

# **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, April 19, 2021 – 5:30 p.m.

- 1. Roll Call**
- 2. Public Comments (3) Minute Time Limit**
- 3. Consent Agenda**
  - A. Approval of the Minutes of the March 15, 2021 Meeting (**Page 2**)
  - B. Acceptance of the February 28, 2021 Financial Report (**Page 5**)
  - C. Acceptance of the Fiscal Year 2020 Audit (**Page 19**)
- 4. Staff Reports**
  - A. Engineer's Report
  - B. Attorney's Report
  - C. Manager's Report
    - i. Discussion of the Preliminary Remodel Design (**Presented Under Separate Cover**)
  - D. Club Manager's Report and Action Items
- 5. Supervisor Requests/New Business**
- 6. Adjournment**

**The next Workshop is scheduled for Tuesday, May 4, 2021 at 5:30 p.m.**

**The next Meeting is scheduled for Monday, May 17, 2021 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:**

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 Monday, March 15, 2021 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

Also present were:

Mark Vega	District Manager
Chet Benson	Field Manager

*Following is a summary of the discussions and actions taken at the March 15, 2021 Tampa Palms Open Space and Transportation Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Willhite called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment(s) Minute Time Limit**

No public present.

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

- A. Approval of the Minutes of the February 15, 2021 Meeting**
- B. Acceptance of the January 31, 2021 Financial Report**

On MOTION by Mr. Van Rooyen, seconded by Mr. Hamilton, with all in favor, the Consent Agenda, comprised of the Minutes of the February 15, 2021 Meeting and acceptance of the January 31, 2021 Financial Report, was approved.

**FOURTH ORDER OF BUSINESS****Staff Reports****A. Engineer's Report**

- Ms. Stewart is repairing the issue at Area 6 regarding the ponds. The ground is dipping and may be getting washed out.

**B. Attorney's Report**

No report.

**C. Manager's Report**

- The architect will have renderings by next month, which will be emailed to the Board.

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

- The timbers were done at the playground in Area 7. Mulch is needed in the amount of \$9,000 for 225 yards, but only 125 yards is really needed in the amount of \$4,725.

On MOTION by Mr. van Rooyen, seconded by Ms. Black, with all in favor, the proposal in the amount of \$4,725 for 125 yards of mulch in Area 7 at the playground was approved.

- Mr. Benson presented a bid from Hendrix to replace two air conditioners in Area 7 at the gym addition in the amount of \$11,980. The regular vendor priced this higher. Mr. Benson requested \$12,000.

On MOTION by Ms. Black, seconded by Mr. van Rooyen, with all in favor, the proposal from Hendrix for replacement of two air conditioners in Area 7 at the gym addition in an amount not to exceed \$12,000 was approved.

**FIFTH ORDER OF BUSINESS****Supervisor Requests/New Business**

- Mr. Benson confirmed with Ms. Black the awning has not been put up yet. He continues to follow up with the vendor.
- Ms. Black suggested the basketball courts in Area 7 be made of fiberglass, single rim. The cost is approximately \$4,000 each.
- The owner of the pond at the front of West Meadows Community Center has not paid assessments. This may be associated with the HOA SWFWMD permit. Mr. van Rooyen commented the pond is in poor condition. A letter will be sent to the owner in this regard.
- Mr. van Rooyen suggested having the CDD deed the property in order to avoid further maintenance.

**SIXTH ORDER OF BUSINESS****Adjournment**

There being no further business, the meeting was adjourned.

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Mark Vega  
Secretary

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

### **Financial Report**

*February 28, 2021*

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)**

***February 28, 2021***

**Balance Sheet**  
February 28, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 1,050,273	\$ -	\$ -	\$ -	\$ 1,050,273
Accounts Receivable	-	-	-	17,000	17,000
Assessments Receivable	-	755	551	1,002	2,308
Allow-Doubtful Collections	-	(447)	-	-	(447)
Due From Other Funds	-	1,641,964	985,378	1,648,096	4,275,438
Investments:					
Money Market Account	3,280,667	-	-	-	3,280,667
Prepaid Items	-	-	-	1,410	1,410
Deposits	-	-	585	-	585
Utility Deposits - TECO	-	8,965	21,255	24,388	54,608
<b>TOTAL ASSETS</b>	<b>\$ 4,330,940</b>	<b>\$ 1,651,237</b>	<b>\$ 1,007,769</b>	<b>\$ 1,691,896</b>	<b>\$ 8,681,842</b>

