

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
- Lura Leigh Willhite, 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, January 17, 2023 – 5:15 p.m.

1. Roll Call
2. Public Comments (3) Minute Time Limit
3. Consent Agenda
 - A. Approval of the Minutes of the November 15, 2022 and December 20, 2022 Meeting (P. 2)
 - B. Approval of the November 30, 2022 Financial Report (P. 8)
4. Staff Reports
 - A. Engineer's Report
 - B. Attorney's Report
 - C. Manager's Report
 - i. Area 6 Assessment Methodology Discussion
 - ii. Area 3 Assessment Methodology to be Presented February Meeting
 - D. Club Manager's Report
 - i. Discussion on Decreasing the Fees to Join West Meadows Community Club
5. Supervisor Requests/New Business
6. Public Comments (3) Minute Time Limit
7. Adjournment

The next Meeting is scheduled for Tuesday, February 21, 2023 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, November 15, 2022 at 5:30 p.m. at the West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Lura Leigh Willhite	Chairperson
Brad van Rooyen	Vice Chairman
Rick Hamilton	Assistant Secretary
Leah Black	Assistant Secretary
Jay Krause	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

None.

Let the record reflect Mr. Krause joined the meeting.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the October 18, 2022 Meeting**
- B. Approval of the September 30, 2022 Financial Report**
- C. Approval of the Motion to Assign Fund Balance Fiscal Year 2022**

The Motion to Assign Fund Balance Fiscal Year 2022 was amended to show that Fund 3 Reserve – Clubhouse/ Cabana was changed to “ZERO” and Fund 3 Reserve – Ponds was increased to \$354,238.

On MOTION by Ms. Willhite, seconded by Mr. Hamilton, with all in favor, the Consent Agenda, comprised of the Minutes of the October 18, 2022 Meeting, the September 30, 2022 Financial Report and the Motion to Assign Fund Balance Fiscal Year 2022 was approved as amended. 5-0

FOURTH ORDER OF BUSINESS Staff Reports

A. Engineer’s Report

None.

B. Attorney’s Report

Discussion ensued regarding obtaining a new District counsel. The Board was in consensus that Inframark will pay for the advertainment.

On MOTION by Mr. van Rooyen, seconded by Mr. Krause, with all in favor, to obtaining a new District Counsel was approved. 5-0

C. Manager’s Report

i. Area 7 Fees to Join West Meadows Community Club

Discussion ensued regarding Area 7 fees to join West Meadows Community Club. This item was tabled.

ii. Area 7 Pickleball Addition

Mr. Benson stated that he is having a difficult time getting quotes to complete the Area 7 Pickleball Addition.

iii. Area 6 Informational Postcards on Water Runoff into Ponds

The Area 6 HOA to be asked to email the post cards.

iv. Reserve Study Proposal from Custom Reserves LLC

v. Reserve Study Proposal from Reserve Study Institute LCC

vi. Reserve Study Proposal from Reserve Advisors, LLC

vii. Reserve Checklist

Discussion ensued on the Reserve Study proposals and the Board was in consensus to increase cost of goods in our current reserve study from Reserve Advisors by an increase of 35% and the Board will review the revised reserve study numbers at the March meeting.

D. Club Manager’s Report

None.

FIFTH ORDER OF BUSINESS

Supervisor Requests/New Business

- Ms. Black requested a quote for the Area 6 water fountain near the courts. She also requested an additional sidewalk to the second pickle ball court and that the Area 6 benches be moved to pickle ball area, about one per court. Ms. Black requested an Area 6 tennis court sign be installed.
- Mr. Krause stated he will contact Mr. Vega regarding fund questions he might have.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hamilton, seconded by Ms. Willhite, with all in favor, the meeting was adjourned. 5-0 at 6:30 p.m.

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, December 20, 2022 at 5:30 p.m. at the West Meadows Community Center, located at 8401 New Tampa Boulevard, Tampa, Florida.

