LAKE MANAGEMENT	PSI296086	Sept 2026- Aquatics	Contracts-Ponds	534089-53901	$367.12
						Check Total	*$367.12*
CHECK # 6076							
007	09/09/26	TRIANGLE POOL SERVICE	84051	June 2026- Gutter Grates	R&M-Pools	546074-53901	$23.90
						Check Total	*$23.90*
CHECK # 6081							
007	09/23/26	ASI LANDSCAPE MANAGEMENT	ASI 218317A	JUNE FINAL BAL DUE FROM PREVIOUS INVOICE	R&M-Landscape Renovations	546051-53901	$534.57
						Check Total	*$534.57*
CHECK # 6082							
007	09/23/26	COMPLETE I.T CORP	21101	SEP2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
						Check Total	*$37.20*
CHECK # 6084							
007	09/23/26	TRIANGLE POOL SERVICE	0575930	SEP2026 Pool	Contracts-Pools	534078-53901	$4,720.00
						Check Total	*$4,720.00*
CHECK # 6087							
007	09/24/26	ID WORKPLACE, LLC	8983	33 Bit Proximity Card	Op Supplies - General	552001-53901	$1,562.75
						Check Total	*$1,562.75*
						Fund Total	**$50,326.10**

Total Checks Paid	**$96,579.37**

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND AREA 3 - 003							
CHECK # 300669							
003	09/03/26	AMERITAS	090126-401 ACH	PD 9/3/26-401	Florida Retirement System	522010-53901	$291.19
						Check Total	*$291.19*
CHECK # 300670							
003	09/03/26	AMERITAS	090126-457-ACH	PD 9/3/26- 457	Florida Retirement System	522010-53901	$405.99
						Check Total	*$405.99*
CHECK # 300671							
003	09/08/26	TECO	081726-8321-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$219.28
						Check Total	*$219.28*
CHECK # 300672							
003	09/08/26	TECO	081726-8404-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$353.04
						Check Total	*$353.04*
CHECK # 300673							
003	09/08/26	TECO	081726-8651-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$252.45
						Check Total	*$252.45*
CHECK # 300674							
003	09/08/26	TECO	081726-8347-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$39.04
						Check Total	*$39.04*
CHECK # 300678							
003	09/18/26	TECO	090326-ACH	SVC 7/18/26-8/17/26	Electricity - Streetlights	543013-53901	$6,433.77
						Check Total	*$6,433.77*
CHECK # 300680							
003	09/17/26	AMERITAS	091526-457-ACH	PD 9/17/26-457	Florida Retirement System	522010-53901	$405.99
						Check Total	*$405.99*
CHECK # 300681							
003	09/21/26	AMERITAS	091526-ACG	PD 9/17/26-401	Florida Retirement System	522010-53901	$209.12
003	09/21/26	AMERITAS	091526-ACG	PD 9/17/26-401	Florida Retirement System	522010-53901	$209.12
						Check Total	*$418.24*
CHECK # 300682							
003	09/22/26	TECO	091626-8321-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$231.41
						Check Total	*$231.41*
CHECK # 300683							
003	09/22/26	TECO	091626-8651-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$262.74
						Check Total	*$262.74*

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300684							
003	09/22/26	TECO	091626-8404-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$409.85
						Check Total	*$409.85*
CHECK # 300685							
003	09/22/26	TECO	091626-8347-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$32.41
						Check Total	*$32.41*
CHECK # 300686							
003	09/22/26	TECO	091626-8687-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$3,690.02
						Check Total	*$3,690.02*
CHECK # 300687							
003	09/23/26	TECO	091626-7972-ACH	SVC 8/12/26-9/10/26	Electricity - Streetlights	543013-53901	$77.06
						Check Total	*$77.06*
CHECK # 300725							
003	09/15/26	TECO	08172026-7972-ACH	SVC 7/14/26-8/11/26	Electricity - Streetlights	543013-53901	$70.25
						Check Total	*$70.25*
CHECK # 6074							
003	09/03/26	INFRAMARK LLC	188557	Sept 2026- Management Services	ProfServ-Mgmt Consulting	531027-51201	$3,446.42
						Check Total	*$3,446.42*
CHECK # 6082							
003	09/23/26	COMPLETE I.T CORP	21101	SEP2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
						Check Total	*$37.20*
CHECK # 6083							
003	09/23/26	PINE LAKE SERVICES LLC	11005	SEP2026- Landscape Contract	Contracts-Landscape	534050-53901	$6,920.83
						Check Total	*$6,920.83*
						Fund Total	**$23,997.18**