<b>LIABILITIES</b>					
Accounts Payable	\$ 2,242	\$ 905	\$ 999	\$ 16,065	\$ 20,211
Accrued Expenses	-	3,500	12,361	43,805	59,666
Deposits	-	-	366	14,746	15,112
Deferred Revenue	-	308	551	1,002	1,861
Due To Other Funds	4,275,438	-	-	-	4,275,438
<b>TOTAL LIABILITIES</b>	<b>4,277,680</b>	<b>4,713</b>	<b>14,277</b>	<b>75,618</b>	<b>4,372,288</b>

**FUND BALANCES**

**Nonspendable:**

Prepaid Items	-	-	-	1,410	1,410
Deposits	-	8,965	21,840	24,388	55,193

**Assigned to:**

Operating Reserves	-	114,868	137,286	224,592	476,746
Reserves - Clubhouse	-	-	-	56,944	56,944
Reserves - Clubhouse/Cabana	-	200,000	10,780	-	210,780
Reserves - Court Amenities	-	-	33,373	33,162	66,535
Reserves - Fences	-	-	50,343	-	50,343



**Balance Sheet**  
February 28, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL FUND AREA 3	GENERAL FUND AREA 6	GENERAL FUND AREA 7	TOTAL
Reserves- Irrigation/Landscape	-	38,500	14,058	45,010	97,568
Reserves - Monuments/Signage	-	9,644	32,914	-	42,558
Reserves - Other	-	-	43,432	98,140	141,572
Reserves - Parking Lots	-	-	26,606	-	26,606
Reserves - Playground	-	-	-	54,008	54,008
Reserves - Ponds	-	39,500	14,646	45,010	99,156
Reserves - Highwoods Streetl.	-	-	34,036	-	34,036
Reserves - Swimming Pools	-	-	892	78,178	79,070
<b>Unassigned:</b>	53,260	1,235,047	573,286	955,436	2,817,029
<b>TOTAL FUND BALANCES</b>	<b>\$ 53,260</b>	<b>\$ 1,646,524</b>	<b>\$ 993,492</b>	<b>\$ 1,616,278</b>	<b>\$ 4,309,554</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 4,330,940</b>	<b>\$ 1,651,237</b>	<b>\$ 1,007,769</b>	<b>\$ 1,691,896</b>	<b>\$ 8,681,842</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 5,000	\$ 2,083	\$ 2,079	\$ (4)	41.58%
Interest - Tax Collector	-	-	20	20	0.00%
Special Assmnts- Tax Collector	339,908	297,581	320,963	23,382	94.43%
Special Assmnts- Developer	133,528	-	-	-	0.00%
Special Assmnts- Discounts	(13,596)	(11,278)	(12,612)	(1,334)	92.76%
<b>TOTAL REVENUES</b>	<b>464,840</b>	<b>288,386</b>	<b>310,450</b>	<b>22,064</b>	<b>66.79%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	8,000	3,333	3,133	200	39.16%
FICA Taxes	612	255	240	15	39.22%
ProfServ-Engineering	8,500	3,542	397	3,145	4.67%
ProfServ-Legal Services	5,000	2,083	-	2,083	0.00%
ProfServ-Mgmt Consulting Serv	36,781	15,325	15,290	35	41.57%
ProfServ-Special Assessment	6,741	6,741	7,406	(665)	109.87%
Auditing Services	3,993	1,997	224	1,773	5.61%
Postage and Freight	300	125	45	80	15.00%
Insurance - General Liability	10,749	5,375	6,202	(827)	57.70%
Printing and Binding	120	50	2	48	1.67%
Legal Advertising	1,500	625	-	625	0.00%
Miscellaneous Services	2,300	957	-	957	0.00%
Misc-Assessmnt Collection Cost	6,798	5,608	6,167	(559)	90.72%
Office Supplies	75	31	-	31	0.00%
Annual District Filing Fee	54	54	54	-	100.00%
<b>Total Administration</b>	<b>91,523</b>	<b>46,101</b>	<b>39,160</b>	<b>6,941</b>	<b>42.79%</b>
<b><u>Field</u></b>					
ProfServ-Field Management	10,609	4,420	4,420	-	41.66%
Contracts-Landscape	123,300	51,375	51,375	-	41.67%
Electricity - Streetlighting	70,000	29,167	45,891	(16,724)	65.56%
Electricity - Fountain	5,500	2,292	-	2,292	0.00%