Present and constituting a quorum were:

Lura Leigh Willhite	Chairperson
Brad van Rooyen	Vice Chairman
Fred Pfister	Assistant Secretary
Jay Krause	Assistant Secretary

Also present were:

Mark Vega	District Manager
Tonja Stewart	District Engineer (Via Phone)
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. All Supervisors were present except for Ms. Black.

SECOND ORDER OF BUSINESS

Public Comments (3) Minute Time Limit

Comments were received.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Seat 1: Fred Pfister

Seat 2: Leah Black

Seat 3: Jay Krause

Mr. Vega administered the Oath to Mr. Pfister and Krause. Mr. Sanchez notarized the documents.

B. Resolution 2023-01, Designation of Officers

On MOTION by Ms. Willhite, seconded by Mr. van Rooyen, with all in favor, Resolution 2023-01, Designation of Officers was approved as nominated and stated for the record. 4-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of the October 31, 2022 Financial Report

On MOTION by Ms. Willhite, seconded by Mr. van Rooyen, with all in favor, the Consent Agenda, comprised of the September 30, 2022 Financial Report was approved. 4-0

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Engineer’s Report

On MOTION by Mr. van Rooyen, seconded by Mr. Krause, with all in favor, Area 3 Pond to be added to the SOLitude contract was approved. 4-0

B. Attorney’s Report

i. SRV Proposal Package for District Counsel Services

Discussion ensued regarding the SRV proposal package for District Counsel Services.

On MOTION by Ms. Willhite, seconded by Mr. van Rooyen, with all in favor, the SRV Proposal Package for District Counsel Services was approved. 4-0

C. Manager’s Report

The Board requested the meeting location on the August 16, 2022 minutes presented by Mr. Vega be corrected to Lifesong Church, located at 6460 Tampa Palms Blvd, Tampa, Florida 33647.

On MOTION by Ms. Willhite, seconded by Mr. van Rooyen, with all in favor, the Minutes of the August 16, 2022 Meeting was approved as amended. 4-0

i. Presentation of Proposed Assessment Methodology for Area 6 - Comments and Notes Due on January 6th for January Agenda in Preparation for March 21 Q & A with the President of REEI

Discussion ensued regarding the Proposed Assessment Methodology for Area 6. Mr. Vega requested the Board send any questions to him so that they can be compiled and sent to REEI for answers. Mr. van Rooyen asked if the template can have the names on it instead

of the parcel ID so it can be easily compared to the current Budget and to explain the increases more clearly in the commercial properties. such as Equestrian Parc and the enclave.

ii. Area 3 Discussion of Water Quality Report

iii. Area 3 Pond Discussion

- a) Pond 11
- b) #9 Map Sheet
- c) Pond 9 - Aeration (1)
- d) Pond 9 Aeration Maintenance
- e) Vertex-Air 1 plus XL-Third-Hp-Sell-Sheet

Tabled till March which is after review of the proposed assessment methodology.

D. Club Manager’s Report

i. Area 6 Sidewalk Repair Proposal

On MOTION by Mr. van Rooyen, seconded by Ms. Willhite, with all in favor, to award ALTO \$8,674.78 for sidewalk repairs was approved. 4-0

ii. Area 7 Sidewalk Repair Proposal

On MOTION by Mr. van Rooyen, seconded by Ms. Willhite, with all in favor, to award ALTO \$11507.04 for sidewalk repairs was approved. 4-0

SIXTH ORDER OF BUSINESS

Supervisor Requests/New Business

None.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. van Rooyen, seconded by Mr. Krause, with all in favor, the meeting was adjourned. 4-0

Mark Vega
Secretary

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

Financial Report

November 30, 2022

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	
General Funds	Page 2 - 8

SUPPORTING SCHEDULES

Non-Ad Valorem Special Assessments	Page 9
Cash and Investment Report	Page 10



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

Financial Statements

(Unaudited)

