

Tampa Palms Open Space and Transportation Community Development District

Board of Supervisors

- Brad van Rooyen, Chairperson
- Jay Krause, Vice Chairman
- Fred Pfister, Assistant Secretary
- Leah Black, Assistant Secretary
- Bob Lennon, Assistant Secretary

Mark Vega, District Manager
Vivek Babbar, District Counsel
Scott Steady, Land Use Counsel
Tonja Stewart, District Engineer
Chet Benson, Clubhouse Manager
Ed Sanchez, Assistant Clubhouse Manager

Regular Meeting Agenda Tuesday, March 19, 2024 – 5:15 p.m.

- 1. Roll Call**
- 2. Public Comments (3) Minute Time Limit**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the December 19, 2023, January 16, 2024, and February 20, 2024 Meeting (P. 2)
 - B. Approval of the January 2024 Financial Report (P.9)
- 4. Staff Reports**
 - A. Engineer's Report
 - B. Attorney's Report
 - C. Manager's Report
 - D. Clubhouse Manager's Report
 - i. Consideration of Area 6 and area 7 oak tree trimming proposal
- 5. Supervisor Requests/New Business**
- 6. Public Comments (3) Minute Time Limit**
- 7. Adjournment**

The next Meeting is scheduled for Tuesday, April 16, 2024 at 5:15 p.m.

District Office:
Inframark, Community Management Services
210 N. University Drive, Suite 702
Coral Springs, FL 33071
813-991-1140

Meeting Location:
West Meadows Community Center
8401 New Tampa Boulevard
Tampa, Florida 33647
813-977-1160

**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 Tuesday, December 19, 2023 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:

Brad van Rooyen	Chairperson
Jay Krause	Vice Chairman
Fred Pfister	Assistant Secretary
Leah Black	Assistant Secretary (via Phone)
Bob Lennon	Assistant Secretary

Also present were:

Mark Vega	District Manager
Chet Benson	Club Manager
Ed Sanchez	Assistant Club Manager

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order. The Supervisors introduced themselves and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments (3) Minute Time Limit

A resident requested a street light in doves landing area 7.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the October 17, 2023 Meeting**
- B. Approval of the September 2023 Financial Report**
- C. Approval of the October 2023 Financial Report**
- D. Motion for Assigning Fund Balance FY 2023**
- E. Consideration of Resolution 2024-02, Designating District Counsel's Office as Registered Agent and Registered Office**

On MOTION by Mr. van Rooyen, seconded by Mr. Lennon, with all in favor, the Consent Agenda, comprised of the Minutes of the October 17, 2023 Meeting, the September 2023 and October 2023 Financial Report, Motion for Assigning Fund Balance FY 2023 and Resolution 2024-02, Designating District Counsel's Office as Registered Agent and Registered Office was approved as presented. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Engineer’s Report

Mr. Vega updated the Board on the Area 3 TECO agreement.

B. Attorney’s Report

None.

C. Manager’s Report

Mr. Vega asked the Board to prepare for the January 2, 2024 workshop to discuss CDD the Area7 event room patio addition.

D. Club Manager’s Report

Mr. Benson updated the Board on the Area 7 Pickle Ball permit, and they are hoping to have the permit at the beginning of the year.

FIFTH ORDER OF BUSINESS

Supervisor Requests/New Business

Mr. van Rooyen - requested District Council to write to the Highwoods Preserve Property management company to enter agreement for landscape maintenance in the right-of-way on Highwoods Preserve and to call Scott Carlson with LMP about palm fronds dumping on TPOST CDD land.

SIXTH ORDER OF BUSINESS

Public Comments (3) Minute Time Limit

Audience comments were received. A resident requested some changes in the meeting.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. van Rooyen, seconded by Mr. Lennon, with all in favor, the meeting was adjourned at 5:47 p.m. 5-0

Mark Vega (Secretary)

**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 Tuesday, January 16, 2024 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:

Brad van Rooyen	Chairperson
Jay Krause	Vice Chairman
Fred Pfister	Assistant Secretary
Leah Black	Assistant Secretary
Bob Lennon	Assistant Secretary

Also present were:

Mark Vega	District Manager
Chet Benson	Club Manager
Ed Sanchez	Assistant Club Manager

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order. The Supervisors introduced themselves and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments (3) Minute Time Limit

None.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of the November 2023 Financial Report

On MOTION by Mr. van Rooyen, seconded by Mr. Lennon, with all in favor, the November 2023 Financial Report was approved as presented. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Engineer's Report

None.