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 28, 2021

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	7,500	3,125	990	2,135	13.20%
R&M-Landscape Renovations	12,000	5,000	8,708	(3,708)	72.57%
R&M-Ponds	7,680	3,200	5,927	(2,727)	77.17%
R&M-Street Signs	3,000	1,250	-	1,250	0.00%
Misc-Holiday Decor	10,000	4,167	5,500	(1,333)	55.00%
Misc-Contingency	8,162	3,401	5,321	(1,920)	65.19%
Op Supplies - General	1,000	417	1,040	(623)	104.00%
Reserve - Clubhouse/Cabana	100,000	100,000	-	100,000	0.00%
Reserve - Monuments/Signage	10,000	10,000	15,000	(5,000)	150.00%
Reserve - Ponds	10,000	10,000	2,631	7,369	26.31%
<b>Total Field</b>	<b>378,751</b>	<b>227,814</b>	<b>146,803</b>	<b>81,011</b>	<b>38.76%</b>
<b>TOTAL EXPENDITURES</b>	<b>470,274</b>	<b>273,915</b>	<b>185,963</b>	<b>87,952</b>	<b>39.54%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(5,434)	14,471	124,487	110,016	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(5,434)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(5,434)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (5,434)	\$ 14,471	\$ 124,487	\$ 110,016	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>1,522,037</b>	<b>1,522,037</b>	<b>1,522,037</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,516,603</b>	<b>\$ 1,536,508</b>	<b>\$ 1,646,524</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 2,700	\$ 1,125	\$ 610	\$ (515)	22.59%
Interest - Tax Collector	-	-	20	20	0.00%
Special Assmnts- Tax Collector	615,334	410,223	581,038	170,815	94.43%
Special Assmnts- Discounts	(24,613)	(16,409)	(22,832)	(6,423)	92.76%
<b>TOTAL REVENUES</b>	<b>593,421</b>	<b>394,939</b>	<b>558,836</b>	<b>163,897</b>	<b>94.17%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	3,333	3,133	200	39.16%
FICA Taxes	612	255	239	16	39.05%
ProfServ-Engineering	5,000	2,083	300	1,783	6.00%
ProfServ-Legal Services	3,372	1,405	-	1,405	0.00%
ProfServ-Mgmt Consulting Serv	27,995	11,665	11,548	117	41.25%
ProfServ-Special Assessment	5,091	5,091	4,608	483	90.51%
Auditing Services	3,500	1,750	224	1,526	6.40%
Postage and Freight	180	75	34	41	18.89%
Insurance - General Liability	10,749	5,375	6,202	(827)	57.70%
Printing and Binding	90	38	1	37	1.11%
Legal Advertising	750	313	-	313	0.00%
Miscellaneous Services	5,000	2,083	-	2,083	0.00%
Misc-Assessmnt Collection Cost	12,307	8,205	11,164	(2,959)	90.71%
Office Supplies	100	42	-	42	0.00%
Annual District Filing Fee	41	41	41	-	100.00%
<b>Total Administration</b>	<b>82,787</b>	<b>41,754</b>	<b>37,494</b>	<b>4,260</b>	<b>45.29%</b>
<b>Field</b>					
Payroll-Pool Monitors	10,000	4,167	2,854	1,313	28.54%
FICA Taxes	765	319	218	101	28.50%
ProfServ-Field Management	10,640	4,433	4,420	13	41.54%
Contracts-Landscape	98,440	41,017	41,017	-	41.67%
Communication - Telephone	1,200	500	499	1	41.58%
Electricity - Streetlighting	137,300	57,208	55,058	2,150	40.10%
Utility - Water	7,520	3,133	2,910	223	38.70%
Electricity - Fountain	3,000	1,250	-	1,250	0.00%
R&M-Court Maintenance	7,500	3,125	-	3,125	0.00%
R&M-Equipment	10,000	4,167	971	3,196	9.71%
R&M-Irrigation	20,000	8,333	1,516	6,817	7.58%
R&M-Landscape Renovations	25,000	10,417	200	10,217	0.80%
R&M-Ponds	14,568	6,070	6,216	(146)	42.67%
R&M-Pools	8,000	3,333	2,975	358	37.19%

