

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

## **Board of Supervisors**

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

Mark Vega, District Manager  
Scott Steady, District Counsel  
Tonja Stewart, District Engineer  
Chet Benson, Field Manager

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## **Regular Meeting Agenda**

Monday, October 19, 2020 – 5:30 p.m.

**This meeting will be virtual via Zoom Login website:** <https://us02web.zoom.us/j/88911779490>

**Or**

**Call in number: 1-301-715-8592**

**Meeting ID: 889-1177-9490**

**Passcode: 955208**

### **1. Roll Call**

### **2. Public Comments on Agenda Items (3) Minute Time Limit**

There are two opportunities for audience comments on any CDD matter during the course of the meeting as noted on the agenda. Additionally, audience comments are permitted on any matter being discussed by the Board. In order to maintain order and in the interest of time and fairness to other speakers, each speaker must be recognized by the District Manager/Secretary and comments are limited to three minutes per person. This time may be extended at the discretion of the District Manager/Secretary. Only one person may speak at a time. Although Supervisors may not necessarily respond to the comments, they will be taken into consideration by the Supervisors.

### **3. Consent Agenda**

- A. Approval of the Minutes of the September 21, 2020 Meeting (**Page 2**)
- B. Acceptance of the August 31, 2020 Financial Report (**Page 7**)

### **4. Staff Reports**

- A. Engineer's Report
- B. Attorney's Report
- C. Manager's Report
- D. Club Manager's Report and Action Items

### **5. Supervisor Requests/New Business**

### **6. Audience Comment**

### **7. Adjournment**

**The next Workshop is scheduled for Tuesday, November 3, 2020 at 5:30 p.m.**

**The next Meeting is scheduled for Monday, November 16, 2020 at 5:30 p.m.**

#### **District Office:**

Inframark, Infrastructure Management Services  
2654 Cypress Ridge Blvd., Suite 101  
Wesley Chapel, Florida 33544  
813-991-1116 Ext. 1004

#### **Meeting Location:**

Teleconference Via Zoom  
<https://us02web.zoom.us/j/88911779490>  
Call-In Number: 1-301-715-8592  
Meeting ID: 889-1177-9490  
Passcode: 955208

**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 Monday, September 21, 2020 at 5:30 p.m. via Zoom Video Conference.

Present and constituting a quorum were:

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

Also present were:

Mark Vega	District Manager
Chet Benson	Field Manager

*Following is a summary of the discussions and actions taken at the September 21, 2020 Tampa Palms Open Space and Transportation Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items (3)  
Minute Time Limit**

No members of the public were present.

**THIRD ORDER OF BUSINESS****Consent Agenda**

- A. Approval of the Minutes of the August 17, 2020 Meeting**
- B. Acceptance of the July 31, 2020 Financial Report**
- C. Consideration of Engagement Letter for the Fiscal Year 2020 Audit**

Mr. van Rooyen MOVED to approve the Consent Agenda, comprised of the August 17, 2020 Minutes, acceptance of the July 31, 2020 Financial Report and Engagement Letter for the Fiscal Year 2020 Audit.

- Mr. Vega noted the District is in an option year of the audit engagement, after soliciting for bids last year.

On VOICE vote, with all in favor, the prior motion was approved.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. Engineer**

- There has been an issue at the Enclave in which two headwalls are clogged, and there has been a complete drainage stoppage. The water is standing. Mr. Vega has one quote in the amount of \$6,800. He is awaiting another quote from Steadfast Environmental. Mr. Vega is meeting with the Enclave HOA President and Property Manager on Wednesday at 11:00 a.m. to investigate the matter.
- Mr. Vega is in the process of obtaining quotes for pond bank repairs. The work will commence in December or January.

**B. Attorney's Report**

- Ms. Willhite wanted to know whether Mr. Steady provided feedback regarding the Rideshare property. Mr. Steady is not in favor of proceeding because the CDD should not maintain property it does not own. The Rideshare will be turned over to the City eventually.

**C. Manager's Report****i. Consideration of Joining FRS \$12,000.00 Yearly Budget Line Item**

- Mr. Vega commented this is for the Florida Retirement System. This would amount to 10% from the CDD, and will extend benefits to any District employee. Mr. Benson and Mr. Sanchez would like to enroll in the program, which would be beneficial for them.
- This expense would be extended to all three areas.