B. Attorney’s Report

None.

C. Manager’s Report

Mr. Vega stated the minutes will be on next months agenda.

D. Club Manager’s Report

Mr. Benson stated Area 6 irrigation still has not been fully repaired but it is being worked on. Mr. Benson asked for a Board consensus to allow the supervisor of election to hold elections at our location.

FIFTH ORDER OF BUSINESS

Supervisor Requests/New Business

Mr. van Rooyen - questioned where we stand with the letter to Highwood Preserve Management requesting to take over the landscaping on Highwood Preserve. Additionally, the pond funds is being dumped in three locations on Highwoods Preserve.

Mr. Lennon - requested a road study to be conducted on Area 6 & Area 7 so that we can provide the information to the City of Tampa.

SIXTH ORDER OF BUSINESS

Public Comments (3) Minute Time Limit

Audience comments were received.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Lennon, seconded by Mr. Pfister, with all in favor, the meeting was adjourned at 5:45 p.m. 5-0

Mark Vega (Secretary)

**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 Tuesday, February 20, 2024 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:

Brad van Rooyen	Chairperson
Jay Krause	Vice Chairman
Fred Pfister	Assistant Secretary
Leah Black	Assistant Secretary
Bob Lennon	Assistant Secretary

Also present were:

Mark Vega	District Manager
Chet Benson	Club Manager

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Vega called the meeting to order. The Supervisors introduced themselves and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments (3) Minute Time Limit

Audience comments were received.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the December 2023 Financial Report**
- B. Resolution 2024-01, General Election**

On MOTION by Mr. Lennon, seconded by Mr. Krause, with all in favor, the December 2023 Financial Report and Resolution 2024-01, General Election was approved as presented. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Engineer’s Report**
- None.

B. Attorney’s Report

A letter was sent to LMP referencing the illegal dumping of palm fronds on the Highwoods Management company. Scott Carson responded via phone stating this is not LMP but most likely the Highwoods Management company custodial service. A second letter was sent to Highwoods Management company requesting the TPOST CDD lake over landscape maintenance, light bulb replacement and pressure washing on the Highwoods center median, a response from the board has not been received as of yet.

C. Manager’s Report

Mr. Vega updated the Board on the states Ethics training and will follow up with the Board via a detailed email of the process.

D. Club Manager’s Report

Mr. Benson presented multiple landscape proposals for approval.

On MOTION by Mr. van Rooyen, seconded by Mr. Lennon, with all in favor, Area 6 palm tree trimming proposal for \$9,800.00 was approved. 5-0

On MOTION by Mr. van Rooyen, seconded by Mr. Lennon, with all in favor, Area 6 second amendment to Rainmaker contract for \$300.00 per month for trimming of palm tree to occur twice a year was approved. 5-0

On MOTION by Mr. van Rooyen, seconded by Mr. Lennon, with all in favor, the Area 3 first amendment to Rainmaker contract effective March 1 additional \$392.00 a month for palm tree trimming was approved. 5-0

On MOTION by Mr. van Rooyen, seconded by Mr. Lennon, with all in favor, the Area 7, second amendment to Rainmaker contract effective March 1 additional \$833.00 a month for palm tree trimming was approved. 5-0

Area 6 and area 7 oak tree trimming proposal was table until next month.

Mr. Benson stated the architect has not provided drawings as of yet for the Area7 event room patio.

Mr. Benson reported Welch Courts has sent an additional \$12,000 change order for site work. The Board requested Mr. Benson send the original contract to the Board for their review.

On MOTION by Mr. van Rooyen, seconded by Ms. Black, with all in favor, the area 7 no to exceed \$12,000.00 for site work of on pickleball courts to Welch Courts was approved. 5-0

FIFTH ORDER OF BUSINESS

None.

Supervisor Requests/New Business

SIXTH ORDER OF BUSINESS

Audience comments were received.