GENERAL FUND AREA 6 - 006

CHECK # 300669							
006	09/03/26	AMERITAS	090126-401 ACH	PD 9/3/26-401	Florida Retirement System	522010-53901	$291.19
						Check Total	*$291.19*
CHECK # 300670							
006	09/03/26	AMERITAS	090126-457-ACH	PD 9/3/26- 457	Florida Retirement System	522010-53901	$405.98
						Check Total	*$405.98*

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300676							
006	09/11/26	TECO	082126-8428-ACH	SVC 7/18/26-8/17/26	Electricity - Streetlights	543013-53901	$110.32
						Check Total	*$110.32*
CHECK # 300678							
006	09/18/26	TECO	090326-ACH	SVC 7/18/26-8/17/26	Electricity - Streetlights	543013-53901	$15,491.82
						Check Total	*$15,491.82*
CHECK # 300680							
006	09/17/26	AMERITAS	091526-457-ACH	PD 9/17/26-457	Florida Retirement System	522010-53901	$405.99
						Check Total	*$405.99*
CHECK # 300691							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4458-ACH	#2204458 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300692							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4462-ACH	#2204462 THRU 9/10/26	Utility - Water	543018-53901	$87.53
						Check Total	*$87.53*
CHECK # 300693							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4460-ACH	#2204460 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300694							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4457-ACH	#2204457 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300695							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4459-ACH	#2204459 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300696							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4456-ACH	#2204456 THRU 9/10/26	Utility - Water	543018-53901	$92.16
						Check Total	*$92.16*
CHECK # 300697							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4455-ACH	#2204455 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300698							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4463-ACH	#2204463 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300699							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4466-ACH	#2204466 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300700							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4461-ACH	#2204461 THRU 9/10/26	Utility - Water	543018-53901	$50.48
						Check Total	*$50.48*
CHECK # 300701							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4464-ACH	#2204464 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300702							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4465-ACH	#2204465 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300703							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4467-ACH	#2204467 THRU 9/10/26	Utility - Water	543018-53901	$8.80
						Check Total	*$8.80*
CHECK # 300704							
006	09/29/26	CITY OF TAMPA UTILITIES	091526-4936-ACH	#2034936 THRU 9/10/26	Utility - Water	543018-53901	$1,058.55
						Check Total	*$1,058.55*
CHECK # 300705							
006	09/30/26	FRONTIER FLORIDA LLC	090726-20-5	Frontier- 9/7-10/6	Communication - Telephone	541003-53901	$240.12
						Check Total	*$240.12*
CHECK # 6074							
006	09/03/26	INFRAMARK LLC	188557	Sept 2026- Management Services	ProfServ-Mgmt Consulting	531027-51201	$2,676.75
						Check Total	*$2,676.75*
CHECK # 6082							
006	09/23/26	COMPLETE I.T CORP	21101	SEP2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
						Check Total	*$37.20*
CHECK # 6084							
006	09/23/26	TRIANGLE POOL SERVICE	0575929	SEP2026 Pool	Contracts-Pools	534078-53901	$1,220.00
						Check Total	*$1,220.00*
						Fund Total	**$22,256.09**

