



**Twelve Oaks Special District  
Board of Trustees**

**P.O. Box 260352  
Tampa, FL 33685-0352**

**Treasurer's Report  
as of  
September 30, 2025**

**Contents:**

**Fiscal 2025 Comparison of Budget to Actual  
Balance Sheet (Assets, Liabilities, Equity)  
Statement of Revenues and Expenses for the month  
Check Register**

**Respectfully submitted by Julie Hirst, Treasurer**

# Twelve Oaks Special District Fiscal 2025 Budget to Actual

2025 Budget compared to actual			Fiscal	
	\$	%	Expenses	Diff
# of Homes	994			
Proposed Assessment per Home	\$ 150			
Gross Assessment	\$ 149,100	102.8%	0.00	
less County Collection Expense	(4,000)	-2.8%		
<b>Net Revenue from Assessment</b>	<b>\$ 145,100</b>	<b>100.0%</b>	<b>0.00</b>	
<b>Maintenance</b>				
Maintenance- Contract Services	\$ 49,930	34.4%	50,280.00	(350)
Emergency Repair Expense	40,000	27.6%	8,833.56	31,166
New Projects	15,000	10.3%	0.00	15,000
Maintenance - Stormwater Ponds	8,200	5.7%	6,850.00	1,350
Maintenance- Street Sweeping	8,550	5.9%	5,950.00	2,600
Maintenance- Utilities	12,000	8.3%	9,584.66	2,415
<b>Total Maintenance</b>	<b>\$ 133,680</b>	<b>92.1%</b>	<b>\$ 81,498</b>	<b>\$ 52,182</b>
<b>Security</b>				
Neighborhood Watch & Patrols	1,500	1.0%	995.77	504
Security/Cameras/License Plate Readers	20,000	13.8%	17,500.00	2,500
<b>Total Security</b>	<b>\$ 21,500</b>	<b>14.8%</b>	<b>\$ 18,496</b>	<b>\$ 3,004</b>
<b>Administration</b>				
Officer Bonding	\$ 300	0.2%	300.00	0
Printing & Office Supplies	700	0.5%	46.61	653
Postage & PO Box	250	0.2%	210.00	40
Department of Community Affairs	175	0.1%	175.00	0
Storage Facility	900	0.6%	-673.02	900
State Required Audit	6,100	4.2%	6,000.00	100
Internal Concerns	3,000	2.1%	52.50	2,948
Legal Services	1,400	1.0%	0.00	1,400
Special Projects Manager	15,000	10.3%	15,000.00	0
Community Donation	500	0.3%	1,000.00	(500)
Election Fees	325	0.2%	61.77	263
Bank Fees	0	0.0%	36.00	(36)
<b>Total Administration</b>	<b>\$ 28,650</b>	<b>19.7%</b>	<b>22,208.86</b>	<b>5,768</b>
<b>Total Proposed Expenses</b>	<b>\$ 183,830</b>	<b>126.7%</b>		
<b>Excess (Shortfall) of Revenues over Expenses</b>	<b>\$ (38,730)</b>	<b>-26.7%</b>		
<b>Excess pull from prior year accumulated funds</b>	<b>\$ 38,730</b>			

Submitted by: Julie Hirst, Treasurer  
Twelve Oaks Special District

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## Twelve Oaks Special District

## Balance Sheet

10/04/25

As of September 30, 2025

Accrual Basis

	Sep 30, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Cash- Regions Bank Checking	6,790.13
<b>Money Market Funds</b>	
Money Market- Regions Bank	245,965.45
<b>Total Money Market Funds</b>	245,965.45
<b>Total Checking/Savings</b>	252,755.58
<b>Total Current Assets</b>	252,755.58
<b>Fixed Assets</b>	
<b>Entrance Signage</b>	
Acc. Dep.- Entrance Signage	-30,644.00
Entrance Signage	30,644.00
<b>Total Entrance Signage</b>	0.00
<b>Iron Fencing</b>	
Acc. Dep. Iron Fence- Hanley	-17,278.00
Iron Fence- Hanley & TO Exit	28,484.00
<b>Total Iron Fencing</b>	11,206.00
<b>Traffic Calming</b>	
Acc. Dep. Traffic Calming	-113,504.00
Traffic Calming Bumps & Islands	113,504.35
<b>Total Traffic Calming</b>	0.35
<b>Walls</b>	
<b>Hanley Road Walls</b>	
Acc. Dep. Hanley	-151,697.00
Hanley Road	163,587.00
<b>Total Hanley Road Walls</b>	11,890.00
<b>Palmbrook Walls</b>	
Acc. Dep. Palmbrook	-28,120.50
Palmbrook	28,120.50
<b>Total Palmbrook Walls</b>	0.00
<b>Waters Avenue Walls</b>	
Acc. Dep. Waters Ave.	-93,431.00
Waters Avenue	93,431.42
<b>Total Waters Avenue Walls</b>	0.42
<b>Total Walls</b>	11,890.42
<b>Total Fixed Assets</b>	23,096.77
<b>TOTAL ASSETS</b>	<b>275,852.35</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Accrued Accounts Payable	2,937.00
<b>Total Other Current Liabilities</b>	2,937.00
<b>Total Current Liabilities</b>	2,937.00
<b>Total Liabilities</b>	2,937.00

