



**Twelve Oaks Special District
Board of Trustees**

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

Treasurer's Report
as of
November 30, 2025

Contents:

**Fiscal 2026 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 2026 Budget to Actual

2026 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%		
Net Revenue from Assessment	\$ 145,100	100.0%	0.00	
Maintenance				
Maintenance- Contract Services	\$ 52,000	35.8%	8,626.00	43,374
Emergency Repair Expense	40,000	27.6%	1,115.08	38,885
New Projects	27,000	18.6%	0.00	27,000
Maintenance - Stormwater Ponds	7,300	5.0%	0.00	7,300
Maintenance- Street Sweeping	7,200	5.0%	0.00	7,200
Maintenance- Utilities	12,000	8.3%	1,413.59	10,586
Total Maintenance	\$ 145,500	100.3%	\$ 11,155	\$ 134,345
Security				
Neighborhood Watch & Patrols	1,500	1.0%	0.00	1,500
Security/Cameras/License Plate Readers	23,000	15.9%	0.00	23,000
Total Security	\$ 24,500	16.9%	\$ -	\$ 24,500
Administration				
Officer Bonding	\$ 300	0.2%	0.00	300
Printing & Office Supplies	700	0.5%	0.00	700
Postage & PO Box	250	0.2%	0.00	250
Department of Community Affairs	175	0.1%	175.00	0
Storage Facility	900	0.6%	0.00	900
State Required Audit	6,000	4.1%	0.00	6,000
Internal Concerns	3,000	2.1%	325.00	2,675
Legal Services	1,400	1.0%	0.00	1,400
Special Projects Manager	16,200	11.2%	2,700.00	13,500
Community Donation	1,000	0.7%	0.00	1,000
Election Fees	325	0.2%	0.00	325
Notary License Renewal	-	0.0%	150.61	(151)
Total Administration	\$ 30,250	20.8%	3,350.61	26,899
Total Proposed Expenses	\$ 200,250	138.0%		
Excess (Shortfall) of Revenues over Expenses	\$ (55,150)	-38.0%		
Excess pull from prior year accumulated funds	\$ 55,150			

Submitted by: Julie Hirst, Treasurer
Twelve Oaks Special District

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Twelve Oaks Special District

Balance Sheet

12/06/25

As of November 30, 2025

Accrual Basis

	Nov 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Cash- Regions Bank Checking	8,384.85
Money Market Funds	
Money Market- Regions Bank	239,333.17
Total Money Market Funds	239,333.17
Total Checking/Savings	247,718.02
Total Current Assets	247,718.02
Fixed Assets	
Entrance Signage	
Acc. Dep.- Entrance Signage	-30,644.00
Entrance Signage	30,644.00
Total Entrance Signage	0.00
Iron Fencing	
Acc. Dep. Iron Fence- Hanley	-17,278.00
Iron Fence- Hanley & TO Exit	28,484.00
Total Iron Fencing	11,206.00
Traffic Calming	
Acc. Dep. Traffic Calming	-113,504.00
Traffic Calming Bumps & Islands	113,504.35
Total Traffic Calming	0.35
Walls	
Hanley Road Walls	
Acc. Dep. Hanley	-151,697.00
Hanley Road	163,587.00
Total Hanley Road Walls	11,890.00
Palmbrook Walls	
Acc. Dep. Palmbrook	-28,120.50
Palmbrook	28,120.50
Total Palmbrook Walls	0.00
Waters Avenue Walls	
Acc. Dep. Waters Ave.	-93,431.00
Waters Avenue	93,431.42
Total Waters Avenue Walls	0.42
Total Fixed Assets	23,096.77
TOTAL ASSETS	270,814.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Accounts Payable	2,937.00
Total Other Current Liabilities	2,937.00
Total Current Liabilities	2,937.00
Total Liabilities	2,937.00

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Accrual Basis

Twelve Oaks Special District

Balance Sheet

As of November 30, 2025

	<u>Nov 30, 25</u>
Equity	
Retained Earnings	272,915.35
Net Income	-5,037.56
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Total Equity	267,877.79
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TOTAL LIABILITIES & EQUITY	<u>270,814.79</u>