Mr. Hamilton MOVED to approve a membership for the CDD in the Florida Retirement System for employees of the District in the amount of \$12,000.00 per year, as discussed, and Ms. Black seconded the motion.

- Anyone working for the District can join.

There being no further discussion,

On VOICE vote, with all in favor, the prior motion was approved.

**ii. Consideration of Joining FASD \$1,500.00**

- This is the Florida Association of Special Districts, and is the largest lobbying organization for CDDs.
- The Board is currently not interested in the District becoming a member of this organization.

**iii. Discussion of Amenity Center Expansion and Architect Meeting Date**

- Ms. Willhite does not believe the Board is interested in a 10,000 square foot building. There should be a kitchen prep area, with no cooking, as well as a serve window.
- It needs to be determined how much should be spent. It will depend on whether or not Richmond Place is interested. Mr. Hamilton does not believe Area 3 would be in favor of contributing all of the necessary funds without Richmond Place participating.
- The outside space needs to be determined.
- Mr. Hamilton would like to consider additional decking at the pool. Mr. Benson indicated this is possible.
- Staff will have to work with Russ Meyers' organization to determine how much money each area is to contribute at a cost of \$7,500 for the methodology, and \$2,500 to determine the financing plan. The total would be \$10,000.
- It is anticipated that Area 6 would not want to be involved, but it must be offered to them. Ms. Black indicated for the record that until there is a strong consensus from Areas 3 and 7, she will be pushing back on this matter. This may not be equitable for Area 7. She is concerned with the impact on CDD fees. Mr. Vega

indicated Area 7 will be paying less with a new facility. Areas 3 and 7 would become one entity.

- Ms. Willhite believes this facility would be beneficial to the entire District, and will increase property values.
- Ms. Willhite suggested having a meeting with an architect in the next couple of months to determine whether or not this is possible from a financial standpoint.
- Ms. Willhite suggested Area 3 can agree to pay the up-front cost and be reimbursed later.

Mr. van Rooyen MOVED to allow Area 3 to fund the assessment methodology for the initial required architect work for the Amenity Center expansion, with the proceeds to be divided equally among Areas 3 and 7, and Mr. Hamilton seconded the motion.

- Mr. Hamilton was told the assessment methodology consultant determines how this is to be paid.

On VOICE vote, with all in favor, the prior motion was approved.

- Mr. Vega will contact Mr. Meyer and Mr. Steady to ensure this is prepared correctly.
- The Board would like to see an assessment methodology comparison.

**D. Club Manager's Report and Action Items**

- Mr. Benson spoke to an Area 6 HOA representative, and they have asked for permission to remove the directional monument from Area 6. Mr. Benson has a bid, but he is not certain whether the HOA is authorized to have this done or if the CDD has to agree to have it done. It either needs to be re-done or removed. This was essentially for the builder, and is no longer necessary. It is on CDD property, and requires CDD approval. The HOA does not have a problem paying for the removal. The cost of approximately \$1,500 will cover removal and laying down sod in the area. This will be presented at the next workshop.
- Mr. Benson will present ideas for the pond aerators at the workshop, as there are algae issues.

**FIFTH ORDER OF BUSINESS**

**Supervisor Requests/New Business**

- Ms. Willhite noted the flowers at the front of Area 3 do not need to be the same on both sides.
- Ms. Black stated Areas 3 and 7 should be polled once the numbers are determined with regards to the Amenity Center expansion.

**SIXTH ORDER OF BUSINESS**

**Audience Comment**

No audience members were present.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. van Rooyen, seconded by Ms. Black with all in favor, the meeting was adjourned at approximately 6:30 p.m.

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Mark Vega  
Secretary

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

**Financial Report**

*August 31, 2020*

Prepared by



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

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

**Financial Statements**

(Unaudited)

*August 31, 2020*

**Balance Sheet**

August 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 490,652	\$ -	\$ -	\$ -	\$ 490,652
Accounts Receivable	-	-	-	17,000	17,000
Assessments Receivable	-	993	346	728	2,067
Allow-Doubtful Collections	-	(993)	(346)	(728)	(2,067)
Due From Other Funds	-	1,540,293	646,861	1,042,422	3,229,576
Investments:					
Certificates of Deposit - 12 Months	212,509	-	-	-	212,509
Certificates of Deposit - Other	778,676	-	-	-	778,676
Money Market Account	1,780,400	-	-	-	1,780,400
Prepaid Items	9,303	-	-	1,373	10,676
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	8,965	21,255	24,388	54,608
<b>TOTAL ASSETS</b>	<b>\$ 3,271,540</b>	<b>\$ 1,549,258</b>	<b>\$ 668,701</b>	<b>\$ 1,085,183</b>	<b>\$ 6,574,682</b>