November 30, 2022

TAMPA PALMS OPEN SPACE AND TRANSPORTATION

Community Development District

Balance Sheet
November 30, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
ASSETS					
Cash - Checking Account	\$ 839,859	\$ -	\$ -	\$ -	\$ 839,859
Cash with Fiscal Agent	450,000	-	-	-	450,000
Due From Other Funds	-	1,688,245	989,502	1,414,696	4,092,443
Investments:					
Money Market Account	2,858,086	-	-	-	2,858,086
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	8,965	21,255	24,388	54,608
TOTAL ASSETS	\$ 4,147,945	\$ 1,697,210	\$ 1,011,342	\$ 1,439,084	\$ 8,295,581
LIABILITIES					
Accounts Payable	\$ 2,242	\$ 23,957	\$ 27,510	\$ 42,110	\$ 95,819
Accrued Taxes Payable	-	-	-	2,116	2,116
Deposits	-	-	366	14,746	15,112
Due To Other Funds	4,092,443	-	-	-	4,092,443
TOTAL LIABILITIES	4,094,685	23,957	27,876	58,972	4,205,490
FUND BALANCES					
Nonspendable:					
Deposits	-	8,965	21,840	24,388	55,193
Assigned to:					
Operating Reserves	-	112,677	146,331	226,238	485,246
Reserves - Clubhouse	-	-	-	113,680	113,680
Reserves - Clubhouse/Cabana	-	-	2,385	-	2,385
Reserves - Court Amenities	-	-	53,441	20,411	73,852
Reserves - Fences	-	-	68,217	-	68,217
Reserves- Irrigation/Landscape	-	38,500	19,246	90,020	147,766
Reserves - Monuments/Signage	-	14,644	48,500	-	63,144
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	196,247	201,539
Unassigned:	53,260	1,144,229	414,714	361,952	1,974,155
TOTAL FUND BALANCES	\$ 53,260	\$ 1,673,253	\$ 983,466	\$ 1,380,112	\$ 4,090,091
TOTAL LIABILITIES & FUND BALANCES	\$ 4,147,945	\$ 1,697,210	\$ 1,011,342	\$ 1,439,084	\$ 8,295,581

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2022

<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	\$ 4,100	\$ 683	\$ 6,689	\$ 6,006	163.15%
Special Assmnts- Tax Collector	344,921	68,984	83,129	14,145	24.10%
Special Assmnts- Developer	135,483	-	-	-	0.00%
Special Assmnts- Discounts	(13,797)	(2,759)	(3,366)	(607)	24.40%
TOTAL REVENUES	470,707	66,908	86,452	19,544	18.37%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	1,333	667	666	8.34%
FICA Taxes	612	102	51	51	8.33%
ProfServ-Engineering	18,000	3,000	-	3,000	0.00%
ProfServ-Legal Services	2,000	333	40	293	2.00%
ProfServ-Mgmt Consulting	38,983	6,497	6,497	-	16.67%
ProfServ-Special Assessment	8,785	-	-	-	0.00%
ProfServ-Assessment Methodology	7,500	7,500	-	7,500	0.00%
Auditing Services	3,993	-	-	-	0.00%
Postage and Freight	165	28	20	8	12.12%
Insurance - General Liability	13,007	9,261	9,261	-	71.20%
Printing and Binding	100	17	-	17	0.00%
Legal Advertising	1,500	250	-	250	0.00%
Miscellaneous Services	500	83	-	83	0.00%
Misc-Assessment Collection Cost	6,898	1,380	1,595	(215)	23.12%
Office Supplies	75	13	-	13	0.00%
Annual District Filing Fee	54	54	54	-	100.00%
Total Administration	110,172	29,851	18,185	11,666	16.51%
<u>Field</u>					
Florida Retirement System	6,667	1,111	622	489	9.33%
ProfServ-Field Management	11,256	1,876	2,758	(882)	24.50%
Contracts-Landscape	133,164	22,194	10,789	11,405	8.10%
Electricity - Streetlights	134,000	22,333	21,882	451	16.33%
R&M-Irrigation	13,948	2,325	1,255	1,070	9.00%
R&M-Landscape Renovations	8,000	1,333	-	1,333	0.00%
R&M-Ponds	10,000	1,667	4,079	(2,412)	40.79%
Holiday Decoration	10,000	1,667	3,250	(1,583)	32.50%
Misc-Contingency	21,000	3,500	-	3,500	0.00%
Op Supplies - General	2,500	417	1,668	(1,251)	66.72%
Reserve - Ponds	10,000	10,000	-	10,000	0.00%
Total Field	360,535	68,423	46,303	22,120	12.84%
TOTAL EXPENDITURES	470,707	98,274	64,488	33,786	13.70%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2022