Public Comments (3) Minute Time Limit

SEVENTH ORDER OF BUSINESS

There being no further business,

Adjournment

On MOTION by Mr. Pfister, seconded by Mr. van Rooyen, with all in favor, the meeting was adjourned at 6:12 p.m. 5-0

Mark Vega (Secretary)

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

Financial Report

January 31, 2024

Prepared by



Tampa Palms Open Space and Transportation

Community Development District

Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
Enterprise Fund - Golf Course	
General Funds	Page 2 - 7

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 8
Cash and Investment Report	Page 9



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

Financial Statements

(Unaudited)

January 31, 2024

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Balance Sheet
 January 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
ASSETS					
Cash - Checking Account	\$ 1,832,281	\$ -	\$ -	\$ -	\$ 1,832,281
Accounts Receivable	-	-	-	121	121
Due From Other Funds	-	1,743,492	1,440,109	2,198,675	5,382,276
Investments:					
Money Market Account	3,603,256	-	-	-	3,603,256
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	5,082	20,523	32,960	58,565
TOTAL ASSETS	\$ 5,435,537	\$ 1,748,574	\$ 1,461,217	\$ 2,231,756	\$ 10,877,084
LIABILITIES					
Accounts Payable	\$ -	\$ 23,609	\$ 21,859	\$ 50,587	\$ 96,055
Deposits	-	-	366	14,746	15,112
Due To Other Funds	5,382,276	-	-	-	5,382,276
TOTAL LIABILITIES	5,382,276	23,609	22,225	65,333	5,493,443
FUND BALANCES					
Nonspendable:					
Deposits	-	5,082	21,108	32,960	59,150
Assigned to:					
Operating Reserves	-	115,177	140,351	246,805	502,333
Reserves - Clubhouse	-	-	-	100,592	100,592
Reserves - Clubhouse/Cabana	-	-	2,385	-	2,385
Reserves - Court Amenities	-	-	24,466	11,761	36,227
Reserves - Fences	-	-	68,217	-	68,217
Reserves- Irrigation/Landscape	-	38,500	3,466	90,020	131,986
Reserves - Monuments/Signage	-	14,644	41,618	-	56,262
Reserves - Other	-	-	86,864	196,280	283,144
Reserves - Parking Lots	-	-	28,202	-	28,202
Reserves - Playground	-	-	-	60,876	60,876
Reserves - Ponds	-	354,238	20,422	90,020	464,680
Reserves - Highwoods Streetl.	-	-	68,012	-	68,012
Reserves - Swimming Pools	-	-	5,292	177,900	183,192
Unassigned:	53,261	1,197,324	928,589	1,159,209	3,338,383
TOTAL FUND BALANCES	\$ 53,261	\$ 1,724,965	\$ 1,438,992	\$ 2,166,423	\$ 5,383,641
TOTAL LIABILITIES & FUND BALANCES	\$ 5,435,537	\$ 1,748,574	\$ 1,461,217	\$ 2,231,756	\$ 10,877,084