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND AREA 7 - 007							
CHECK # 300669							
007	09/03/26	AMERITAS	090126-401 ACH	PD 9/3/26-401	Florida Retirement System	522010-53901	$291.18
						Check Total	*$291.18*
CHECK # 300670							
007	09/03/26	AMERITAS	090126-457-ACH	PD 9/3/26- 457	Florida Retirement System	522010-53901	$405.98
						Check Total	*$405.98*
CHECK # 300675							
007	09/10/26	TECO PEOPLES GAS	082026-2285-ACH	SVC 7/22/26-8/18/26	Electricity - Streetlights	543013-53901	$92.67
						Check Total	*$92.67*
CHECK # 300677							
007	09/14/26	VALLEY NATIONAL BANK	081726-1426-ACH	PURCHASES 7/21/26-814/26	Op Supplies - General	552001-53901	$750.15
007	09/14/26	VALLEY NATIONAL BANK	081726-1426-ACH	PURCHASES 7/21/26-814/26	Special Events	549052-53901	$3,121.73
007	09/14/26	VALLEY NATIONAL BANK	081726-1426-ACH	PURCHASES 7/21/26-814/26	R&M-Pools	546074-53901	$34.92
						Check Total	*$3,906.80*
CHECK # 300678							
007	09/18/26	TECO	090326-ACH	SVC 7/18/26-8/17/26	Electricity - Streetlights	543013-53901	$26,764.61
007	09/18/26	TECO	090326-ACH	SVC 7/18/26-8/17/26	Electricity - Fountain	543036-53901	$358.04
						Check Total	*$27,122.65*
CHECK # 300679							
007	09/21/26	HOME DEPOT CREDIT SERVICES	082626-8053-ACH	PURCHASES 7/29/26-8/24/26	R&M-General	546001-53901	$103.95
						Check Total	*$103.95*
CHECK # 300680							
007	09/17/26	AMERITAS	091526-457-ACH	PD 9/17/26-457	Florida Retirement System	522010-53901	$405.97
						Check Total	*$405.97*
CHECK # 300681							
007	09/21/26	AMERITAS	091526-ACG	PD 9/17/26-401	Florida Retirement System	522010-53901	$209.12
						Check Total	*$209.12*
CHECK # 300688							
007	09/02/26	AT&T MOBILITY	080926-3710-ACH	SVC 8/10/26-9/9/26	Communication - Telephone	541003-53901	$108.29
						Check Total	*$108.29*
CHECK # 300690							
007	09/22/26	CITY OF TAMPA UTILITIES	091626-1953-ACH	#2031953 THRU 9/10/26	Utility - Water	543018-53901	$3,192.75
						Check Total	*$3,192.75*
CHECK # 300706							
007	09/24/26	CHARTER COMMUNICATIONS	243840401091426-ACH	SVC 9/14/26-10/13/26	Communication - Teleph - Field	541005-53901	$415.45
						Check Total	*$415.45*

TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 9/1/26 to 9/30/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300707							
007	09/30/26	AT&T MOBILITY	090926-3710-ACH	SVC 9/10/26-10/9/26	Communication - Telephone	541003-53901	$108.29
						Check Total	*$108.29*
CHECK # 300726							
007	09/10/26	TECO	082026-8193-ACH	SVC 7/14/26-8/14/26	Electricity - Streetlights	543013-53901	$1,204.59
						Check Total	*$1,204.59*
CHECK # 6073							
007	09/03/26	FASTSIGNS	2160-10074	CHET BENSON - 30 YEARS	R&M-General	546001-53901	$107.70
						Check Total	*$107.70*
CHECK # 6074							
007	09/03/26	INFRAMARK LLC	188557	Sept 2026- Management Services	ProfServ-Mgmt Consulting	531027-51201	$5,165.17
007	09/03/26	INFRAMARK LLC	188557	Sept 2026- Management Services	Miscellaneous Services	549001-51301	$240.00
						Check Total	*$5,405.17*
CHECK # 6075							
007	09/03/26	SOLITUDE LAKE MANAGEMENT	PSI296086	Sept 2026- Aquatics	Contracts-Ponds	534089-53901	$367.12
						Check Total	*$367.12*
CHECK # 6076							
007	09/09/26	TRIANGLE POOL SERVICE	84051	June 2026- Gutter Grates	R&M-Pools	546074-53901	$23.90
						Check Total	*$23.90*
CHECK # 6081							
007	09/23/26	ASI LANDSCAPE MANAGEMENT	ASI 218317A	JUNE FINAL BAL DUE FROM PREVIOUS INVOICE	R&M-Landscape Renovations	546051-53901	$534.57
						Check Total	*$534.57*
CHECK # 6082							
007	09/23/26	COMPLETE I.T CORP	21101	SEP2026- Google for Business Email	Op Supplies - General	552001-53901	$37.20
						Check Total	*$37.20*
CHECK # 6084							
007	09/23/26	TRIANGLE POOL SERVICE	0575930	SEP2026 Pool	Contracts-Pools	534078-53901	$4,720.00
						Check Total	*$4,720.00*
CHECK # 6087							
007	09/24/26	ID WORKPLACE, LLC	8983	33 Bit Proximity Card	Op Supplies - General	552001-53901	$1,562.75
						Check Total	*$1,562.75*
						Fund Total	**$50,326.10**