<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>
Excess (deficiency) of revenues					
Over (under) expenditures	-	(31,366)	21,964	53,330	0.00%
Net change in fund balance	\$ -	\$ (31,366)	\$ 21,964	\$ 53,330	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,651,289	1,651,289	1,651,289		
FUND BALANCE, ENDING	\$ 1,651,289	\$ 1,619,923	\$ 1,673,253		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

<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	\$ 1,000	\$ 167	\$ 3,853	\$ 3,686	385.30%
Special Assmnts- Tax Collector	667,675	133,535	160,286	26,751	24.01%
Special Assmnts- Discounts	(26,707)	(5,341)	(6,491)	(1,150)	24.30%
TOTAL REVENUES	641,968	128,361	157,648	29,287	24.56%

EXPENDITURES

Administration

P/R-Board of Supervisors	8,000	1,333	667	666	8.34%
FICA Taxes	612	102	51	51	8.33%
ProfServ-Engineering	5,000	833	-	833	0.00%
ProfServ-Legal Services	2,500	417	30	387	1.20%
ProfServ-Mgmt Consulting	29,700	4,950	4,950	-	16.67%
ProfServ-Special Assessment	5,986	-	-	-	0.00%
Auditing Services	3,500	-	-	-	0.00%
Postage and Freight	150	25	15	10	10.00%
Insurance - General Liability	13,006	6,995	6,995	-	53.78%
Printing and Binding	75	13	-	13	0.00%
Legal Advertising	750	125	-	125	0.00%
Miscellaneous Services	1,000	167	-	167	0.00%
Misc-Assessment Collection Cost	13,354	2,226	3,076	(850)	23.03%
Office Supplies	99	17	-	17	0.00%
Annual District Filing Fee	41	41	41	-	100.00%
Total Administration	83,773	17,244	15,825	1,419	18.89%

Field

Payroll-Pool Monitors	10,000	1,667	1,479	188	14.79%
FICA Taxes	765	128	113	15	14.77%
Florida Retirement System	6,667	1,111	622	489	9.33%
ProfServ-Field Management	11,137	1,856	2,758	(902)	24.76%
Contracts-Landscape	106,315	17,719	8,614	9,105	8.10%
Communication - Telephone	2,000	333	407	(74)	20.35%
Electricity - Streetlights	137,300	22,883	26,236	(3,353)	19.11%
Utility - Water	6,800	1,133	2,290	(1,157)	33.68%
Electricity - Fountain	1,500	250	-	250	0.00%
R&M-Court Maintenance	30,000	5,000	-	5,000	0.00%
R&M-Irrigation	20,000	3,333	1,513	1,820	7.57%
R&M-Landscape Renovations	35,000	5,833	-	5,833	0.00%
R&M-Ponds	14,568	2,428	2,615	(187)	17.95%
R&M-Pools	8,000	1,333	1,390	(57)	17.38%
R&M-Streetlights	7,500	1,250	3,057	(1,807)	40.76%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Misc-Holiday Lighting	5,000	833	3,500	(2,667)	70.00%
Misc-Contingency	71,081	11,847	1,228	10,619	1.73%
Op Supplies - General	4,000	667	1,787	(1,120)	44.68%
Reserve - Clubhouse/Cabana	2,385	2,385	-	2,385	0.00%
Reserve - Court Amenities	10,034	10,034	19,000	(8,966)	189.36%
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 -Highwoods Streetlights	16,988	16,988	-	16,988	0.00%
Reserve - Swimming Pools	2,200	2,200	-	2,200	0.00%
Total Field	558,195	160,166	76,609	83,557	13.72%
TOTAL EXPENDITURES	641,968	177,410	92,434	84,976	14.40%
Excess (deficiency) of revenues					
Over (under) expenditures	-	(49,049)	65,214	114,263	0.00%
Net change in fund balance	\$ -	\$ (49,049)	\$ 65,214	\$ 114,263	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	918,549	918,549	918,549		
FUND BALANCE, ENDING	\$ 918,549	\$ 869,500	\$ 983,763		