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 5,937	\$ 1,979	\$ 28,515	\$ 26,536	480.29%
Special Assmnts- Tax Collector	197,893	170,500	183,741	13,241	92.85%
Special Assmnts- Developer	36,430	-	-	-	0.00%
Special Assmnts- Discounts	(7,916)	(4,563)	(7,306)	(2,743)	92.29%
TOTAL REVENUES	232,344	167,916	204,950	37,034	88.21%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	2,667	1,800	867	22.50%
FICA Taxes	612	204	138	66	22.55%
ProfServ-Engineering	12,000	4,000	802	3,198	6.68%
ProfServ-Legal Services	12,000	4,000	4,186	(186)	34.88%
ProfServ-Mgmt Consulting	40,152	13,384	13,362	22	33.28%
ProfServ-Special Assessment	9,664	9,664	8,787	877	90.93%
Auditing Services	3,993	3,993	-	3,993	0.00%
Postage and Freight	165	55	268	(213)	162.42%
Insurance - General Liability	13,010	13,010	19,595	(6,585)	150.61%
Printing and Binding	100	33	64	(31)	64.00%
Legal Advertising	1,500	500	798	(298)	53.20%
Miscellaneous Services	500	167	148	19	29.60%
Misc-Assessment Collection Cost	3,958	2,264	3,529	(1,265)	89.16%
Office Supplies	75	25	41	(16)	54.67%
Annual District Filing Fee	54	54	54	-	100.00%
Total Administration	105,783	54,020	53,572	448	50.64%
Field					
Florida Retirement System	6,667	2,222	2,691	(469)	40.36%
ProfServ-Field Management	12,000	4,000	5,982	(1,982)	49.85%
Contracts-Landscape	139,822	46,607	44,461	2,146	31.80%
Contracts-Ponds	8,980	2,993	3,083	(90)	34.33%
Electricity - Streetlights	134,000	44,667	44,316	351	33.07%
R&M-Irrigation	13,948	4,649	9,340	(4,691)	66.96%
R&M-Landscape Renovations	8,000	2,667	5,137	(2,470)	64.21%
Holiday Decoration	6,500	6,500	6,500	-	100.00%
Op Supplies - General	2,500	833	1,435	(602)	57.40%
Total Field	332,417	115,138	122,945	(7,807)	36.99%
TOTAL EXPENDITURES	438,200	169,158	176,517	(7,359)	40.28%
Excess (deficiency) of revenues Over (under) expenditures	(205,856)	(1,242)	28,433	29,675	0.00%
Contribution to (Use of) Fund Balance	(205,856)	-	-	-	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL FINANCING SOURCES (USES)	(205,856)	-	-	-	0.00%
Net change in fund balance	\$ (205,856)	\$ (1,242)	\$ 28,433	\$ 29,675	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,696,532	1,696,532	1,696,532		
FUND BALANCE, ENDING	\$ 1,490,676	\$ 1,695,290	\$ 1,724,965		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ 20,310	\$ 6,770	\$ 28,519	\$ 21,749	140.42%
Special Assmnts- Tax Collector	676,985	347,954	628,571	280,617	92.85%
Special Assmnts- Other	2,270	2,270	-	(2,270)	0.00%
Special Assmnts- Discounts	(27,079)	(14,590)	(24,993)	(10,403)	92.30%
Assessments	-	(2,270)	-	2,270	0.00%
TOTAL REVENUES	672,486	340,134	632,097	291,963	93.99%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	8,000	2,667	1,800	867	22.50%
FICA Taxes	612	204	138	66	22.55%
ProfServ-Engineering	5,000	1,667	606	1,061	12.12%
ProfServ-Legal Services	2,500	833	1,031	(198)	41.24%
ProfServ-Mgmt Consulting	30,591	10,197	10,092	105	32.99%
ProfServ-Special Assessment	6,585	2,195	6,228	(4,033)	94.58%
Auditing Services	3,500	3,500	-	3,500	0.00%
Postage and Freight	150	50	37	13	24.67%
Insurance - General Liability	14,307	14,307	14,799	(492)	103.44%
Printing and Binding	75	25	48	(23)	64.00%
Legal Advertising	750	250	603	(353)	80.40%
Miscellaneous Services	1,000	333	112	221	11.20%
Misc-Assessment Collection Cost	13,540	7,495	12,072	(4,577)	89.16%
Office Supplies	99	33	-	33	0.00%
Annual District Filing Fee	41	41	41	-	100.00%
Total Administration	86,750	43,797	47,607	(3,810)	54.88%
Field					
Payroll-Pool Monitors	10,000	3,333	3,098	235	30.98%
FICA Taxes	765	255	237	18	30.98%
Florida Retirement System	6,667	2,222	2,691	(469)	40.36%
ProfServ-Field Management	15,592	5,197	5,982	(785)	38.37%
Contracts-Landscape	114,820	38,273	35,154	3,119	30.62%
Communication - Telephone	2,000	667	861	(194)	43.05%
Electricity - Streetlights	162,500	54,167	57,785	(3,618)	35.56%
Utility - Water	15,000	5,000	5,353	(353)	35.69%
Electricity - Fountain	1,500	500	-	500	0.00%
R&M-Court Maintenance	3,000	1,000	-	1,000	0.00%
R&M-Equipment	30,000	10,000	-	10,000	0.00%
R&M-Irrigation	20,000	6,667	23,465	(16,798)	117.33%
R&M-Landscape Renovations	35,000	11,667	10,465	1,202	29.90%
R&M-Ponds	14,568	4,856	5,551	(695)	38.10%
R&M-Pools	8,400	2,800	2,195	605	26.13%
Misc-Holiday Lighting	5,000	5,000	7,000	(2,000)	140.00%
Misc-Contingency	71,080	23,693	3,699	19,994	5.20%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Op Supplies - General	4,000	1,333	3,674	(2,341)	91.85%
Reserve - Clubhouse/Cabana	2,385	2,385	-	2,385	0.00%
Reserve - Court Amenities	10,034	10,034	-	10,034	0.00%
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	583,466	240,204	167,210	72,994	28.66%
TOTAL EXPENDITURES	670,216	284,001	214,817	69,184	32.05%
Excess (deficiency) of revenues Over (under) expenditures	2,270	56,133	417,280	361,147	0.00%
Contribution to (Use of) Fund Balance	2,270	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	2,270	-	-	-	0.00%
Net change in fund balance	\$ 2,270	\$ 56,133	\$ 417,280	\$ 361,147	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,021,712	1,021,712	1,021,712		
FUND BALANCE, ENDING	\$ 1,023,982	\$ 1,077,845	\$ 1,438,992		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 35,789	\$ 11,930	\$ 28,565	\$ 16,635	79.82%
Room Rentals	5,000	1,667	5,098	3,431	101.96%
Special Assmnts- Tax Collector	1,192,967	873,238	1,107,652	234,414	92.85%
Special Assmnts- Discounts	(47,719)	(41,415)	(44,041)	(2,626)	92.29%
Other Miscellaneous Revenues	3,800	3,800	41	(3,759)	1.08%
Access Cards	1,000	333	-	(333)	0.00%
TOTAL REVENUES	1,190,837	849,553	1,097,315	247,762	92.15%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	2,667	1,800	867	22.50%
FICA Taxes	612	204	138	66	22.55%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	6,000	2,000	1,188	812	19.80%
ProfServ-Legal Services	3,000	1,000	1,682	(682)	56.07%
ProfServ-Mgmt Consulting	59,030	19,677	19,804	(127)	33.55%
ProfServ-Special Assessment	12,794	12,794	11,627	1,167	90.88%
ProfServ-Trustee Fees	5,035	5,035	-	5,035	0.00%
Postage and Freight	450	150	58	92	12.89%
Insurance - General Liability	22,327	22,327	29,040	(6,713)	130.07%
Printing and Binding	200	67	94	(27)	47.00%
Legal Advertising	1,000	333	1,183	(850)	118.30%
Miscellaneous Services	500	167	220	(53)	44.00%
Misc-Assessment Collection Cost	23,859	19,518	21,272	(1,754)	89.16%
Office Supplies	250	83	34	49	13.60%
Annual District Filing Fee	80	80	80	-	100.00%
Total Administration	144,137	87,102	88,220	(1,118)	61.21%
<u>Field</u>					
Payroll-Part Time	120,000	40,000	43,429	(3,429)	36.19%
Payroll-Managers	60,700	20,233	16,480	3,753	27.15%
Payroll-Site Manager	81,500	27,167	25,099	2,068	30.80%
FICA Taxes	20,058	6,686	7,443	(757)	37.11%
Florida Retirement System	6,667	2,222	1,653	569	24.79%
Life and Health Insurance	10,500	3,500	4,904	(1,404)	46.70%
Workers' Compensation	9,038	3,013	-	3,013	0.00%
Contracts-Security Services	3,750	1,250	2,080	(830)	55.47%
Contracts-Landscape	44,590	14,863	14,840	23	33.28%
Contracts-Irrigation	6,600	2,200	-	2,200	0.00%
Contracts-Pools	21,600	7,200	5,400	1,800	25.00%
Contracts-Lakes	4,500	1,500	-	1,500	0.00%
Contracts-Pest Control	965	322	384	(62)	39.79%
Communication - Mobile	1,200	400	-	400	0.00%
Communication - Teleph - Field	4,548	1,516	1,872	(356)	41.16%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024