Total Checks Paid	**$96,579.37**

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TAMPA PALMS OPEN SPACE AND TRANSPORTATION COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of Tampa Palms Open Space and Transportation Community Development District (the "**District**") previously adopted its budget for fiscal year 2025-2026;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by Section 189.016(6)(c), Florida Statutes, to amend the budget within 60 days following the end of the fiscal year; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2025-2026 (the "**Amended Budget**"), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals**. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. **Amended Budget**.
   a. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2025-2026.
   b. The District Manager shall maintain the Amended Budget at the District's records office and post the Amended Budget on the District's website within 5 days adoption and ensure it remains on the website for at least 2 years.

3. **Effective Date**. This Resolution shall become effective immediately upon its adoption.

Passed and adopted on November 17, 2026.

Attest:	**Tampa Palms Open Space and Transportation Community Development District**
_____	_____
Name:_____	Name: _____
Title: Secretary/Assistant Secretary	Title: Chair/Vice Chair of the Board of Supervisors

Exhibit A: Fiscal Year 2025-2026 Amended Budget

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES					
Interest - Investments	$ 35,789	$ -	$ 35,789	$ 55,813	$ 20,024
Room Rentals	5,000	-	5,000	10,236	5,236
Interest - Tax Collector	-	-	-	727	727
Special Assmnts- Tax Collector	1,162,376	-	1,162,376	1,162,377	1
Special Assmnts- Discounts	(46,495)	-	(46,495)	(42,701)	3,794
Other Miscellaneous Revenues	3,800	-	3,800	19,929	16,129
Gate Bar Code/Remotes	-	-	-	2	2
Access Cards	1,000	-	1,000	-	(1,000)
TOTAL REVENUES	**1,161,470**	**-**	**1,161,470**	**1,206,383**	**44,913**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	-	8,000	7,600	400
FICA Taxes	612	-	612	148	464
ProfServ-Dissemination Agent	1,000	-	1,000	-	1,000
ProfServ-Engineering	2,500	-	2,500	2,333	167
ProfServ-Legal Services	3,000	-	3,000	672	2,328
ProfServ-Mgmt Consulting	61,982	-	61,982	62,110	(128)
ProfServ-Special Assessment	12,794	-	12,794	12,794	-
Auditing Services	5,035	-	5,035	2,167	2,868
Postage and Freight	450	-	450	526	(76)
Insurance - General Liability	22,357	-	22,357	32,130	(9,773)
Printing and Binding	100	-	100	9	91
Legal Advertising	750	-	750	330	420
Miscellaneous Services	500	-	500	2,078	(1,578)
Misc-Assessment Collection Cost	23,248	-	23,248	22,394	854
Office Supplies	99	-	99	-	99
Annual District Filing Fee	80	-	80	58	22
Total Administration	142,507	-	142,507	145,349	(2,842)
Field					
Payroll-Part Time	145,000	-	145,000	147,527	(2,527)
Payroll-Managers	65,700	-	65,700	67,682	(1,982)
Payroll-Site Manager	86,500	-	86,500	102,379	(15,879)
FICA Taxes	20,058	-	20,058	26,407	(6,349)
Florida Retirement System	6,667	-	6,667	5,282	1,385
Life and Health Insurance	10,500	-	10,500	14,584	(4,084)
Workers' Compensation	9,038	-	9,038	-	9,038
Contracts-Security Services	7,500	-	7,500	7,899	(399)
Contracts-Landscape	44,590	-	44,590	52,322	(7,732)