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2022

<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	\$ 1,800	\$ 300	\$ 3,849	\$ 3,549	213.83%
Room Rentals	5,000	833	624	(209)	12.48%
Special Assmnts- Tax Collector	1,139,060	227,812	273,744	45,932	24.03%
Special Assmnts- Discounts	(45,562)	(9,112)	(11,085)	(1,973)	24.33%
Other Miscellaneous Revenues	3,800	633	37	(596)	0.97%
Access Cards	1,000	167	63	(104)	6.30%
TOTAL REVENUES	1,105,098	220,633	267,232	46,599	24.18%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	8,000	1,333	667	666	8.34%
FICA Taxes	612	102	51	51	8.33%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Engineering	6,000	1,000	-	1,000	0.00%
ProfServ-Legal Services	3,000	500	60	440	2.00%
ProfServ-Mgmt Consulting	57,311	9,552	9,552	-	16.67%
ProfServ-Special Assessment	11,631	-	-	-	0.00%
Auditing Services	5,035	839	-	839	0.00%
Postage and Freight	450	75	29	46	6.44%
Insurance - General Liability	17,077	13,725	13,725	-	80.37%
Printing and Binding	200	33	-	33	0.00%
Legal Advertising	1,000	167	-	167	0.00%
Miscellaneous Services	500	83	-	83	0.00%
Misc-Assessment Collection Cost	22,781	4,556	5,253	(697)	23.06%
Office Supplies	250	42	-	42	0.00%
Annual District Filing Fee	80	80	80	-	100.00%
Total Administration	134,927	33,087	29,417	3,670	21.80%
<u>Field</u>					
Payroll-Part Time	90,000	15,000	18,603	(3,603)	20.67%
Payroll-Part Time Club Suprvsr	40,000	6,667	7,910	(1,243)	19.78%
Payroll-Site Manager	78,786	13,131	13,386	(255)	16.99%
FICA Taxes	15,972	2,662	3,450	(788)	21.60%
Florida Retirement System	6,667	1,111	1,804	(693)	27.06%
Life and Health Insurance	10,500	1,750	1,810	(60)	17.24%
Workers' Compensation	9,038	1,506	5,600	(4,094)	61.96%
Contracts-Security Services	3,750	625	2,086	(1,461)	55.63%
Contracts-Landscape	42,345	7,058	7,420	(362)	17.52%
Contracts-Irrigation	6,600	1,100	-	1,100	0.00%
Contracts-Pools	20,100	3,350	1,650	1,700	8.21%