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

For the Period Ending February 28, 2021

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-Streetlights	7,500	3,125	1,391	1,734	18.55%
Misc-Holiday Lighting	5,000	2,083	4,500	(2,417)	90.00%
Misc-Contingency	60,668	25,278	17,159	8,119	28.28%
Op Supplies - General	4,000	1,667	1,982	(315)	49.55%
Reserve - Clubhouse/Cabana	2,385	2,385	6,103	(3,718)	255.89%
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 -Highwoods Streelights	16,988	16,988	-	16,988	0.00%
Reserve - Swimming Pools	2,200	2,200	-	2,200	0.00%
<b>Total Field</b>	<b>511,663</b>	<b>260,187</b>	<b>149,989</b>	<b>110,198</b>	<b>29.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>594,450</b>	<b>301,941</b>	<b>187,483</b>	<b>114,458</b>	<b>31.54%</b>
Excess (deficiency) of revenues Over (under) expenditures	(1,029)	92,998	371,353	278,355	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(1,029)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,029)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (1,029)	\$ 92,998	\$ 371,353	\$ 278,355	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>622,139</b>	<b>622,139</b>	<b>622,139</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 621,110</b>	<b>\$ 715,137</b>	<b>\$ 993,492</b>		

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

For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 3,500	\$ 1,458	\$ 774	\$ (684)	22.11%
Room Rentals	5,000	2,083	632	(1,451)	12.64%
Interest - Tax Collector	-	-	20	20	0.00%
Special Assmnts- Tax Collector	1,107,092	738,061	1,045,388	307,327	94.43%
Special Assmnts- Discounts	(44,284)	(29,523)	(41,079)	(11,556)	92.76%
Other Miscellaneous Revenues	100	42	1,057	1,015	1057.00%
Access Cards	-	-	201	201	0.00%
<b>TOTAL REVENUES</b>	<b>1,071,408</b>	<b>712,121</b>	<b>1,006,993</b>	<b>294,872</b>	<b>93.99%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	8,000	3,333	3,133	200	39.16%
FICA Taxes	612	255	240	15	39.22%
ProfServ-Dissemination Agent	1,000	417	-	417	0.00%
ProfServ-Engineering	6,000	2,500	588	1,912	9.80%
ProfServ-Legal Services	5,000	2,083	-	2,083	0.00%
ProfServ-Mgmt Consulting Serv	54,021	22,509	22,661	(152)	41.95%
ProfServ-Special Assessment	9,989	9,989	9,806	183	98.17%
Auditing Services	5,035	2,098	224	1,874	4.45%
Postage and Freight	500	208	67	141	13.40%
Insurance - General Liability	14,113	7,057	6,202	855	43.95%
Printing and Binding	600	250	2	248	0.33%
Legal Advertising	1,000	417	-	417	0.00%
Miscellaneous Services	850	354	-	354	0.00%
Misc-Assessmnt Collection Cost	22,142	9,226	20,086	(10,860)	90.71%
Office Supplies	250	104	-	104	0.00%
Annual District Filing Fee	80	80	80	-	100.00%
<b>Total Administration</b>	<b>129,192</b>	<b>60,880</b>	<b>63,089</b>	<b>(2,209)</b>	<b>48.83%</b>
<b>Field</b>					
Payroll-Part Time	80,000	33,333	28,222	5,111	35.28%
Payroll-Part Time Club Suprvsr	40,000	16,667	17,139	(472)	42.85%
Payroll-Site Manager	76,491	31,871	27,609	4,262	36.09%
FICA Taxes	15,032	6,263	6,178	85	41.10%
Life and Health Insurance	10,500	4,375	4,552	(177)	43.35%
Workers' Compensation	9,038	3,766	-	3,766	0.00%
Contracts-Security Services	3,750	1,563	3,135	(1,572)	83.60%
Contracts-Landscape	42,345	17,644	17,644	-	41.67%
Contracts-Irrigation	6,600	2,750	-	2,750	0.00%
Contracts-Pools	20,100	8,375	9,745	(1,370)	48.48%
Contracts-Lakes	4,500	1,875	-	1,875	0.00%
Contracts-Pest Control	965	403	483	(80)	50.05%
Communication - Mobile	1,452	605	416	189	28.65%