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
Contracts-Irrigation	7,500	-	7,500	-	7,500
Contracts-Pools	21,600	-	21,600	54,840	(33,240)
Contracts-Ponds	4,500	-	4,500	7,372	(2,872)
Contracts-Pest Control	1,065	-	1,065	2,440	(1,375)
Communication - Teleph - Field	5,748	-	5,748	5,527	221
Electricity - Streetlights	323,500	-	323,500	374,529	(51,029)
Utility - Water	15,000	-	15,000	29,149	(14,149)
Utility - Refuse Removal	2,100	-	2,100	3,703	(1,603)
Rentals & Leases	9,420	-	9,420	3,640	5,780
R&M-General	31,000	-	31,000	41,841	(10,841)
R&M-Court Maintenance	30,000	-	30,000	47,607	(17,607)
R&M-Electrical	9,500	-	9,500	13,504	(4,004)
R&M-Irrigation	10,000	-	10,000	18,342	(8,342)
R&M-Landscape Renovations	19,500	-	19,500	11,887	7,613
R&M-Pools	15,000	-	15,000	62,818	(47,818)
Misc-Holiday Lighting	4,500	-	4,500	8,000	(3,500)
Special Events	25,000	-	25,000	21,968	3,032
Misc-Contingency	8,547	40,000	48,547	42,034	6,513
Op Supplies - General	13,500	-	13,500	16,458	(2,958)
Reserve - Clubhouse/Cabana	50,000	-	50,000	-	50,000
Reserve - Court Amenities	11,361	-	11,361	3,650	7,711
Reserve - Other	49,070	-	49,070	-	49,070
Reserve - Playground	6,000	-	6,000	-	6,000
Total Field	1,068,964	40,000	1,108,964	1,193,391	(84,427)
TOTAL EXPENDITURES	**1,211,471**	**40,000**	**1,251,471**	**1,338,740**	**(87,269)**
Excess (deficiency) of revenues Over (under) expenditures	(50,001)	(40,000)	(90,001)	(132,357)	(42,356)
Net change in fund balance	(50,001)	(40,000)	(90,001)	(132,357)	(42,356)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,523,194**	**-**	**1,523,194**	**1,523,194**	**-**
FUND BALANCE, ENDING	**$ 1,473,193**	**$ (40,000)**	**$ 1,433,193**	**$ 1,390,837**	**$ (42,356)**

Tampa Palms Open Space And Transportation Community Development District

Expenditure Report - General Fund Area 7
For the Period(s) from Oct 01, 2025 to Sep 30, 2026
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
DEPARTMENT NAME: FIELD						
Account Name: Misc-Contingency						
10/22/25	549900-53901-5000	102325 DEPOSIT	VENDOR	NEXT RIDGE LINE OVER	BRIDGE REPAIRS - 50% MATERIALS DEPOSIT	12,400.00
10/28/25	549900-53901-5000	102925-1426-ACH	VENDOR	VALLEY NATIONAL BANK	SUPPLIES	865.99
11/04/25	549900-53901-5000	MV-102925	VENDOR	MARK VEGA	GIFT CARD FOR CHET BENSON	500.00
02/19/26	549900-53901-5000	20326	VENDOR	NEXT RIDGE LINE OVER	BRIDGE REPAIRS - 50% FINAL	16,664.00
03/13/26	549900-53901-5000	1165520	VENDOR	INFRAMARK LLC	Mar Landscape RFP Services	500.00
03/31/26	549900-53901-5000	031726-1426-ACH	VENDOR	VALLEY NATIONAL BANK	PURCHASES 2/19/26-3/17/26	163.77
04/22/26	549900-53901-5000	RECLASS	JE		R/C WELL REPLACEMENT	9,850.00
05/20/26	549900-53901-5000	29-BID-8543421	VENDOR	FLORIDA DEPT OF HEALTH IN HILLSBOROUGH COUNTY	Pool Permit	400.00
06/01/26	549900-53901-5000	29-BID-8543420	VENDOR	FLORIDA DEPT OF HEALTH IN HILLSBOROUGH COUNTY	POOL PERMITS	400.00
06/22/26	549900-53901-5000	JE009719	JE		R/C FL DEPT OF HEALTH	275.00
09/30/26	549900-53901-5000	JE009799	JE		SEPT REPLACED FLUSHOMETERS IN 2 TOILETS	15.00
					YTD Total	42,033.76
					Annual Budget	$8,547.00
					Amount Remaining / (Budget overage)	*($33,486.76)*
					% of Budget	*491.8%*
					Field Department Total:	**$42,033.76**
					TOTAL EXPENDITURES & OTHER FINANCING USES:	**$ 42,033.76**

RESOLUTION 2027-02

A RESOLUTION DESIGNATING OFFICERS 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 at a regular business meeting desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
Jennifer Goldyn	Secretary
Mark Vega	Assistant Secretary
Stephen Bloom	Treasurer
Angel Montagna	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 17th DAY OF NOVEMBER 2026.

_____
Chairperson

_____
Secretary