<b>LIABILITIES</b>					
Accounts Payable	\$ 9,303	\$ 4,667	\$ 1,324	\$ 3,577	\$ 18,871
Accrued Expenses	-	2,500	12,150	23,347	37,997
Deposits	-	-	366	14,746	15,112
Due To Other Funds	3,229,576	-	-	-	3,229,576
<b>TOTAL LIABILITIES</b>	<b>3,238,879</b>	<b>7,167</b>	<b>13,840</b>	<b>41,670</b>	<b>3,301,556</b>

**FUND BALANCES**

**Nonspendable:**

Prepaid Items	9,303	-	-	1,373	10,676
Deposits	-	8,965	21,840	24,388	55,193

**Assigned to:**

Operating Reserves	-	110,585	134,019	219,416	464,020
Reserves - Clubhouse/Cabana	-	100,000	8,395	-	108,395
Reserves - Court Amenities	-	-	23,339	21,801	45,140
Reserves - Fences	-	-	41,406	-	41,406
Reserves- Irrigation/Landscape	-	38,500	11,464	45,010	94,974
Reserves - Monuments/Signage	-	33,234	20,892	-	54,126

**Balance Sheet**

August 31, 2020

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>GENERAL FUND AREA 3</b>	<b>GENERAL FUND AREA 6</b>	<b>GENERAL FUND AREA 7</b>	<b>TOTAL</b>
Reserves - Other	-	-	21,716	49,070	70,786
Reserves - Parking Lots	-	-	25,808	-	25,808
Reserves - Playground	-	-	-	47,009	47,009
Reserves - Ponds	-	29,500	11,758	45,010	86,268
Reserves - Highwoods Streetl.	-	-	17,048	-	17,048
Reserves - Swimming Pools	-	-	26,034	103,320	129,354
<b>Unassigned:</b>	23,358	1,221,307	291,142	487,116	2,022,923
<b>TOTAL FUND BALANCES</b>	<b>\$ 32,661</b>	<b>\$ 1,542,091</b>	<b>\$ 654,861</b>	<b>\$ 1,043,513</b>	<b>\$ 3,273,126</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,271,540</b>	<b>\$ 1,549,258</b>	<b>\$ 668,701</b>	<b>\$ 1,085,183</b>	<b>\$ 6,574,682</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 5,000	\$ 4,583	\$ 5,685	\$ 1,102
Interest - Tax Collector	-	-	133	133
Special Assmnts- Tax Collector	339,908	339,908	338,965	(943)
Special Assmnts- Developer	133,528	133,528	133,528	-
Special Assmnts- Discounts	(13,596)	(13,596)	(12,428)	1,168
<b>TOTAL REVENUES</b>	<b>464,840</b>	<b>464,423</b>	<b>465,883</b>	<b>1,460</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	8,000	7,333	6,200	1,133
FICA Taxes	612	561	500	61
ProfServ-Engineering	9,000	8,250	619	7,631
ProfServ-Legal Services	5,000	4,583	1,550	3,033
ProfServ-Mgmt Consulting Serv	35,583	32,618	32,773	(155)
ProfServ-Special Assessment	-	-	6,128	(6,128)
Auditing Services	3,993	3,993	1,151	2,842
Postage and Freight	300	275	156	119
Insurance - General Liability	9,772	9,772	12,218	(2,446)
Printing and Binding	1,623	1,488	59	1,429
Legal Advertising	909	833	2,318	(1,485)
Miscellaneous Services	2,296	2,105	470	1,635
Misc-Assessmnt Collection Cost	6,798	6,798	6,531	267
Office Supplies	75	69	-	69
Annual District Filing Fee	55	55	54	1
<b>Total Administration</b>	<b>84,016</b>	<b>78,733</b>	<b>70,727</b>	<b>8,006</b>
<b>Field</b>				
ProfServ-Field Management	7,463	6,841	9,442	(2,601)
Contracts-Landscape	114,000	104,500	113,025	(8,525)
Electricity - Streetlighting	70,000	64,167	74,491	(10,324)
Electricity - Fountain	5,700	5,225	465	4,760
R&M-Irrigation	7,500	6,875	30,989	(24,114)
R&M-Landscape Renovations	30,000	27,500	69,233	(41,733)