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contracts-Lakes	4,500	750	-	750	0.00%
Contracts-Pest Control	965	161	-	161	0.00%
Communication - Mobile	1,200	200	-	200	0.00%
Communication - Teleph - Field	4,548	758	926	(168)	20.36%
Electricity - Streetlights	245,000	40,833	48,627	(7,794)	19.85%
Utility - Water	28,000	4,667	3,692	975	13.19%
Utility - Refuse Removal	12,000	2,000	425	1,575	3.54%
Electricity - Fountain	3,500	583	827	(244)	23.63%
Rentals & Leases	9,420	1,570	1,947	(377)	20.67%
R&M-General	25,000	4,167	855	3,312	3.42%
R&M-Court Maintenance	10,500	1,750	673	1,077	6.41%
R&M-Electrical	9,500	1,583	-	1,583	0.00%
R&M-Gate	2,000	333	1,226	(893)	61.30%
R&M-Irrigation	4,500	750	590	160	13.11%
R&M-Landscape Renovations	14,000	2,333	3,700	(1,367)	26.43%
R&M-Pest Control	100	17	192	(175)	192.00%
R&M-Ponds	4,236	706	734	(28)	17.33%
R&M-Pools	15,000	2,500	1,525	975	10.17%
R&M-Plumbing	2,500	417	974	(557)	38.96%
R&M-Painting	9,000	1,500	-	1,500	0.00%
Misc-Access Cards	2,500	417	-	417	0.00%
Misc-Holiday Lighting	4,000	667	1,900	(1,233)	47.50%
Special Events	10,000	1,667	6,776	(5,109)	67.76%
Misc-Clubhouse Activities	4,000	667	-	667	0.00%
Misc-Contingency	8,548	1,425	9,489	(8,064)	111.01%
Misc-Web Hosting	650	108	-	108	0.00%
Cleaning Supplies	2,500	417	91	326	3.64%
Op Supplies - General	13,500	2,250	1,363	887	10.10%
Reserve - Clubhouse	56,944	56,944	-	56,944	0.00%
Reserve - Court Amenities	11,361	11,361	-	11,361	0.00%
Reserve - Other	49,070	49,070	-	49,070	0.00%
Reserve - Playground	6,999	6,999	-	6,999	0.00%
Reserve - Swimming Pools	70,872	70,872	13,440	57,432	18.96%
Total Field	970,171	324,402	163,691	160,711	16.87%

TOTAL EXPENDITURES	1,105,098	357,489	193,108	164,381	17.47%
---------------------------	------------------	----------------	----------------	----------------	---------------

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	-	(136,856)	74,124	210,980	0.00%
Net change in fund balance	\$ -	\$ (136,856)	\$ 74,124	\$ 210,980	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,305,691	1,305,691	1,305,691		
FUND BALANCE, ENDING	\$ 1,305,691	\$ 1,168,835	\$ 1,379,815		

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

Supporting Schedules

November 30, 2022

**Non-Ad Valorem Special Assessments - Hillsborough County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalty) Amount	Collection Cost	Gross Amount Received	Allocation by Fund		
					Area 3 General Fund Assessments	Area 6 General Fund Assessments	Area 7 General Fund Assessments
ASSESSMENTS LEVIED FY2023				\$ 2,154,247	\$ 346,276	\$ 667,680	\$ 1,140,291
Allocation %				100%	16%	31%	53%
11/03/22	\$ 27,270	\$ 1,426	\$ 557	\$ 29,253	\$ 4,702	\$ 9,067	\$ 15,484
11/17/22	173,404	7,373	3,539	184,315	29,627	57,126	97,562
11/22/22	107,439	4,568	2,193	114,200	18,357	35,395	60,449
11/29/22	178,179	7,576	3,636	189,391	30,443	58,699	100,249
TOTAL	\$ 486,292	\$ 20,943	\$ 9,924	\$ 517,159	\$ 83,129	\$ 160,286	\$ 273,744
% COLLECTED				24%	24%	24%	24%
TOTAL OUTSTANDING				\$ 1,637,088	\$ 263,147	\$ 507,394	\$ 866,547

**Cash and Investment Report
11/30/2022**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	1.25%	n/a	\$ 839,859
Cash with Fiscal Agent				\$ 450,000 *
		Subtotal		<u>\$ 1,289,859</u>
Money Market Account	Bank United	3.00%	n/a	2,858,086
		Subtotal		<u>\$ 2,858,086</u>
		Total		<u><u>\$ 4,147,945</u></u>

* Transfer from Money Market to Valley operating account.