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	320,000	106,667	109,608	(2,941)	34.25%
Utility - Water	30,000	10,000	2,713	7,287	9.04%
Utility - Refuse Removal	2,100	700	565	135	26.90%
Electricity - Fountain	3,500	1,167	1,928	(761)	55.09%
Rentals & Leases	9,420	9,420	1,794	7,626	19.04%
R&M-General	25,000	8,333	3,468	4,865	13.87%
R&M-Court Maintenance	10,500	3,500	-	3,500	0.00%
R&M-Electrical	9,500	3,167	1,562	1,605	16.44%
R&M-Gate	2,000	667	-	667	0.00%
R&M-Irrigation	4,500	1,500	3,220	(1,720)	71.56%
R&M-Landscape Renovations	30,000	10,000	11,033	(1,033)	36.78%
R&M-Pest Control	100	33	-	33	0.00%
R&M-Ponds	4,236	1,412	1,468	(56)	34.66%
R&M-Pools	15,000	5,000	6,170	(1,170)	41.13%
R&M-Plumbing	2,500	833	-	833	0.00%
R&M-Painting	9,000	3,000	1,800	1,200	20.00%
Misc-Access Cards	2,500	833	-	833	0.00%
Misc-Holiday Lighting	4,000	1,333	1,900	(567)	47.50%
Special Events	25,000	8,333	500	7,833	2.00%
Misc-Contingency	8,547	2,849	7,470	(4,621)	87.40%
Misc-Web Hosting	650	217	528	(311)	81.23%
Cleaning Supplies	2,500	833	487	346	19.48%
Op Supplies - General	13,500	4,500	2,910	1,590	21.56%
Cap Outlay-Machinery and Equip	50,000	50,000	-	50,000	0.00%
Reserve - Court Amenities	11,361	11,361	8,650	2,711	76.14%
Reserve - Other	49,070	49,070	-	49,070	0.00%
Reserve - Playground	6,000	6,000	-	6,000	0.00%
Total Field	1,046,700	432,800	291,358	141,442	27.84%