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Ponds	13,750	12,604	8,374	4,230
R&M-Street Signs	3,000	2,750	-	2,750
Misc-Holiday Decor	10,000	9,167	5,500	3,667
Misc-Contingency	13,043	11,956	1,636	10,320
Op Supplies - General	1,000	917	547	370
Reserve - Clubhouse/Cabana	100,000	100,000	-	100,000
Reserve - Monuments/Signage	10,000	10,000	33,590	(23,590)
Reserve - Ponds	10,000	10,000	-	10,000
<b>Total Field</b>	<b>395,456</b>	<b>372,502</b>	<b>347,292</b>	<b>25,210</b>
<b>TOTAL EXPENDITURES</b>	<b>479,472</b>	<b>451,235</b>	<b>418,019</b>	<b>33,216</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(14,632)	13,188	47,864	34,676
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(14,632)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(14,632)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (14,632)	\$ 13,188	\$ 47,864	\$ 34,676
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>1,494,227</b>	<b>1,494,227</b>	<b>1,494,227</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,479,595</b>	<b>\$ 1,507,415</b>	<b>\$ 1,542,091</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 2,700	\$ 2,475	\$ 2,166	\$ (309)
Interest - Tax Collector	-	-	133	133
Special Assmnts- Tax Collector	615,334	615,334	613,628	(1,706)
Special Assmnts- Discounts	(24,613)	(24,613)	(22,499)	2,114
<b>TOTAL REVENUES</b>	<b>593,421</b>	<b>593,196</b>	<b>593,428</b>	<b>232</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	8,000	7,333	6,200	1,133
FICA Taxes	612	561	500	61
ProfServ-Arbitrage Rebate	600	550	-	550
ProfServ-Engineering	9,000	8,250	468	7,782
ProfServ-Legal Services	5,000	4,583	279	4,304
ProfServ-Mgmt Consulting Serv	27,710	25,401	24,752	649
ProfServ-Special Assessment	-	-	4,628	(4,628)
Auditing Services	3,500	3,500	869	2,631
Postage and Freight	128	117	118	(1)
Insurance - General Liability	9,772	9,772	12,218	(2,446)
Printing and Binding	1,226	1,124	35	1,089
Legal Advertising	687	630	1,751	(1,121)
Miscellaneous Services	5,000	4,583	229	4,354
Misc-Assessmnt Collection Cost	12,307	12,307	11,823	484
Office Supplies	100	92	-	92
Annual District Filing Fee	41	41	41	-
<b>Total Administration</b>	<b>83,683</b>	<b>78,844</b>	<b>63,911</b>	<b>14,933</b>
<b><u>Field</u></b>				
Payroll-Pool Monitors	10,000	9,167	5,660	3,507
FICA Taxes	765	701	433	268
ProfServ-Field Management	16,689	15,298	9,442	5,856
Contracts-Landscape	97,720	89,577	90,237	(660)
Communication - Telephone	1,200	1,100	1,379	(279)
Electricity - Streetlighting	137,300	125,858	110,629	15,229
Utility - Water	7,520	6,893	6,740	153
Electricity - Fountain	3,960	3,630	-	3,630
R&M-Court Maintenance	7,500	6,875	643	6,232
R&M-Equipment	13,300	12,192	1,760	10,432
R&M-Irrigation	11,000	10,083	24,518	(14,435)