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

For the Period Ending February 28, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Communication - Teleph - Field	4,548	1,895	1,930	(35)	42.44%
Electricity - Streetlighting	242,800	101,167	124,262	(23,095)	51.18%
Utility - Water	30,000	12,500	8,415	4,085	28.05%
Utility - Refuse Removal	11,000	4,583	6,886	(2,303)	62.60%
Electricity - Fountain	4,000	1,667	1,354	313	33.85%
Rentals & Leases	9,420	3,925	4,185	(260)	44.43%
R&M-General	30,000	12,500	7,894	4,606	26.31%
R&M-Court Maintenance	12,500	5,208	-	5,208	0.00%
R&M-Electrical	8,000	3,333	4,755	(1,422)	59.44%
R&M-Gate	2,000	833	-	833	0.00%
R&M-Irrigation	5,000	2,083	1,392	691	27.84%
R&M-Landscape Renovations	14,000	5,833	1,013	4,820	7.24%
R&M-Pest Control	100	42	-	42	0.00%
R&M-Ponds	4,236	1,765	1,765	-	41.67%
R&M-Pools	23,000	9,583	4,621	4,962	20.09%
R&M-Plumbing	4,000	1,667	2,257	(590)	56.43%
R&M-Painting	10,000	4,167	-	4,167	0.00%
Misc-Access Cards	2,500	1,042	1,435	(393)	57.40%
Misc-Holiday Lighting	4,000	1,667	4,000	(2,333)	100.00%
Misc-Special Events	10,000	4,167	4,125	42	41.25%
Misc-Clubhouse Activities	4,000	1,667	266	1,401	6.65%
Misc-Contingency	2,500	1,042	6,567	(5,525)	262.68%
Misc-Web Hosting	750	313	-	313	0.00%
Cleaning Supplies	2,500	1,042	830	212	33.20%
Op Supplies - General	15,000	6,250	3,830	2,420	25.53%
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	7,175	63,697	10.12%
<b>Total Field</b>	<b>961,873</b>	<b>514,677</b>	<b>314,080</b>	<b>200,597</b>	<b>32.65%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,091,065</b>	<b>575,557</b>	<b>377,169</b>	<b>198,388</b>	<b>34.57%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(19,657)	136,564	629,824	493,260	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	(19,657)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(19,657)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (19,657)	\$ 136,564	\$ 629,824	\$ 493,260	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>986,431</b>	<b>986,431</b>	<b>986,431</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 966,774</b>	<b>\$ 1,122,995</b>	<b>\$ 1,616,255</b>		

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

**Supporting Schedules**

*February 28, 2021*



# 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, 2021

					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				\$ 2,062,334	\$ 339,908	\$ 615,334	\$ 1,107,092
Allocation %				100%	16.47%	29.84%	53.68%
11/09/20	\$ 25,060	\$ 1,264	\$ 511	\$ 26,836	\$ 4,423	\$ 8,007	\$ 14,406
11/16/20	151,498	6,426	3,092	161,015	26,538	48,042	86,435
11/25/20	132,191	5,606	2,698	140,495	23,156	41,919	75,420
12/07/20	1,291,272	54,901	26,352	1,372,525	226,216	409,517	736,792
12/10/20	51,635	2,082	1,054	54,771	9,027	16,342	29,402
01/07/21	147,819	5,436	3,017	156,272	25,756	46,627	83,889
02/05/21	33,972	809	693	35,475	5,847	10,585	19,043
TOTAL	\$ 1,833,448	\$ 76,524	\$ 37,417	\$ 1,947,389	\$ 320,963	\$ 581,038	\$ 1,045,388
% COLLECTED				94%	94%	94%	94%
TOTAL OUTSTANDING				\$ 114,945	\$ 18,945	\$ 34,296	\$ 61,704

**Cash and Investment Report  
2/28/2021**

<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	\$ 1,050,273
		<b>Subtotal</b>		<u>\$ 1,050,273</u>
Money Market Account	Bank United	0.30%	n/a	3,280,667
		<b>Subtotal</b>		<u>\$ 3,280,667</u>
		<b>Total</b>		<u><u>\$ 4,330,940</u></u>

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

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

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

**ANNUAL FINANCIAL REPORT**

**September 30, 2020**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Tampa Palms Open Space and Transportation Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Tampa Palms Open Space and Transportation Community Development District as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Districts, basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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To the Board of Supervisors  
Tampa Palms Open Space and Transportation Community Development District

### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of Tampa Palms Open Space and Transportation Community Development District, as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### **Other Matters**

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated March 22, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Tampa Palms Open Space and Transportation Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 22, 2021

**Tampa Palms Open Space and Transportation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

Management's discussion and analysis of Tampa Palms Open Space and Transportation Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and culture and recreation.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Tampa Palms Open Space and Transportation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, infrastructure and improvements are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total assets exceeded total liabilities by \$4,787,020 (net position). Unrestricted net position for Governmental Activities was \$3,184,077. Net investment in capital assets was \$1,602,943.
- ◆ Governmental activities revenues totaled \$2,157,003 while governmental activities expenses totaled \$1,768,004.



**Tampa Palms Open Space and Transportation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Current assets	\$ 3,256,255	\$ 2,828,572
Capital assets	1,602,943	1,685,405
 Total Assets	 4,859,198	 4,513,977
 Current liabilities	 72,178	 115,956
Net position - net investment in capital assets	1,602,943	1,685,405
Net position - unrestricted	3,184,077	2,712,616
 Total Net Position	 \$ 4,787,020	 \$ 4,398,021

The increase in current assets and unrestricted net position is the result of revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets and net investment in capital assets was primarily due to depreciation in the current year.