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12/06/25

Accrual Basis

Twelve Oaks Special District
Statement of Revenues and Expenses
November 2025

	Nov 25	Oct - Nov 25
Ordinary Income/Expense		
Income		
Net Property Assessment (ACH)	14,200.80	14,363.86
Total Income	14,200.80	14,363.86
Expense		
Administration		
Department of Community Affairs	175.00	175.00
Internal Concerns	325.00	325.00
Notary Registration	150.61	150.61
Project Manager	0.00	2,700.00
Total Administration	650.61	3,350.61
Maintenance		
Contract Landscaping Services	0.00	8,626.00
Misc. Repair Allow	1,115.08	1,115.08
Storm Water Ponds	0.00	500.00
Total Maintenance	1,115.08	10,241.08
Security		
Cameras/License Plate Readers	0.00	4,400.00
Total Security	0.00	4,400.00
Utilites		
Electric Expense	335.98	804.03
Water- City of Tampa Expense	364.72	609.56
Total Utilites	700.70	1,413.59
Total Expense	2,466.39	19,405.28
Net Ordinary Income	11,734.41	-5,041.42
Other Income/Expense		
Other Income		
Bank Interest	1.82	3.86
Total Other Income	1.82	3.86
Net Other Income	1.82	3.86
Net Income	11,736.23	-5,037.56

Twelve Oaks Special District
Check Detail
November 2025

Type	Num	Date	Name	Account	Paid Amount
Check	6495	11/05/2025	Trevor Thompson	Cash- Regions Bank Checking	
				Misc. Repair Allow	-804.08
TOTAL					-804.08
Check	AutoPay	11/07/2025	City of Tampa Utilities	Cash- Regions Bank Checking	
				Water- City of Tampa Expense	-45.35
TOTAL					-45.35
Check	AutoPay	11/07/2025	City of Tampa Utilities	Cash- Regions Bank Checking	
				Water- City of Tampa Expense	-55.51
TOTAL					-55.51
Check	AutoPay	11/07/2025	City of Tampa Utilities	Cash- Regions Bank Checking	
				Water- City of Tampa Expense	-75.80
TOTAL					-75.80
Check	AutoPay	11/07/2025	City of Tampa Utilities	Cash- Regions Bank Checking	
				Water- City of Tampa Expense	-188.06
TOTAL					-188.06
Check	6496	11/15/2025	Sarah Richards	Cash- Regions Bank Checking	
				Notary Registration	-150.61
TOTAL					-150.61
Check	6497	11/24/2025	Sims Irrigation	Cash- Regions Bank Checking	
				Misc. Repair Allow	-95.00
TOTAL					-95.00

Twelve Oaks Special District
Check Detail
November 2025

Type	Num	Date	Name	Account	Paid Amount
Check	6502	11/24/2025	Nviroctect Pest Control Services	Cash- Regions Bank Checking	
			Misc. Repair Allow		-216.00
TOTAL					-216.00
Check	AutoPay	11/26/2025	TECO	Cash- Regions Bank Checking	
				Electric Expense	-23.80
TOTAL					-23.80
Check	AutoPay	11/26/2025	TECO	Cash- Regions Bank Checking	
				Electric Expense	-29.53
TOTAL					-29.53
Check	AutoPay	11/26/2025	TECO	Cash- Regions Bank Checking	
				Electric Expense	-31.36
TOTAL					-31.36
Check	AutoPay	11/26/2025	TECO	Cash- Regions Bank Checking	
				Electric Expense	-31.71
TOTAL					-31.71
Check	AutoPay	11/26/2025	TECO	Cash- Regions Bank Checking	
				Electric Expense	-219.58
TOTAL					-219.58
Check	6503	11/26/2025	Bay City XpressSigns and Printing	Cash- Regions Bank Checking	
			Internal Concerns		-325.00
TOTAL					-325.00

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12/06/25

Twelve Oaks Special District
Check Detail
November 2025

Type	Num	Date	Name	Account	Paid Amount
Check	6501	11/30/2025	FloridaCommerce	Cash- Regions Bank Checking	
				Department of Community Affairs	-175.00
TOTAL					-175.00