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Landscape Renovations	25,000	22,917	35,942	(13,025)
R&M-Ponds	14,568	13,354	13,354	-
R&M-Pools	8,000	7,333	6,146	1,187
R&M-Streetlights	7,585	6,953	-	6,953
Misc-Holiday Lighting	5,000	4,583	4,500	83
Misc-Contingency	70,438	64,568	9,993	54,575
Op Supplies - General	4,000	3,667	2,220	1,447
Reserve - Clubhouse/Cabana	2,385	2,385	-	2,385
Reserve - Court Amenities	10,034	10,034	-	10,034
Reserve - Fences	8,937	8,937	-	8,937
Reserve - Irrigation/Landscape	2,594	2,594	-	2,594
Reserve - Monuments/Signage	12,022	12,022	-	12,022
Reserve - Other	21,716	21,716	-	21,716
Reserve - Parking Lot	798	798	-	798
Reserve - Ponds	2,888	2,888	-	2,888
Reserve -Highwoods Streelights	16,988	16,988	-	16,988
Reserve - Swimming Pools	2,200	2,200	27,342	(25,142)
<b>Total Field</b>	<b>522,107</b>	<b>485,311</b>	<b>350,938</b>	<b>134,373</b>
<b>TOTAL EXPENDITURES</b>	<b>605,790</b>	<b>564,155</b>	<b>414,849</b>	<b>149,306</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(12,369)	29,041	178,579	149,538
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(12,369)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(12,369)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (12,369)	\$ 29,041	\$ 178,579	\$ 149,538
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>476,282</b>	<b>476,282</b>	<b>476,282</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 463,913</b>	<b>\$ 505,323</b>	<b>\$ 654,861</b>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 4,000	\$ 3,667	\$ 3,555	\$ (112)
Room Rentals	5,000	4,583	2,183	(2,400)
Interest - Tax Collector	-	-	133	133
Special Assmnts- Tax Collector	1,107,092	1,107,092	1,104,020	(3,072)
Special Assmnts- Discounts	(44,284)	(44,284)	(40,479)	3,805
Other Miscellaneous Revenues	100	92	2,843	2,751
Access Cards	-	-	910	910
<b>TOTAL REVENUES</b>	<b>1,071,908</b>	<b>1,071,150</b>	<b>1,073,165</b>	<b>2,015</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	8,000	7,333	6,200	1,133
FICA Taxes	612	561	500	61
ProfServ-Dissemination Agent	1,000	917	-	917
ProfServ-Engineering	6,000	5,500	918	4,582
ProfServ-Legal Services	5,000	4,583	429	4,154
ProfServ-Mgmt Consulting Serv	52,448	48,077	48,571	(494)
ProfServ-Special Assessment	-	-	9,081	(9,081)
Auditing Services	5,035	4,615	1,705	2,910
Postage and Freight	500	458	231	227
Insurance - General Liability	12,830	12,830	12,218	612
Printing and Binding	600	550	79	471
Legal Advertising	1,000	917	3,435	(2,518)
Miscellaneous Services	1,000	917	386	531
Misc-Assessmnt Collection Cost	22,142	20,297	21,271	(974)
Office Supplies	250	229	-	229
Annual District Filing Fee	80	80	80	-
<b>Total Administration</b>	<b>116,497</b>	<b>107,864</b>	<b>105,104</b>	<b>2,760</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>Field</b>				
Payroll-Part Time	87,550	80,254	66,892	13,362
Payroll-Part Time Club Suprvsr	30,900	28,325	27,526	799
Payroll-Site Manager	74,263	68,074	61,383	6,691
FICA Taxes	14,743	13,514	12,913	601
Life and Health Insurance	6,500	5,958	8,965	(3,007)
Workers' Compensation	9,038	8,285	-	8,285
Contracts-Security Services	3,750	3,438	4,880	(1,442)
Contracts-Landscape	44,800	41,067	38,872	2,195
Contracts-Irrigation	6,600	6,050	-	6,050
Contracts-Pools	20,100	18,425	12,650	5,775
Contracts-Lakes	4,500	4,125	-	4,125
Contracts-Pest Control	965	886	966	(80)
Communication - Mobile	1,452	1,331	1,096	235
Communication - Teleph - Field	4,548	4,169	3,715	454
Electricity - Streetlighting	242,800	222,567	205,098	17,469
Utility - Water	30,000	27,500	25,736	1,764
Utility - Refuse Removal	11,000	10,083	13,247	(3,164)
Electricity - Fountain	4,000	3,667	2,772	895
Rentals & Leases	3,120	2,860	6,270	(3,410)
Rental-Fitness Equipment	18,828	17,259	10,983	6,276
R&M-General	30,000	27,500	17,312	10,188
R&M-Court Maintenance	7,500	6,875	10,929	(4,054)
R&M-Electrical	8,000	7,333	5,424	1,909
R&M-Gate	2,000	1,833	-	1,833
R&M-Irrigation	4,000	3,667	4,045	(378)
R&M-Landscape Renovations	13,000	11,917	9,577	2,340
R&M-Pest Control	100	92	-	92
R&M-Ponds	7,000	6,417	4,429	1,988
R&M-Pools	23,000	21,083	10,495	10,588
R&M-Plumbing	4,000	3,667	1,100	2,567
R&M-Painting	10,000	9,167	8,631	536
Misc-Access Cards	3,250	2,979	2,065	914
Misc-Holiday Lighting	4,000	3,667	4,000	(333)