**Tampa Palms Open Space and Transportation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

	<b>Governmental Activities</b>	
	<b>2020</b>	<b>2019</b>
Program Revenues:		
Charges for services	\$ 2,118,198	\$ 2,115,386
Contributions	-	3,652
General Revenues:		
Investment earnings	32,730	41,229
Miscellaneous	6,075	13,093
Total Revenues	<u>2,157,003</u>	<u>2,173,360</u>
Expenses:		
General government	238,238	246,341
Physical environment	1,298,574	1,302,080
Culture and recreation	231,192	274,244
Total Expenses	<u>1,768,004</u>	<u>1,822,665</u>
Change in Net Position	388,999	350,695
Net Position - Beginning of Year	<u>4,398,021</u>	<u>4,047,326</u>
Net Position - End of Year	<u>\$ 4,787,020</u>	<u>\$ 4,398,021</u>

The decrease in culture/recreation is primarily related to less use of the reserves for court amenities and swimming pools in the current year.

**Tampa Palms Open Space and Transportation Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2020**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2020:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
Land and improvements	\$ 274,965	\$ 274,965
Construction in progress	34,005	34,005
Buildings	664,355	664,355
Infrastructure	1,040,057	1,040,057
Equipment	416,838	389,413
Accumulated depreciation	(827,277)	(717,390)
Total Capital Assets, Net	<u>\$ 1,602,943</u>	<u>\$ 1,685,405</u>

The activity for the year consisted of depreciation of \$109,887 and additions to equipment of \$27,425.

**General Fund Budgetary Highlights**

The budget exceeded governmental expenditures because reserve expenditures were less than anticipated.

There were no amendments to the September 30, 2020 budget.

**Economic Factors and Next Year's Budget**

Tampa Palms Open Space and Transportation Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

**Request for Information**

The financial report is designed to provide a general overview of Tampa Palms Open Space and Transportation Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Tampa Palms Open Space and Transportation Community Development District, Inframark Infrastructure Management Services, 210 N. University Drive, Suite 702, Coral Springs, FL 33071.

**Tampa Palms Open Space and Transportation Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2020**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 2,131,925
Investments	1,010,132
Accounts receivable	17,000
Assessments receivable	1,861
Due from other governments	15,729
Prepaid expenses	9,303
Deposits	55,193
Restricted Assets - Cash	15,112
Total Current Assets	<u>3,256,255</u>
Non-current Assets	
Capital assets, not being depreciated	
Land and improvements	274,965
Construction in progress	34,005
Capital assets, being depreciated	
Buildings	664,355
Infrastructure	1,040,057
Equipment	416,838
Less: Accumulated depreciation	<u>(827,277)</u>
Total Non-current Assets	<u>1,602,943</u>
Total Assets	<u>4,859,198</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued liabilities	57,066
Deposits payable from restricted assets	15,112
Total Liabilities	<u>72,178</u>
<b>NET POSITION</b>	
Net investment in capital assets	1,602,943
Unrestricted	3,184,077
Total Net Position	<u><u>\$ 4,787,020</u></u>

*See accompanying notes to financial statements.*

**Tampa Palms Open Space and Transportation Community Development District**  
**STATEMENT OF ACTIVITIES**  
**September 30, 2020**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>	<b>Net (Expense) Revenues and Changes in Net Position</b>
		<b>Charges for Services</b>	<b>Governmental Activities</b>
<b>Primary government</b>			
Governmental Activities			
General government	\$ (238,238)	\$ 304,342	\$ 66,104
Physical environment	(1,298,574)	1,645,411	346,837
Culture/recreation	(231,192)	168,445	(62,747)
Total Governmental Activities	<u>\$ (1,768,004)</u>	<u>\$ 2,118,198</u>	<u>350,194</u>
	<b>General Revenues</b>		
	Investment earnings		32,730
	Miscellaneous revenues		6,075
	Total General Revenues		<u>38,805</u>
	Change in Net Position		388,999
	Net Position - October 1, 2019		<u>4,398,021</u>
	Net Position - September 30, 2020		<u><u>\$ 4,787,020</u></u>