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10/04/25

Accrual Basis

Twelve Oaks Special District

**Balance Sheet**

As of September 30, 2025

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	<u>Sep 30, 25</u>
Equity	
Retained Earnings	249,765.14
Net Income	<u>23,150.21</u>
Total Equity	<u>272,915.35</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>275,852.35</u></u></b>

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10/04/25

Accrual Basis

**Twelve Oaks Special District**  
**Statement of Revenues and Expenses**  
**September 2025**

	Sep 25	Oct '24 - Sep 25
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Net Property Assessment (ACH)	0.00	142,497.39
<b>Total Income</b>	0.00	142,497.39
<b>Expense</b>		
<b>Administration</b>		
Bank Fees	0.00	36.00
Department of Community Affairs	0.00	175.00
Election Fee	0.00	61.77
External Audit	0.00	6,000.00
Internal Concerns	0.00	52.50
Miscellaneous Gift	0.00	1,000.00
Office Supplies	0.00	46.61
Officer Insurance & Bonding	0.00	300.00
P.O. Box Rental	0.00	210.00
Project Manager	0.00	15,000.00
Storage Facility	0.00	1,198.98
<b>Total Administration</b>	0.00	24,080.86
<b>Maintenance</b>		
Contract Landscaping Services	0.00	50,280.00
Misc. Repair Allow	530.00	8,833.56
Storm Water Ponds	900.00	6,850.00
Street Sweeping	0.00	1,250.00
<b>Total Maintenance</b>	1,430.00	67,213.56
<b>Security</b>		
Cameras/License Plate Readers	0.00	17,500.00
Security- Neighborhood Watch	0.00	995.77
<b>Total Security</b>	0.00	18,495.77
<b>Utilites</b>		
Electric Expense	377.77	5,394.14
Water- City of Tampa Expense	249.72	4,190.52
<b>Total Utilites</b>	627.49	9,584.66
<b>Total Expense</b>	2,057.49	119,374.85
<b>Net Ordinary Income</b>	-2,057.49	23,122.54
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Bank Interest	2.18	27.67
<b>Total Other Income</b>	2.18	27.67
<b>Net Other Income</b>	2.18	27.67
<b>Net Income</b>	<b>-2,055.31</b>	<b>23,150.21</b>

**Twelve Oaks Special District**  
**Check Detail**  
September 2025

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	6484	09/04/2025	Electrical Handyman Services, Inc.		Cash- Regions Bank Checking	
					Misc. Repair Allow	-530.00
TOTAL						-530.00
Check	AutoPay	09/08/2025	City of Tampa Utilities		Cash- Regions Bank Checking	
					Water- City of Tampa Expense	-62.43
TOTAL						-62.43
Check	AutoPay	09/08/2025	City of Tampa Utilities		Cash- Regions Bank Checking	
					Water- City of Tampa Expense	-62.43
TOTAL						-62.43
Check	AutoPay	09/08/2025	City of Tampa Utilities		Cash- Regions Bank Checking	
					Water- City of Tampa Expense	-81.95
TOTAL						-81.95
Check	AutoPay	09/09/2025	City of Tampa Utilities		Cash- Regions Bank Checking	
					Water- City of Tampa Expense	-42.91
TOTAL						-42.91
Check	6485	09/11/2025	Florida Lake & Pond Care LLC		Cash- Regions Bank Checking	
					Storm Water Ponds	-400.00
TOTAL						-400.00
Check	AutoPay	09/25/2025	TECO		Cash- Regions Bank Checking	
					Electric Expense	-20.82
TOTAL						-20.82

Twelve Oaks Special District  
Check Detail  
September 2025

Type	Num	Date	Name	Memo	Account	Paid Amount
Check	AutoPay	09/25/2025	TECO		Cash- Regions Bank Checking	
					Electric Expense	-25.55
TOTAL						-25.55
Check	AutoPay	09/25/2025	TECO		Cash- Regions Bank Checking	
					Electric Expense	-26.90
TOTAL						-26.90
Check	AutoPay	09/25/2025	TECO		Cash- Regions Bank Checking	
					Electric Expense	-27.23
TOTAL						-27.23
Check	AutoPay	09/25/2025	TECO		Cash- Regions Bank Checking	
					Electric Expense	-277.27
TOTAL						-277.27
Check	6486	09/27/2025	Florida Lake & Pond Care LLC		Cash- Regions Bank Checking	
					Storm Water Ponds	-500.00
TOTAL						-500.00