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Special Events	15,000	13,750	7,843	5,907
Misc-Clubhouse Activities	4,000	3,667	1,502	2,165
Misc-Contingency	4,754	4,358	27,429	(23,071)
Misc-Web Hosting	309	283	643	(360)
Cleaning Supplies	2,500	2,292	3,820	(1,528)
Op Supplies - General	20,000	18,333	12,502	5,831
Reserve - Clubhouse	56,944	56,944	-	56,944
Reserve - Court Amenities	11,361	11,361	-	11,361
Reserve - Other	49,070	49,070	-	49,070
Reserve - Playground	6,999	6,999	-	6,999
Reserve - Swimming Pools	70,872	70,872	-	70,872
<b>Total Field</b>	<b>977,116</b>	<b>911,963</b>	<b>635,710</b>	<b>276,253</b>
<b>TOTAL EXPENDITURES</b>				
	<b>1,093,613</b>	<b>1,019,827</b>	<b>740,814</b>	<b>279,013</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(21,705)	51,323	332,351	281,028
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	(21,705)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(21,705)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ (21,705)	\$ 51,323	\$ 332,351	\$ 281,028
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>	<b>711,162</b>	<b>711,162</b>	<b>711,162</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 689,457</b>	<b>\$ 762,485</b>	<b>\$ 1,043,513</b>	

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

**Supporting Schedules**

*August 31, 2020*

# Tampa Palms Open Space & Transportation

Community Development District

## Non-Ad Valorem Special Assessments (Hillsborough County Tax Collector - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2020

					ALLOCATION			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	Area 3 General Fund Assessments	Area 6 General Fund Assessments	Area 7 General Fund Assessments	
Assessments Levied				\$ 2,062,336	\$ 339,908	\$ 615,336	\$ 1,107,093	
Allocation %				100%	16.47%	29.84%	53.68%	
11/05/19	\$ 23,172	\$ 1,196	\$ 473	\$ 24,841	\$ 4,094	\$ 7,412	\$ 13,335	
11/15/19	120,438	5,106	2,458	128,001	21,097	38,191	68,713	
11/22/19	101,618	4,287	2,074	107,980	17,797	32,218	57,965	
12/06/19	1,389,578	59,036	28,359	1,476,973	243,430	440,682	792,861	
12/12/19	91,279	3,737	1,863	96,879	15,967	28,906	52,006	
01/08/20	64,123	2,212	1,309	67,643	11,149	20,183	36,312	
02/05/20	30,802	687	629	32,117	5,293	9,583	17,241	
03/04/20	22,661	263	462	23,387	3,855	6,978	12,554	
04/07/20	35,437	24	723	36,184	5,964	10,796	19,424	
05/05/20	24,796	(28)	506	25,274	4,166	7,541	13,568	
05/06/20	180	-	4	184	30	55	99	
06/05/20	13,484	(401)	275	13,358	2,202	3,986	7,171	
06/12/20	24,014	(714)	490	23,791	3,921	7,098	12,771	
TOTAL	\$ 1,941,583	\$ 75,406	\$ 39,624	\$ 2,056,613	\$ 338,965	\$ 613,628	\$ 1,104,020	
% COLLECTED				99.72%	99.72%	99.72%	99.72%	
TOTAL OUTSTANDING				\$ 5,723	\$ 943	\$ 1,708	\$ 3,073	

**Cash and Investment Report  
8/31/2020**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>MATURITY</u>	<u>BALANCE</u>
Checking Account - Operating	Valley National	0.05%	n/a	\$ 490,562
		<b>Subtotal</b>		<u>\$ 490,562</u>
Certificate of Deposit - 12 Months	Valley National	1.52%	01/31/21	212,509
		<b>Subtotal</b>		<u>\$ 212,509</u>
Certificate of Deposit - 37 Months	Valley National	1.75%	11/30/20	258,101
Certificate of Deposit - 37 Months	Valley National	1.75%	11/30/20	258,101
Certificate of Deposit - 37 Months	Valley National	1.75%	11/30/20	262,474
		<b>Subtotal</b>		<u>\$ 778,676</u>
Money Market Account	Bank United	0.30%	n/a	1,780,400
		<b>Subtotal</b>		<u>\$ 1,780,400</u>
		<b>Total</b>		<u><u>\$ 3,262,147</u></u>