*See accompanying notes to financial statements.*

**Tampa Palms Open Space and Transportation Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2020**

	<u>General</u>
<b>ASSETS</b>	
Cash	\$ 2,147,037
Investments	1,010,132
Accounts receivable	17,000
Assessments receivable	1,861
Due from other governments	15,729
Prepaid expense	9,303
Deposits	<u>55,193</u>
Total Assets	<u><u>\$ 3,256,255</u></u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	
<b>Liabilities</b>	
Accounts payable and accrued liabilities	\$ 57,066
Deposits payable	<u>15,112</u>
Total Liabilities	<u>72,178</u>
<b>Deferred Inflows of Resources</b>	
Unavailable revenues	<u>1,860</u>
<b>Fund Balances</b>	
Nonspendable	
Prepaid expense	9,303
Deposits	55,193
Assigned	
Operating reserves	476,746
Capital reserves - Area 3	287,644
Capital reserves - Area 6	261,080
Capital reserves - Area 7	410,452
Unassigned	<u>1,681,799</u>
Total Fund Balances	<u>3,182,217</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u><u>\$ 3,256,255</u></u>

**Tampa Palms Open Space and Transportation Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2020**

Total Governmental Fund Balances	\$ 3,182,217
----------------------------------	--------------

Amounts reported for governmental activities in the Statement of Net Position  
are different because:

Capital assets not being depreciated, land and improvements, \$274,965, and construction in progress, \$34,005, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	308,970
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Capital assets being depreciated, infrastructure, \$1,040,057, buildings, \$664,355, and equipment, \$416,838, net of accumulated depreciation \$(827,277) used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	1,293,973
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Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	<div style="border-top: 1px solid black; display: inline-block;">1,860</div>
--	--

Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ 4,787,020</div>
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*See accompanying notes to financial statements.*

**Tampa Palms Open Space and Transportation Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2020**

	<u>General</u>
Revenues	
Special assessments	\$ 2,116,338
Investment earnings	32,730
Miscellaneous revenues	6,075
Total Revenues	<u>2,155,143</u>
Expenditures	
Current	
General government	238,238
Physical environment	1,288,021
Culture/recreation	131,858
Capital outlay	27,425
Total Expenditures	<u>1,685,542</u>
Net Change in Fund Balance	469,601
Fund Balances - October 1, 2019	<u>2,712,616</u>
Fund Balances - September 30, 2020	<u><u>\$ 3,182,217</u></u>

*See accompanying notes to financial statements.*



**Tampa Palms Open Space and Transportation Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2020**

Net Change in Fund Balances - Total Governmental Funds	\$ 469,601
--	------------

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(109,887) exceeded capital outlay, \$27,425, in the current period.

(82,462)

At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.

1,860

Change in Net Position of Governmental Activities	\$ 388,999
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388,999

*See accompanying notes to financial statements.*

**Tampa Palms Open Space and Transportation Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2020**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 2,113,369	\$ 2,113,369	\$ 2,116,338	\$ 2,969
Investment earnings	11,700	11,700	32,730	21,030
Miscellaneous revenues	5,100	5,100	6,075	975
Total Revenues	<u>2,130,169</u>	<u>2,130,169</u>	<u>2,155,143</u>	<u>24,974</u>
Expenditures				
Current				
General government	284,197	284,197	238,238	45,959
Physical environment	1,497,540	1,497,540	1,288,021	209,519
Culture/recreation	397,138	397,138	131,858	265,280
Capital outlay	-	-	27,425	(27,425)
Total Expenditures	<u>2,178,875</u>	<u>2,178,875</u>	<u>1,685,542</u>	<u>493,333</u>
Net Change in Fund Balances	(48,706)	(48,706)	469,601	518,307
Fund Balances - October 1, 2019	<u>2,628,922</u>	<u>2,628,922</u>	<u>2,712,616</u>	<u>83,694</u>
Fund Balances - September 30, 2020	<u>\$ 2,580,216</u>	<u>\$ 2,580,216</u>	<u>\$ 3,182,217</u>	<u>\$ 602,001</u>

*See accompanying notes to financial statements.*

**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on January 31, 1990, by the Florida Land and Water Adjudicatory Commission and Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure within the District. The District is authorized to issue bonds for the purpose, among others, of financing, funding and planning basic infrastructure projects within or without the boundaries of the Tampa Palms Open Space and Transportation Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four-year terms. The District operates within the criteria established by Chapter 190.

The District is located within the City of Tampa and encompasses three different areas:

Area 3 – Encompasses approximately 785 acres (367 acres can be developed).

Area 6 – Encompasses approximately 565 acres and is also known as Richmond Place.

Area 7 – Encompasses approximately 1,240 acres (513 acres can be developed) and is known as West Meadows.