TOTAL EXPENDITURES	1,190,837	519,902	379,578	140,324	31.87%
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Excess (deficiency) of revenues					
Over (under) expenditures	-	329,651	717,737	388,086	0.00%

Net change in fund balance	\$ -	\$ 329,651	\$ 717,737	\$ 388,086	0.00%
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FUND BALANCE, BEGINNING (OCT 1, 2023)	1,448,686	1,448,686	1,448,686		
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FUND BALANCE, ENDING	\$ 1,448,686	\$ 1,778,337	\$ 2,166,423		
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**Tampa Palms Open Space and Transportation
Community Development District**

Supporting Schedules

January 31, 2024

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, 2024**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					Area 3 General Fund Assessments	Area 6 General Fund Assessments	Area 7 General Fund Assessments
Assessments Levied FY2024				\$ 2,067,845	\$ 197,893	\$ 676,985	\$ 1,192,967
Allocation %				100%	9.57%	32.74%	57.69%
11/08/23	\$ 26,331	\$ 1,376	\$ 537	\$ 28,244	\$ 2,703	\$ 9,247	\$ 16,294
11/17/23	\$ 209,869	\$ 8,923	\$ 4,283	\$ 223,074	\$ 21,348	\$ 73,032	\$ 128,695
11/22/23	\$ 133,852	\$ 5,691	\$ 2,732	\$ 142,274	\$ 13,616	\$ 46,579	\$ 82,080
12/05/23	\$ 210,476.24	\$ 8,948	\$ 4,295	\$ 223,720	\$ 21,410.03	\$ 73,242.96	\$ 129,067.02
12/07/23	\$ 1,123,294	\$ 47,757	\$ 22,924	\$ 1,193,976	\$ 114,263.63	\$ 390,891.87	\$ 688,820.43
12/15/23	\$ 49,091	\$ 1,936	\$ 1,002	\$ 52,030	\$ 4,979.23	\$ 17,033.77	\$ 30,016.51
01/05/24	\$ 53,838	\$ 1,709	\$ 1,099	\$ 56,645	\$ 5,421	\$ 18,545	\$ 32,679
TOTAL	\$ 1,806,751	\$ 76,340	\$ 36,872	\$ 1,919,963	\$ 183,741	\$ 628,571	\$ 1,107,652
% COLLECTED				92.85%	92.85%	92.85%	92.85%
TOTAL OUTSTANDING				\$ 147,882	\$ 14,152	\$ 48,414	\$ 85,315

**Cash and Investment Report
1/31/2024**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	5.38%	n/a	\$ 1,832,281 *
		Subtotal		<u>\$ 1,832,281</u>
Money Market Account	Bank United	5.25%	n/a	3,603,256
		Subtotal		<u>\$ 3,603,256</u>
		Total		<u><u>\$ 5,435,537</u></u>

* a wire transfer of \$1,000,000.00 will be made on March 2024 from checking to MMA account.