As required by GAAP, these financial statements present the Tampa Palms Open Space and Transportation Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

**Tampa Palms Open Space and Transportation Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**b. Restricted Assets**

Certain net positions of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land, construction in progress, buildings, infrastructure, and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**c. Capital Assets (Continued)**

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment	10-20 years
Buildings	50 years
Infrastructure	20 years

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

**e. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in this category. Deferred revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.



**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$3,182,217, differs from “net position” of governmental activities, \$4,787,020, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated as follows.

**Capital related items**

When capital assets (improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land and improvements	\$ 274,965
Construction in progress	34,005
Buildings	664,355
Infrastructure	1,040,057
Equipment	416,838
Accumulated depreciation	<u>(827,277)</u>
Total	<u>\$ 1,602,943</u>

**Deferred inflows of resources**

At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.

Deferred inflows of resources	<u>\$ 1,860</u>
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**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$469,601, differs from the “change in net position” for governmental activities, \$388,999, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ (109,987)
Capital outlay	<u>27,425</u>
Total	<u><u>\$ (82,562)</u></u>

**Deferred inflows of resources**

Revenues that are not available at year end are recognized as deferred inflows of resources at the fund level, however, revenues are recognized as earned at the government-wide level. This is the amount deferred in the current year.

Unavailable revenues	<u><u>\$ 1,860</u></u>
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**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance \$2,177,707 and the carrying value was \$2,147,037. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments

As of September 30, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Certificate of Deposit	12/20-01/21	<u>\$ 1,010,132</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District did not hold any investments subject to the fair value measurements.

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investments in Certificate of Deposits are 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments until its maturity date if the fair value is less than cost. The District's investments are recorded at fair value.

**Tampa Palms Open Space and Transportation Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2020**

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020
<u>Governmental Activities:</u>				
Capital assets, not depreciated				
Land and improvements	\$ 274,965	\$ -	\$ -	\$ 274,965
Construction in progress	34,005	-	-	34,005
Total Capital Assets, Not Depreciated	<u>308,970</u>	<u>-</u>	<u>-</u>	<u>308,970</u>
Capital assets, being depreciated:				
Infrastructure	1,040,057	-	-	1,040,057
Buildings	664,355	-	-	664,355
Equipment	389,413	27,425	-	416,838
Total Capital Assets, Being Depreciated	<u>2,093,825</u>	<u>27,425</u>	<u>-</u>	<u>2,121,250</u>
Less accumulated depreciation for:				
Infrastructure	(370,881)	(58,164)	-	(429,045)
Buildings	(185,286)	(25,894)	-	(211,180)
Equipment	(161,223)	(25,829)	-	(187,052)
Total Accumulated Depreciation	<u>(717,390)</u>	<u>(109,887)</u>	<u>-</u>	<u>(827,277)</u>
Total Capital Assets Being Depreciated, Net	<u>1,376,435</u>	<u>(82,462)</u>	<u>-</u>	<u>1,293,973</u>
Total Capital Assets, Net	<u>\$ 1,685,405</u>	<u>\$ (82,462)</u>	<u>\$ -</u>	<u>\$ 1,602,943</u>

Depreciation was charged to physical environment for \$10,553, and culture and recreation for \$99,334.

**NOTE E – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Tampa Palms Open Space and Transportation Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Tampa Palms Open Space and Transportation Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated March 22, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Tampa Palms Open Space and Transportation Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Tampa Palms Open Space and Transportation Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Tampa Palms Open Space and Transportation Community Development District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



To the Board of Supervisors  
Tampa Palms Open Space and Transportation Community Development District  
Hillsborough County, Florida

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Tampa Palms Open Space and Transportation Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 22, 2021



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Tampa Palms Open Space and Transportation Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Tampa Palms Open Space and Transportation Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated March 22, 2021.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 22, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Tampa Palms Open Space and Transportation Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Tampa Palms Open Space and Transportation Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors  
Tampa Palms Open Space and Transportation Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Tampa Palms Open Space and Transportation Community Development District. It is management's responsibility to monitor the Tampa Palms Open Space and Transportation Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 22, 2021





**Berger, Toombs, Elam,  
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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Tampa Palms Open Space and Transportation Community Development District  
Hillsborough County, Florida

We have examined Tampa Palms Open Space and Transportation Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Tampa Palms Open Space and Transportation Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Tampa Palms Open Space and Transportation Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Tampa Palms Open Space and Transportation Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Tampa Palms Open Space and Transportation Community Development District's compliance with the specified requirements.

In our opinion, Tampa Palms Open Space and Transportation Community Development District's complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 22, 2021